

Girdwood Land Use Committee
Notice of Meeting on September 13, 2021
7PM
Minutes Final

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 2109-01:

Call to order 7PM Kevin McDermott, chair

Agenda Approval for September 13, 2021 meeting Shannon O'Brien/Lou Theis

Minutes Approval for the July 12, 2021 meeting Doug Menish/Shannon O'Brien

LUC Officer reports: Kevin McDermott states that Diana Stram will be joining the meeting a little late.

Announcements/Presentations:

Agenda Item LUC 2109-02: Public Comment (3 minutes each)

Mike Edgington notes at the end of the meeting that there has been announcement of some changes to Title 21, primarily regarding code and building permits. There has not been much time to read the proposed changes, it will be introduced to the Assembly on TUE the 14th and possible out for public comment as early as Sept 28. For more information:

The omnibus changes are linked on the Assembly agenda for September 14 as items [10.G.7](#) (AO 2021-88 making changes to Title 23, Building Code) & [10.G.8](#) (AO 2021-89 making changes to Title 21, Land Use Code). The Building Code doesn't affect residential development in Girdwood, but does have some impact on commercial development. The Land Use changes have limited impact on Title 21, Chapter 9 directly but are changing other parts of code which Chapter 9 relies on.

Agenda Item LUC 2109-03: Committee reports are included in the meeting packet.

Old Business:

Agenda Item LUC 2101-06b: Girdwood Clinic request for LUC Recommendation for GBOS Resolution of Support for code change to table 21.09-02 under Health Care Facilities, Health Services column within the gC-7 District from 6500 to 7500 SF. (Kathy Trautner, presenting)

Phase 3 of the construction includes enclosing a patio that is part of phase 2. This will create a room for behavioral health group work, with separate access from the outside and would increase the building size by 930 SF, for a total building size of 7350 SF, which is above the amount allowed by code as described in table 21.09-02 for Health Care Facilities. The text amendment proposed would apply only to Health Care Facilities.

Behavioral Health needs have been documented through surveys and needs assessment by the Clinic in 2016 and need has increased during COVID pandemic. Clinic project team realized the zoning limitation during the site assessment. Benefits of zoning change to the community are public health and welfare, character and pedestrian environment of the town center is maintained, change will not impact other allowed uses. Text amendments cannot be promoted by entities that would benefit from the change. LUC will be the sponsor of this requested text amendment.

Several speak in favor of the clinic construction and progress in meeting the needs of the community.

Presentations in the past have indicated that the site was able to accommodate all of the Clinic's needs, however lot size is apparently too small for building that is proposed without zoning change thru text amendment. Development team says that this is an easier hurdle to overcome than the additional costs associated with developing other sites that were considered. It will be important to provide information for the Resolution of Support that strongly support the need for the increased building size.

Motion:

Land Use Committee moves to recommend a GBOS Resolution of Support for text amendment to Table 21.09-02 under Health Care Facilities, Health Services column within the gC-7 District from 6500 to 7500 SF.

Motion by Krystal Hoke, 2nd by Doug Menish

11 in favor, 0 opposed, 4 abstaining

Motion carries.

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

Agenda Item LUC 2008-04: Update on draft land acknowledgment statement (Diana Stram). No update.

Agenda Item LUC 2104-05: Designate volunteer LUC delegate to participate in the Federation of Community Councils meetings, held 3rd WED Monthly 6-8PM (Mike Edgington). Any qualified voter or LUC executive committee member could participate as FCC delegate. Item will return next month.

New Business:

Agenda Item LUC 2109-04: Review LUC Operating Procedures re ability to hold hybrid and/or virtual meetings.

At this time it does not appear that a change in Operating Procedures is needed to make this change. Hybrid meetings are not ideal yet due to technology limits. If community wants to invest in equipment to hold hybrid meetings, this can be pursued. Various meetings have different needs in order to achieve equitable experience for on-line and in-person attendees.

Group discusses that there is a loss of community cohesion with on-line and hybrid meetings, however there is an increase in participation, which is desirable.

Motion:

LUC moves to hold meetings virtually through December 2021

Motion by Mike Edgington, 2nd by Kathy Trautner

discussion is that this is new business at this meeting. Some attending think that this is too long-lasting a response to be taken up and determined in one meeting. Others state that the desirability of on-line meetings is not entirely pandemic-related.

This item could be considered for a future GBOS/LUC Joint meeting.

Amended Motion:

LUC moves to hold meeting in October via Teams and address longer term meeting arrangement as old business at that time.

Motion by Jennifer Wingard, 2nd by Mike Edgington, accepting amendment to his original motion.

12 in favor, 0 opposed, 3 abstain

Motion carries

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

Liquor licenses come up for renewal bi-annually. The first step is that the municipal clerk provides the list of upcoming renewals and requests that any that are objected to is communicated to the clerk through resolution by October 15 (see meeting packet for this information). Licensees then will go through process for renewal as their licenses expire throughout the year. Instead of reviewing each individually, the LUC and GBOS have reviewed all the licenses at the same time and have written a blanket LONO for all. One of these licenses is for a business not currently in operation, we do not know what their plan is for the existing license.

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.

Girdwood Bike Alliance received motion in support of the Bike Park Master Plan in 2019, however the GBOS did not write the recommended Resolution of Support as it was determined that Planning Dept would require a master plan for all trails in Girdwood.

Master plan is now under way, however won't be adopted in time for Bikewood to apply for grants for next summer trail work. Bikewood requests a statement of support from the community, as it received in 2019, so that they can use the letter in grant applications.

Group discusses what would happen if the bike park and/or trails master plan are not accepted by the community. If that were to occur then Bikewood would not be able to receive the permission to build on HLB land and grant funding would not be used. In order to receive construction permission by HLB, groups must have 110% of cost of construction available.

Bikewood will return to GTC when funds are secured to present their plan for work.

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

Adjourn 8:50PM