

# **Girdwood Land Use Committee**

## **Notice of Meeting on March 17, 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 2503-01:**

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 March 17, 2025

L Miles/Brice Wilbanks

Assent Vote

Agenda revised to postpone item 2502-04 as the packet has not arrived from planning dept.

Minutes approval from the February 10, 2025

Brice Wilbanks/L Miles

Assent vote

LUC Officer report: None

HLBAC Update: None

GBOS update: None

#### **Announcements:**

\* GBOS MAR Meeting will be held Mar 24 to avoid spring break conflict.

#### **Presentation:**

\* Transit Supported Development (TSDs) Jason Norris presented ideas that match Anchorage 2040 Plans. Code changes to match the plans have not been made. Goal is to implement code change in Anchorage Bowl. Request for Support for GBOS Resolution. Item will return as new/old business in April/May.

#### **Reports:**

**Agenda Item LUC 2503-02:** Public Comment (3 minutes each): None

**Agenda Item LUC 2503-03:** Committee Reports. Any items for update or discussion should be brought up at this time.

GTC: Still seeking individuals to serve as vice-chair and Treasurer.

GHEC: Initiatives have been forwarded through LUC and on to GBOS, where they are waiting for action.

#### **Old Business:**

**Agenda Item LUC 2403-04:** Status of the Girdwood Comprehensive Plan, Intro Nov 19, hearing Dec 17 and Feb 25 hearing/Assembly action. Imagine!Girdwood). Hearings are closed. Assembly will consider 2 substantive amendments related to land north of the airport and land in the Lower Virgin Creek area and then are expected to vote on amendments and vote to adopt the plan on TUE March 18. Following that, the process to update code to match the new plan must begin.

**Agenda Item LUC 2407-04:** Status of LUC recommended GBOS Resolution of Support for Service Area STR registration and regulation. (Wilbanks/Schechter/Edgington). No update. GBOS requested that GHEC consider some changes to the draft framework that was passed last fall to match the GBOS housing goals of STR as an accessory use rather than a primary use of housing. GHEC declined to take action after discussion. No action requested of LUC.

**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).

Cabana has received new information on what he needs to develop this tract for retail and has shifted his request from variance to code change. Preliminary draft resolution is included in the packet, this will be amended as well. Goal is to build a retail space for a hardware

store.

Concerns expressed are impact of increased retail to traffic on Alyeska Highway and impact to neighborhood adjacent to this property. gC-10 was purposefully protected from retail in GAP because of proximity to neighborhood and desire to concentrate town center in specific areas (Old Girdwood, Town Center and Resort base).

Request for traffic study and consideration for reasons that retail has been restricted previously.

Motion:

LUC moves to postpone this topic to April LUC meeting.

Motion by Brice Wilbanks/2<sup>nd</sup> R Hutchins-Cabibi

Motion carries by assent vote

Cabana will provide updated resolution language and other supporting documents regarding traffic study already performed and code change already received for the proposed motel and retail space at the next meeting.

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

Assembly is considering proposal for special election that includes the Girdwood Arts and Recreation proposal. If it passes, the Assembly would put the sales tax item with the recommended projects to voters in a special election.

No action on this item at this time; it will return at the April meeting.

**New Business:**

**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>. Individuals may make comments on this item.

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

**Adjourn 8:30PM**