

**Girdwood Trails Committee:** Draft minutes are available on GBOS website. [www.muni.org/gbos](http://www.muni.org/gbos).

**Cemetery Committee:** No report.

**Housing Working Group (HWG):** HWG next meeting is scheduled for November 10. Draft minutes are available on GBOS website

**Imagine! Girdwood** Imagine! Girdwood received presentation from the Girdwood Residential 2021 group regarding development plans to Holtan Hills area. [www.imaginegirdwood.org](http://www.imaginegirdwood.org)

**Girdwood Board of Supervisors:**

Draft minutes are available on GBOS website: [www.muni.org/gbos](http://www.muni.org/gbos)

**HLBAC Report:** The HLB Advisory Commission Meeting scheduled for Thursday October 21, 2021 was canceled due to lack of quorum. Next meeting is scheduled for FRI Nov 19 11:30 am via Teams/phone meeting, connection information below.

Two issues on agenda reference to Girdwood...

- HLBAC Resolution 2021-11: Approval of a non-competitive disposal by sale of HLB Parcel 6-043, legally described as US Survey 3042 Lot 72, Township 10 North, Range 2 East, Seward Meridian and the site of the Chugach National Forest Glacier Ranger District Headquarters, to the United States Forest Service at fair market value.
- HLBAC Resolution 2021-12: Approval of a non-competitive disposal by sale of HLB Parcels 6-057A-E, legally described as Lots 1-5, Block 2, Girdwood Industrial Park Phase I, to current lessees in accordance with the Right of First Offer clause contained in each lease at fair market value.

Full agenda is available here: [Heritage Land Bank Advisory Commission \(muni.org\)](http://Heritage Land Bank Advisory Commission (muni.org))

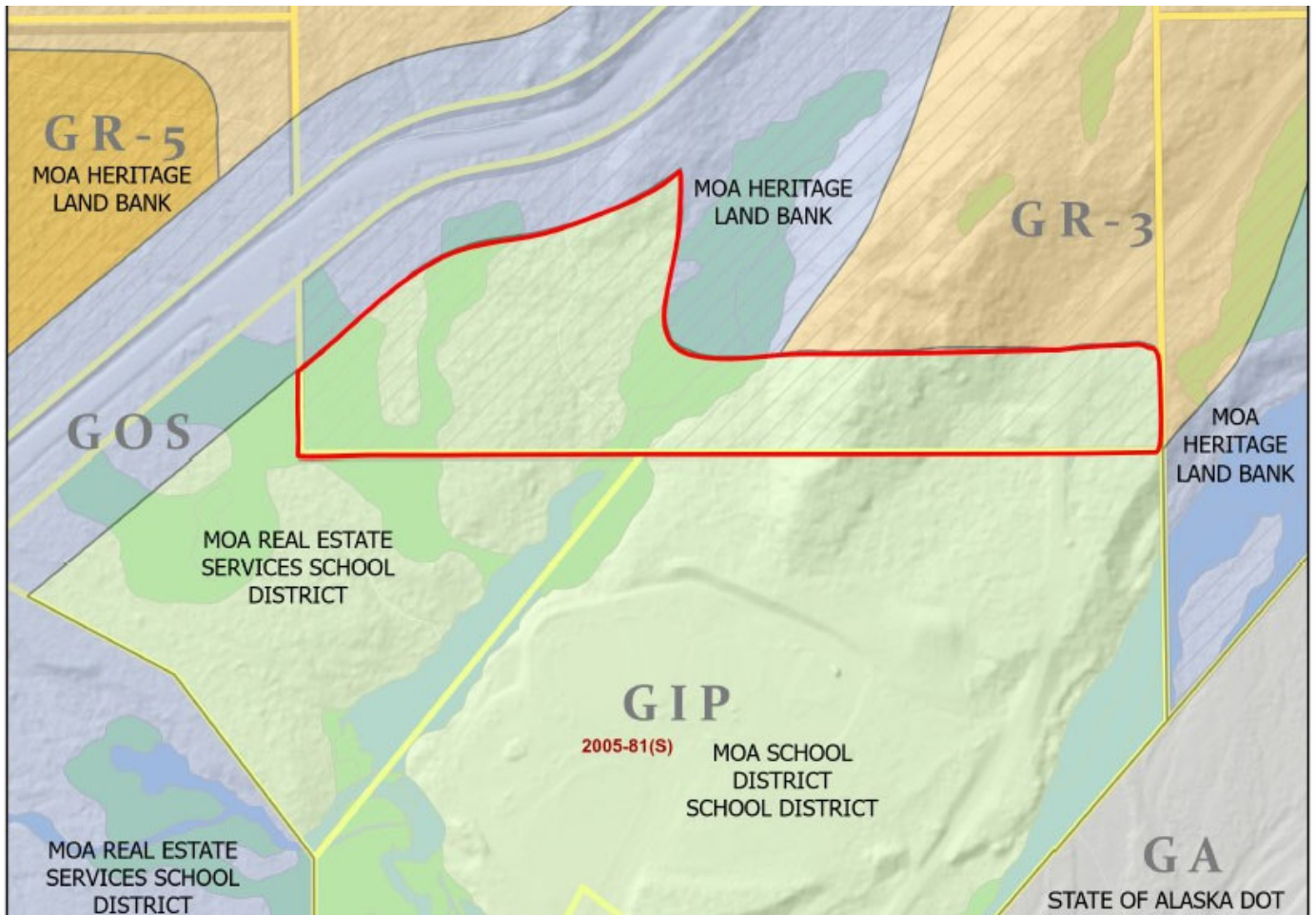
**Join on your computer or mobile app** [Click here to join the meeting](#)

**Or call in (audio only)** [+1 907-519-0237](tel:+19075190237),181358541# Phone Conference ID: 181 358 541#

# HLB 6-011 PLI Rezone

Proposed rezone of PLI section to GR-3

Shelley Rowton  
October 11, 2021



Heritage Land Bank  
Parcel 6-011  
Proposed Rezone  
PLI to GR-3

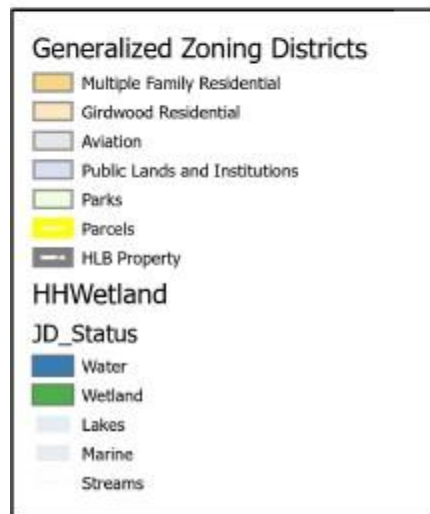
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Public Meeting/LUC  
November 8

P&Z Commission  
February 7

Assembly Intro  
March 15

Assembly Public Hearing  
April 19



Girdwood Elementary Tract B

(Plat 85-38)

3 zones: GOS, GR-3, GIP

GIP crosses property line creating area that would go undeveloped if not rezoned, at least in HH Phase I.

- d. *gR-3 (Single-family/two-family residential) district.*
- i. *Location.* Discrete areas of the gR-3 district are located in the following areas:
    - (A) West of Alyeska Highway, west of the gR-1 district and west of the Mine Roads portion of the gR-2 district; and
    - (B) Both east and west of Crow Creek Road.
  - ii. *Intent.* The gR-3 district is found in a number of areas and consists of undeveloped land designated primarily for single-family detached and two-family development, although other types of residential uses and visitor accommodations may be allowed pursuant to the master planning process and Table 21.09-2.
  - iii. *Area master planning required.*
    - (A) Prior to subdivision or development of any portion of this district, area master planning is required pursuant to subsection 21.09.030 E.
    - (B) Uses allowed in this district are set forth in Table 21.09-2. Area master planning shall not change the allowed uses in this district, unless the master plan is adopted concurrently with amendments to the Girdwood Area Plan and this chapter.
    - (C) Dimensional standards, site development and design standards, and building design standards for this district are set out in Sections 21.09.060, 21.09.070, and 21.09.070, respectively. Area master planning shall not change those standards.
  - iv. *District-specific standard.* Unless determined otherwise through an area master plan, only one principal structure is allowed on any lot or tract.

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## GR-3 Zoning District

Use Category	Use Type	gR	gR	gR	gR	gR	
		1	2	2A	3	4	5
<b>RESIDENTIAL</b>							
Household Living	Dwelling, single-family detached	P	P	P	P	P	
	Dwelling, single-family attached	S			S	S	
	Dwelling, two-family	P	P	P	P	P	
	Dwelling, townhouse	S			S	S	
	Dwelling, multiple-family (< 4 dua)	P					
	Dwelling, multiple-family (4-8 dua)	C			S	S	
	Dwelling, multiple-family (> 8-20 dua)				C	C	
	Dwelling, multiple-family (> 20 dua)						
	Dwelling, mixed-use						
	Group Living	Residential care facility, large	C			S	S
Residential care facility, small		P	P	P	P	P	
Roominghouse		C			C	C	
Adult Care	Adult care facility, 1-8 adults	P	P	P	P	P	
	Adult care facility, 9+ adults	C				C	
	Child Care	Child care home, 1-8 children	P	P	P	P	P
		Child care facility, 9+ children	C				C
	Community Buildings and Uses	All uses	M	M	M	M	M
		Religious Assembly	S	S	S	S	S
	Community Service	Cemetery	C	C	C	M	C
		Cultural Facility					
	Cultural Facility	Botanical Gardens				S	
		Museum or cultural center					
		Visitor and information center					
	Educational Facility	Boarding school	C			M	
		Private school	C			M	
		Vocational or trade school					
	Government Facility	Governmental Service					
Police/fire station							
Health Care Facility	Health services						
Park and Open Area	Park, public	S	S	S	S	S	
	Passive and active recreation	P	P	P	P	P	

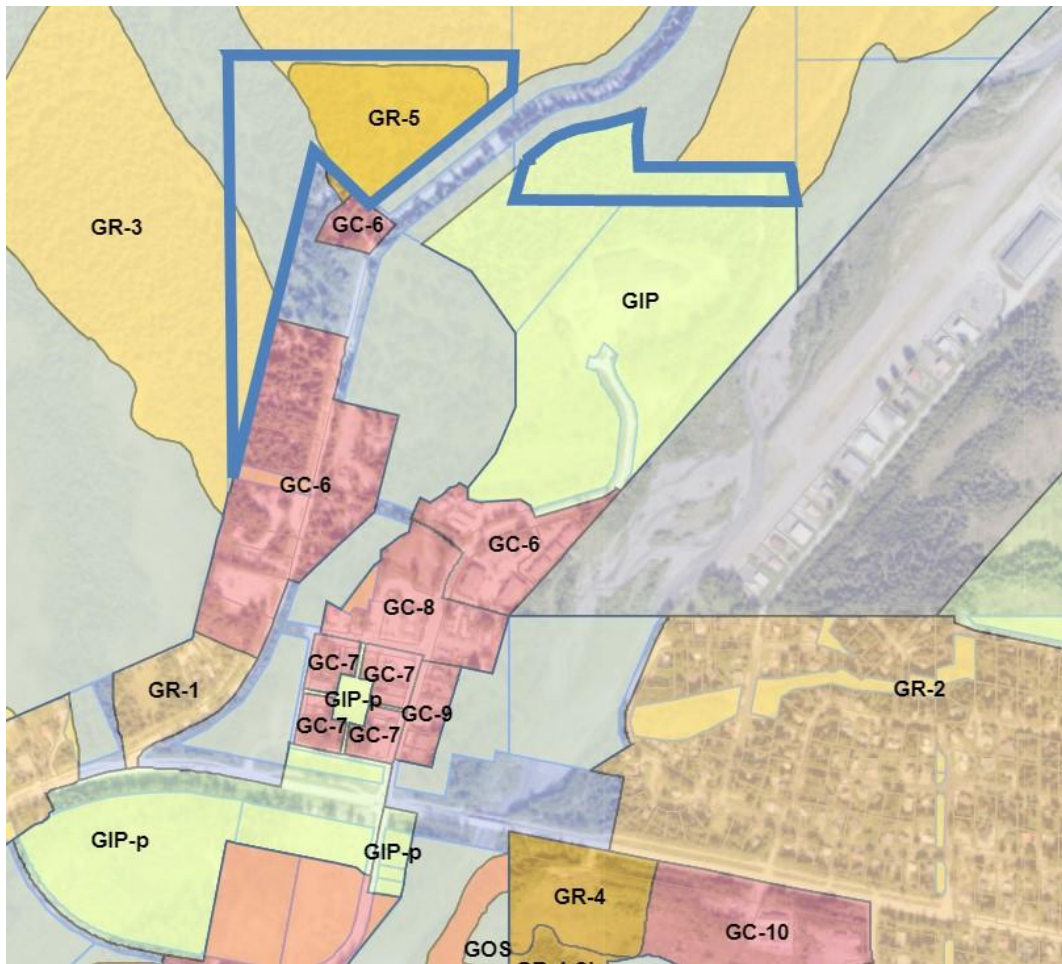
### Table of Allowed Uses

Permitted: SF Detached, Two Family, Small Res Care Facility, Adult Care Facility (8), Child Care Home (8), Passive/Active Recreation

Administrative Site Plan Review: SF Attached, Townhouse, Religious Assembly, Botanical Garden, Public Park

Major Site Plan Review: Community Buildings and Uses, Cemetery, Boarding School, Private School





Results of Rezone of approximately 6.6 acres:

\*Will allow 5 additional lots in Phase I (~1.15 acres)

\*Will allow possible future development off Crow Creek Rd (~2.25 acres)

\*Will increase likelihood for affordable units Phase I

\*Helps mitigate the lost residential inventory lost in cemetery parcel (~15.6 acres of GR-3 and GR-5)

Search EPA.gov

## Smart Growth

CONTACT US <<https://epa.gov/smartgrowth/forms/contact-us-about-smart-growth>>

# Frequently Asked Questions (FAQs) About Recreation Economy for Rural Communities

### On this page:

1. Are grant funds strictly for planning purposes, or can brick and mortar projects be considered as well?
2. Must partner communities be small towns or located in the Northern Border region?
3. What should I do if I have difficulty completing the online application form?
4. Should I combine my letters of support into one document?
5. Does the applicant have to be a single community, or could a region apply for the planning assistance?
6. What is the anticipated start date of assistance, if received? How long will the planning assistance last?
7. Is there a cost to the communities selected for the planning assistance?
8. Can an organization apply for more than one neighborhood or town in the region as long as they are separate applications?
9. Are U.S. territories eligible to apply?
10. Who provides the planning assistance?
11. How many communities will be selected for this round?
12. Can a local college, public university, or extension agency be a lead organization?

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## **1. Are grant funds strictly for planning purposes, or can brick and mortar projects be considered as well?**

Recreation Economy for Rural Communities is not a grant program. Communities will not receive funds directly from EPA. Partner communities will receive help from a planning team to consider challenges and opportunities, convene a community workshop, and develop an action plan for community revitalization through the recreation economy. We encourage participation from federal and state agencies and other potential partners in the planning assistance process so that communities can learn about how they might secure additional resources to help them accomplish their vision, but those funds are not guaranteed. The assistance is strictly for planning and cannot be used for brick and mortar projects.

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## **2. Must partner communities be small towns or located in the Northern Border region?**

No. Communities located anywhere in the United States are eligible for this planning assistance. Smaller communities, rural communities, communities in the Northern Border region, communities facing economic challenges, and communities with substantial minority populations will receive special consideration during the selection process.

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## **3. What should I do if I have difficulty completing the online application form?**

The application for the Recreation Economy for Rural Communities program must be submitted at via the Recreation Economy for Rural Communities - Application 2021

EXIT <<https://survey123.arcgis.com/share/24d4e99e714740329365336808b92e65>>. If you have trouble completing the online form, please contact [receconomy@epa.gov](mailto:receconomy@epa.gov) for assistance.

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## **4. Should I combine my letters of support into one document?**



Letters of support should be submitted as a single combined file and attached in the online application form.

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## **5. Does the applicant have to be a single community, or could a region apply for the planning assistance?**

Regional organizations are eligible to apply. However, the application should request assistance for a single neighborhood, town, or community and identify a strong local partner. Multi-county or state-level projects are not appropriate for this type of assistance.

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## **6. What is the anticipated start date of assistance, if received? How long will the planning assistance last?**

Community workshops will likely occur during early- to mid-2022. The timing will depend on the community's preference, in consultation with the planning assistance team. Three planning calls generally begin seven to 10 weeks before the community workshop, and three follow-up calls generally are completed eight to 12 weeks after the workshop.

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## **7. Is there a cost to the communities selected for the planning assistance?**

Most communities incur little to no cost aside from staff and volunteer time devoted to planning and participating in the workshop. The program does not provide any funds directly to communities. The community is responsible for securing a venue for the workshop, although most communities are able to identify a no-cost venue. In addition, the planning assistance award does not include funds for refreshments at the workshop; any refreshments are provided at the community's discretion and cost.

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## **8. Can an organization apply for more than one neighborhood or town in the region as long as they are separate applications?**

Yes, applicants can submit multiple, separate applications for consideration. However, no more than one application from a single neighborhood or town will be selected for assistance.

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## **9. Are U.S. territories eligible to apply?**

Yes, U.S. territories are eligible for this assistance.

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## **10. Who provides the planning assistance?**

The planning assistance team will be selected by EPA and will include federal staff and contractors hired by EPA through a competitive solicitation.

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## **11. How many communities will be selected for this round?**

We expect that about ten partner communities will be selected in 2022.

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## **12. Can a local college, public university, or extension agency be a lead organization?**

Yes. As with any applicant, it is important to show that you will be able to bring together community stakeholders, including residents, for a community workshop.

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[Smart Growth Home <https://epa.gov/smartgrowth>](https://epa.gov/smartgrowth)

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[About Smart Growth <https://epa.gov/smartgrowth/about-smart-growth>](https://epa.gov/smartgrowth/about-smart-growth)

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[Examples of Smart Growth <https://epa.gov/smartgrowth/examples-smart-growth-communities-and-projects>](https://epa.gov/smartgrowth/examples-smart-growth-communities-and-projects)

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[Grants and Funding <https://epa.gov/smartgrowth/epa-smart-growth-grants-and-other-funding>](https://epa.gov/smartgrowth/epa-smart-growth-grants-and-other-funding)

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[Partnerships <https://epa.gov/smartgrowth/smart-growth-partnerships>](https://epa.gov/smartgrowth/smart-growth-partnerships)