

Girdwood Land Use Committee

Notice of Meeting on November 18, 2024 7PM

Minutes Draft

Meeting will take place via Teams teleconference and in person at the Girdwood Community Room, 250 Eglolf 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 2411-01:

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 November 18 2024

Burnett/Charnon

Addition of item 2411-08 re Girdwood Arts and Recreation Submission

Hoke/Burnett

Assent

Minutes approval from the October 14 2024 meeting

Burnett/Wingard

LUC Officer report: None

HLBAC Charnon reports that HLBAC meeting is THU. It is a work session on the 2025 HLB work plan, key items for Girdwood are the Industrial Park.

GBOS update: Wingard reports that many items are on the LUC agenda from GBOS, in particular follow up items from the MOA GBOS Quarterly meeting, and the minutes form that are included in the meeting packet. GBOS had a work session with HLB regarding the Girdwood Industrial Park last week.

GBOS is discussing bonding for paving Timberline at their regular meeting next week. Although bonding might not pass the Area-wide vote, it would provide a good gauge on local interest in the project.

Announcements: None

Presentation & Reports:

Agenda Item LUC 2411-02: Public Comment None

Agenda Item LUC 2411-03: Committee Reports: None

Old Business:

Agenda Item LUC 2403-04: Status of the Girdwood Comprehensive Plan, Intro Nov 19 and hearing anticipated Dec 3 or 17. (Imagine!Girdwood). Currently hearing on De 17 sounds most likely as it would fulfill the broadest interpretation of public noticing requirements for such action. GBOS sent a Resolution of support for the Girdwood Comprehensive plan overall and objected to the 4 items that were added by PZ Commission that were incongruent with community input. Resolution is available on the GBOS Resolutions webpage. [Municipal Road Maintenance Service Areas GBOS Resolution List](#)

Agenda Item LUC 2406-04: Status of request for HLB to initiate a Land Use Study in the Girdwood Valley before any land disposals occur (Amanda Tuttle/Supv Wingard)*
Refer to MOA GBOS Minutes for fuller discussion. Basically, HLB says that a land use study is not required by code.

Agenda Item LUC 2407-04: Status of LUC recommended GBOS Resolution of Support for Service Area STR registration and regulation. (Wilbanks/Schechter/Edgington) *
Refer to MOA GBOS minutes for fuller discussion. GHEC has general framework determined for registration and regulation. Assembly and Planning are aware of the item and request to meet to review. GBOS will pursue discussion with new planning director soon. The main purpose of this is to determine how to go about proposing the ordinance. At this point it is likely to be written as a Girdwood only Ordinance. It will likely be a few months before this is ready for additional action.

Agenda Item LUC 2408-04: Request for LUC recommendation for exclusion of the GVSA from the proposed 3% Municipal Sales Tax (Brice Wilbanks) Wilbanks requests that this is held to the end of the meeting as the presentation on Girdwood Arts and Recreation is likely relevant to discussion on this item.

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

No information on SEL appeals. However, in the course of discussion on these items LUC recommendation and GBOS action disagreed with each other. Mike Edgington will provide a letter to LUC to explain the disagreement, which will be included in the meeting packet for this meeting.

Agenda Item LUC 2410-04: Request for LUC recommendation for GBOS Resolution of Support for a Watershed Management Plan for Glacier Creek.(Tuttle/Wingard)*

See MOA GBOS meeting minutes. This project must wait until after the Girdwood Comprehensive Plan has been adopted.

Motion:

LUC moves to table this topic until the Girdwood Comprehensive Plan has passed.

Motion by Edgington/2nd Wingard

Motion carries by assent

Agenda Item LUC 2410-06: Request for LUC recommendation for GBOS Resolutions of Support for Marijuana Tax Fund for Childcare and Early Childhood Education to fund Girdwood projects. (Krystal Hoke)

A) Resolution 2024-13 Support for 2024 proceeds from capital component 11.19.24 deadline): PASSED by GHEC and concluded local process: Update is that it is unclear if this item has been added to the budget discussions on TUE night (tomorrow). Zack Johnson has indicated he would introduce amendment to fund \$200,000 for Little Bears Construction.

B) Resolution 2024-14 Support for 2025 and beyond proceeds (1Q revisions, spring 2025) Postponed to Dec GHEC/GBOS
This item has been tabled to Q1 Budget revisions.

Although these are not land use items and are being heard/recommended in GHEC, they will remain on the LUC agenda.

New Business:

Agenda Item LUC 2410-05: Request for LUC recommendation for GBOS Resolution of Support for extension of water mains to Old Girdwood and Mine Roads to be added to AWWU project list.(Edgington) (item held over from October LUC meeting)

Existing grants with funds remaining are available to work on smaller projects such as these. AWWU would apply for such grants.

Action on this item gives AWWU support in pursuing them on behalf of Girdwood.

Assessment would be based on the match portion of the grant. This is typically 5-20% of project cost, grant pays for the rest (80-95%).

Extension of water lines to Old Girdwood and Mine roads would cost only those who connect now or in the future. Cost is the cost of connection match amount divided by all those who could connect. Assessment is based on current dollar, and is not raised by Cost of Living, etc. Project would provide hydrants to Old Girdwood and Mine Roads. Other small projects and maintenance are paid for by AWWU charges areawide. Other area without hydrants is Higher Terrace/Echo area. Hydrants are part of an existing project that will provide a new pump station to achieve water pressure needed for hydrants. Other maintenance projects are funded by AWWU under utility responsibility.

Agenda Item LUC 2411-04: LUC consider Dimensional Variance Case No. 2024-0112 which is scheduled as a Public Hearing before the Zoning Board of Examiners & Appeals on 12/12/24. <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18080>.

No requirement for public meeting. This item may be informational only. Parcel is outside of the GVSA and the timeline for input is prior to next GBOS meeting. LUC may submit their minutes/motion after the December LUC meeting. It is noted that variance for stream setbacks is harder to receive now than in the past for new construction. While no one from Crow Creek neighborhood is attending to comment, it is also noted that attention to upstream construction is needed as the impact on creeks and drainages is impactful to the lower valley.

Agenda Item LUC 2411-05: LUC and all committees of GBOS will hold Officer Elections at their January 2025 meeting.

Agenda Item LUC 2411-06: Request for LUC recommendation for GBOS Resolution of Support for 10-year community council boundary change to merge Portage Valley CC into Turnagain Arm CC. (Mike Edgington)

Community Council Boundary has made some recommendations to combine Portage Valley into Turnagain Arm CC.

Full information is available here: [Planning Application Status - CityView Portal](#)

Agenda Item LUC 2411-07: Request recommendation of GBOS Resolution of Support for speed limit reduction and traffic calming on Alyeska Highway (Patty Wilbanks)

Wilbanks states that 45MPH is too high on Alyeska Highway, wants to pursue lowering the limit and adding speed calming measures. She cites speeds, increased highway traffic, increased construction traffic, snow storage/berms, and poorly designed swoops on the pedestrian path as factors. DOT has studied the traffic on Alyeska Highway and as commented that there is documented speeding.

Suggestions include: changing name from "Highway", requesting additional enforcement by WPD, flashing speed signs, mobile speed signage, informal signage. Item will be discussed at PSAC on TUE.

Agenda Item LUC 2411-08: Request to review Project Anchorage – Girdwood Arts and Recreation Project Submission (Krystal Hoke) Group of individuals compiled this project and submitted it to Project Anchorage for consideration. Updated project information is available in the meeting packet. Project Anchorage reviewed many project submissions and has recommended that this one is forwarded to the Assembly in support of the 3% sales tax proposal, which is designed to collect funds for capital projects citywide. It is discussed that the Project Anchorage committee is Anchorage Economic Development Corp (AECD) lead project and that there has not been public vetting on projects that have been moved forward to the Assembly. It is considered unlikely that Assembly will accept projects as-is and without public review. Krystal Hoke states that this is the kickoff for Girdwood review of this proposal.

Return to: **Agenda Item LUC 2408-04:** Request for LUC recommendation for exclusion of the GVSA from the proposed 3% Municipal Sales Tax. Group agrees to wait on action on this item as there will be more information in the next month about Assembly response to the tax proposal itself and to the Project Anchorage list of capital projects.

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

Adjourn 9:15PM