

# **Girdwood Land Use Committee**

## **Notice of Meeting on July 8, 2024 7PM**

### **Minutes Final**

Meeting will take place via Teams teleconference and in person at the Girdwood Community Room, 250 Eglhoff Rd.

The following items have been submitted as agenda items for consideration at the meeting of the Girdwood Land Use Committee. A voting member is any Girdwood Valley resident eighteen (18) years of age or older. Non-resident property owners, businesses, and non-profit associations are allowed one (1) vote per entity. Detailed voting qualifications can be found in the rules outlined in the Girdwood Land Use Committee Operating Principles.

The Girdwood Board of Supervisors, its committees, and subcommittees are subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings. The Girdwood Land Use Committee operates under the Girdwood Public Meetings Standards of Conduct.

#### **Agenda Item LUC 2407-01:**

Land Acknowledgement: As we gather with a common intention for our GVSA this evening, LUC would like to begin by acknowledging the stewardship of the indigenous peoples of Alaska, whose land we reside on and the surrounding waters we depend on. The current area of Girdwood is situated between the areas known to be Dena'ina and Alutiiq homeland. A necessary connection for Alaska Native people, the landscape and waters around us served to carry their traditional ways of life; to gather here and harvest Native foods. The community of Girdwood respects the Dena'ina and Alutiiq people, who were stewards of this land for generations. We will continue to be stewards of this land and are grateful to be a part of this community.

7PM Call to order, Kevin McDermott, Chair

Agenda Approval for July 8 2024 meeting

Minutes approval from the June 10, 2024 meeting

Lisa Miles/Jennifer Wingard

Lisa Miles/Jennifer Wingard

Assent

Assent

LUC Officer reports:

None

HLBAC Girdwood Representative Update: Tim Charnon

None

GBOS updates: Jennifer Wingard: Project Anchorage presented sales tax proposal that would create revenue to be used on capital improvement projects. Girdwood should provide projects to be considered if the proposal is successful. Input is being gathered at:

[www.projectanchorage.com](http://www.projectanchorage.com)

**Announcements: None**

**Presentation & Reports: None**

#### **Agenda Item LUC 2407-02:** Public Comment (3 minutes each)

GCLT is holding site visits on the parcel near the ballfield, next is July 12 at 1PM. Interested parties should meet at the bleachers.

Ellen Twiname discusses that Chugach Electric power line on Hightower encroach on private property and impede development on the east side of the street as well as being unattractive. She's interested in finding out how to add undergrounding of these power lines by using CEA funds. There is an ordinance requiring that CEA uses 2% of revenues to accomplish undergrounding. Ellen is interested to know if the community is interested in promoting this project via the 2% funds. Ella Landry offers to help Ellen address this with CEA.

#### **Agenda Item LUC 2407-03:** Committee Reports. Any items for update or discussion should be brought up at this time.

GHEC discussed STR regulations, topic is on LUC agenda as New Business.

GHEC also discussed proposal to initiate process to hire a contractor to complete a Housing Implementation Plan, as recommended in the Girdwood Comprehensive Plan. This topic was originally brought to GBOS and was moved to GHEC to seek input. GHEC members are frustrated that the proposal was initiated at GBOS instead of GHEC.

#### **Old Business:**

**Agenda Item LUC 2403-05:** Update on LUC motion for GBOS and GHEC to find path for changes to T21C9 to allow mixed residential use by right to commercial property zoned gC-2 east of Main Street. (Supv Wingard and Edgington)

No new information on this topic. Path forward is via text amendment to be drafted from GBOS (Jennifer Wingard and Mike Edgington). No language has been presented. Brett Wilbanks has contacted Planning to determine if they have any additional concerns about proposed code amendment.

**Agenda Item LUC 2403-04:** Update on Girdwood Comprehensive Plan Planning and Zoning hearing July 15 (Imagine!Girdwood). Hearing is July 15, which conflicts with Regular GBOS meeting that evening.

Girdwood Land Use Committee Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

**Agenda Item LUC 2406-04:** Request to pursue HLB Municipal Code Requirement to initiate a Land Use Study in the Girdwood Valley (Amanda Tuttle/Supv Wingard)  
No additional information is presented at this meeting. No action is taken.

**Agenda Item LUC 2406-05:** Request for LUC recommendation for GBOS Resolution of Support to pursue declaration of Old Girdwood as a Historic District at the municipal, state and federal level. (Amanda Tuttle/Supv. Wingard)  
Attendees express concern that such action may create unintended impediments to new construction or renovation.  
Petitioner is not in attendance to address these concerns. No additional information is presented at this meeting. No action is taken.

**New Business:**

**Agenda Item LUC 2407-04:** GHEC request for LUC and GBOS to consider support for Service Area STR registration and regulation. (Wilbanks/Schechter/Edgington)

GHEC collaborated to create the recommendation for registration, which represents compromise among the group members that all are comfortable with. GHEC sees this as an opportunity to address GVSA needs specifically. Group discusses that B&B code still exists, but that advent of STR created a different way to rent private homes without any code to help manage those rentals. One element is a parking requirement for B&Bs. Item is expected to be introduced at GBOS at their July meeting. LUC suggests that such an important project could benefit from joint meeting to hold full discussion.

**Request for GBOS/LUC Joint Meeting (2 of 2 required meetings completed in 2024, Feb 7, April 29):**  
**Adjourn 8PM**