



**Girdwood Area Plan Update Committee
December 27, 2018
6 to 8 pm, Girdwood Community Room
Minutes Final**

The mission of the Girdwood Area Plan Update Committee is to fund and complete a transparent, inclusive review of the Girdwood Area Plan to guide Girdwood land use in an orderly and understandable process that is respectful of all views.

The mission of the Girdwood Area Plan:

“Guiding Girdwood land use: creating a framework for the future of Girdwood.”

- 1) Call to order, 6:06PM, Lewis Leonard, Co-Chair
- 2) Introductions and Welcome
- 3) Agenda Approved for December 27, 2018 Meeting
- 4) Minutes Approved from November 28, 2018 Meeting
- 5) Presentation: Girdwild - Stumpy's Wild and Primitive Area Proposal (Brenden Raymond-Yakoubian)
Brenden presented this concept at Trails Committee in December as well. Newly forming environmental group that is focused on protecting the environment and preserving wild and primitive spaces in Girdwood. See Attachment.
- 6) Treasury Report & update on fundraising efforts (Diana Livingston)
No change to report. Diana is seeking new funding sources, suggestions are to check on grant funds related to public health and quality of life from the Centers for Disease Control (CDC) and National Institute of Health (NIH). Holly Spoth-Torres offers to do some research on other funding sources as well.

Group discusses the timeline for additional funds. Phase 1 will likely conclude in April. Funding for writing the plan and getting mapping will be part of the next phase, estimating \$60-80,000. Group discusses that plans are now available on line, there are no printing costs associated, as there have been on other projects. Kyle recommends that this is a topic brought to Girdwood's Assembly members, John Weddleton and Suzanne LaFrance, for consideration with the First Quarter budget revisions.

- 7) Follow up on tasks previously assigned:
FAQ sheet info to Holly (Mike) – provided just prior to this meeting and discussed under topic #12 – see attachment.

Announcements and Public Comment:

Old Business:

- 8) Huddle AK Public Involvement Plan Review – see attachment
Survey Preparation:
 - Letter regarding Survey has been drafted and needs to be finalized by Jan 4 for printer on Jan 7 and distribution Jan 14. Group decides survey should be completed by anyone 13 and older (13 selected due to youth privacy requirements), make sure survey and letter are congruent in ages, anonymity, etc.
 - Poster to promote the survey will be shared digitally soon, it needs to be reviewed and approved by Jan 7.
 - FAQ sheet explaining more about the survey will be presented later in the meeting, group needs to review and approve by Jan 7
 - Survey kick off is Jan 14.

Girdwood Area Plan Update website: www.girdwoodareaplan.com

Girdwood Area Plan Update Committee Agendas and minutes are available on line: <http://www.muni.org/gbos>



PIP other:

Reviewing PIP outline, group agrees that they will review 1.0 and 2.0 for the January GAP meeting

Section 3.0: Public Involvement Activities and Tools:

Group reviews the list of stakeholders – goal is to make sure that someone from each of these broader groups is contacted and takes the survey.

Staff will provide email lists of contacts for public meetings (Trails, LUC, GBOS, PSAC, GAP).

Janice Crocker will update the website

3.4: Group adds use of social media. Facebook page administrator is Mike Edgington. Page was opened a year ago and will need to be updated.

3.5: Community Survey

As discussed earlier, outreach effort is the key element. Goal is wide participation and participation among groups/individuals that are hard to reach.

Holly to draft PSA and send it to Lewis Leonard for KEUL

Contact initiated with Glacier City Gazette, contact will be Diana Livingston, goal is for article in 2nd January issue.

Survey Letter will be provided at all public meetings in January

Representative of GAP to speak under Public Comment at all meetings: PSAC Jan 7; GTC Jan 8; LUC Jan 14;

Cemetery Jan 15; GBOS Jan 21

Contact with larger employers in Girdwood: Alyeska Resort, USFS Glacier Ranger District, Girdwood School, Fire Dept, Little Bears, and civic organizations such as 2020, Lions Club, Rotary, Chamber, etc.

3.6: Public meetings

Planning for Late April, specifics of this event TBA.

Based on information received in survey, Huddle will recommend focus groups or Stakeholder interviews to delve deeper in to topics 2nd survey will take place at about the same time as focus group/stakeholder interviews

After 2nd survey results and focus groups/stakeholder interviews information is compiled, project moves in to Phase 2, when the plan is drafted and presented.

Phase 2:

3.7 Plan adoption pattern is for the plan to be presented in an open house and then at LUC, GBOS, HLB, Planning and Zoning and Assembly. MOA Long Range Planning will assist with municipal adoption process. Holly Spoth-Torres recommends that GAP group plan to attend work sessions with Planning and Zoning and Assembly

- 9) Survey Questions Review and approval
Group reviews survey questions and makes some changes, noted by Holly.
- 10) Comments from the committee – None
- 11) Establish assignment for next meeting: Review of current document, starting at Ch 10

New Business

- 12) Review FAQ Sheet draft: Mike Edgington provided a draft information sheet to explain further the purpose of the survey. Please provide input by Jan 7.
- 13) GAP Officer Election at the Regular GAP Jan Meeting
This item added to agenda based on Operating Procedures adopted by GAP Committee in October.
- 14) Discuss GAP Logo: This item needs to be decided on at this meeting, in order to be timely for the letters, poster, etc that it would go on. Logo needs some fine-tuning to be high enough quality to reproduce, and maybe some updating in font, style.

Motion:

Girdwood Area Plan Update Committee moves to have Mike Edgington work with a graphic designer to refine the logo style and colors as necessary at no charge.

Motion by Janice Crocker, 2nd by Diana Livingston

Motion carries with unanimous approval

15) Tentatively booked future meetings

THU Jan 24 6PM

Meetings are scheduled for the 4th THU of each month, however February meeting likely to move to TUE FEB 26, to accommodate another public meeting. More Details TBA.

Adjourn 8:06PM

**GirdWild: Stumpy's Wild & Primitive Area proposal
For 4-December-2018 Girdwood Trails Committee**

Girdwood is fortunate in that we are able to have a wide diversity of lands and land uses, including residential, various levels of recreation development, and wild and primitive spaces. The natural character of Girdwood, and the desire for a system of open spaces, have long been held as important values to the community (see e.g. the Girdwood Area Plan). However, we are at a point where recent developments are changing the character of forest use in a way such that wild and primitive areas near the community that are easily accessible are rapidly becoming a thing of the past. The community has taken extensive steps to ensure alpine skiers, nordic skiers, and mountain bikers have ample opportunities developed near the community. However, much of this has been to the detriment of the wild forest and diminishes the opportunities for a significant segment of our community who uses that wild forest and indeed needs it for their well-being. Now is the ideal time to ensure that the wild heritage of our valley be protected for current and future generations. This proposal realizes that future and ensures that our community continues to have nearby wild and primitive areas.

We are seeking endorsement/approval at the local level (GTC, LUC, and GBOS) for this Stumpy's Wild & Primitive Area plan, and then at the relevant Muni (e.g. HLB, and Assembly if necessary) and State (DOT) levels for the plan and for future actions to establish the area outlined herein. This plan will also entail making changes in local planning (e.g. changes to the Girdwood Trails Management Plan regarding prohibited uses for certain areas/trails). Additionally, minimal signage may be developed (placed at the edge of the Wild & Primitive Area), and changes at the level of zoning, land management and ownership/responsibility, and other avenues may be pursued to further establish and solidify this plan for this area.

The project area can be described generally as such: the area between Moose Meadows to the south and the Hand-Tram/Four Corners to the north, and the Cat track to the east and Glacier Creek to the west (see attached map).

The major outlines of the plan for the Stumpy's Wild & Primitive Area (green and blue polygons in the attached map), and how it corresponds to different areas noted on the attached map, are as follows (see the attached map and its key as well):

1. No new development of any kind (including trails development, including class upgrades).
2. A rule of *non-mechanized usage only** applies to the entire area, with one exception: Winter grooming is allowed to the extents permitted as of the 2017-2018 winter in the blue polygon area.
3. Area to stay as it is in perpetuity.
4. Permanent easements or similar 'dedications' for Stumpy's and other existing wild/primitive trails may be sought from HLB and DOT to help additionally protect them as-is.
5. If there is a future proposal (e.g. a development proposal) which would decrease protections for or diminish the wild and primitive character of this area, before consideration of that proposal, approval must be obtained to re-open this approved Wild & Primitive Area Plan at all the bodies which approved it. Only then can the other proposal be considered at the

relevant bodies (e.g. GTC, LUC, GBOS, HLB, etc.).

6. Special Note regarding the currently-pending Forest (Park) Loop proposal: This proposed trail is noted by a gray line on the map. If fully permitted (through DOT, HLB, and Assembly levels), that trail will be managed by GNSC/GTC/HLB as permitted, and will not be considered part of the Stumpy's Wild & Primitive Area. No future trail upgrades, development or expansion will be permitted to the Forest (Park) Loop trail exceeding what is outlined in the September 2018 GTC-approved motion for that proposal (with associated approved Specifications, Map, and TMO documents). If the Forest (Park) Loop proposal is fully permitted, winter grooming, trail maintenance, and other mechanized use will be allowed on that trail as outlined in its proposal. However, if the Forest (Park) Loop project is not fully permitted through the DOT, HLB, and Assembly levels, the Forest (Park) Loop will be deleted and subject to the general rules for the Stumpy's Wild & Primitive Area (and trail building and maintenance, winter grooming, and other mechanized uses will not be allowed there).

One of the special things about Girdwood has been the proximity of near-community, easily accessible wild and primitive areas. Many people live in Girdwood at least in part for this reason. This proposal will ensure that that user group continues to be served, and their uses and experiences protected, by the community. This is good common sense, provides good and balanced land management, and fosters a positive sense of community. It also helps to preserve Girdwood's unique lands and unique heritage.

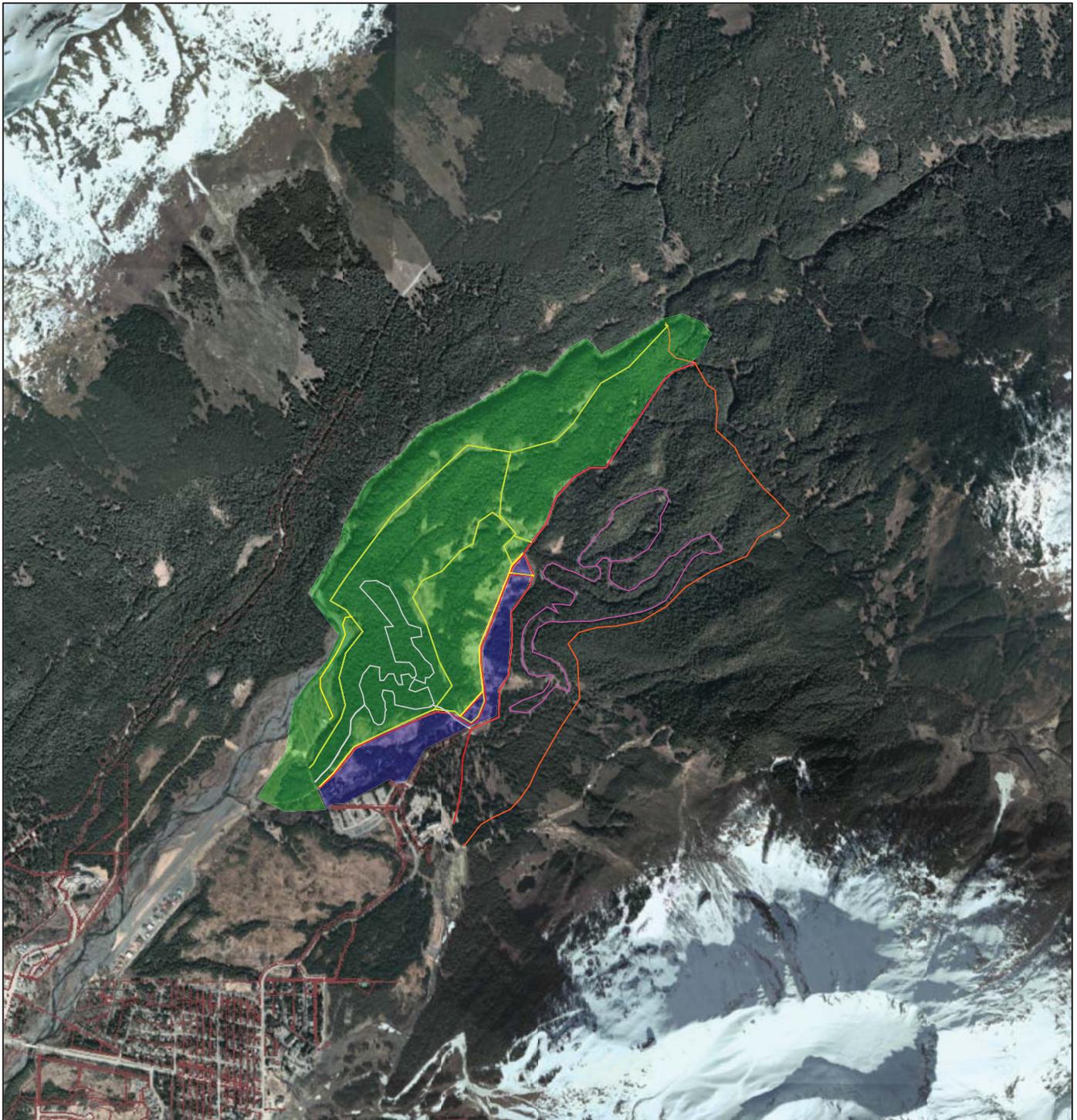
There is a strong sentiment in Girdwood – previously expressed both explicitly and implicitly – that the Stumpy's area should be protected in the ways outlined in this proposal. The forest and meadows around the Stumpy's Trails have long been viewed as the wild and primitive 'crown jewel' of Girdwood, and are held as nearly sacred for many people in our community. Additionally, the Stumpy's Trails themselves are highly valued for various attributes, such as aesthetic, primitive, ungroomed, and historical characteristics. This proposal would enshrine sentiments such as these for the future.

In addition to the values for this plan noted above, this plan also makes good economic sense. This area is and undoubtedly will be valued by Girdwood residents and visitors from across Alaska and beyond. This area would be something Girdwood will be able to market to visitors – that people are able to actually have a true wild, primitive, ungroomed, quiet spaces experience right outside your doorstep when you visit our community. Wildlands advocates, adventurers, and ungroomed enthusiasts – to name a few – will be excited at this opportunity.

We can all be served in this community – including wild and primitive space users. We have an opportunity to come together as a community and respect everyone's needs, before we lose this part of our lands heritage.

**Note: Mechanized uses include, for example, bikes, snowmachines, groomers, etc.*

GirdWild: Stumpy's Wild & Primitive Area Plan



Key

- Stumpy's Wild & Primitive Area &
- Allowed grooming sub-area
- Stumpy's and other wild/primitive trails
- Winner Creek Trail
- 5K Nordic Loop
- Groomed winter trails & Cat track
- Forest (Park) Loop [proposed]

Data provided courtesy of MOA

Underlying map created with MOA Map it!

Note: Map is only approximate

For 4-December-2018 Girdwood Trails Committee

Service Layer Credits:

GDIC, Property Appraisal, Land Records, MOA GDIC, Parks and Recreation, GDIC, Land Records, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Credits Layer:

MOA, USGS, Merrick, Jamie Young | MOA, Land Records | GDIC, Property Appraisal, Land Records | GDIC, Land Records | MOA, GDIC | GICD | MOA, Planning | GICD | MOA GDIC, Parks and Recreation | MOA

MOA GDIC

Girdwood Area Plan Public Survey FAQ

V0.95 – following comments at 12/27/18 meeting

Q What is the Girdwood Area Plan?

The Girdwood Area Plan is the planning document for the community and provides guiding principles which affect land use, zoning, future development and preservation. In other communities this document is sometimes called a Comprehensive Plan. The current Girdwood Area Plan is approaching 25 years old and is due for an update to reflect the needs and desires of the Girdwood community as it is now.

The best plans are developed from within the community, so a group of residents have formed a public committee and started work to update the plan. This survey is the first major step to gather information from a wide swath of Girdwood residents, property owners and visitors. There will be multiple future opportunities to share your opinions and shape the final plan.

Q Why do we need a new plan? I like Girdwood just as it is.

The current plan was written in 1993-94 and adopted in 1995 just after the Hotel Alyeska opened. Girdwood has changed significantly since then, and many of the goals in that document have been met while others have been superseded. It also contains plans that the community has rejected.

This is an opportunity for the whole Girdwood community to provide direction for the town over the next decade plus. When the plan is complete, it can identify areas for preservation as well as future development.

Q What happens to the results of the survey?

The goal of the survey is to identify the major concerns and issues facing the Girdwood community. There will be a town hall style meeting in late April to discuss the major themes coming out of the survey. Following the town hall, the project moves into the next phase of developing targeted plans for specific issues. There will be several more stages of public input before the final draft of the plan. The plan then goes through more public review and discussion before being adopted.

The results of the survey will also be published on the Girdwood Area Plan website.

Q How can I find out more information about the Girdwood Area Plan?

See the Girdwood Area Plan website <https://girdwoodareaplan.org>, Facebook Page, email info@girdwoodareaplan.org or come to a regular monthly public meeting.

Q Didn't we just do a survey about Girdwood?

A variety of groups survey the community for various projects and programs. This is the first survey conducted regarding the Girdwood Area Plan Update since 2007. We also plan to conduct a follow-up survey later in 2019 to reach summer seasonal residents.

1.0 OVERVIEW

Girdwood Inc., via the Girdwood Area Plan (GAP) Update Committee is working to update the Girdwood Area Plan. The mission of the Girdwood Area Plan Update Committee is to fund and complete a transparent, inclusive review of the Girdwood Area Plan to guide Girdwood land use in an orderly and understandable process that is respectful of all views.

The mission of the Girdwood Area Plan:

“Guiding Girdwood land use: creating a framework for the future of Girdwood.”

Girdwood residents, politicians, and businesses will be keenly interested in this project as it relates to community development, the character of Girdwood, and land-use planning. An open and transparent PIP at every step of the planning process will ensure that information is communicated accurately and timely. It will be important to establish a single point of contact by which all residents and stakeholders can access information.

2.0 PUBLIC INVOLVEMENT PLAN

The following Public Involvement Plan (PIP) reflects an approach to inform, consult, involve, and collaborate with interested stakeholders at every stage of the planning process. Successful public involvement should be meaningful to the community and accurately reflect and incorporate the public’s values.

The PIP provides the GAP Update Committee with an outline of the methods to obtain public input as the plan develops. The plan contains a listing of the tools and methods as well as a schedule of when to use each tool.

2.1 OBJECTIVES

The PIP will achieve its goals of involving stakeholders during the GAP Update through the following objectives:

- Assist the GAP Update Committee in developing a positive presence and targeted message for the GAP Update;
- Reach out to involve a broad group of stakeholders to gather information that will inform development of the GAP Update
- Assist stakeholder/user groups in communicating information about the GAP Update to others;
- Clearly state how, when and where people can be involved in the GAP Update
- Respond to stakeholder concerns and provide timely and meaningful feedback;

3.0 PUBLIC INVOLVEMENT ACTIVITIES AND TOOLS

3.1 IDENTIFY STAKEHOLDERS

A preliminary list of stakeholders is identified below that may have an interest the GAP Update and will be included in project communications. This list will be expanded as research and input identify others.

3.2 CONTACT LIST

The GAP Update email list, still under development, will be used to provide notice to stakeholders of activities such as the survey, public meetings, project milestones and website updates. The list will be continually updated throughout the project.

GAP Update Stakeholders

- MOA – Heritage Land Bank
- GBOS and all committees
- Political representatives
- AK DOT&PF
- Chugach State Park
- Chugach National Forest
- MOA-Planning, P&R, PM&E
- Alyeska Hotel
- Nordic Ski Club
- Girdwood Fire Department
- Alaska State Troopers
- Anchorage Water & Wastewater Utility
- Chugach Electric
- GCI/ACS
- Solid Waste Services
- Anchorage School District
- Little Bears
- Alaska Travel Industry Association
- Alaska Railroad
- Iditarod National Historic Trail Alliance
- Alaska Trails
- KEUL - Radio Station
- Glacier City Gazette
- Girdwood Clinic
- Girdwood Library
- Alaska Housing Finance Corporation
- UAA
- Roundhouse at Alyeska
- Tribal Stakeholders

- Second home owners
- Seasonal ski community
- Seasonal summer community
- Seasonal workers
- Hospitality workers
- Oil/slope industry
- Tech industry
- Commuter/bedroom
- Parents
- Students
- Tourists
- Restaurants
- Rental owners/Landlords
- Realtors
- Mariners/Fisherman
- Subsistence

- Gold Miners
- Construction
- Retired
- Naturopaths
- Low Income
- Transient/tent camp
- Anchoragers/weekenders
- Railroad
- Government
- Teachers
- Medical professionals

3.3 PUBLIC OUTREACH AND NOTIFICATION

Written communication will be used to:

- Provide a general overview of the project;
- Outline key project milestones and schedules;
- Provide responses to concerns/questions;
- Provide contact information; and
- Provide regular project updates.

Public outreach and notification will be accomplished using the following tools:

- Project website updates at key project milestones;
- E-newsletters using Constant Contact;
- Public meetings and open houses;
- GBOS Meetings;
- Heritage Land Bank Advisory Commission Meetings; and
- Anchorage Assembly Worksessions/Meetings

3.4 WEBSITE

The project website should be updated (www.girdwoodareaplan.com). The website should contain pages for scope, schedule, public involvement, project contacts, and relevant documents.

If desired, the page could include the following:

- Home/Background
- Schedule
- How to Get Involved
- Take the Survey!
- Project Contacts
- Comments
- Documents
- Other Links

3.5 PUBLIC MEETINGS/WORKSHOPS

Holly Spoth-Torres of Huddle AK will be responsible for planning, set-up, coordination, facilitation and documentation (meeting summary) of one (1) community workshop to be scheduled the week of April 22 or April 29 in Girdwood. For this workshop, the agenda and all meeting materials will be reviewed by the GAP Update Committee prior to the meeting and comments will be summarized for project records after the meeting.

There will be two distinct rounds of open houses. The first four (4) public meetings will occur between September and December of 2016 and the second four (4) public meetings will occur between January and June of 2017. All meetings will be 1.5 – 2 hours in duration. A draft public meeting schedule is presented in Table 2.

There are two open houses scheduled for the Anchorage Bowl during both rounds of public meetings. One open house will be more traditional in nature and the other open house will employ creative/alternative outreach methodologies to engage Anchorage community members that are typically under-represented.

The purpose of this workshop will be to:

- Present the project purpose, need and schedule;
- Present information about the benefits of historic preservation and preservation planning. Present case-studies about how other communities have benefited from historic preservation and how they have successfully integrated preservation planning;
- Gather information, input and comments from attendees on how they think this might work in Anchorage; and
- Gather information from attendees on historic properties, sites, landmarks, landscapes, etc.

The purpose of the second round of meetings will be to:

- Present the draft plan to the public for their input and review.

3.6 GBOS MEETINGS

The public involvement lead will notice all Community Councils and the Federation of Community Councils in writing by email about the project.

The MOA Project Manager will attend and present at community council meetings in priority neighborhoods and other community council areas as necessary. A Historic Preservation Commission member will attend with the MOA Project Manager. The Public Involvement Lead will schedule the attendance, confirm the project's place on the agenda and provide the MOA Project Manager with all handouts and materials in a digital format as required for the meeting. If the MOA Project Manager requires additional support with meeting coverage the Public Involvement Lead is available to coordinate attendance on a case by case basis.

3.7 HERITAGE LAND BACK ADVISORY COMMISSION MEETINGS

A member of the project team will be available to attend monthly HPC meetings as requested by the MOA Project Manager to give project updates. Additionally, the consultant team will present the Draft Growth and Change tools to the HPC for review and approval by resolution prior to review by the Planning and Zoning Commission and Anchorage Assembly.

3.8 PLANNING AND ZONING COMMISSION MEETING

The MOA Project Manager will meet with the Planning and Zoning Commission at a work session around the timeframe of the first round of public meetings (November 7 – November 15) to brief them on the project and the process. The Consultant Team will provide support materials to the MOA Project Manager as necessary.

The Consultant Team will meet with the Planning and Zoning Commission either at a work session and/or regular public hearing to present and discuss the Growth and Change Tools.

3.9 ASSEMBLY WORKSESSION

The Consultant Team will meet with the Anchorage Assembly at a work session to present and discuss the Growth and Change Tools.

3.10 ROUTINE COMMUNICATIONS

Receive and respond to regular communication from project stakeholders by telephone, fax, email, and US mail according to established protocols set out in this public involvement plan.

5.0 COMMUNICATIONS, CORRESPONDENCE AND PUBLIC INVOLVEMENT DOCUMENTATION

5.1 PROJECT COMMUNICATIONS

The following communications protocol has been established for the project to govern contacts with the client, public, project team, media, press, elected officials, and local, state, and federal agencies. The Public Involvement Lead will draft responses for review and approval by the Consultant Project Manager and the MOA Project Manager.

5.2 MEDIA COMMUNICATIONS

Regular media communication can keep the public informed throughout each phase of the project to encourage continued input during all project phases. If required, during the project, the single point of contact for all external communications is the MOA Project Manager. Media communications may include public service announcements, social media such as Facebook, and interviews if requested.

5.5 COMMENT COLLECTION AND RESPONSE

As described above, the Public Involvement Lead will document comments received via all public involvement and communication platforms. The documentation will help make sure input is acknowledged and issues are resolved.

The Public Involvement Lead will also compile all of the comments into a spreadsheet organized by topic that includes the response to the issue or comment.

All comment responses will be drafted by the consultant team and reviewed and finalized by the GAP

Update Committee.

5.6 PUBLIC INVOLVEMENT REPORT

The Public Involvement Lead will document and file all public involvement processes, schedules, results and comments into a final summary report.

DRAFT

Updated GAP logo?

Girdwood Area Plan Update Committee
P.O. Box 1102
Girdwood, AK 99587
info@girdwoodareaplan.org

Dear Girdwood Resident and/or Property Owner,

The Girdwood Area Plan Update Committee and Hays Research Group are conducting a community survey. This is an important survey that the Committee will use to guide decisions regarding the future use of lands and quality of life in the Girdwood area. We need your help to identify the issues that matter to Girdwood residents.

Please take a few minutes to fill out the survey at:

www.girdwoodsurvey.com

A few important points that you should know:

- All members of the household 13 years and older are encouraged to fill out the survey.
- Unless you choose otherwise, the responses to the survey will be anonymous. The data collected by Hays Research Group will be anonymized and combined with responses from hundreds of other Girdwood residents. The Girdwood Area Plan Committee will have no way to identify how any specific individual responds to the survey.

We value the opinions of every Girdwood resident and/or property owner and thank you in advance for your participation.

If you have any questions, or if you would prefer to take this survey over the phone, please give us a call at 907-310-6785.

Sincerely,



Adam Hays
Research Director- Hays Research Group

