

# **Girdwood Land Use Committee**

## **Notice of Meeting on February 10, 2025 7PM**

### **Agenda 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 2502-01:**

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 Ryan Hutchins-Cabibi  
Agenda Approval for February 10, 2025 meeting  
Minutes approval from the January 13 2025 GBOS LUC Joint Meeting and LUC Regular Meeting  
LUC Officer report  
HLBAC Update  
GBOS update

#### **Announcements:**

- \* ZBEA will hear Dimensional Variance Case 2025-0009 for property at 1230 Timberline Rd on 2/13/25:  
<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18125>.
- \* PZC Case No. 2025-0021 Parks and Recreation Administrative Site Plan Review Thresholds.  
<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18147>.
- \* GBOS FEB Meeting will be held Feb 24 to avoid Presidents Day Holiday.
- \* LUC March meeting will be held March 17 and GBOS March Meeting will be held March 24 to avoid spring break conflict.

#### **Reports:**

**Agenda Item LUC 2502-02:** Public Comment (3 minutes each) Persons offering public comment must state their full name and address. Public Comment must be on subjects not listed on the agenda

**Agenda Item LUC 2502-03:** Committee Reports. Any items for update or discussion should be brought up at this time.

#### **Old Business:**

**Agenda Item LUC 2403-04:** Status of the Girdwood Comprehensive Plan, Intro Nov 19, hearing Dec 17 and Jan 21. Likely hearing will occur February 25. Imagine!Girdwood).

**Agenda Item LUC 2409-07 & Agenda Item LUC 2409-08** Status of DNR Section Line Easement appeals

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

#### **New Business:**

**Agenda Item LUC 2502-04:** Development Master Plan for Alpenglow Residences gC-9 zoning district, BLK3 LT2. Mixed-use building housing two retail shops, Physical Therapy Clinic and 5 apartments. Petitioner seeking LUC recommendation for GBOS Letter of Non Objection or Resolution of support, TBD (Z Architects, presenting)

**Agenda Item LUC 2502-05:** Request for LUC recommendation for GBOS Resolution of Support for variance for a retail hardware store in gC-10, Tract B2A, Alpine View Estates, Phase 3 (Tim Cabana, presenting).

**Request for GBOS/LUC Joint Meeting (1 of 2 required meetings completed in 2025, Jan 13)**

**Adjourn**