Girdwood Land Use Committee
Notice of Meeting on March 9, 2020
7PM
Minutes Final

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 person eighteen (18) years of age or older who has been a resident and/or property owner, business owner or designated representative of a non-profit association who has resided in, owned property in, owned a business located in, or operated as a non-profit association for ninety (90) days or longer in Girdwood Valley.

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 2003-01:
Call to order 7:03PM Kevin McDermott; Brian Burnett arrives 7:05.

Agenda Approved for March 9, 2020 meeting	Mike Edgington/Mary Thomas
Minutes approved from February 10, 2020 meeting	Mike Edgington/Tim Cabana
Minutes approved from Feb 27, 2020 GBOS/LUC Joint meeting	Tim Cabana/Brian Burnett

LUC Officer reports: None

Announcements & Presentations:

- GBOS Seats D and E and Prop 10: Girdwood Community Building are on the spring MOA ballot.
  Municipal election is Vote by Mail. Ballot box located outside the Girdwood Community Center on the curb facing the park.
- Open Forum Hearings on the Seward Highway Milepost (MP) 105-107 Windy Corner project. More info at: www.windycorner.info
  Open Forum hearings are scheduled: Anchorage at the Alaska Zoo Gateway Hall 4731 O'Malley Rd on March 23, 2020 from 4PM-7PM and in Girdwood at the Girdwood Community Room 2500 Egloff Rd March 26, 2020 from 4PM-7PM
- Brent Carse, The Herbal Cache, LLC semi-annual update. As required by code, Brent is providing a semi-annual update. The Herbal Cache LLC reopened July 14 under new management and license. Business has been good, no negative feedback received. The Herbal Cache is considering expanding hours in spring.

Agenda Item LUC 2003-02: Public Comment (3 minutes each)
Josh Hegna, Girdwood Brewing Co. Throughout the process of hearings and presentations in the community, there has been no negative feedback to the expansion of the Brewery, which is going to the Assembly for final hearing and vote on TUE March 10. This week a complaint was received by MOA Planning, based on the following:

- Noise: This relates primarily to the beer garden and proposed expansion to include the food truck area. Inclusion of the food truck area will allow patrons to maintain control of their open container, a public health and safety item. Municipal noise ordinance requires 10PM end to noise. Brewery closes at 8PM, so existing business model is well within code. There is a possibility that passage of change to brewery licensing could allow brewery to stay open until 10PM, this will still be withing code.
- Drunk behavior: Brewery is allowed to serve 36 oz (3 pours). Drunken behavior is not tolerated, Brewery handles security on busy nights and turns away people who have overconsumed. Atmosphere is family friendly and provides 3 non-alcohol options for patrons. The atmosphere is not that of a bar or club.

Brewery supports local non-profits and has appeared at LUC and GBOS many times. Brewery is open and transparent, welcome feedback from all, and are good community members. This item is last on the Assembly agenda, please contact Assembly members John Weddleton and Suzanne LaFrance with comments.

Agenda Item LUC 2003-03: Committee reports, 3 minutes each:
Trails Committee Report (Kate Sandberg): Meeting regarding the proposed hand tram safety improvements is scheduled for March 17 with Risk Management and City Manager. GTC supports the proposed safety measures except for the bump gate that may make it difficult for people to use the tram without assistance and a rail that would prohibit use of the hand tram by mountain bikers. Ongoing discussion of the Hand Tram Management Plan, which will formalize arrangements with volunteer partners and provide additional support to current MOA staff in managing the hand tram operation and response to emergencies. A formal proposal is expected in April at GTC. Trails is also considering a bridge option. Summer 2020 projects are mainly the completion of the lower Iditarod National Historic Trail and beginning the Virgin Creek Falls Trail work. Girdwood Trails Management Plan revisions were approved by GTC. This includes a flow chart of the trail approval process, which the subcommittee worked on for a year. This flow chart is under review by HLB. Ben Kohler presented an idea to use a 25" track sled to pack some of the trails in Girdwood. This would make trails more accessible for many user groups, creating a packed single track surface for hiking, biking, snow shoeing, xc touring. GTC approved a letter of support for the Girdwood Mountain Bike Alliance to apply for a KMTA grant to perform additional work on the Small House Trail, extending the trail length and improving the exit of the trail on the 5K loop. Girdwood Trails Master Plan subcommittee held their first meeting. This group is working on the visioning of the future of trails in Girdwood.

HLB Commission Report (Ron Tenny): No report

Little Bears Re-build project (Kyle Kelley): Item is on the spring ballot. $2.2M project paid for by Girdwood taxpayers. Item requires a positive vote in Girdwood and the MOA as a whole.

GBOS Report (Mike Edgington): GBOS received a presentation by Krystal Hoke on Community Land Trusts. GBOS wrote a Resolution of Support for the Girdwood Brewing Co, following recommendation by LUC, a Resolution for GTC's KMTA grant application for work on the Virgin Creek Falls Trail and a resolution regarding the hand tram safety improvements. GBOS approved additional items to be added to the budget through first quarter revisions. GBOS did not vote to support the LUC recommendation for a Letter of Objection initially. A separate meeting of the two groups resolved this issue and a letter of objection was written. More on this on the regular LUC agenda.

Title 21, Chapter 9 Review Committee (Mike Edgington): Group met this evening and is preparing for a presentation to Imagine Girdwood in April.

Housing Working Group (Mike Edgington): Group will meet on WED to discuss short term rental regulation.

Imagine! Girdwood (Girdwood Area Plan) (Mike Edgington) Group is working on drafting vision statements and engaging with focus groups to discuss them to receive stakeholder feedback. Presentation of the results to the community perhaps in April.

Old Business:

Agenda Item LUC 1909-05: Update on status of LUC recommendation for GBOS Letter of Objection to Gunnysack Mine Road Multi-family Housing Project variance request to allow for Sproat Rd. not to be upgraded to Collector Street Standard.
GBOS and LUC meet on Feb 27 and worked out a Letter of Objection that both groups could agree to. The letter was submitted to the platting board for the meeting last week, which was attended by Mike Edgington. Seven people testified regarding the request for variance. Platting board determined that some of the input was related to items other than the scope of the variance request, in the end variance to paving and dimensional standards was granted. It is likely that the developer will return with Conditional Use Permit request in the future.

Agenda Item LUC 1907-05: Discussion of Short Term rental impacts on community (Echo Ridge Road).
Regulation of short term rentals & Parking
Parking: with snow accumulation this winter, some neighbors on Echo Ridge have reconsidered parking on one side of the road and may want seasonal no parking on either side. Kyle will discuss with the traffic engineer to see if this is possible and return with Traffic dept feedback. Complaints this winter have been more focused on construction project vehicles, not short term rentals.
Regulations: This topic will be discussed at Housing Committee meeting this WED.

Agenda Item LUC 1911-04: Historic Preservation
Little Bears Project: the bulk of these items will be determined based on the status of the bond package in April.
Photos inside and out in summer and winter will be taken this winter and summer.
Girdwood Historic Preservation overall: No report.

Agenda Item LUC 2002-04: Jack Sprat request for LUC Recommendation for GBOS Resolution of Support for request for variance for Off-Street Parking spaces requirement. Urban Design Commission hearing is March 11. (Frans Weits)
GBOS has written a provisional Resolution which can be signed with recommendation by LUC. Most of the parking that is required under code is related to the beer garden, which is a summer-only weather dependent activity. The amount of existing parking existing is consistent with the T21C9 Review Committee recommendations. There has been no opposition stated for variance to parking requirements.

Motion:
Land Use Committee moves to recommend the GBOS Resolution of Support for variance to commercial Off-Street Parking spaces requirement.
Motion by Brian Burnett/2nd by Kate Sandberg
15 in favor, 0 opposed, 2 abstaining
Motion carries

Brian Burnett comments that it is great to see the commercial parking changes coming to fruition and in use.
Resolution of Support will be sent to Francis McLaughlin for inclusion at the UDC meeting on March 11.

New Business:

Agenda Item LUC 2003-04: Request for LUC recommendation for GBOS Resolution of Support for subdivision of property at 755 Alyeska Highway (Patty Wilbanks)
Patty and Brett Wilbanks own the property at 755 Alyeska Highway. Existing 4 plex fronts on Alyeska Highway and driveway exits on to the highway. They want to subdivide the lot, with .6 acre for the 4 plex, which will require Conditional Use Permit. Lot would need to be 1 acre to meet use by right requirement.
This item will move to Pending Business while the CUP packet is in the MOA process.

Agenda Item LUC 2003-05: Request for LUC recommendation for GBOS Resolution of Support for Assembly ordinance to allow 2 year permit for trailer to provide space for temporary expansion in their existing location at 131 Lindblad (Lou Theiss)
Current trailer is on an annual renewable cycle. While the group is getting ready to build, they require additional space for behavioral health and staff/space to meet HIPPA requirements. Trailer will be paid for through Premera and Rasmuson funds. Request is for a two-year permit for temporary trailer to be placed along the lot fronting Chair 5. Clinic may be ready to build within the next year.

Assembly action requires Resolution of Support similar to the one for the smaller existing trailer.

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)

Request for GBOS/LUC Joint Meeting (1 of 2 in 2020):
Adjourn 7:55PM