

Girdwood Land Use Committee

Notice of Meeting on February 10, 2025 7PM

Minutes Draft Rev 2.12.25

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 Brice Wilbanks

Agenda Approval for February 10, 2025 meeting

L Miles/Brice Wilbanks

Minutes approval from the January 13 2025 LUC Regular Meeting

L Miles/J Wingard

LUC Officer report: None

HLBAC Update: Meeting Feb 27 via teams will include hearing on the HLB 1 and 5 year plans.

See meeting packet for additional details.

GBOS update: Work Sessions on First Quarter Revisions and Girdwood Industrial Park will be held 2/11 and 2/18 at 7PM

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)

Wingard: Army Corps of Engineers Permit has been requested for Pomeroy's workforce housing and YMCA location. See meeting packet for additional materials. The full text of the public notice, including any associated maps and drawings, is attached and is also available: <https://www.poa.usace.army.mil/Missions/Regulatory/Public-Notices/>

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

GHEC: gC-1 and gC-2 code change has been approved. Hoping for action on other projects soon that have been through GHEC and LUC and are currently in process with GBOS and MOA.

GTC: GTC is seeking members to serve as co-chair and treasurer.

PSAC: Recruiting for member to be appointed by GBOS, one application has been received.

Old Business:

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

Last public hearing and likely vote at Assembly on Feb 25, Likely to see amendments come via Planning or Assembly members spoken testimony - phone or in-person. anyone who hasn't testified at the Assembly can speak on Feb 25. Those who have testified before should be able to speak to amendments See here for phone sign-up and written testimony:

<https://moaonlineforms.formstack.com/forms/assemblyphonetestimony>

Agenda Item LUC 2409-07 & Agenda Item LUC 2409-08 Status of DNR Section Line Easement appeals. No news or other information. Item will move to Pending Business.

Agenda Item LUC 2408-04: Request for LUC recommendation for exclusion of the GVSA from the proposed 3% Municipal Sales Tax (Brice Wilbanks), New version of Sales Tax ordinance is under discussion with Assembly with hearing on March 4. This version includes the Girdwood-based Arts and Recreation proposal. Special Election will give voters an opportunity to vote if a sales tax ordinance passes the Assembly. Item will remain on the agenda in March. As the current proposal includes Girdwood-based project, which has been discussed and received support from LUC and GBOS, there is no action on this item at this time.

New Business:

Agenda Item LUC 2502-04: Development Master Plan for Alpenglw 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)

This meeting serves as the public meeting as required by code. Several people are attending the meeting to hear this presentation, part of which is included in the meeting packet. Project is owned in part by Korre Pieper, who has been serving Girdwood as a Physical Therapist for 12 years. Project includes two lots and phase construction of two buildings. The project at this time is just the first building, on lot 2. Project request is for a Development Master Plan, so that they can modify design standards. There are no variances requested, project complies with other aspects of Girdwood building code (height, setbacks, etc).

Previously LUC has heard of issues with the powerline impacting buildability of this property. Owner and Chugach Electric have an agreement that CEA will move the power line and plans to underground this line within 5 years.

Project will tie in to water main.

Project includes PT Clinic, 2 retail spaces, 5 condominiums. Condos will be sold and some will be retained by owners. No plans to restrict use to owner/Long term rental via condo association rules. Group plans to break ground in June.

Specifically the elements that require Development Master Plan are:

- Flat roofs and rooftop deck: Flat roofs eliminate issues of snow shedding
- Driveway design that runs the property line between the two lots. Concept for this is a blended pedestrian, driveway, parking and café-seating concept.
- Adjustments to landscape plan to make retail space on the first floor more inviting. Landscaping will include Girdwood native plants, including edible berries.

This item will return to LUC in March requesting recommendation of action to GBOS. It is uncertain if the petitioner will request Letter of Non-Objection or a Resolution of Support.

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).

Cabana is unclear on what he needs to do for this project and is initiating discussion as he wants to make retail option possible on this commercial lot. He did this previously for the parcel that has the brewery and for the unbuilt hotel, but not this parcel. A business is interested in building the facility and leasing the land.

Group discusses the intersection with Alyeska Highway as it is already congested and oddly offset from Donner Rd, across the street.

This item will go to pending business until petitioner has submitted a packet to planning.

Request for GBOS/LUC Joint Meeting (1 of 2 required meetings completed in 2025, Jan 13): None requested

Adjourn 8:27PM