

Municipality of Anchorage



P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>

Suzanne LaFrance, Mayor

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Briana Sullivan & Mike Edgington, Co-Chairs
Jennifer Wingard, Brian Burnett,*

August 12, 2024
GBOS LUC Joint Special Meeting RE: Girdwood Comprehensive Plan
Minutes Final
5:00 p.m. via Microsoft Teams & Girdwood Community Room

This hybrid meeting is taking place via Microsoft Teams & at the Girdwood Community Room, 250 Eglhoff Rd:

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 Board of Supervisors operates under the Girdwood Public Meetings Standards of Conduct.
Call to Order 5:00 p.m. Briana Sullivan, Co-Chair

Land Acknowledgement: The Girdwood Board of Supervisors acknowledges the indigenous peoples of Alaska, whose land we reside on. The community of Girdwood, situated between the areas known to be Dena'ina and Alutiiq homeland, respects the people who were stewards of this land for generations. We commit to the continued stewardship of this land and are grateful to be part of a wider community that seeks to maintain a sustainable use of Girdwood Valley for present and future peoples.

Roll Call:

GBOS attending are Mike Edgington (ME); Brian Burnett (BB), Briana Sullivan Quorum Confirmed

LUC attending are Kevin McDermott, Ryan Hutchins-Cabibi

Disclosures: Mike Edgington is the Chair of Imagine! Girdwood and is recused from voting on this matter.

GBOS does not have a quorum and cannot vote, however conversation about the topic is possible.

LUC can vote if they choose to.

Agenda Revisions and Approval

Aug 12 2024 GBOS LUC Joint Special meeting agenda approval

Burnett/McDermott

Business:

1. Discuss and determine action regarding Girdwood Comprehensive Plan (GCP) prior to Assembly review.

Tentative schedule for Assembly review and approval has been provided to Imagine!Girdwood. Current plans is for introduction approx. October 22, hearing November 6 and a work session to be scheduled in between.

Initially the process was anticipated for September, so this provides more time for Imagine!Girdwood, LUC and GBOS to consider the recommendations of Planning and Zoning, P&Z Commission, and the community's response to them.

Planning and Zoning Commission has provided their resolution to Imagine! Girdwood. This information will be added to the meeting packet.

In all, 13 recommendations from the Planning Department were considered by Planning and Zoning Commission. 6 of those recommendations are in alignment with the intent of the community and the GCP.

3 recommendations were not accepted by Planning and Zoning Commission and elements of them are being re-worked with the contractor and Planning dept.

4 recommendations are not in alignment with community, a summary of the remaining 4 items:

- Change South Townsite (Area #3) to Mixed Use 2c
HLB believes that the GCP must follow the South Townsite Master Plan.
Planning and Zoning finds that residential development can occur on parcels out of the 100 year floodplain
MOA Watershed is more restrictive, citing the 500 year floodplain
GCP disagrees that So Townsite MP must drive the GCP. Imagine!Girdwood notes the discrepancy between
Planning and Zoning and Watershed. Girdwood watershed and flood mapping out of date with current flow and
precipitation.
- Remove Commercial Recreation Reserve in the Upper Valley 2d
Currently this area falls under several different designations.
P&Z recommends removing the word "reserve" and list the area as Commercial Recreation. This allows for
permits to be issued without the public process that having the "reserve" would require.
GCP identified that significant use of this area is more than 10-20 years away and that the space should be
held in reserve and that public process for use of it should be required.
- Change "mitten"/Forest Loop (Area #1) to Mixed Use 2a
GCP specifies the area as Open Space, Planning and Zoning recommends Mixed Use. This area has been a
topic at many public meetings related to trails/Forest Loop Trail since 2018. Resort Area Master Plan is based
on the outdated 1994 Girdwood Area Plan. It is likely to be 2030 before resort is ready to construct on this
property, by which time the 1994 plan will be 40 years old and 20 years out of date.
- Change Virgin Creek (Area #2) to Low-Density residential 2b
Plan for Low Density residential is not congruent with amount of wetlands in the area.

As hearing on the GCP has been set for November, there is no need for GBOS or LUC to vote on this today. Item will
return at both groups for additional review and a letter can be drafted between now and late October/early November.

PUBLIC COMMENT: None

Adjourn 5:55PM

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