

Girdwood Land Use Committee

Notice of Meeting on October 14, 2024 7PM

Minutes Final

Meeting will take place via Teams teleconference and in person at the Girdwood Community Room, 250 Egloff 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 2410-01:

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	
Agenda Approval for October 14 2024 meeting	Wilbanks/Wingard
Minutes approval from the September 9, 2024 meeting	Wingard/Burnett
LUC Officer report	No Officer Reports
HLBAC Update	HLBAC meeting October 24,
GBOS Report:	GBOS new member Kellie Okonek
	Upcoming will be work on the GBOS Rules and Procedures
	Alaska Municipal League Training on Parliamentary Procedure was held last week

Announcements:

Presentation & Reports:

Agenda Item LUC 2410-02: Public Comment

Amanda Tuttle: LUC and GBOS should not be approving stream setbacks.
Response from staff and LUC chair is that the community is asked for input.
Decisions are made by MOA Watershed Management.

Krystal Hoke: Utilities are being connected to the workforce childcare project site (Little Bears)

Agenda Item LUC 2410-03: Committee Reports. Any items for update or discussion should be brought up at this time. GHEC created a progress report to share with the community. Information is in the meeting packet

Old Business:

Agenda Item LUC 2403-05: LUC Review and vote on recommendation that GBOS write a Resolution of Support for P&Z project number 2024-0110: T21 Text Amendment-AO 2024-XXX amending 21.09.040 & 21.09.050 to provide Mixed-Use Development within Girdwood Valley. Planning and Zoning Commission at a Public Hearing on 11/04/24
Draft resolution presented in the meeting packet.

Motion:

LUC moves to support the GBOS Resolution draft as presented.
Motion by Wingard, 2nd by Burnett
Motion carries by assent vote

Agenda Item LUC 2403-04: Status of the Girdwood Comprehensive Plan, Intro Nov 5 and hearing anticipated Nov 19. (Imagine!Girdwood).

Draft resolution presented in the meeting packet. Resolution has been co-written by Sullivan/Burnett with input from mike Edgington in role as Imagine!Girdwood chair. Focus of this is disagreement with the 4 items from P&Z Commission.
Tuttle: DNR needs to be consulted as they are the overseeing body. Plan needs to be compliant with state law. She believes that the plan cannot go forward due to statutory requirements and that DNR will become interested in this plan during the adoption process.
Brice Wilbanks: Assembly recently passed AO 2024-083 to change Planned Unit Development requirements that may change density requirements in Girdwood so that P&Z approval is not needed. This may be pertinent to the Girdwood Comprehensive Plan.
LUC is unclear if action is needed at this time. It has been discussed at many meetings.

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

Agenda Item LUC 2406-04: Status of request for HLB to initiate a Land Use Study in the Girdwood Valley before any land disposals occur (Amanda Tuttle/Supv Wingard)

Tuttle is frustrated that GBOS has not taken on writing a letter to HLB requiring that they are compliant with code.

Wingard clarifies that this is on the agenda for GBOS in October. It was new business in September at GBOS.

LUC moved of support from LUC in September.

This could come up at the MOA GBOS Quarterly meeting October 28.

When this came up related to Holtan Hills, the community was told that the Crow Creek Neighborhood MP was allowable to serve the required Land Use Study.

Item will shift to Pending status in case there is need for future action.

Agenda Item LUC 2406-05: Old Girdwood residents 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)

Tuttle reviews a number of issues that she has brought up previously related to land use and drainage in Girdwood. It is possible that a neighborhood plan might help to address the need for Old Girdwood to establish more unique identity within the valley.

As the conversation shifts to the designation of Old Girdwood as a Historic District, it is noted that the meeting packet includes outline of the process for Old Girdwood to be designated at the Municipal level. Application for this designation requires a group from Old Girdwood to promote it and LUC/GBOS could supply a letter of support for that effort. Amanda plans to gather support for this and will bring it back to LUC in the future. The other item related to the Land Use Study, continues forward through the process but it is a separate item. At this time there isn't enough information to go forward to request a Resolution of Support from GBOS.

Item will shift to Pending status so that Tuttle can bring it back if she is ready for action.

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

GHEC has been working on the STR regulation/registration topic. Meeting packet includes framework for implementation based on the feedback from LUC and GHEC. GHEC will bring it to GBOS this month. Program is intended to be self-sustaining with fees paying for staff/contractor time related to its implementation.

STR owner provides input that they have a business license and register with the MOA. He questions what the fee for GVSA is for. If STRs are not licensed and registered this should occur related to licensing/registration at MOA. He asks how the fee structure was determined. Girdwood pays for WPD for enforcement and they can handle noise and trash complaints.

Wilbanks: This would be an endorsement to the business license. Not all STR owners have MOA business license and is unenforced. Purpose of having the endorsement is that it can be removed if problem operators do not change behavior over time.

Fees were determined throughout the course of discussion at a level to sustain the program.

Enforcement would fall under code enforcement; police handle more serious matters than code enforcement. Purpose is to handle the impact over time to the neighbor.

Schechter: some STRS may be running at a low return and it is hoped that those owners would opt to shift to Long Term Rental.

Chair asks how this proceeds at the municipal level – Assembly and Legal Dept. to see if this is likely to be taken up. Wingard states that this might be a good topic for the MOA GBOS meeting. GBOS has been in discussion with Assembly members. Language would be drafted by legal dept and then it would come back to Girdwood for final review and approval

Motion:

LUC moves to forward the proposal for STR registration and regulation to the GBOS to take to MOA or Assembly Legal Dept to review and draft ordinance language to return to Girdwood for review prior to Assembly consideration.

Motion by Hoke/2nd by Schechter

Motion carries by Assent vote

Staff: Two routes are possible: Via the Planning Dept or via Assembly. This could be addressed at MOA GBOS quarterly meeting.

Schechter states that this should also go to Assembly members who represent Girdwood, perhaps informally.

Regulation for B&B have been circumvented by arrival of booking platforms for STR. This returns regulation that used to exist.

Public asks about enforcement for those getting a license. Monitoring of the booking platforms, additional fee for non-compliance as a deterrent.

What is the process for changing fee schedule if desired? Goal is to have the fee schedule adjustable by the community via GHEC and GBOS.

Agenda Item LUC 2408-04: LUC recommendation for exclusion of the GVSA from the proposed 3% Municipal Sales Tax (Brice Wilbanks)

Brice requests that the item is postponed to November as the Assembly is actively hearing and considering the tax proposal.

Agenda Item LUC 2409-07 & Agenda Item LUC 2409-08 Status of DNR Section Line Easement appeals Appeals were brought to LUC last month. No new information is available.

Agenda Item LUC 2409-04: Recommendation to shift meeting in November: NOV 11 (Veterans Day) Shift LUC to Nov 18 avoid conflict (other GVSA meetings also shifting in NOV). It is noted that the Assembly is likely to take up the Girdwood Comprehensive Plan on November 19. Although there are some concerns, there were no objections to moving LUC to avoid holidays.

Agenda Item LUC 2409-06: Liquor License renewals 2025. Request for public hearing if needed is required by resolution received by October 15, 2024. Otherwise, recommendation for blanket GBOS Letter of Non-objection is requested. No objections or complaints have been heard to liquor license renewals.

Motion

LUC moves to recommend a GBOS Letter of Non-Objection to Liquor License renewals as presented

Motion by Wilbanks/2nd by Burnett

Motion carries by assent vote

New Business:

Agenda Item LUC 2410-04: Request for LUC recommendation for GBOS Resolution of Support for a Water Management Plan for Glacier Creek.(Tuttle/Wingard)

Water Management Plan is another missing plan within the Girdwood Area. This plan would include all of the major drainages in the Girdwood Valley, of which there are 9. Watershed Management Plan would be conducted by MOA Watershed division.

This item is Old Business at GBOS as it was introduced last month at GBOS.

This may be added to MOA GBOS meeting in October.

Agenda Item LUC 2410-05: Request for LUC recommendation for GBOS Resolution of Support for extension of water mains to Old Girdwood and Mine Roads to be added to AWWU project list.(Edgington)

Meeting packet includes information on the proposal. There are changes to connection fee structure and potential for grants to fund the projects.

Wilbanks asks how many people will be served by this connection, he thinks only a few will be able to connect so that cost to connect will likely be high. Currently pursuing EPA grant that Girdwood qualifies for because it is "disadvantaged" in water connection.

Fire Department is eager to have water supply in Old Girdwood and Mine Roads.

LUC requests this item remain New Business for more comprehensive introduction.

Agenda Item LUC 2410-06: Request for LUC recommendation for GBOS Resolution of Support for Marijuana Tax Fund for Childcare and Early Childhood Education to fund Girdwood projects (Krystal Hoke)

Prop 14 was passed, taxing Marijuana retail sales. ACCEE board was formed to recommend dispensation of the proceeds from the tax. In 2024, \$2.9M was collected, this is expected to rise to \$5M in 2025. Of the \$2.9M, \$500,000 is allocated for capital projects via the GVSA. Goal is for the Girdwood Childcare center to receive some portion of that funding for the new building. Going forward, the plan is to lobby for 1% of the annual accrued funds to come back to Girdwood, roughly \$50,000 per year.

MOA Budget approval is likely November 19. It is suggested that GBOS might action via Special Meeting or perhaps GBOS LUC and/or GHEC Joint meeting prior to their November meeting if possible.

Group discusses how to move forward. GBOS could amend their agenda to move the item to Old Business and allow action at their meeting on October 21. Krystal and GBOS member are to work on a draft resolution language for GBOS to consider contingent upon LUC/GHEC approval in November. Another idea is to handle this as a budget amendment.

Request for GBOS/LUC Joint Meeting (2 of 2 required meetings completed in 2024, Feb 7, April 29, Aug 12):

Adjourn 9:35PM