

Girdwood Land Use Committee
Notice of Meeting on September 11, 2023
7PM
Minutes Final

Meeting will take place via Teams teleconference and in person at the Girdwood Community Room, 250 Eglhoff 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 2309-01:

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 September 11, 2023 meeting

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| Agenda amended to add item 2309-02 re: EV charging station | Brian Burnett/Andy Hehnlín | Assent |
| Minutes approval from August 14, 2023 meeting | Brian Burnett/Briana Sullivan | Assent |

LUC Officer reports: None

GBOS updates: Jennifer Wingard: None

Announcements:

Agenda Item LUC 2309-02: Presentation RE: Proposed Electric Vehicle charging station on HLB land at Park & Ride. See meeting packet for proposed location of 8 charging stalls. This land is HLB land managed by permit by GVSA for parking (ie snow clearing management). Use for EV charging on public land will require a process that is not completely clear yet. Land is zoned Open Space but has special exemption for parking lot, so the EV may be allowable without change to code. HLB priority is to work on Industrial Park, this project could create a diversion that slows the progress of Industrial Park progress. HLB and GVSA want to know what public think about the project and if it should be pursued immediately.

Agenda Item LUC 2309-03: Public Comment (3 minutes each) None

Agenda Item LUC 2309-04: Committee Reports. None

Girdwood Housing and Economic Committee Update: Items are on the agenda.

Old Business:

Agenda Item LUC 2307-05: LUC recommendation for GBOS Resolution of Support for mechanism to distribute funds received through marijuana tax approved in 2023 election to benefit existing early childhood education resources in Girdwood. (GBOS tabled item 8/23) LUC deferred this topic at their last meeting, pending GBOS discussion. GBOS determined that it is not necessary to take action at this time, as the Assembly is working on this now. Recommend that this topic is tabled until the project is further along.

Agenda Item LUC 2308-05: Review of design proposed for the Winner Creek Trail suspension bridge crossing Glacier Creek. Presentation is in the meeting packet. 35% design approval will allow project to continue and a later presentation of a design that includes cost estimate. Goal is to get project out for bid this year, aiming for construction in 2024, although acquisition of materials may push this construction into 2025.

Motion:

LUC moves to recommend the 35% plan as presented.

Motion by Brian Burnett, 2nd by Brett Wilbanks

Motion carries unanimously by Assent vote

New Business:

Agenda Item LUC 2309-05: Liquor License renewals in 2024. Request for hearing of any of the proposed license renewals must be provided via resolution prior to October 15, 2023, if no request is made, LUC is requested to recommend GBOS Letter of Non-Objection for liquor licenses coming up for renewal in 2024;

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|---------------------------|---------------------|---------------------------|-----------------------------|
| 287 Crow Creek Mercantile | 996 La Bodega | 1632 Jack Sprat | 3263 Chair 5 |
| 3445 Alyeska Resort | 3446 Seven Glaciers | 3447 Sitzmark Bar & Grill | 6025 Alpenglow Coffee House |

No requests made yet for hearing on any of these licenses.

Agenda Item LUC 2309-06: Girdwood Housing and Economic Committee request for LUC to discuss infill/exfill possibilities in Girdwood, including feasibility study for gravel extrication from Glacier Creek. (Brett Wilbanks)
GHEC has identified that having location for infill/exfill would lower cost of construction of homes in Girdwood. Local sourcing has been shut down for many years, prior location was gravel pit located off the RR land at the mouth of the valley. Possible source of gravel could be Glacier Creek. If the community supports learning more about this, the next step would be to request a feasibility study to determine locations where gravel and material could be sourced and stored; what permits, etc would be required and what parameters could be set on such material, and when (time of year, time of day, etc) such operations could take place. A major element of this would also be determining acceptable route for hauling of in-fill and exfill. Group discusses protecting the source of gravel so that it is not exhausted by large projects such as roads and instead is used for local projects. Item will return as Old Business in future agendas as an update, while GHEC continues to study and discuss.

Agenda Item LUC 2309-07: Girdwood Housing and Economic Committee request for LUC to discuss use of HLB parcel 6-134 for RV camping. (Krystal Hoke)

GHEC is working on options to create immediate opportunities for housing. Summer employees living in RVs or camping in vehicles without a legal space for this, and there are community concerns regarding this use in unpermitted locations. Idea also has a different economic potential as visitors would use the campground for recreational camping, which is typical in many other towns, also to locations within the communities' flood plains (Seward, Soldotna, etc). Determinations about seasonality, staffing, cleaning, construction would need to be made via a study. Surveyors concept is included in the meeting packet. Location presented would require relocation of some of the back 9 disc golf holes. Group discusses that the use for longer term housing location may be an immediate use that can be opened up relatively quickly, and that use may sunset at the community finds better long term solutions to meet this need, at which point the RV sites could be opened up for recreational use. Support for this could be shown in the new Girdwood Area Plan mapping. This item also will return on future agendas as an Update, pending more information and community input.

Agenda Item LUC 2309-08: Vacancy on Land Use Executive Committee. Seat as a co-chair is now available, assignment ends in December as new executive committee will be seated in January. Anyone interested in serving should contact Kevin McDermott, Kyle Kelley or Margaret Tyler.

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 8:20PM