Girdwood Land Use Committee
Notice of Meeting on December 14, 2020
7PM
Minutes Final

Due to the current spread COVID-19 virus, Girdwood Land Use Committee meetings are held virtually and telephonic indefinitely.

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 Code1.25 - Public Meetings.

Agenda Item LUC 2012-01:
Call to order 7PM Brian Burnett, Chair
Agenda Approval for December 14, 2020 meeting — Mike Edington/Kalie Harrison
Minutes approval for the November 9, 2020 meeting — Mike Edgington/Kevin McDermott
amended with Eryn Boone's GBOS affiliation
Minutes approval from GBOS/LUC Joint November 16, 2020 meeting — Kalie Harrison/Kevin McDermott
LUC Officer reports: None

Announcements:

- LUC Officer elections will be held at the January 2021 Regular meeting.
- MOA Tax Assessors Office will present proposed Girdwood Area (GVSA and Crow Creek Rd) Assessment Increase at the GBOS Regular meeting on Dec 21 at 7PM.

Agenda Item LUC 2012-02: Public Comment None presented

Agenda Item LUC 2012-03: Committee reports: Written reports only, included in meeting packet
Trails Committee Report (Carolyn Brodin)
GBOS Report (Mike Edgington)
Housing Working Group (Mike Edgington)
HLB Commission Report (Ron Tenny)
Title 21, Chapter 9 Review Committee (Mike Edgington)
Imagine! Girdwood (Girdwood Area Plan) (Mike Edgington)

Old Business:
Agenda Item LUC 2007-04 Update on findings from concerns raised about the Powder Run Multi-Family Development
Kyle Kelley updates that MOA Land Use Enforcement has met with Dana Durham. Code Enforcement Officer confirms that the developer did not clear more land than permitted in the Conditional Use Permit (CUP). Natural Vegetation is defined as existing vegetation on the land, not newly planted native material. Permeable surface to remain after construction is estimated at about 60% of the land. Developer had indicated in the land clearing permit they would talk to neighbors, which they did not do. Dana Durham and the developer are now in touch with each other to work out a barrier between her property and the new development to lessen the negative impact to her property of the cleared lot. She is also in touch with a local arborist. There are no violations to be addressed by code enforcement at this time

Mike Edgington adds that buffer requirements do not apply to that location. Also the arrangements discussed in presentations and meetings did not get in to the actual language of the Conditional Use Permit, so they are not binding. As the actual permit does not come back to the community, this has not been caught. This disconnect between public process and the permitting needs to be addressed.

Agenda Item LUC 2008-04: Update on Addition of statement to acknowledge Alaska Native land to start of LUC meetings.
No update. Item is moved to Pending Business.

Agenda Item LUC 2008-05: Update status of project to Review of Procedure for considering general Community Council topics for hearing and action.
GBOS is working on updates to their Operating Procedures. They have established a framework for issues that come through for local hearing and input and are working on processes rely on the items relevance to the community and if action is required or not.

Agenda Item LUC 2011-04: HLB Update on Girdwood Industrial Park permit lots (Shelley Rowton, HLB)
HLB is in the process of issuing a permit for storage of boats/trailer as requested.

Permits are being reviewed as requests are made. Most potential permittees are seeking more space than is available at the Industrial Park. HLB is requesting quotes for survey of the Industrial Park to develop site plans for additional lots.

New Business:
Agenda Item LUC 2012-04: State of Alaska Dept of Transportation request for public input on needs of the Girdwood Airport for consideration in April 2021 grant opportunity. (Shawn Gardner, SOA DOT)
FAA grant round upcoming. Girdwood Area Plan should address airport, grant will be submitted in October 2021 in order to allow updated GAP to get farther along. Last upgrades to the airport were in 2006, it is due for work. Known projects are gravel repave and erosion protection from Glacier Creek.

Input at this meeting are:
Krystal Hoke: Solution to trespass issues. Creation of easement, trail/bridge for legal access to land to the North of the airport and west of Glacier Creek.

Deb Essex: Erosion mitigation; dust control; non-aviation traffic at the airport, including pedestrian activity; aviation related access issues to airport transient parking/fuel/passenger access (recommend unmanned locking gate for leaseholders); fence restoration.

Kyle Kelley: Erosion on south end is impacting Enstar line that carries natural gas to the hotel and resort; drainage from new hangar project dumps a lot more water into the Mt. Hood drainage. Fixing the drainage so that it flows between the first 2 hangars on the airport property out to Glacier Creek would help; add trail access from Deb's Way trail along bluff overlooking road and airstrip.

Brian Burnett: Alyeska Resort has pumphouse and 3 wells for snowmaking on North end of airport land.

Mike Edgington: Girdwood Area Plan update does have space set aside to address airport and its role in the community. He adds that pedestrian trespass issue is due to lack of other access to trails to the west and North of the airport.

Shawn Gardner plans to attend GBOS next week as well, no action is needed at this time. Other comments should be emailed to Shawn: shawn.gardner@alaska.gov

Agenda Item LUC 2012-05: Land Use Committee Officer Election. Positions are chair and 2 vice-chairs. Election to be held at the LUC Jan 2021 Regular Meeting.
Brian Burnett says he will not run; Mary Thomas also retiring from LUC service. Kevin McDermott plans to run again and will serve if elected. Staff will announce openings on the GBOS Facebook page and elections on the GBOS website.

Agenda Item LUC 2012-06: Request for LUC Recommendation for GBOS Resolution of Support regarding the Girdwood Community Land Trust (GCLT) recycling project by the Girdwood Transfer Station. (Brittney Blackledge/Krystal Hoke)
GCLT has received offer of donated conex which they propose placing next to the transfer station. Conex would house recycling equipment for plastic and glass. Location next to transfer station is ideal because they would have a way to dispose of material that is not suitable for recycling. Currently working with Solid Waste Services on Memorandum of Understanding. Audit of materials and volume of current recycling underway through a partnership with UAA student and SWS recycling coordinator.

Environmental impacts will be mitigated with vent system and personal protection equipment for those handling recyclables.

Request for GBOS/LUC Joint Meeting (2 of 2 completed in 2020): No
Adjourn 7:55PM

Pending Business: These items are working through municipal process.
Agenda Item LUC 1905-06: Request for LUC recommendation for GBOS Resolution of Support for Dimensional Variance request 159 Aspen Mountain Road (Kristian Sieling, presenting)
Agenda Item LUC 1905-05: LUC vote to recommend GBOS Resolution of Support for draft ordinance changing commercial parking requirements in T21C9 (Mike Edgington)
Agenda Item LUC 1912-05: Turtle Hills Subdivision (Christina Hendrickson/Connor Scher, Z Architects)
Agenda Item LUC 2003-04: Request for LUC recommendation for GBOS Resolution of Support of Conditional Use Permit for subdivision of property at 755 Alyeska Highway (Patty & Brett Wilbanks)

Girdwood Community Land Trust

Deferred Business (pending return to normal business)
Agenda Item LUC 1907-05: Discussion of Short Term rental impacts on community (Echo Ridge Road).
Regulation of short term rentals & Parking
Agenda Item LUC 1911-04: Historic Preservation
Little Bears Project
Girdwood Historic Preservation overall