

Girdwood Land Use Committee

Notice of Meeting on July 10, 2023

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 2307-01:

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.

Call to order 7PM Kevin McDermott, Chair

Agenda Approval for July 10, 2023 meeting	Joel Ribbens/Ryan Hutchins-Cabibi	Assent
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Minutes approval from June 12 2023 meeting	Joel Ribbens/Ryan Hutchins-Cabibi	Assent
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Minutes approval from July 3 2023 GBOS LUC JSM	Ryan Hutchins-Cabibi/Joel Ribbens	Assent
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LUC Officer reports - None

GBOS updates: Jennifer Wingard – Main points addressed at prior GBOS LUC Joint meeting

Alyeska Highway Interchange update: Independent evaluation requested by GBOS has been approved. State will be selecting a contractor to perform this study.

Announcements:

Agenda Item LUC 2307-02: Update and community input regarding housing and housing developments

- Outcome of GBOS Letter of Request to HLB April 19 2023:

MOA has hired Tiffany Briggs to serve as the MOA Real Estate Director and director of HLB. Tiffany has worked for the MOA for years and has received request for the bifurcation agreement, which she has provided and will be added to the GBOS website and to this meeting packet.

The request for a less redacted map is pending.

HLB and Planning assessment of how to remove the CCNLUP from use as an Area master plan is pending.

- Progress on facilitated housing workshop/open house with Imagine!Girdwood
Likely this fall, Imagine! Girdwood was delayed with re-contracting but moving forward.

Agenda Item LUC 2307-03:

Paula Bogdan concern about the wetlands permit currently up for Public Comment thru the US Army Corps of Engineers. Public comment ends July 24, so there is not time for LUC and GBOS to review and address this within the comment period. It is expected that the USACE public comment is just the start of a public input process that would include many opportunities for comment as the project has many elements that require planning, zoning, etc review prior to any work being performed.

Public is encouraged to submit their comments. US Army Corps of Engineers Comment period open now thru July 24 for project:

<https://www.poa.usace.army.mil/Missions/Regulatory/Public-Notices/Article/3437767/poa-2023-00206-glacier-creek-pn/>

Agenda Item LUC 2307-04: Committee Reports. Any items for update or discussion should be brought up at this time.

Girdwood Housing and Economic Committee Update: Mike Edgington states that the group is organizing and prioritizing work. GBOS provided some initial tasks and will follow up at their next meeting.

Old Business:

Agenda Item LUC 2201-06: LUC Recommendation for GBOS Resolution to address GVSA Industrial Park concerns (power, platting and others) (Land Use Supervisor)

GVSA Industrial Park needs to be completed so that remaining lots can be used. Brett Wilbanks states that this is on the 1 year plan. GBOS resolution from 2018 is proposed to be updated to address the current concerns and status.

Motion:

LUC moves to recommend that GBOS write an updated Resolution of Support to address Girdwood Industrial park concerns.

Motion by Joel Ribbens/2nd by Ryan Hutchins-Cabibi

Vote by assent, motion carries unanimously

Agenda Item LUC 2305-07: GBOS request for LUC to consider Non-Objection for non-glyphosate product for weed spraying in specified locations on MOA land in 2023.

GBOS proposes compromise that will allow for spraying with non-glyphosate product, which will help to abate hawkweed, thistle, and vetch. In addition to removing the glyphosate product from spraying, the term of the Letter of Non-Objection is reduced to just one season. GBOS has voted to approve the LONO presented, pending LUC approval.

Motion:

LUC moves to approve the proposed Letter of Non-Objection to use non-glyphosate product for weed spraying in 2023.

Motion by Joel Ribbens, 2nd by Ryan Hutchins Cabibi

Vote by hands in room and on line, 9 in favor, 0 opposed, 4 abstain

Motion carries

Agenda Item LUC 2306-05: Discussion of Airport land lease. Extension of comment period to 7/13/23. This item was discussed in a GBOS LUC meeting just prior to this meeting. Follow up letter has been approved by LUC and will be sent by GBOS.

Agenda Item LUC 2306-06: LUC recommendation for Inclusion of Comprehensive Girdwood Transportation Plan in DOT Annual Work Plan for 2024/25 (Mark Eisenman).

State Transportation Planner Mark Eisenman noted that the current transportation plan for Girdwood is out of date and minimal in scope as it does not address the highway, railroad, airport. He suggested that adding a Comprehensive Girdwood Transportation Plan to the DOT work plan would put it in line for future consideration. This does not guarantee funding for the plan.

LUC has questions and concerns as the community feels that encouraging planning of roads in the past has resulted in projects that are not supported by the community, such as the current proposed design for the Alyeska Highway Interchange.

LUC considers asking Mark Eisenman back to provide more information and considering this further at a future meeting. However, the window for adding Girdwood to this year's project list is likely shorter than an additional 2 months, LUC opts for a less specific recommendation to GBOS.

Motion:

LUC recommends that the GBOS pursue some transportation planning effort for Girdwood.

Motion by Joel Ribbens/2nd by Ryan Hutchins-Cabibi

Vote by hands in room and on line: 9 in favor, 0 opposed, 7 abstain

Motion carries

Agenda Item LUC 2306-07: The Herbal Cache request for LUC recommendation for GBOS Letter of Non-Objection for License M19277 Renewal

Marijuana renewal is moving to 2 year cycle, more like that of alcohol licensing review and renewal. No negative comments have been received for this renewal.

Motion:

LUC moves to recommend that GBOS provide a letter of Non-Objection to renewal The Herbal Cache license M19277.

Motion by Ryan Hutchins-Cabibi/2nd by Brian Burnett

Assent vote carries unanimously

New Business:

Agenda Item LUC 2307-05: LUC request for information on implementation of ballot measure in 2023 that proposed marijuana tax distribution within MOA and possible avenues for a portion to be received in Girdwood.

2023 measure is to provide funds for early childhood education. Distribution will be handled by Assembly, program effort is the responsibility of the Administration. This item will be added to the MOA GBOS agenda for their joint meeting July 24.

Group continues discussion to address that Girdwood should be aware of the amount received from Girdwood into the various non-property-tax based fund sources, which includes room tax, alcohol tax, marijuana tax and gas tax. MOA cannot share information that is sourced from sole or few vendors, as this essentially provides proprietary information. However, it is likely that funds from alcohol tax and room tax generated from Girdwood could be shared as there are multiple sources from which those funds are derived.

Supervisor Wingard states that this item will also be added to the MOA GBOS Joint Meeting July 24.

Request for GBOS/LUC Joint Meeting (2 of 2 required meetings completed in 2023): Jan 4, Jan 9, Apr 10, July 3, July 10 2023

Adjourn 8PM