

Girdwood Land Use Committee

Notice of Meeting on August 12, 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 2408-01:

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 August 12 2024 meeting

Ryan Hutchins-Cabibi/Keith Tryck

Assent

Minutes approval from the July 8, 2024 meeting

Ryan Hutchins-Cabibi/Lisa Miles

Assent

LUC Officer reports : None

HLBAC Girdwood Representative Update: Tim Charnon – HLBAC meeting Aug 22 has activity to move the Winner Creek Extension Trail under Girdwood Parks and Rec Management and easement for Bikewood trails on the agenda.

GBOS updates: Jennifer Wingard: PSAC meeting on TUE 8/13 at noon to seat new members to the committee. Project Anchorage seeks project information by September 15. GBOS Seat C is open, deadline to apply is Aug 16.

Announcements:

Case No. 2024-0090 (Alternative Equivalent Compliance) which is scheduled as a Non-Public hearing with the Planning Director's decision due on 08/13/2024. Routing materials can be viewed by clicking the links below, scrolling to bottom of page and selecting 2024-0090 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov). <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18048>.

MJ license for The Herbal Cache. The Herbal Cache is not up for license renewal in 2024 as licenses are now 2 years in duration.

Presentation & Reports:

Agenda Item LUC 2408-02:

Brian Burnett states that he did not do enough to ensure land conservation for recreation in Girdwood via establishing trail networks north of the airport and south of Alyeska Basin.

Agenda Item LUC 2408-03: Committee Reports. Any items for update or discussion should be brought up at this time.

GHEC is shifting focus from earlier proposal for gravel infill/exfill via a feasibility study and development of a proposal to seeking EPA grant funding for extraction based on flood risk. Goal is to mitigate the risk of flooding and use the gravel for infrastructure projects. There are a number of grants for this purpose, GHEC will pursue funding a grantwriter to work on this project, specifically for an application due in November 2024. Keith Tryck adds his experience with flooding in 1994, when over a 5 day period over 40,000 cubic yards of gravel were removed from Glacier Creek near the trailer park. This is a project with potential alliance with DOT, Fish and Game and the Railroad and could enhance salmon habitat.

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)

GBOS has submitted the required document in ordinance form to MOA Planning for department review and process. It is noted that as the gC-1 and gC-2 are related in code, gC-1 is included in the amendment as well.

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

Agenda Item LUC 2403-04: Update on Girdwood Comprehensive Plan Planning and Zoning hearing July 15 and action at GBOS LUC Joint meeting Aug 12 (Imagine!Girdwood).

GBOS and LUC met at 5PM today to review the 4 items that Planning and Zoning recommended that are not in alignment with community desires in the Girdwood Comprehensive Plan. Item will continue to be discussed. LUC should provide input for GBOS. Introduction to Assembly is now anticipated for late October with hearing in early November. (Nov 6, tentatively).

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). Item postponed for a future meeting when Amanda is able to attend.

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). Item postponed for a future meeting when Amanda is able to attend. Information on process of municipal designation is included in the meeting packet.

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 is continuing to work on this proposal for STR registration. Questions about enforcement and appeal. Implementation is expected to be handled by 3rd party under contract, which would be responsible for research and data collection. GHEC continues to seek input and will likely look for recommendation from LUC and resolution from GBOS later that month.

New Business:

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

3% sales tax proposal is being proposed through Project Anchorage as a way to fund capital projects.

Wilbanks proposes that Girdwood remove itself from the tax. He thinks the tax break to property tax-payers will not benefit workforce as rent will not subsequently be reduced.

Group discusses that the item would be considered among other ballot measures by the end of Jan for the April election. It is unclear if the idea will be considered for 2025 election cycle.

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

Adjourn 8:05PM