

**Girdwood Land Use Committee**  
**Notice of Meeting on January 10, 2022**  
**7PM**  
**Minutes Final**

Meeting 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 2201-01:**

Call to order 7:00 Kevin McDermott, Chair

Agenda Approved for January 10 2022 meeting

Minutes Approved from December 13 2021 meeting

Minutes Approved from the December 20 GBOS/LUC Joint meeting

LUC Officer reports - None

Mike Edgington/Diana Stram

Diana Stram/Mike Edgington

Mike Edgington/Diana Stram

**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>

**Agenda Item LUC 2201-02:** Public Comment (3 minutes each)                      None

**Agenda Item LUC 2201-03:** Committee written reports are included in the meeting packet monthly. No items are brought up for additional discussion.

**Old Business:**

**Agenda Item LUC 2110-04:** Case #2022-0017 Planning and Zoning Commission hearing on Feb 14, 2022.

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=17508>. Glacier City Center, proposed mixed use development located off Hightower Road immediately north of the Post Office. Group requests LUC recommendation for GBOS Resolution of Support for Development Master Plan. (Marco Zaccaro, presenting).

See meeting packet for full presentation materials. Mixed use development on this gC-8 lot, which is zoned as an extension of the gC-7 but provides transition from commercial style lots and residential. In keeping with this, the proposal is to place commercial use at the corner by the Post Office and residential at the back of the lot. There is another portion of the parcel that currently has no development planned, but may be used later. 10 townhouses in 2 buildings; Townhouses are 2000 SF, 1500 is living space on 2 levels, 500 is ground level garage. Commercial building is planned to house distillery, coffee shop and event space for gatherings.

Action is requested for Development Master Plan, which allows the developer to create their own design standard as long as it meets or exceeds code. Areas that differ from current code are:

- Proposed horizontal mixed use – provides townhomes with neighborhood feel compared to living space atop commercial space.
- Covered Walkways along streets adjacent to commercial building
- 4' overhang for – 2' is required, 4' is planned in order to protect pedestrians from weather.
- Shallower roof pitch – proposed roof will hold snow, if snow does slide, roof is angled so that the snow would not fall on pedestrian areas.
- Length of wall – one wall within the distillery is longer than 42' length allowed by code.

Comments regarding the project are:

NOISE: Noise concerns from the proposed 2F deck leading to event space. Neighbors are concerned about noise from events and seek assurance that nighttime events will not disturb them. Concern that future owner/business owners may seek later evening

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

operation than current distillery/coffee shop would likely pursue. It is noted that evening use, bar/restaurant is allowable by code on this parcel, and that previous owner had received a full liquor license for that location, which has since been re-sold. It is noted in the chat that the Health Department enforces noise regulation and should be called regarding violations/concerns. Neighbor recommends removing that deck to mitigate this possibility permanently.

**LIGHTING:** Concern about outdoor lighting, neighbors request lighting that does not impact neighboring area. Developer is working with MOA regarding lighting, including on Hightower Rd. which MOA requests to be added. Lighting plan is for directed light that shines only on the area intended for illumination for safety.

**SEWER/WATER:** Concern that AWWU plant is not adequate for all of the upcoming development that has been discussed (including Holtan Hills development farther up Hightower Road). Mike Edgington updates that there is upgrade slated for the Girdwood AWWU plant due to change in degree of treatment required, not based on capacity. AWWU has indicated the treatment plant is adequate for proposed additional development.

**ODORS:** Developer has visited other distilleries in Montana and in Juneau. Observation is that distillery is lower impact than breweries as the fermenting time is shorter.

**Motion:**

Girdwood Land Use Committee moves to recommend a GBOS Resolution of Support for the Development Master Plan for Glacier City Center, a mixed use development on Hightower Road.

Motion by Diana Stram, 2<sup>nd</sup> by Kalie Harrison

Vote by roll call.

10 in favor, 1 opposed, 9 abstain

Motion carries

**Agenda Item LUC 2112-05:** 2nd presentation and vote regarding LUC recommendation for GBOS Resolution of Support for the concept plan for a new bridge over Glacier Creek, to replace the hand tram and reconnect Winner Creek Trail. (Kyle Kelley)

See meeting packet for concept drawings and additional information.

Suspension bridge to connect the Winner Creek Trail and replace the hand tram; repurpose one of the tram terminals

Project is anticipated to cost \$1.2M, plus \$50,000 for the interpretive display to feature the hand tram. Funding for project so far has been through MOA Parks and Recreation via Cares Act funds. Future funding would likely come from a variety of sources yet to be determined. Likely match required will be about 40% of the project budget.

GTC considered this last week and approved by a vote of 51 in favor, 0 opposed, 1 abstaining

**Comments:**

**STYLE:** Consider more of an arch style than the dips, this would allow for shorter towers at each end of the bridge. Group discusses that the new bridge in Denali State Park was a prototype for this concept drawing, but future design could look at that type of style.

**Motion:**

Girdwood Land Use Committee moves to recommend a GBOS Resolution of Support and commit matching funding to complete the engineering, design and construction of a suspension bridge to replace the Hand Tram on the Winner Creek Trail Crossing of Glacier Creek, which includes an interpretive display of the Hand Tram adjacent to the new bridge.

Motion by Diana Stram, 2<sup>nd</sup> by Kalie Harrison

Vote via voice, chat and poll:

11 in favor, 0 opposed, 4 abstaining

Motion carries

**Agenda Item LUC 2111-06:** Girdwood LUC Officer elections. Roles are Chair, 2 vice Chairs.

Kevin McDermott is nominated for Chair by Kalie Harrison, 2<sup>nd</sup> by Diana Stram. He accepts nomination.

Shannon O'Brien is nominated for Vice-Chair by Kevin McDermott, 2<sup>nd</sup> by Jennifer Wingard. She accepts nomination.

Diana Stram is nominated for other Vice Chair by Kalie Harrison, 2<sup>nd</sup> by Shannon O'Brien. She accepts nomination.

There are no objections to the nominations; nominations are confirmed.

**New Business:**

**Agenda Item LUC 2201-04:** Discuss meeting style options for future LUC meetings (virtual, hybrid, in-person) (Mike Edgington) GBOS has funded a/v improvements that will improve the technology to fix the issues experienced with hybrid meetings this summer, this should be up and running in the coming months. GBOS is updating their Rules & Procedures to match those of the Anchorage Assembly, which will allow for remote attendance/hybrid meetings.

GBOS is planning to survey the community regarding how it wants to hold meetings: virtual, in-person or hybrid. Other questions can be asked in the survey, let Jennifer Wingard know if there are questions that LUC wants to ask.

Each committee of GBOS will determine how they want to meet.

**Comments:**

Virtual meetings allow more people to participate and committees have seen increased attendance.

In person meetings allow for better communication, questions/answers, and improved dialog.

Virtual and hybrid meetings offer challenges related to qualified voting, if there is a vote that is very close.

**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.

Various petitioners have requested that their items are moved to old business so that there could be a vote and action without 2 meeting (introduction/hearing). This is often due to time-sensitivity, with an impending due date that needs to be addressed. Also, some items may not really require 2 meetings for consideration and could be placed on a consent agenda. Staff will produce a list of qualifier questions that can be used to consider for LUC to review and edit.

**Agenda Item LUC 2201-06:** Power to Bob Wolfe's Lot in the Girdwood Industrial Park/HLB Lot (Bob Wolfe)

Bob Wolfe is out working on roads this evening, Kyle Kelley provides information on this item. This concern has been brought forward previously. Bob wants to get power to his lot and wants to purchase his lot so that he can make improvements to it. GVSA has similar concerns with the service area HLB lot, road equipment needs warm storage in order to function properly.

**Agenda Item LUC 2201-07:** Discussion of Assembly redistricting/reapportionment of Assembly Seats and consider GVSA formal comment

See meeting packet to review the proposed redistricting maps. Every 10 years the assembly reviews districts to ensure that members have relatively similar sized-districts. IN 2022 an additional assembly seat is being added, bringing the Anchorage Assembly to 12 members total. Review of the redistricting map ideas shows several options under consideration. This redistricting would impact the 2023 election. At the next LUC meeting, this group will determine how GVSA may choose to participate in formal comments. Individuals may make comments regarding the proposed redistricting ideas as well.

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

**Adjourn 9:30PM**