

**Girdwood Land Use Committee**  
**Notice of Meeting on February 14, 2022**  
**7PM**  
**Minutes Final**

Meeting will take place via Teams teleconference:

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 2202-01:**

Call to order 7PM Kevin McDermott, LUC Chair  
Agenda Approval for February 14, 2022 meeting  
Minutes Approval from January 10 2022 meeting

Shannon O'Brien/Jennifer Wingard  
Shannon O'Brien/Jennifer Wingard

LUC Officer reports: None

Community update regarding housing developments:

Group lists the variety of projects on the horizon in Girdwood

- including 10 townhouses on Hightower Road
- development of 3 acre parcel off Crow Creek Road at Alyeska Highway
- multi-family construction off Gunnysack Rd/Alyeska Highway
- parcel off Alyeska Highway just past Glacier Creek Bridge
- Alyeska Resort addition to employee housing
- Holtan Hills, which is by far the largest of the projects.

Emma Kramer: A Town Hall was held on Saturday with 50 people attending via teleconference and about 30 in person. In addition to housing, additional unmet community needs include elder care and child care. Glacier City Transit runs as a non-profit funded by federal grant supplemented by MOA and GVSA funding, as well as donations. A solid definition of what is affordable housing for those living and working in Girdwood is needed. Concern expressed that those most impacted by the developments are least available to attend public meetings to express their concerns. Suggestions have been to set up a Housing Authority as other mountain communities have, including Jackson Hole and Whistler. Securing legal counsel in working with HLB has been recommended.

**Announcements & Presentations:**

LUC is seeking a volunteer to attend Federation of Community Councils meetings, which are held the 3<sup>rd</sup> WED each month 6PM-8PM.

HLB Draft 2022 Annual Work Program and 5 Year Management Plan are being prepared and draft is available to review on line. HLB plans to present and hold public hearing at the HLBAC meeting in March, date TBA:

<https://www.muni.org/Departments/hlb/Pages/Plan.aspx>

LUC requests to have this as a business item on the March LUC agenda.

**Agenda Item LUC 2202-02:** Public Comment

Krystal Hoke shares poll conducted at the Town Hall. Screen shots of the questions and responses will be included in the final meeting packet.

**Agenda Item LUC 2202-03:** Committee written reports are included in the meeting packet monthly.

Any items that require additional discussion should be brought up at this time – none.

**Old Business:**

**Agenda Item LUC 2008-04:** Update on draft land acknowledgment statement (Diana Stram)

Diana is collecting and compiling acknowledgment statements from various sources that she will present at the March meeting. These may be helpful for LUC in drafting such a statement.

Girdwood Land Use Committee Meeting Agendas and minutes are available on line: <http://www.muni.org/qbos>

**Agenda Item LUC 2111-08:** 2<sup>nd</sup> presentation and request LUC recommendation for GBOS Resolution of Support for Project#2022-0014: Dimensional Variance for development within the stream protection setback at 515 Vail Dr. ZBEA meeting scheduled for March 10 2022. <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17505>. Mike Ausman/Alexandra Robinson, presenting.

Owners of the property initially presented to LUC and GBOS in November 2021. Hearing date has been set for March 10, seeking community support for variance from stream setback requirements. 80% of property is within various setbacks, leaving only 20% buildable. Average in Girdwood is for lots to be 62% buildable. Advice from Watershed management was to seek variance now for as much development as the owner plans to ever build, so there are areas requesting variance for that they have no concrete plan to develop, including areas currently marked on site plan as shed, sauna and hot tub.

Immediate plan is to:

- remove outside deck on North side of structure, rehabilitate that area to natural vegetation
- add permeable surface pad to the west side
- addition to home including utility room, mudroom and entry on south side of existing structure involving limited foundational encroachment in the setback.

While the square footage of what is removed is less than what it is replaced with, the change will remove the closest encroachment on the stream setback and is an improvement for drainage on the property.

Shannon O'Brien recently advises property owner to document the specific amount of encroachment for each element for the ZBEA hearing, and to be aware if the streams on their property are anadromous (fish habitat), as these are major elements to the ZBEA. Some in the group have concerns regarding the outbuildings proposed at the back of the property, however there is no immediate plan to build these and the owner is now aware of issues related to those outbuildings that they may need to consider.

LUC Motion:

The Girdwood Land Use Committee moves to recommend a GBOS Resolution of Support for Project #2022-0014: Dimensional Variance for development within the stream protection setback at 515 Vail Dr, as presented

Motion by Jerry Fox, 2<sup>nd</sup> by Diana Stram

Vote by voice, chat and poll:

13 in favor, 0 opposed, 2 abstain

Motion carries

**Agenda Item LUC 2201-04:** Discuss meeting style options for future LUC meetings (virtual, hybrid, in-person) (Mike Edgington) GBOS requested that this item is brought to each of the committees to discuss. GBOS authorized funding for purchase of technology to have successful hybrid meetings in the Girdwood Community Room. Jennifer Wingard is working on a survey of the community to determine interest in how the community wants to meet in the future. In the end, the decision will be made by each committee.

**Agenda Item LUC 2201-05:** Discuss mechanics of new/old Business topics and what is needed to take action on new business items, if necessary. This item was brought up at GBOS/LUC meeting. Staff has researched Operating rules for each of the committees, which will continue to be discussed.

**Agenda Item LUC 2201-06:** Power to Bob Wolfe's Lot in the Girdwood Industrial Park/HLB Lot (Bob Wolfe) Platting and development of the first 5 lots and road in the Industrial Park fell short of the GVSA lot and the lot leased by Bob Wolfe. HLB is self funded and has not got the funds to survey and plat phases 2 and 3, as in addition to that work, development of the parcel is required within 2 years, and the cost for the full development is estimated at \$2-4 million. Without survey and plat, none of the leaseholders in Phase 2 and 3 can get power, natural gas, water on their lots. Modern road equipment, which is integral to Girdwood lifestyle and operations, needs to be kept warm when not in use. Recent cold snap left Bob unable to use equipment for 4 days while it was too cold to run. Bob has left equipment running overnight in order to keep it warm enough to operate the following day. HLB has now said that it is unlikely they'll ever have funding enough to develop the Industrial Park and are considering opening Request for Proposals to sell the property to private developer, who would not be tied to all of the same code requirements. However, there is no guarantee that the developer would honor current lease agreements. Strong concern that Bob and other leaseholders would not be able to retain access to their parcels, and could be required to vacate with short notice. Bob requests that as an existing leaseholder he should be able to purchase his lot under the same terms as the current leaseholders in Phase 1.

Emma Kramer states that it is important to make sure existing leaseholders are protected. Group should consider legal counsel in working with HLB.

Girdwood Valley Service Area is in a similar situation with the roads lot, although there was a plan to locate power along the shared property line with AWWU, which has surveyed corners. Kyle will follow up on earlier conversations with Chugach Electric to see if it is possible to add using the AWWU property line.

**Agenda Item LUC 2201-07:** Discussion of Assembly redistricting/reapportionment of Assembly Seats and consider GVSA formal comment. Today it was announced that the board is considering 3 maps, which have been posted on the reapportionment page:

[REAPPORTIONMENT ANCHORAGE: Proposed Assembly District Boundaries 2022 \(arcgis.com\)](https://arcgis.com)

Community members who review the maps can comment of the reapportionment home page:

[Reapportionment Committee Reapportionment Anchorage \(muni.org\)](https://www.muni.org)

**New Business:**

**Agenda Item LUC 2202-04:** Housing Working Group structure and future (Jennifer Wingard)

Jennifer Wingard states that Housing Working Group as an ad hoc group has completed its tasks and should provide a report of the conclusions to LUC and dissolve. There is continued work to do related to housing as new issues have arisen since the start of HWG, and other community forums are developing to address the concerns of the community, such as the Town Hall last weekend. Ideas and conclusions from these other forums should come forward to Land Use once they are ready. Mike Edgington agrees.

**Agenda Item LUC 2202-05:** Girdwood Parks and Recreation and Girdwood Turnagain Arm Lions Club request for LUC recommendation of GBOS Resolution of Support to seek grant funding for a picnic pavilion in Lions Club Park.

Anchorage Park Foundation grant opportunity is open now. APF did not hold grant cycle in 2021 as many of their granted projects needed more time to complete tasks due to COVID. Plan is to build an ADA accessible small pavilion in Lions Club Park, open to all to use at any time. Grant application is due March 17.

**Request for GBOS/LUC Joint Meeting (0 of 2 completed in 2022)**

**Adjourn 9:36PM**