

Municipality of Anchorage



P.O Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>

David Bronson, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

Briana Sullivan & Jennifer Wingard, Co-Chairs

Mike Edgington, Amanda Sassi, Guy Wade

July 3, 2023
GBOS/LUC Joint Special Meeting
RE: Proposal by Glacier Valley Lodge LLC for Airport Lease
Minutes Final
6 p.m. Hybrid meeting via Teams

This meeting is taking place via Microsoft Teams and in-person in the Girdwood Community Room, 250 Egloff Rd.

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 Board of Supervisors operates under the Girdwood Public Meetings Standards of Conduct.

Call to Order by Briana Sullivan or Jennifer Wingard, GBOS Co-Chair

Roll Call: Attending are Briana Sullivan (BS) Jennifer Wingard (JW), Mike Edgington (ME), Guy Wade (GW); Amanda Sassi (AS) joined at 7:16; LUC executive committee Kevin McDermott, Joel Ribbens and Ryan Hutchins-Cabibi

Disclosures: None

In-person audience is primarily community members who live on Mt. Hood Rd, the road that leads to the Airport.

Agenda Revisions and Approval

GBOS/LUC Joint Special Meeting RE: Proposal by Glacier Valley Lodge LLC for Airport Lease agenda approved

BS/ME Assent

Agenda:

1. Welcome and introductions
2. Overview of project by Glacier Valley Lodge LLC.
Letter previously provided to GBOS included in the meeting packet.
Size of lodge is not known, as are many elements of the project as the group cannot begin land study, including geotechnical review, until a lease is in place. Issuance of lease allows 2 years for developer to make plans and initiate development.
Glacier Valley Lodge requests a letter of support from LUC/GBOS in order to move to the next step and make evaluations of what is possible on the property.
3. Community discussion
Road & Neighborhood: Majority of the discussion at this meeting focused on the impact of primary access and egress to the property via Mt. Hood Road. Prior negative experience with construction of the hangar a few years ago included increase in volume of traffic on the road, heavy loads, extensive hauling and trucking of material. This negatively impacted other parts of Girdwood, as loads were hauled through town and many were dumped at the Girdwood Industrial Park, where they remain undeveloped on GIP land. Improvement of Mt. Hood as the only access and egress is not acceptable to residents.

GBOS Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

In addition to construction concerns, the long-term increased use of Mt. Hood Road for guests of the lodge, delivery of goods and services to the lodge, and additional airport users would negatively impact the Mt. Hood/Davos neighborhoods. Local resident calculates based on 150 rooms that this could be addition of 154 car trips per day plus delivery trucks and buses. A study of current traffic along with an analysis of how many transfers per room/per day would be possible now without additional permit by the State.

Request that State add access to the airport off of Arlberg Rd, as has been promoted in Airport planning documents but not implemented.

Airport impacts: volume of air traffic and air service providers has increased significantly without improvements to airport, including aircraft tiedowns and transient aircraft parking. Improvements that meet the existing need are necessary and have been addressed in DOT plans for the airport, but not acted upon. Using airport land for this project without addressing the existing aviation needs removes the possibility of resolving this as there is no room to develop on the other side of the runway as it is bordered by Glacier Creek. Estimated 30-40 aircraft parking spaces are needed currently.

Drainage – drainage is not specifically discussed in this meeting. Earlier comments from GBOS have included this concern as drainage from airport hangar complex negatively impacted residences and other hangars.

Viewshed – impact of the project on viewshed is not well-known at this time due to lack of Geotechnical information. FAA requires height limits near runways; developer is aware of the value of Moose Meadows as a winter recreation location and year-round viewpoint of value to the community and businesses.

Recreation – recreation-based aspect of this project is possibly ski/snowshoe and other outdoor equipment rentals, etc in this facility. Access to recreation from the facility may include improvements to the trail system to provide public access to area north of the airport and along airport road. Airport No Trespassing signage currently exists from the top of Moose Meadows overlooking the developed airport parcel. It is unclear how the developer can provide public access for lodge guests while meeting the requirements of FAA and airport security within the airport boundary.

Municipal code and State regulation re: non-aviation uses on airport land: Girdwood land use code prohibits use of this land for hotel/lodging but State law allows leasing for non-aviation use. This conflict is beyond the ability of this group to address fully. It is difficult for GVSA to provide support for a project that is not supported by municipal code.

Developers commit to continued discussion as project continues as they want community input in the project. They view the project as partnership with DOT Airports and community of Girdwood. It is noted that the State is not a part of these discussions, although many of the elements brought forward in public comments involve state lack of implementation of plans and state process that appears to override municipal development processes. GBOS and LUC members state their appreciation to the developer for their engagement and participation in the local process.

4. Follow up: DOT Comment Period ends July 13 with mail in comments only.

Motion of GBOS and LUC:

GBOS will draft a letter to DOT to summarize the content of this meeting and will present it for review and approval at a GBOS LUC Special Joint meeting to be held MON July 10 at 6PM.

Motion by Mike Edgington, 2nd by Briana Sullivan

Motion carries 5-0 by GBOS in Roll Call Vote

Motion carries 19 in favor, 0 opposed by LUC

GBOS assigns Mike Edgington and Briana Sullivan to work on a draft to be provided to the public on FRI July 7 in the meeting packet. Special meeting will focus on this letter only. LUC meeting July 10 will not address the airport topic as an action item as action will be taken at the joint meeting prior.

Public Comment: None
Adjourn