

Girdwood Land Use Committee

Notice of Meeting on April 14, 2025 7PM

Minutes Final

Meeting will take place via Teams teleconference and in person at the Girdwood Community Room, 250 Egloff Rd.

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 Code 1.25 - Public Meetings.
The Girdwood Land Use Committee operates under the Girdwood Public Meetings Standards of Conduct.

Agenda Item LUC 2504-01:

Land Acknowledgement: As we gather with a common intention for our GVSA this evening, LUC would like to begin by acknowledging the stewardship of the indigenous peoples of Alaska, whose land we reside on and the surrounding waters we depend on. The current area of Girdwood is situated between the areas known to be Dena'ina and Alutiiq homeland. A necessary connection for Alaska Native people, the landscape and waters around us served to carry their traditional ways of life; to gather here and harvest Native foods. The community of Girdwood respects the Dena'ina and Alutiiq people, who were stewards of this land for generations. We will continue to be stewards of this land and are grateful to be a part of this community.

7PM Call to order Ryan Hutchins-Cabibi

Agenda Approval for meeting April 14, 2025

Lisa Miles/Brice Wilbanks

As amended by Asset

Amendments:

Move **Agenda Item LUC 2504-05** to old business as it is time sensitive Halverson/Seifert

Assent

Postpone **Agenda Item LUC 2504-04** indefinitely Brice Wilbanks/Mike Edgington

see below

Amended further postpone item to next month Mike Edgington/Lisa Miles

Assent

Minutes approval from the March 17, 2025

Fox/Ulmer

Assent

LUC Officer report

None

HLBAC Update

No Girdwood Items on upcoming agenda. Work session will address property in Anchorage.

GBOS update

HLB work plan adoption by Assembly has been postpone to May 20 with a work session likely before then

Announcements:

None

Presentation:

None

Reports:

Agenda Item LUC 2504-02: Public Comment (3 minutes each)

None

Agenda Item LUC 2504-03: Committee Reports.

None

Old Business:

Agenda Item LUC 2403-04: Status of the Girdwood Comprehensive Plan (Imagine!Girdwood).

GCP has been voted on by the Assembly, including amendments. Formal adoption requires Memo from Planning to address those amendments. IT is likely to be formally adopted at the Assembly meeting April 20. This item will stay on the agenda as there is likely to be impact on the HLB plans to be adopted by the Assembly, in particular related to area North of the Girdwood Airport (mitten).

Agenda Item LUC 2407-04: Status of LUC recommended GBOS Resolution of Support for Service Area STR registration and regulation. (Wilbanks/Schechter/Edgington)

Framework recommended by GHEC and LUC has been forwarded to the Administration. Under current code, item needs a sponsor either from the Assembly or the Mayor to carry this forward to Planning.

A separate discussion is if GBOS should pursue changing code so that the GVSA has power more similar to Chugiak Eagle River Advisory Board (CERAB), which has authority to make these changes to code under their power outlined in AMC Chapter 10.

Agenda Item LUC 2502-04: Development Master Plan for Alpenglw Residences gC-9 zoning district, BLK3 LT2. Mixed-use building housing two retail shops, Physical Therapy Clinic and 5 apartments. Petitioner seeking LUC recommendation for GBOS Letter of Non Objection or Resolution of support, TBD PZC Case #2025-0038 hearing expected May 5 2025 (Z Architects, presenting)
Z Architects clarifies that they are now seeking a Letter of Non-Objection from GBOS. Group provided full presentation/community meeting in February. They review the plans in this meeting, highlighting the areas that the project differs from standards for the gC-9 area, including roof overhang, flat roof vs pitched roof, access to parking, grade at the garage area.

Motion:

LUC moves to recommend that GBOS write a Letter of Non-Objection for the Development Master Plan for Alpenglow Residences, Phases 1 and 2.

Motion by Tim Cabana/2nd by Brian Burnett

Motion carries by assent

Agenda Item LUC 2502-05: Request for LUC recommendation for GBOS Resolution of Support for code change to allow retail in gC-10, Tract B2A, Alpine View Estates, Phase 3 (Tim Cabana, presenting).

Meeting packet from March includes a draft resolution used as a template for what is to be requested. Cabana at first was looking for a (p) – permitted use in the table of allowed uses. This is adjusted to discussion of a (3) or (4) – these categories still require minor review at 2,000-4,000SF building and major review at 4000+SF building. (3) allows for building up to 10,000SF; (4) allows for building up to 20,000SF. Expected size is about 9,000SF but there are no designs currently. Business would likely employ about 15 employees and may include some housing, which might take it above 10,000SF. Concerns previously brought up are discussed, such as parking, lighting, impact to road/intersection. Neighbor discusses their concern about buffer, oversight and impact on the neighborhood. During the course of the discussion, various motions were made, including adding a (p), adding a (3). Ultimately the following motion is made:

Motion:

LUC moves to recommend that GBOS write a Resolution of Support for a code change to the table of allowed uses to include a (4) to allow retail in gC-10.

Motion by Jerry Fox, 2nd Lisa Miles

Vote in the room and on line.

23 in favor, 1 opposed, 7 abstain

Motion carries

Agenda Item LUC 2408-04: Request for LUC recommendation for exclusion of the GVSA from the proposed 3% Municipal Sales Tax (Brice Wilbanks)

Assembly has rejected the sales tax proposal at this time.

Petitioner requests that this item is postponed indefinitely from the agenda.

Agenda Item LUC 2503-04: MOA Planning Dept Case No 2025-0035 Non-public hearing of Administrative Site Plan Review. No request from petitioner. Directors decision 4.18.25. <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18166>. No action on this item.

Agenda Item LUC 2504-05: Request for LUC recommendation for GBOS engage MOA Planning Dept and AKDOT&PF regarding development of Parcel H in accordance with new guidance from the Girdwood Comprehensive Plan goal T5 (Halverson) Original motion for GBOS to engage with Planning and DOT is made and rescinded.

Robust conversation about the leasing of this parcel for commercial helicopter service directly adjacent to homes.

Airport Master plan addresses that aviation use should be located on the North end of the airfield. This is consistent with the GAP and the soon-to-be adopted Girdwood Comprehensive Plan.

There are locations on the north end of the airport that match GAP/GCP and Airport Master Plan.

There is urgency in this request. Leaseholder has surveyed the land and has stated intent to commence work as soon as possible at the GBOS meeting in March. At this point, the lease has been executed but the contract has not. Sen. Giessel has written to the DOT Commissioner twice and GBOS is writing a letter which is to be discussed at next week's GBOS meeting.

At GBOS, issue appears to have two elements:

- Commercial helicopter operations directly adjacent to residences
- State of Alaska DOT believes they are exempt from all municipal land use code on airport land. GBOS letter will request MOA pursue their position that Municipal Land Use Code should be followed on projects outside of navigation, aircraft movement and communications.

Motion:

LUC moves to recommend that GBOS pursue that Girdwood Airport Parcel H lease is rescinded and work with the MOA and DOT through the Girdwood Area Plan/Girdwood Comprehensive Plan and Girdwood Airport Plan to find a better location for use as a heliport.

Motion by Jerry Fox, 2nd Brice Wilbanks

It is noted that there are 19 people in attendance and approximately 27 on line.

Vote is unanimous by consent.

New Business: None

Request for GBOS/LUC Joint Meeting (1 of 2 required meetings completed in 2025, Jan 13)

Adjourn 9:10PM

Postponed business:

Agenda Item LUC 2504-04: Transit Supported Development (TSDs) LUC recommendation for GBOS Resolution of Support (TBA)

Pending business:

Agenda Item LUC 2410-04: Request for LUC recommendation for GBOS Resolution of Support for a Watershed Management Plan for Glacier Creek.(Tuttle/Wingard)

Agenda Item LUC 2406-05: Old Girdwood residents request for LUC recommendation for GBOS Resolution of Support to pursue declaration of Old Girdwood as a Historic District at the municipal, state and federal level. (Amanda Tuttle/Supv. Wingard)

Agenda Item LUC 2409-07 & **Agenda Item LUC 2409-08** Status of DNR Section Line Easement appeals