

**Girdwood Land Use Committee**  
**Notice of Meeting on October 11, 2021**  
**7PM**  
**Minutes Final**

This meeting will be held 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 2110-01:**

Call to order 7PM, Kevin McDermott, Chair

Agenda Approval for October 11 2021 meeting with revisions

Mike Edgington/Brian Burnett

Item 2110-07 moved to Old Business as it will be addressed by Planning before the next LUC meeting

Item 2001-06 moved to Old business during the meeting as RurAL CAP grant cycle has just been announced.

Application is due prior to next LUC meeting.

Minutes Approval for the September 13 2021 meeting

Kalie Harrison/Shannon O'Brien

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> MON each month 6PM-8PM. Any member of LUC is invited to volunteer for this assignment. Individual would attend FCC meetings and report back to LUC. Community councils across Anchorage share information and resources through the FCC meetings. It's a good opportunity for context and perspective of items impacting other neighborhoods in the MOA.

**Agenda Item LUC 2110-02:** Public Comment - None

**Agenda Item LUC 2110-03:** Committee written reports are included in the meeting packet monthly. HLBC is discussing purchase of USFS land that they occupy. This would allow USFS to build a dormitory. Existing developed 5 lots at Industrial Park: leaseholders have right of first refusal for purchase their lots.

**Old Business:**

**Agenda Item LUC 2008-04:** Update on draft land acknowledgment statement (Diana Stram). No report, no public input received.

**Agenda Item LUC 2109-04:** Review LUC Operating Procedures re ability to hold hybrid and/or virtual meetings. GBOS made change to their Rules and Procedures to allow for virtual meetings during federal health emergency. LUC made their determination to hold this meeting virtually due to COVID case counts. Hybrid meetings remain difficult due to technology issues. LUC could consider adding option of hybrid meetings if community invests in a system that makes access for all attending equal.

**Agenda Item LUC 2109-05:** Notice of Liquor license renewals in 2022.

Request for LUC recommendation for GBOS Letter of Non-Objection Re: 2022 Annual Liquor License Renewals 2022

5466	Bore Tide Deli	1632	Jack Sprat	3446	Seven Glaciers Lounge
287	Crow Creek Mercantile	3263	Chair 5 Restaurant	3447	Sitzmark Bar & Grill
996	La Bodega	3445	Hotel Alyeska	5498	Girdwood Picnic Club

No negative comments have been brought forward regarding any of the upcoming liquor licenses.

Motion:

The Girdwood Land Use Committee moves to recommend a GBOS Letter of Non-Objection to the 2022 liquor license renewals.

Motion by Ron Tenny, 2<sup>nd</sup> by Kalie Harrison

22 in favor, 0 opposed, 3 abstaining

Motion carries

**Agenda Item LUC 2110-07:** Review MOA Omnibus Ordinance (Case #202-0126) scheduled for planning and zoning commission hearing on Nov 8, 2021. (Mike Edgington). Public can view this draft ordinance on line at this location:

<https://www.muni.org/CityViewPortal/Planning/GetFile/99244>

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

One element specifically is related to Girdwood T21C9, a minor text correction related to private vs public parking.

Other elements are Areawide, but there are several points that will relate to Girdwood, if approved:

- Land Use Permit currently requires that construction begin within a year and then can be delayed for 12 months. Proposed change would allow for construction to be delayed by 2 years with extension application, still requires start of project within a year.
- Paving currently required would not be required if project is connecting 2 gravel roads or small parking area. Girdwood already has proposal in commercial parking amendment that is similar to this.
- Parking calculations at restaurants would calculate parking needs differently so that SF of storage, for example, is not calculated at the same rate as calculation for restaurant dining area.
- Section 15 regarding subdivision of property currently capped at 8 lots to remove that restriction.

Group discusses whether to recommend to GBOS a resolution of support or other feedback. Group ultimately decides that no formal action is needed. As no action is recommended, item will be removed from GBOS agenda.

**Agenda Item LUC 2109-06:** Bikewood (formerly Girdwood Mountain Bike Alliance) request for LUC recommendation of GBOS Resolution of Support for proposed Mountain Bike Master Plan to be submitted with construction grant applications.

Dan Starr with Bikewood presents that this request is based on need for Bikewood to have such a recommendation in order to apply for grant funding opportunities that will come up this fall for summer 2022 construction. Adoption of Trails Master Plan is farther off, although local process has begun. Bikewood received support from GTC at their September meeting. This proposal was made in 2019 but was dropped while the community pursued work on the Trails Master Plan instead. At that time LUC made the recommendation to GBOS to write a Resolution of Support. Content of proposal has not changed, although Girdwood Mountain Bike Alliance has rebranded to Bikewood. If changes occur to the Trails Master Plan, they will be reflected in Bikewood plans.

Motion:

Land Use Committee moves to recommend a GBOS Resolution of Support for the proposed Mountain Bike Master Plan for Bikewood to use in pursuing grant funds for trail construction in the Mountain Bike Park, as presented.

Motion by Brian Burnett, 2<sup>nd</sup> by Lisa Miles

24 in favor, 0 opposed, 4 abstaining

Motion carries

**Agenda Item LUC 2110-06:** Girdwood Community Land Trust request for LUC recommendation for a GBOS Resolution of support for grant applications for the Girdwood Community Land Trust. (Item moved to Old Business due to time sensitive RurAL CAP grant application cycle).(GCLT, Krystal Hoke)

Item is moved to Old Business during the meeting as a grant opportunity with RurAL CAP has just been announced and the application deadline is prior to the next LUC meeting. (Motion by Krystal Hoke, 2<sup>nd</sup> by Jerry Fox, group assent, no formal vote).

RurAL CAP grant offers funding for community gardens and other sustainability projects. The current grant is focused on planting fruit trees in rural areas. Group discusses location for this, process is in GCLT hands to pursue change of code to allow community gardening on public land. Girdwood Community Land Trust has identified private land that would allow for such use.

Motion:

Land Use Committee moves to recommend a GBOS Resolution of Support for RurAL Cap grant application by the Girdwood Community Land Trust.

Motion by Krystal Hoke, 2<sup>nd</sup> by Ron Tenny

26 in favor, 0 opposed, 3 abstaining

Motion carries

**New Business:**

**Agenda Item LUC 2110-04:** Initial presentation of Glacier City Center, proposed mixed use development located off Hightower Road immediately north of the Post Office. Group will be seeking LUC recommendation for GBOS Resolution of Support for Development Master Plan. this meeting will also serve as the community meeting as required by AMC 21.03.020C. (Marco Zaccaro, presenting). Location is between the Post Office and Creekside apartments. Nate and Liz Ellis are working with the Demains on this project, which is mixed use multi-family. Original project on this location was proposed in 2006 however was dropped prior to ground breaking.

Residential part of project is 10 townhouses in 2 buildings at the west side of the lot, backing up on California Creek setback, 100' from the creek. Set up is bottom floor garage, 2<sup>nd</sup> floor living area, 3<sup>rd</sup> floor bedrooms. Possible that there may be covenants regarding nightly rental, to encourage longer minimum stay.

Commercial part of the project is a single separate building envisioned to hold a coffee shop, distillery, sandwich shop. These will have south facing windows and outdoor space as possible. Development of this is on the Southeast corner of the lot, facing south toward the

back of the Post Office. This provides separation of the housing and commercial elements, and also keeps those separate from other residential development in the area.

Concepts for both residential and commercial buildings includes solar panels.

Project requires a Development Master Plan, which means that as long as the project meets or exceeds the underlying design standards, the architect can create their own standards. This was the case with the Nordic Spa as well. Areas that they will pursue that is different than existing code are:

- Mixed use code specifies lower level to be commercial use and upper levels residential in the same building. Separating these uses seems beneficial both to the commercial entities and to the residential owners.
- Increase roof overhang from 2' to 4' to allow more overhead coverage for pedestrians using the sidewalk
- Less incline of roof pitch to eliminate unintended roof avalanches. The pitch of this roof is similar to that of the new clinic design and currently under construction nearby.

Public discussion:

Developers hope to sell condos to local families but there are no planned restrictions.

Price point is currently not known.

Impact to Tiny Creek/California Creek – staying out of the setback, no impact.

Goal is to break ground summer 2022.

Request not to use bump-outs on road. These are difficult for plowing and melt/drainage. Request tie into existing drain system around Town Square.

Concept will be presented at GBOS next week as well, then project packet will be submitted to Planning, it is expected to return to local public process for review and vote in January 2022.

**Agenda Item LUC 2110-05:** Initial Presentation of Alyeska Employee Housing II, proposed for Tract B, Alyeska Prince Addition on Northface Road immediately west of Hotel Alyeska, east of existing Employee Housing. Group will be seeking LUC recommendation for GBOS Resolution of Support for Development Master Plan. This meeting will also serve as the community meeting as required by AMC 21.03.020C. (Connor Scher, presenting)

This project was part of the Nordic Spa concept as there will be need for housing of new employees. Adjacent to the current employee housing, this project will push back existing vegetative buffer into the area used for storage currently. Footprint of this building is similar to that of the existing employee housing. It is 3 floors tall and will be apartment style, not dormitory style. Goal for this housing is mid-management, long term housing, possibly families. Total of 58 units in 1 building, compared to 24 units in 3 buildings. No additional parking will be needed as there is a surplus of parking currently as established in parking study performed for the Nordic Spa, Arlberg Rd was developed for this amount of traffic, no road upgrades are needed. Project will be able to tie into existing utility infrastructure, no additional lines are required.

No negative impacts to the MOA are anticipated. Positive impacts are additional housing, ability to retain long term employees to join the community. Transportation options with intermodal options (tie in to trails for non-motorized access for recreation and other uses). Possible that a play area may be included, this depends on study of expected user group.

This project also requires Development Master Plan. Anticipate Planning and Zoning review in February 2022.

Public discussion:

58 units compared to 24 is denser than existing employee housing.

Encourage resort to consider green options to offset construction impact.

**Agenda Item LUC 2110-08:** HLB request for LUC Recommendation to GBOS Resolution of Support for Rezone of approximately 6.6 acres from GIP (Institutions & Parks) to GR3 (Residential), located within Tract B, Girdwood Elementary School Subdivision (Plat 85-38).(Shelley Rowton, HLB)

Rezone of GIP to GR# to allow for attainable housing development in these two areas. One is within the Holtan Hills, accessed from the existing water road, other is parcel accessed off Crow Creek Road. Buildable acreage is about 1.1 acre in Holtan Hills and 2.25 acres off Crow Creek Rd.

This project will be presented at GBOS this week and 2<sup>nd</sup> presentation next month at LUC and GBOS.

Public Discussion:

Add Athabasca Trail and Iditarod Trail to mapping.

Concern of proximity to school and concern for possible expansion of school if population increases. – School district owns other parcels to the south and east of existing building.

Has school district been approached about this development? This is not a requirement of rezone.

Possible to replace land that is rezoned from GIP to other location? This is not a requirement of rezone.

**Request for GBOS/LUC Joint Meeting (1 of 2 completed in 2021):** Held April 29, 2021

**Adjourn 9:37PM**