**Girdwood Land Use Regulations  
Title 21 Chapter 9 Review Committee Meeting**

**July 17, 2018**

**Notes**

Attending: Marco Zaccaro, Mike Edgington

Apologies Frans Weits, Mary Thomas

Update since December 2017 meeting

\* off-street parking requirements held up liquor license renewal at Jack Sprat. Public Hearing at Assembly postponed protest for at least a year. Assembly members expressed surprise at how much parking was required by code in Girdwood and support Girdwood's efforts to create more appropriate requirements

\* preliminary analysis of Little Bears indicates off-street parking to be a significant factor impacting feasibility of rebuild

Plan

There is agreement that the off-street parking requirements are inappropriate to Girdwood, but we need to be able to justify any new rules. The current 21.07 rules for Anchorage were developed with extensive research of similar sized cities and suburbs.

We need to show how patterns of car use in Girdwood are both qualitatively and quantitatively different.

Research Tasks

\* summarize current impact across commercial zones in Girdwood

\* collate parking studies in Girdwood and comparable businesses in Anchorage

\* research parking requirements in similar lower 48 mountain resort towns which have own planning depts

\* research general trend for lowering parking requirements as part of sustainable planning (e.g. Donald Shoup)

\* allocate tasks based on interest over next week or two

Process

\* use data from above tasks to estimate actual parking requirements

\* use previously proposed methodology to addresses specific rules and exceptions (e.g. parking in front/side setbacks)

Validation data

\* assemble a test set of representative sample of proposed and actual commercial developments (e.g. Ski Inn, brewery, Jack Sprat, Little Bears, etc.). Use this to validate our proposals compared to current 21.05 requirements

Proposed timeline

\* Mike Edgington expressed goal to get at least a preliminary proposal in front of planning by winter 2018/19. Marco thinks this is optimistic.

Next meeting:

\* Status update in August. Next full meeting & possible work session in September. Need input from larger pool of participants before deciding date.