

Girdwood Land Use Committee

Notice of Meeting on September 9, 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 2409-01:

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.

7:05PM PM Call to order Kevin McDermott

Agenda Approved for September 9 2024 meeting	LM/BB	Assent
Items moved to old business due to time sensitive nature of response required are 2409-07, 08 and 09		
Amendment to agenda for each item was passed by 2/3+ vote		
Minutes approved from the August 12, 2024 meeting	LM/BB	Assent
Minutes approved from the GBOS LUC August 12 2024 meeting	LM/BB	Assent

LUC Officer reports: None
HLBAC Girdwood Representative Update: Tim Charnon: See meeting packet
GBOS updates: Jennifer Wingard: None, items are on the agenda

Announcements: All items listed under announcements in draft Agenda have been moved to Old Business via 2/3 vote.

Presentation & Reports:

Agenda Item LUC 2409-02: 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
None

Agenda Item LUC 2409-03: Committee Reports. Any items for update or discussion should be brought up at this time.
None

Old Business:

Agenda Item LUC 2403-04: !IG request for LUC recommendation for GBOS action regarding the Girdwood Comprehensive Plan. GCP hearing anticipated Nov 6. (Imagine!Girdwood).

Girdwood Comprehensive Plan is anticipated to be introduced to Assembly in late October, work Session to be scheduled and then hearing in early November. This may be pushed back by a week or so, depending on other Assembly business. Imagine! Girdwood requests that LUC recommend support for the Girdwood Comprehensive Plan as originally proposed and with the changes that have been mutually agreed on by Imagine! Girdwood and Planning Dept. These are noted in a document in the meeting packet. Items in Green and items with strike through are mutually agreed upon or not in dispute with Imagine!Girdwood and Planning. Items in red are not agreed upon and are opposed by Imagine!Girdwood..

Motion:

LUC moves to recommend a GBOS Resolution of Support for the Girdwood Comprehensive Plan as originally submitted, plus the amendments agreed upon by Imagine!Girdwood and Planning and Zoning, including clear statement regarding specific parcels in the South Townsite as below:

6-166, 6-205, 6-149: Open Space

6-134,6-076 Mixed Use

Motion by BW/KH

Vote in room and on line:

13 in favor, 1 opposed 4 abstaining

Motion carries

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

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

Amanda Tuttle provides presentation regarding the lack of comprehensive and current information on the watershed surrounding Girdwood. She also showed the levee that protects Old Girdwood and discussed how erosion has occurred since it's construction and the hazard to residents, the community, local infrastructure and state/federal infrastructure if the system continues to go unmaintained. The authority for the land is HLB, and HLB in code has an obligation to complete land use studies before land disposals are made.

Motion:

LUC moves to recommend that GBOS write a letter to HLB requesting compliance with code to initiate and complete land use studies before any land disposals are awarded.

Motion by AT/2nd BB

Motion carries by Assent vote

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/Supv. Wingard)

Amanda will be discussing this with the Anchorage Historic Preservation Commission next week. She has started work on the nomination of Old Girdwood and requests help from LUC.

LUC discusses and determines that there is more information to be learned and shared within the community about specifics of the Historic District designation. They also would like to see input from more residents of Old Girdwood.

Motion:

LUC moves to continue this discussion at their next meeting.

Motion by BW, 2nd AT

Assent vote

Agenda Item LUC 2407-04: GHEC request for LUC recommendation for GBOS support for Service Area STR registration and regulation. (Wilbanks/Schechter/Edgington)

Item is not ready for a vote today. GHEC discussed the framework for implementation more fully. GHEC will finalize their proposal and will likely bring it back to LUC for review and support at their next meeting.

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

Complete details of the sales tax proposal are not yet available. Effort by the AEDC is to have this item on the ballot in spring 2025. Project Anchorage is currently soliciting ideas for capital projects.

Concern about the proposed tax and projects to be accomplished with the funds generated is that Girdwood will pay toward a fund that does not produce projects in Girdwood. It is noted that Girdwood property owners would probably benefit from the 2% property tax relief than most property owners in Anchorage as the assessment rate here is higher than elsewhere.

Item is postponed to a future meeting, discussion of potential projects to propose to Project Anchorage follows later in the meeting.

Added items:

The following items were moved from presentations to Old Business as action is required imminently.

In addition to timing being a factor in holding two LUC meetings in order to take formal action, timing is also too close for GBOS to address the items at their next meeting and respond. GBOS will be asked to hold a special meeting in the coming days so that action can be taken.

Discussion of the DNR Section Line Easement for Enstar gas line from Ruane to Virgin Creek Circle is that decision from DNR has been received and easement is to be used for Enstar line. Section Line Easement public notice was short, so discussion only occurred at GBOS, which provided a Letter of Objection. Objection requested longer comment period and requested denial of the request in order to preserve trail and natural area of the Virgin Creek drainage. The comment period was extended by DNR and there is now an opportunity for appeal of the decision.

Other information provided is:

Recommendation to Enstar to consider other alignment of the gas line has not received response

Enstar has not yet reached out to property owners to discuss possible mitigation.

It is noted that current action is with DNR, not Enstar. Enstar has indicated engagement once the Section Line Easement item is settled.

Agenda Item LUC 2409-07: Discussion and action on Section Line Easement request on behalf of Brenden-Raymond Yakoubian
Brenden read his draft request to LUC at the start of the meeting. It is included in the meeting packet. He seeks a GBOS Resolution of Support for his appeal of the Section Line Easement for Enstar.

Motion:

LUC moves to recommend the GBOS provide support for the Yakoubian's appeal of the Section Line Easement.

Motion by BW/2nd JRY

Assent vote, motion passes

Agenda Item LUC 2409-08: Discussion and action on proposed appeal to Section Line Easement on behalf of GVSA Brice Wilbanks provides draft letter of appeal on behalf of the service area for LUC to recommend to GBOS. Fee of \$200 is recommended by Wilbanks to come from the Service Area. It is not clear if the service area can pay for this as GBOS is limited in what types of projects it can fund (roads, Parks and Rec, Fire, Police, Housing & Economic). It is unclear if another entity can, or would consider, pay for the cost of appeal.

Motion:

LUC moves to recommend that GBOS support appeal of the DNR Section Line Easement for the Enstar gas line from Ruane to Virgin Creek Circle.

Motion by LM/2nd BW

Assent vote, motion passes

Agenda Item LUC 2409-09: Discussion and action on proposing project(s) for Project Anchorage, including Arts and Recreation proposal by Krystal Hoke

Krystal Hoke provided a presentation at the start of the meeting for the Arts and Recreation project.

Group discusses the possibility of an omnibus fund to be created from a portion of the tax collected, to be spent on Girdwood projects. However, as the request from Project Anchorage was for specific projects, the group shifts to specific projects. Other projects that have been discussed within the community are listed in the meeting packet. They include the cemetery, Forest Loop Trail, Suspension bridge, parks projects, roads and drainage projects

Earlier the GHEC voted to recommend the RV park as a project.

Motion:

LUC moves to recommend that GBOS forward the RV park as the #1 project for on the Girdwood Project Anchorage list and that GBOS can prioritize the rest of the list.

Motion by BW/2nd LM

Assent vote, motion passes

New Business:

Agenda Item LUC 2409-04: Review upcoming holidays:

OCT 14 (Indigenous Peoples' Day and LUC Regular meeting

NOV 11 (Veterans Day) Shift LUC to Nov 18 avoid conflict (other GVSA meetings also shifting in NOV).

Determination on Oct 14 will be discussed with chair.

November meetings probably will need to shift as recommended by staff.

Agenda Item LUC 2409-05: Dimensional Variance Case No. 2024-0091 which is scheduled as a Public Hearing before the Zoning Board of Examiners & Appeals on 10/10/24. <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18049>.

Variance request does not require community input and timing of ZBEA is before the next LUC meeting.

Information is noted and public is encouraged to comment if they wish.

Agenda Item LUC 2409-06: Liquor License renewals 2025. Request for public hearing if needed is required by resolution received by October 15, 2024. Otherwise, recommendation for blanket GBOS Letter of Non-objection is requested.

No complaints from public or public safety.

**Request for GBOS/LUC Joint Meeting (2 of 2 required meetings completed in 2024, Feb 7, April 29, Aug 12):
Adjourn 11PM**