

# **Girdwood Land Use Committee**

## **Notice of Meeting on May 13, 2024 7PM**

### **Minutes 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 2405-01:**

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

Agenda Approval for May 13, 2024 meeting Ryan Hutchins-Cabibi/Lisa Miles

Minutes approval from the April 8, 2024 meeting Ryan Hutchins-Cabibi/Lisa Miles

Minutes approval from the GBOS LUC April 29 Joint meeting RE: Girdwood Comprehensive Plan Ryan Hutchins-Cabibi/Lisa Miles

LUC Officer reports: No report

HLBAC Girdwood Representative Update: Tim Charnon reports that the most recent HLBAC meeting was a work session regarding the Girdwood Industrial Park. HLB staff presented 4 possible routes for progress with development and management. 3 of those will move on for further study and for appraisal.

GBOS updates: Jennifer Wingard reports that just before this meeting GBOS and GHEC met to discuss housing goals. Also, she reports that several people have been asking about the project on the DOT/Airport Land. At this point the project scope doesn't involve the MOA or GVSA.

**Announcements:** Chugach Electric Association Board of Directors Election deadline is May 17.

#### **Presentation & Reports:**

**Agenda Item LUC 2405-02:** None

**Agenda Item LUC 2405-03:** Committee Reports. None

#### **Old Business:**

**Agenda Item LUC 2312-05:** GBOS response to LUC regarding changes to Temporary Workforce Housing proposal (Edgington/Sullivan). GBOS accepted the version recommended by LUC and has sent the draft document to Anchorage for Legislative Services assistance. It will come back to the Service Area with their comments.

**Agenda Item LUC 2403-05:** Update on outcome of 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.

Mike Edgington and Jennifer Wingard are working on a proposal, which will be presented at GBOS next week.

**Agenda Item LUC 2310-05:** Z Architects seeking LUC recommendation for GBOS Resolution of Support for Conditional Use Permit for a proposed triplex at 1550 Alyeska Hwy in the gR-1 zoning district. P&Z meeting scheduled for May 20, 2024. (Marco Zaccaro, Z architects presenting). <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17981>

Planning and zoning meeting is the same night as GBOS, so the request is for LUC to consider recommendation of non-objection for the Conditional Use Permit, which Z Architects will submit to P&Z. Group presented in October and received robust feedback on the density and height concerns. Rooftop deck and hot tubs have been removed from the plans.

Comments at this meeting include concerns about lack of parking, snow storage, and likely use as Short Term Rental.

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

Several ideas for motions are presented. GBOS members offer that a meeting prior to the Regular GBOS meeting on MON May 20 is being scheduled, and that they could discuss and provide input prior to the P&Z meeting at 6:30 that evening. It is inconvenient and unusual that the packet returned and the P&Z meeting is scheduled so that there is not time to attend a GBOS regular meeting

Motion:

LUC moves to recommend the GBOS write a letter of non-objection for the Conditional Use Permit for a proposed triplex at 1550 Alyeska Highway in the gR-1 zoning district.

Motion by Marco Zaccaro/Ryan Hutchins-Cabibi

Group discusses that in the past the LUC and GBOS have recommended conditions of new construction, such as no Short Term Rental of projects. This was the case for the Powder Run project on Gunnysack and Holtan Hills. If this project is to help with Girdwood housing concerns, they should not be allowable for Short Term Rental.

Amendment to motion:

LUC moves to include restriction on Short Term Rental as a condition of the permit for the proposed project.

Motion by Brooks Chandler, 2<sup>nd</sup> Jerry Fox

Voting in room, on-line and by voice: 21 Yes, 2 No, 10 abstain

Amendment Passes

Amended Motion

LUC moves to recommend the GBOS write a letter of non-objection for the Conditional Use Permit for a proposed triplex at 1550 Alyeska Highway in the gR-1 zoning district, with the condition that the properties are restricted from use as Short Term Rentals.

Voting in room, on-line and by voice: 24 Yes, 0 No, 9 abstain

**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 is being submitted and it is anticipated that it will be heard at the mid-July P&Z meeting.

It will return to LUC as an action item to approve following the staff comments, likely in June.

**Agenda Item LUC 2402-GBOSSM(a):** Alyeska Resort request for LUC recommendation for GBOS Resolution of Support for modifications to the Alyeska Resort Master Plan (PZC Resolution 2007-089/Case No. 2007-169) and request for Development Master Plan. P&Z Case #2024-0061 (P&Z meeting 6.3.24) <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17999>.

This is the return of the project for a community vote of support of the Master Plan and Development Master Plan, which will allow for work to begin on the first phases of the project and set the course for the remaining phases.

Concerns at the Feb Meeting included:

Access: Traffic Impact has been studied and at this time, does not require second access. If built, second access would likely be part of Phase 4, along with Glacier Creek Development.

Variations to T21C9: List of variations needed is in the meeting packet. Most variations are related to design standards.

STRs: STRs are to be restricted in the Glacier Creek Neighborhood.

Airport: No impact to flights noted on behalf of Girdwood Airport by DOT airport division

Parking: about 1100 parking spots, plus those planned underground of condominium buildings.

Glacier Creek Development: Tract A refers to the Glacier Creek Development, which is slated as phase 4. As discussed earlier, it is planned that no STRs will be allowed, that the area will house residents and will have price-attainable options and will work with the proposed Forest Loop Trail and Girdwood Trails Committee to create a neighborhood in keeping with Girdwood's vision.

Comments:

Where will Alyeska store equipment currently stored in the back parking lot.

Portions of this plan are in conflict with the Girdwood Comprehensive Plan, specifically Tract A north of the Airport. Community comments are strongly in favor of this as Open Space.

Phase 4 is not in alignment with community desires, as seen in the Girdwood Comprehensive Plan feedback and changes to the plan made because of that input. Substantial support for the remainder of the project.

Community values the outdoor recreation opportunity in the Glacier Creek development area more than the housing est of 60-80 units that would be produced there. Girdwood Comprehensive Plan includes opening up property for additional hundreds of homes, Pomeroy other plans provide for many more homes.

Property tax and bed tax increases will mainly boost to MOA Areawide, little of it will come to the Service Area.

Costs of development of Glacier Creek portion will be high, including road construction, utilities, etc. It seems unlikely homes there will match the needs of workforce or attainable housing. How will Pomeroy achieve selling to those who need homes rather than to those with more funds. It is understood that the first phases are less profitable for developer and that many community needs are frontloaded on the project's first phases.

Most land in Girdwood that is not developed is that way for a reason, there are few opportunities for land development. Proposed Glacier Creek development is one that has better potential than most raw land in Girdwood..

Impact on existing water, sewer: Working with AWWU on this. No impact to existing customers. Extend private main for first 3 phases and public extension for Glacier Creek development.

Total units of housing is a bit nebulous, current estimate is about 630 possible units.

Timeline:

2025: Phase 1 with daycare, rec center, employee housing, condo building, hotel extension, ski school

2027: Phase 2 with additional Workforce housing, condos

2029: Continue Phase 1 and 2 to complete the Moose Meadow area and the area at the hotel base.

2031: Glacier Creek Development of single family, multi-family homes.

Development Agreement still allow CY Investments to select land if Pomeroy Investments doesn't complete it.

Cost of construction: Estimated \$350M

Enjoy the idea of owning in Glacier Creek Development.

Eager to hear of mountain improvements as many live here for recreation. Information on this may be shareable soon.

Eager to initiate construction to meet workforce child care needs.

Motion:

LUC moves to recommend that GBOS write a Resolution of Support for modifications to the Alyeska Resort Master Plan and Development Master Plan.

Motion by Brian Burnett, 2<sup>nd</sup> by Lisa Miles

Amendment:

LUC moves to add language excluding Glacier Creek Village from the motion above.

Motion by Mike Edgington, 2<sup>nd</sup> Julie Jonas

Voting in room, on-line and by voice:

22 in favor, 2 opposed, 9 abstain

Amendment passes

Amended Motion:

LUC moves to recommend that GBOS write a Resolution of Support for modifications to the Alyeska Resort Master Plan and Development Master Plan, excluding Glacier Creek Village.

Voting in room, on-line and by voice:

22 in favor, 1 opposed\*, 8 abstaining

\* 1 person retracted their no vote as they were unable to lower their hand in this vote.

**Agenda Item LUC 2402-GBOS SM(b):** Alyeska Resort request for LUC recommendation for GBOS Resolution of Support for revisions for amendment to the Commercial Tract Fragment Lot Site Plan per AMC 21.03.200E P&Z Case #2024-0061 (P&Z meeting 6.3.24) <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17998>.

This portion is a separate action, and refers only to changing the site plan to meet the needs of future development in Tracts A and B.

Motion: LUC moves to recommend that GBOS write a Resolution of Support for Amendment to the Commercial Tract Fragment Lot Site Plan as presented.

Motion by Krystal Hoke, 2<sup>nd</sup> Lisa Miles

Voting in room, on-line and by voice:

26 in favor, 1 opposed, 5 abstaining

**New Business:**

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

Bikewood has received vote in support of 2 new bike trails from GTC. This is the first construction following the completion of the Girdwood Trails Plan. It is unclear currently if Bikewood will need approval from UDC. This is at the discretion of the Planning Director. LUC approval is not required, but the show of support would be helpful as the group moves through the municipal process.

Item will return as old business at the LUC June meeting.

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

**Adjourn 10:15PM**