

Girdwood Land Use Committee

Notice of Meeting on June 10, 2024 7PM

Minutes Draft

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 2406-01:

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 June 10 2024 meeting – with additions of New Business items
Minutes approval from the May 13, 2024 meeting

Ryan Hutchins-Cabibi/Guy Wade	Assent
Lisa Miles/Ryan Hutchins-Cabibi	Assent

LUC Officer reports: none

HLBAC Girdwood Representative Update: Tim Charnon: No report

GBOS updates: Jennifer Wingard updates that at GBOS next week there will be a presentation on a tax proposal. She encourages that people attend to understand this proposal and consider ideas for capital improvement projects for Girdwood that could be funded under this proposal, if it passes.

Announcements:

See meeting packet for DOT projects in this area this summer.

Presentation & Reports:

Agenda Item LUC 2406-02: Public Comment (3 minutes each)

Girdwood Methodist Church is sponsoring an Ice Cream Social/Going away party for Pastor Nico June 23 12PM-1PM at the Girdwood Chapel

Agenda Item LUC 2406-03: Committee Reports. Any items for update or discussion should be brought up at this time.

None

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.

Consultation with Planning Dept has clarified that Prop 7 (Housing and Economic power added by vote in 2023) gives GBOS the authority to initiate this change directly, instead of working through the Assembly to do so. This means that the proposal can be drafted in the form of an ordinance by GBOS. Mike Edgington is working on a preliminary draft, which he will share with Jennifer Wingard. They plan to bring this to GBOS next week if it's ready.

Agenda Item LUC 2403-04: Imagine! Girdwood request for LUC recommendation for GBOS Resolution of Support for the Girdwood Comprehensive Plan for the Planning and Zoning hearing July 15 (Imagine!Girdwood).

Application has been submitted and the P&Z hearing is scheduled for July 15. LUC and GBOS are requested to provide support for the Girdwood Comprehensive Plan for the staff packet, by June 24.

It is also noted that July 15 P&Z meeting conflicts with the GBOS regular meeting.

Group discusses if there should be mention of the open space proposed in the new plan compared to the original designation of Mixed Use under the current Girdwood Area Plan. Group ultimately decides that a message of full support for the plan as presented provides the strong statement of support for the Girdwood Comprehensive Plan.

Motion:

Girdwood Land Use Committee moves to recommend a GBOS resolution of Support for Girdwood Comprehensive Plan Draft to be included in the staff packet for the Planning and Zoning meeting, submitted by June 24.

Motion by Brian Burnett/2nd Lisa Miles

Vote in room and on line: 11 in favor, 0 opposed, 6 abstaining

Motion carries.

Agenda Item LUC 2405-04: Bikewood Phase 2 trail construction projects

Bikewood is working through process to develop 2 new trails, class 3 with 4-6' tread and 10-12' clearing width.

Likely will be mainly hand-build. Bikewood is finalizing existing trail easements with HLB and then will be able to complete permitting for new trail builds.

Girdwood Trails Committee is responsible for approval of trails items; GTC has provided their support unanimously at their May 7 meeting. LUC is not required to vote on this, however LUC vote is welcomed by Bikewood.

Motion:

Girdwood Land Use Committee moves to recommend a GBOS Resolution of Support for the Bikewood Phase 2 trails as presented.

Motion by Dan Starr, 2nd Barb Crews

Vote in room and on line: 14 in favor, 0 opposed, 4 abstaining

Motion carries

Dan Starr and Brian Burnett (GBOS Parks and Rec chair) will prepare draft resolution language to present at GBOS next week.

New Business:

Agenda Item LUC 2406-04: Request to pursue HLB Municipal Code Requirement to initiate a Land Use Study in the Girdwood Valley (Amanda Tuttle)

Amanda Tuttle is concerned that HLB does not follow municipal code 25.40.025 by not completing Land Use Studies as required for land disposal as stated in code. Land studies have been infrequent and are out of date, and no land studies since 2006 include Old Girdwood. Of particular concern is the lack of hydrology study for the valley in order to understand the impact of additional development up-valley to the lower valley community and infrastructure there, including homes, power, gas, water/wastewater treatment, state and federal roads and levees.

She requests that Land Use Committee hold HLB to code compliance.

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)

Residents can request that their area or property are designated as historic by completing various processes for municipal, state and federal declarations. Amanda's research has found that there are no requirements or additional restrictions that would need to be met by residents in the area if it is declared a Historic District. Benefits include a stronger voice in discussion with government entities about levee, future Seward Highway/Alyeska Highway interchange, addressing building codes in the area. Additionally, she believes that the designation will allow for funding via grants, particularly related to drainage and mitigating flood hazards. Old Girdwood has recorded residence since 1916 and probably dating back to 1896. More than half of the Girdwood properties recorded in a "windshield" survey by Anchorage historic properties were in Old Girdwood. Within the Municipality, there has been a recent change that allows for a declaration of a historic district.

LUC requests that Old Girdwood residents express support for this designation in future discussions.

Request for GBOS/LUC Joint Meeting (2 of 2 required meetings completed in 2024, Feb 7, April 29): None

Adjourn 8:05PM