

**Girdwood Land Use Committee**  
**Notice of Meeting on November 8, 2021**  
**7PM**  
**Minutes Final**

Teams teleconference only

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 2111-01:**

Call to order 7:03PM, Kevin McDermott, Chair

Agenda Approval for November 8 2021 meeting

Mike Edgington/Doug Menish

Minutes Approval for the October 11 2021 meeting

Shannon O'Brien/Mike Edgington

LUC Officer reports: None

**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.

**Agenda Item LUC 2111-02:** Public Comment: none

**Agenda Item LUC 2111-03:** 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 2110-08:** HLB request for LUC Recommendation to GBOS Resolution of Support for Rezone of approximately 6.35 acres from GIP (Institutions & Parks) to GR3 (Residential), located within Tract B, Girdwood Elementary School Subdivision (Plat 85-38). (Shelley Rowton, HLB)

Rezone from GIP to GR3 will make it possible for developer to include attainable housing opportunities on this land available. Some possible lots were lost when the wetlands were mapped, so rezone will help to replace that lost potential.

Concerns at last meeting were:

Possible Girdwood School needs for expansion in the future: Anchorage School District has indicated that they have no plans to develop this land and ASD will have the opportunity to comment on the rezone as well as participate in the pre-application meets as this goes forward.

Trails: Iditarod Trail will have 50' buffer between it and development.

Concerns expressed in this meeting:

Athabaskan Trail is also a concern to the community. HLB agrees that a 50' buffer from the edge of the parcel line as special limitation to rezone.

Cost of lots: Connie Yoshimura anticipates offering 5 lots in the \$150-\$185,000 range. This development is mixed, including small lots, duplex development, 8 plex development and larger lots for other homes, so a wide ranging purchase price. Goal is to have several developers of the projects within the area.

Possibility of Owner Occupancy requirements: For the 8 plex units, there would be a separate homeowners association and Fanny Mae financing requires 50% owner occupancy to qualify for loan. For other units, the MOA is restricted in limiting private property rights, so requiring owner occupy is unlikely.

Restriction of Short Term Rental: Needs to be handled throughout Girdwood, not just a restriction in this neighborhood

Multiple zoning possible on one lot (ie: Girdwood Open Space and GR3): As this project is working through Planned Unit Development with conditional use, there is the opportunity to create a plan that is able to be more inclusive (ie allow multiple zoning designations on a lot).

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

Connect Athabaskan trail and Iditarod National Historic Trail: This social trail connection exists.  
Improve maps with overlay of known landmarks to help the community to understand this location.  
Group discusses several motions, particularly to encompass the concerns for protecting the trails existing near these parcels:

Motion:

Land Use Committee moves to recommend a GBOS Resolution of Support for rezone of 6.35 acres from GIP to GR3 with 50' trail buffer from the parcel line along the Athabaskan Trail and a 50' buffer from center line of the Iditarod Trail.

Motion by Kalie Harrison, 2<sup>nd</sup> by Jerry Fox

10 in favor, 0 opposed, 9 abstaining

Motion carries.

#### **New Business:**

**Agenda Item LUC 2111-04:** Discuss date and agenda topics for proposed GBOS/LUC Joint meeting (Dec 20 at 6PM).

\* Status of hybrid, virtual, and in-person meetings & return to regular meetings.

\* Requirements to move items from new to old business

Jennifer Wingard is working on text change to GBOS meeting rules and procedures, please contact her to assist. Idea is to allow GBOS and committees to determine for themselves whether to meet in person, virtually or with hybrid option.

**Agenda Item LUC 2111-05:** Request for LUC Recommendation for GBOS Resolution of Support for an application for the EPA Recreation Economy for Rural Communities (RERC) assistance, deadline Nov 22, 2021. (Margaret Tyler)

RERC is an EPA project that offers technical support and assistance for planning. GVSA interest in this was for park planning and connectivity of trails from neighborhoods to access town amenities. Deadline is soon, Girdwood doesn't necessarily match the profile that the program is trying to target (revitalizing main streets in lower income communities). It is expected that 10 communities will be selected as beneficiaries of this support.

Based on time sensitivity, LUC opts to vote on this item to allow for application consideration to continue:

Motion:

Land Use Committee moves to recommend a GBOS Resolution of Support for application for the EPA RERC assistance.

Motion by Mike Edgington, 2<sup>nd</sup> by Jennifer Wingard

12 in favor, 1 opposed, 11 abstaining

Motion carries.

**Agenda Item LUC 2111-06:** Girdwood LUC Officer elections will be held at the LUC Regular Jan 10 2022. Roles are Chair, 2 vice Chairs.

**Agenda Item LUC 2111-07:** USDA USFS request for LUC recommendation of GBOS Resolution of Support for the USDA USFS acquisition of 8.05 acres of land at 144 Forest Station Road, which is currently leased from HLB.

USFS has leased the land since 1988 and this lease expires in 2023. 20 year extension is possible under terms of the original agreement. USFS wants to own the land so that they can add housing and offices to support their activities in Chugach National Forest. Great American Outdoor Act and other infrastructure funding will need support of more staff and space to complete those goals. Cost of purchase by USFS is expected to be about \$1.6M for 8 acres. HLB interest in selling the parcel is that it supports USFS activities that are good for the local economy (jobs, infrastructure) and as HLB is required to be self-sustaining, funds received will be transferred to other HLB projects, such as Holtan Hills, Industrial park, etc.

Concerns expressed are:

Sale of this property to federal government means that no local property tax revenue will be received for the 8 acres.

\$1.6M for 8 acres of land may not represent current fair market value.

Item is to be discussed at the next HLBAC meeting, which is scheduled for November 19<sup>th</sup>. Email Tim Charnon or Shelley Rowton with questions: [tim.charnon@usda.gov](mailto:tim.charnon@usda.gov) or [shelley.rowton@anchorageak.gov](mailto:shelley.rowton@anchorageak.gov)

**Agenda Item LUC 2111-08:** Initial presentation of request for LUC recommendation for GBOS Resolution of Support for variance for development within the stream protection setback at 515 Vail Dr. Mike Ausman/Alexandra Robinson, presenting.

Current owners purchased this property last year; at that time action was requested and received to remove a plat note regarding stream setback. Nearly the entire home sits within the various stream setbacks. Owners are seeking variance in order to add on to home on the south side, possible add to the North corner, and add a shed to the back of the lot. Mike Edgington notes that the Stream Setback ordinance allows for changes to the home that improve upon the existing encroachment of the creek (moving farther away from the stream) without variance. Owners hope to present at Zoning Board of Appeals in February and will return when their packet is complete and date for hearing is set to request the recommendation for GBOS Resolution supporting a variance.

**Request for GBOS/LUC Joint Meeting (1 of 2 completed in 2021):** Held April 29, 2021, next meeting scheduled for Dec 20 at 6PM

Next meeting may return to in-person format.

Decision will be made by the executive committee prior to posting the December 13 meeting.

**Adjourn 9:14PM**