

Girdwood Workforce Childcare Project

Purpose of project:

Little Bears Playhouse, in collaboration with other Girdwood non-profits, is seeking CARES Act funding for building a new childcare and learning center to provide services and learning opportunities to the Girdwood valley in a COVID-threatened environment. Childcare for healthcare and first-responder parents, living in Girdwood as their primary residence, are given a priority for services.

CARES Act Treasury Guideline Consistency:

The proposed project meets the April 22 U.S. Treasury Guidance for using CARES Act funding, per the following:

“• Expenses of establishing temporary public medical facilities and other measures to increase COVID-19 treatment capacity, **including related construction costs. Expenses of actions to facilitate compliance with COVID-19-related public health measures, such as**

- Expenses to facilitate distance learning, including technological improvements, in connection with school closings to enable compliance with COVID-19 precautions.

Any other COVID-19-related expenses reasonably necessary to the function of government that satisfy the Fund’s eligibility criteria.”

Design:

1.) Preferred Design: Z Architects – 2 story Design – Can easily scale up by adding additional classrooms. This building has already been constructed in the Mat-Su valley and has undergone full engineering. Z Architects has walked the property with Little Bears board members and has created a site plan. Utilities are located at the Pump House. Water, sewer and electric all very close by saves with development expenses. Road access off on a main road, minimizes neighborhood traffic impacts.



Conceptual Playground Design:



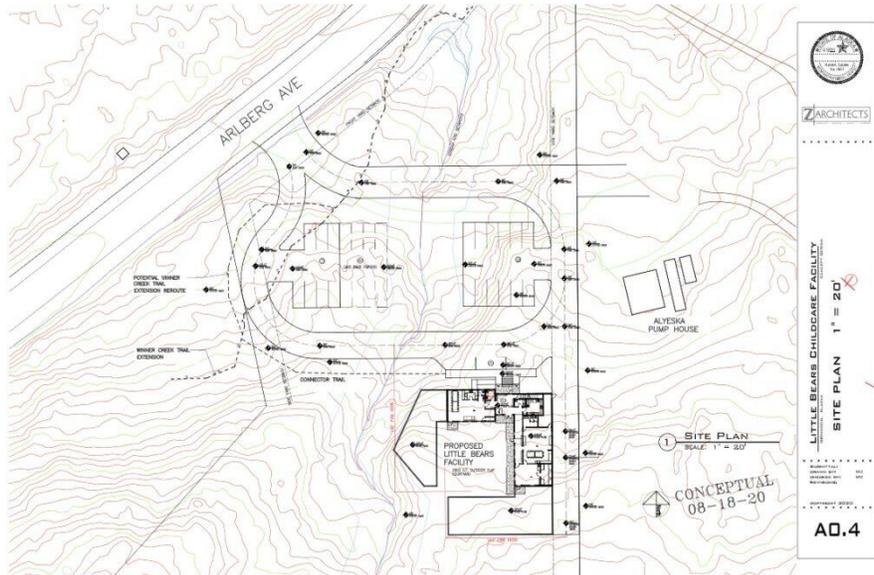
Location:

Alyeska – Prince Addition Tract C

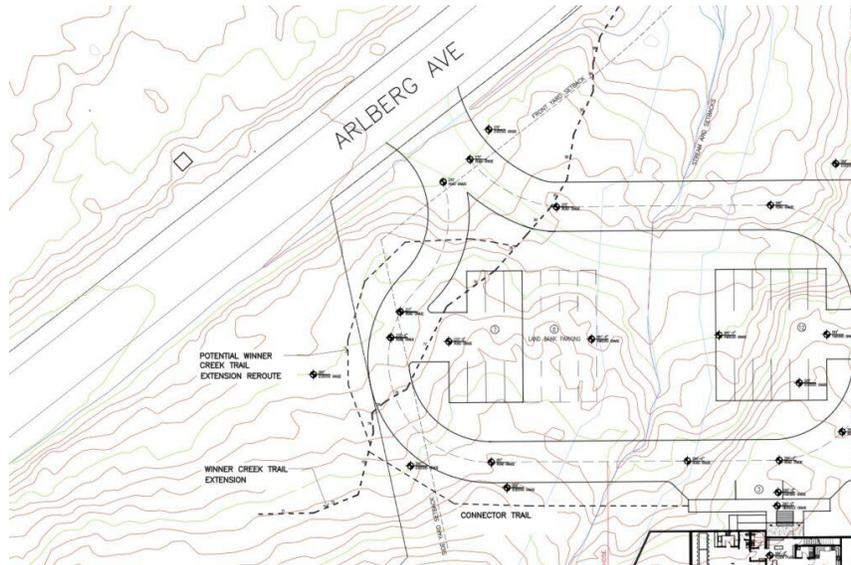
- Zoned GRST2 – Childcare Conditionally Permitted
- Memorandum of Understanding between Pomeroy/Alyeska Resort & Little Bears Playhouse.
- 99 year lease at \$1/year.



Site Plan:



Proposed winner creek extension proposed re-route:



The trail will become an integrated part of the childcare facility as an interpretive trail. We will incorporate at least 4 learning and playing stations with Girdwood centric themes such as: 1.) Alaska Native Culture 2.) Mining history 3.) Glaciers 4.) Animals/Rain forest. Each station will include a feature to climb on/go inside/interact with along with educational signage geared toward children.

Background:

A lack of adequate childcare has emerged across the country as a key challenge for community first responders, and that situation has been exacerbated in Girdwood by the public health mandates forcing a temporary closure of Little Bears Playhouse, a Girdwood non-profit adjacent to the Fire Station. Little Bears has provided quality, licensed childcare services in the valley for nearly 40 years. Little Bears staff did not believe they had the capacity to operate under the public health suggested guidelines and closed from mid-March to June 1. Already constrained in a tight space with a wait list for services, new physical distancing requirements will further reduce capacity, making operation financially unsustainable.

As the only full-time licensed childcare operation in Girdwood, the facility is essential, especially to support parents who are healthcare providers and first responders. Little Bears Playhouse, Inc. Board of Directors is supportive of this CARES Act request and seeking to meet the demand for childcare in our community. The organization has committed to creating a “First Responder/Healthcare Parent Priority Policy” should the non-profit utilize a new proposed building, whereby children of first responders/healthcare workers would have preference for services rendered at the facility. The proposed facility would also include a designated space for those opting to participate in distance learning programs, consistent with US Treasury Guidelines.

Little Bears currently operates in an extremely dated building with many defects. Roof leaks are not uncommon. Roof snow over 3” must be removed immediately to avoid a possible collapse, per requirement from the Municipality of Anchorage. Currently, Little Bears Playhouse, Inc. is the only non-profit utilizing the deteriorating public building. No other existing Girdwood building has been identified as a suitable replacement for childcare.

During the daycare closure, the COVID crisis provided examples of Girdwood Health Clinic employees taking their children into Anchorage for childcare, returning to Girdwood for work, driving back to Anchorage to pick up children and finally returning home to Girdwood. This is an unrealistic and nearly impossible expectation of most Girdwood working parents. It specifically emphasized the unquestionable need for first-responder childcare being locally available in a safe environment.

Projected Total budget:

\$4,700,000

Conclusion:

In order for many working parents to return to work, a safe place for children in a COVID-threatened environment is essential, especially for healthcare and first-responder parents. Our goal is to procure funds from CARES Act, any other possible grant opportunities or traditional and non-conventional financing if required. Little Bears Playhouse seeks this new building to better implement our mission statement “to provide a safe, caring environment that promotes sound emotional, social, cognitive and physical development of children while strengthening and encouraging positive relationships among childcare professionals, families and our community.”



Z ARCHITECTS
commercial • planning • interiors • residential

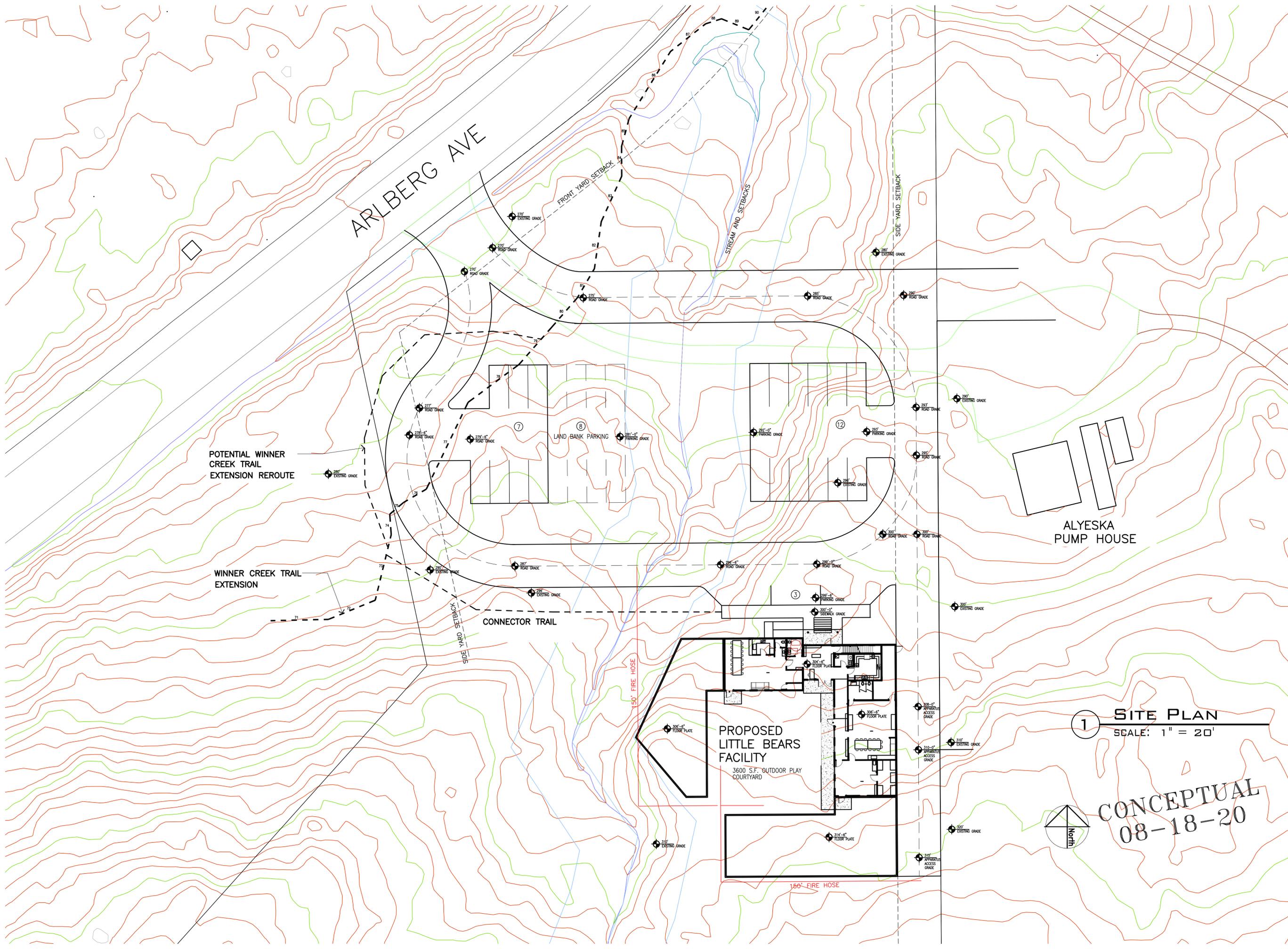
LITTLE BEARS CHILDCARE FACILITY
GIRDWOOD, ALASKA
CONCEPT DESIGN

SITE PLAN 1" = 20'

SUBMITTAL:
DRAWN BY: MAZ
CHECKED BY: MAZ
REVISIONS:

COPYRIGHT 2020

A0.4



1 SITE PLAN
SCALE: 1" = 20'



CONCEPTUAL
08-18-20

Municipality of Anchorage



*P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>*

Ethan Berkowitz, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

Jerry Fox & Mike Edgington, Co-Chairs

Eryn Boone, Christina Hendrickson, James Glover, Jr.

Resolution 2020-10

Of the Girdwood Board of Supervisors

RESOLUTION OF SUPPORT FOR LITTLE BEARS PLAYHOUSE, INC.

Whereas, Little Bears Playhouse is the only full-time licensed childcare provider in Girdwood and has provided this critical service in the community for over 40 years; and

Whereas, structural analysis of the existing facility in 2011 revealed deficiencies that required immediate structural rehabilitation, significant on-going maintenance, and operational changes regarding occupancy in order to continue to be used by the community; and

Whereas, despite on-going maintenance and structural work, the buildings continued to age and degrade, and are far from conforming to municipal code requirements for their existing uses, operating only through grandfather rights; and

Whereas, for well over a decade, Little Bears Playhouse Board of Directors, a non-profit board comprised mainly of parent volunteers who rely on child care provided by Little Bears Playhouse, has held fundraisers, has researched and developed various partnerships, collaborations and locations in order to build an adequate child care facility in which to care for our youngest citizens; and

Whereas, the community has supported and Girdwood Board of Supervisors has written resolutions regarding various plans explored by Little Bears Playhouse, Inc Board of Directors for refurbishment, replacement, rebuild and bonding for construction of a facility, including a 2008 resolution supporting rebuild, resolutions in 2014 - 2016 regarding construction in conjunction with the Turnagain Arm Service Coalition (TASC) in the South Townsite, and resolution in 2019 for bonding proposition for rebuild in the current location; and

Whereas, at the September 16, 2019 Girdwood Land Use Committee meeting, support for a new childcare building filled the community room and achieved a vote of 111 in favor, 0 opposed and 4 abstaining; and

Whereas, in the April 2020 municipal election, 80% of Girdwood voters voted in favor of taxing themselves to build a new child care facility, although the bond proposition failed Areawide; and

Whereas, the inadequacies of the current child care facility in which Little Bears Playhouse operates were demonstrated during the closure and subsequent re-opening during the COVID-19 pandemic, with demand for service far greater than the supply available for child care within the existing facility; and

Whereas, recent CARES Act funding may provide a new avenue to achieve this long-time goal of the Girdwood community and provide a modern, safe building to provide child care this is a critical component in our economic recovery, stability and future sustainability; and

Whereas, a new partnership with Alyeska Resort may provide a new opportunity for construction on GRST-2 land, allowing for a facility to be constructed that meets the space and operational requirements of a modern childcare center; to replace the current Little Bears Playhouse, while additionally meeting the needs of the underserved Girdwood employees and providing additional revenue source by offering service to the visitor population; and

Whereas, it is understood that as this partnership and plan is explored further, there will be additional opportunities for the community to review plans, discuss and approve any zoning, permitting, and code amendments that may be necessary for construction and operation; and

Whereas, the Girdwood Land Use Committee has voted in favor of Little Bears Playhouse, Inc. to operate a child care facility on land zoned on GRST-2 at their regular meeting on August 10, 2020 by a vote of 8 in favor, 2 opposed and 7 abstaining;

Therefore, the Girdwood Board of Supervisors resolves support for Little Bears Playhouse, Inc. to pursue development and operation on GRST-2 (and any other?) land, as well as pursue CARES Act Funds, grant opportunities, new market tax credits, revolving loan 501(c)(3) bonds, conventional or non-traditional financing, for the purpose of building a new childcare center facility.

Be it also resolved that the Girdwood Board of Supervisors recognizes the resiliency and persistence of the many members of the Little Bears Playhouse Inc. Board of Directors in pursuing all options and all possibilities for collaboration over the last decade, and recognizes that the children who were attending Little Bears in 2008 when this project first was presented to GBOS in 2008 are now high school age.

Mike Edgington, Land Use Supervisor, GBOS

Date

Attest

Municipality of Anchorage



P.O. Box 390

Girdwood, Alaska 99587

<http://www.muni.org/gbos>

Ethan Berkowitz, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

Jerry Fox & Robert Snitzer, Co-Chairs

Eryn Boone, Mike Edgington, Christina Hendrickson

Procedure for considering Out of Area Requests for hearing and action

Introduction & Overview:

Anchorage Municipal Code 2.40.030.E: The municipality recognizes the Girdwood Board of Supervisors as the community council ex-officio, which serves the Girdwood Community Association/Land Use Committee boundary area depicted on Map 10 located in section 2.40.090.

Occasionally there are requests for action not related to Girdwood Valley Service Area budget items of: parks and recreation, roads, cemetery, public safety and fire department and/or pertaining to items originating outside of the Girdwood Valley. These items must be represented a community sponsor*; action is voted on at Land Use Committee (LUC), and passed to the Girdwood Board of Supervisors (GBOS) for further consideration and action. This process typically requires two months (four meetings) and a majority vote of both LUC and GBOS to complete.

Process:

Petitioner must determine if they are seeking group action from LUC/GBOS or if they are seeking action by individuals in the area. If individual action is requested, the petitioner should speak under Public Comment at the Girdwood Public Meetings requesting that individuals take action. Public comment is limited to 3 minutes.

If action from the LUC/GBOS is requested, the item will follow LUC/GBOS procedures:

A. Introduction at LUC and GBOS as New Business

Item will be brought to the LUC and GBOS as New Business for introduction. This introduction should not last more than 5 minutes, plus Questions/Answer period. If the item does not have a community sponsor*, the petitioner must find one before it can be brought back to LUC and GBOS as Old Business for a potential vote.

B. Hearing at LUC and GBOS as Old Business

After one month, items with a community sponsor can come back for hearing and review by the LUC and GBOS to request action as Old Business. At least one week prior to the LUC meeting, the community

sponsor must provide draft language of the Resolution of Support. LUC will hear the topic and will vote whether or not to recommend action by the GBOS. If LUC votes in favor of the action, the draft resolution language will be reviewed by a member of the GBOS and the community sponsor to create a final draft. At the GBOS Old Business hearing, the topic will be discussed, including the recommendation of the LUC and proposed final language.

In the event that LUC and GBOS disagree on the outcome, a special meeting to resolve their differences will be called, as outlined in the GBOS Rules and Procedures and LUC Operating Principles.

*A community sponsor is any member in the community who meets the requirements as a voting member of the Girdwood Land Use Committee. A voting member is any person eighteen (18) years of age or older who has been a resident and/or property owner, business owner or designated representative of a non-profit association who has resided in, owned property in, owned a business located in, or operated as a non-profit association for ninety (90) days or longer in Girdwood Valley.

Approved by the LUC March 11, 2019

Approved by the GBOS March 18, 2019

Proposed draft resolution for the Girdwood Board of Supervisors

RESOLUTION on anti-racism

WHEREAS, the community of Girdwood has been saddened and angered by recent acts of racism which demonstrate the injustice, inequity, and prejudice that persists in our country and our State; and

WHEREAS the community of Girdwood is located on the road system, but has many connections to rural Alaskan communities through employment, friendship, family ties, residency, and other relationships, and is a community that includes residents from many different cultures and backgrounds; and

and

WHEREAS, racism has been shown to have negative effects on both adults and children, and racism, oppression, marginalization and hate are contrary to the values of our community ; and

WHEREAS, the struggle against racism requires continuing active resistance against it at all levels and areas of governance ;

THEREFORE, let it be resolved that the Girdwood Board of Supervisors declares that Girdwood is an anti-racist community, that we welcome all people to our community, that we respect the dignity and equality of all people, and that we condemn racist language in all its forms, and are committed to fostering inclusivity in local governance ; and

THEREFORE LET IT BE FURTHER resolved that GBOS wishes to specifically note its respect, support, and trust for our rural Alaskan neighbors and their communities, particularly in regard to decision-making on all matters that affect them.

PASSED AND APPROVED by a vote of X to X on this day of XX/XX/2020.

GIRDWOOD LAND USE COMMITTEE OPERATING PRINCIPLES

Statement of Purpose - To advise the Girdwood Board of Supervisors (GBOS) on land use issues based on research and community input. We encourage all those in Girdwood Valley to take part in discussing land issues facing the community by attending the meetings. It is hoped that in this way, we will reach the goal of representing the community on routine and controversial land use issues in a broader way.

Collaborative Process - The Land Use Committee (LUC) aims to apply the principles of the Collaborative Process, which is becoming common across the country for successfully solving community concerns. The Collaborative Premise states, "If you bring the appropriate people together in constructive ways with good information, they will create authentic visions and strategies for addressing the shared concerns of the organization or community." Necessary conditions for successful collaboration include a group of participants who are broadly representative of the community, and a credible, open process that is not dominated by any one group or sector.

Girdwood Valley is the area defined as "the Girdwood Community Association/Land Use Committee boundary area depicted on Map 10 located in AMC Section 2.40.090". Girdwood Valley includes the community of Girdwood and the Upper Crow Creek neighborhood. As defined in this document, Girdwood Valley extends beyond the boundary of the Girdwood Valley Service Area (GVSA) tax district.

Members – A Qualified Member is any person eighteen (18) years of age or older who is

- a) a current resident and/or property owner, business owner or designated representative of a non-profit association, and;
- b) who has resided in, owned property in, owned a business located in, or operated as a non-profit association for the preceding ninety (90) days or longer in Girdwood Valley.

Businesses and nonprofit entities not otherwise represented at the Girdwood Land Use Committee and who meet one of the following criteria may designate one (1) representative to be a voting member of the Girdwood Land Use Committee:

- a) The business is a corporation operating in Girdwood Valley but without the representation of a director or corporate officer who otherwise meets the membership criteria.
- b) The business is a partnership with all partners residing outside Girdwood Valley but operating in Girdwood Valley.
- c) The business is a limited liability company with all member(s) residing outside Girdwood Valley but operating in Girdwood Valley.
- d) The business is a sole proprietorship with the proprietor residing outside Girdwood Valley but the business operates in Girdwood Valley.
- e) The nonprofit entity is a corporation duly qualified under a subsection of IRC 501 and registered in the State of Alaska with all officers, directors and members residing outside Girdwood Valley but operating in Girdwood Valley.
- f) The nonprofit entity is an association duly organized under Internal Revenue Code and registered in the State of Alaska with all officers, directors and members residing outside Girdwood Valley but operating in Girdwood Valley.

Businesses and nonprofit organizations that qualify as described above may designate one (1) representative for the calendar year. The written request must be made January 1 thru 31 of each year or when commencing operations in Girdwood Valley. The written request must be delivered to the Land Use Committee Chair and duly recorded by the Land Use Secretary.

Designated representatives have one (1) vote on any issue regardless of whether they qualify for Land Use Committee membership under other categories.

Anyone may inquire of any person who purports to meet the membership requirements in order to determine their eligibility to be a member of the Girdwood Land Use Committee.

Officers - Officers must meet the Membership requirement. Officers are comprised of three members in the positions of Chair and two Vice-Chairs. Duties include:
Chair: set and post an agenda 7 days prior to meetings in coordination with GBOS Chair and/or GVSA Administrative Officer, facilitate meetings, present a summary of the meeting at the next GBOS meeting; uphold these Operating Principles.
Vice-Chairs: Assist and/or fill in for Chair as necessary.

Secretary - The Secretary role is a non-officer position performed by the GVSA Administrative Officer when that position is filled. Otherwise a Secretary will be elected from the Membership and considered a LUC Officer. The Secretary will take minutes and publicly post them before the next GBOS meeting, set out and retain (for historical records) a sign-in sheet for each LUC meeting.

Agenda and Minutes – Agenda and minutes are to be posted at the Post Office, the Library, and the Girdwood Community Center bulletin boards. Agenda and minutes are also posted on line at www.muni.org/gbos. PSAs on KEUL and/or Girdwood/MOA website shall be utilized to disseminate information whenever possible.

Election of Officers - Each year at the January meeting, nominations will be taken from the floor and all officers elected for the following year.

Meetings – Land Use Committee Meetings are scheduled for the 2nd Monday of each month at 7PM in the Girdwood Community Room. Meetings must be held at least every other month.

Presentations – Petitioners seeking variances, etc., municipal representatives or others who are seeking public input on a land use issue are requested to present their case at the LUC meeting. Presenters will address the LUC and GBOS boards and public from the front of the room at each meeting. Presenters should expect between 10-30 people in attendance.

Electronic copies of materials to be presented are requested to be provided to staff 1 week prior to the meetings at: gbos@muni.org.

Maps and drawings should be printed in a large enough format to be easily viewed by the entire room, or provided in electronic format to be displayed on screen.

Handout materials should be copied and provided at the back of the room for public (approx 20 copies) and for the LUC Officers (3), GBOS members (5), and staff (2).

Presentations should be clear and concise, not lasting longer than 15 minutes. After presentation, the board members will ask questions and will invite the public to ask questions and speak about the project.

Initial Presentation - Initial presentation is to be scheduled by the petitioner at the LUC and GBOS Regular monthly meetings.

LUC meetings are held the 2nd Monday of every month.

GBOS meetings are held the 3rd Monday of every month.

It is necessary for the petitioner to begin at the LUC, with the GBOS meeting the following week.

How to schedule initial presentation - Petitioner must schedule the initial presentation at least

one week in advance of the LUC Regular Monthly meeting. Exceptions to be approved by the Land Use Committee Chair. Requests are to be made by email: gbos@muni.org or by calling 343-8373. Name of the project, location, and name of the individual(s) who will present are needed. The item will appear on the agenda as New Business at each of these meetings, unless special meetings need to be called due to time sensitivity.

Relationship Between the Girdwood Land Use Committee and Girdwood Board of Supervisors - The Girdwood Board of Supervisors is designated as the Girdwood Community Council ex-officio by the Anchorage Municipal Assembly. Because of this, Girdwood is not recognized as a Community Council District in Municipal Code 2.40.040.D – Establishment of community council districts. With the adoption of 2.40.035.B on August 12, 2003, the Girdwood Community Association Rules and Bylaws were over-ruled and suspended.

Municipal Code 2.40.035.B Recognition of community councils; special ex officio community council recognition for Girdwood Board of Supervisors, states:

“Girdwood recognized; special provision. The municipality recognizes the Girdwood Board of Supervisors as the community council, ex-officio, which serves the Girdwood Community Association/Land Use Committee boundary area depicted on Map 10 located in section 2.40.090.”

The LUC is a one-person one-vote organization, whereas GBOS business is voted upon by only the 5 board members. In consort with the ideals of community councils being the voice of the people with one-person one-vote, the LUC is designated by the GBOS to be the public hearing process for the GBOS.

In the event that the voting in LUC and GBOS do not match each other, the rules under **Voting Conclusions**, below, will be followed.

Discussion - All viewpoints are valid and welcome. Discussion is to be held in a respectful manner. It is the aim of the LUC to have broad citizen participation, therefore discussions can not be monopolized by a few individuals. Comments should be limited to two minutes. The facilitator is generally the Committee Chairperson, however, another officer or individual may be designated in his/her place. If discussion becomes contentious or out of hand the facilitator will choose who speaks next by “going around the room” – or via a sign up sheet, giving every person present the opportunity to speak. Additionally, prior to voting on major issues, it is recommended the facilitator close the discussion by going around the room for final comments. The facilitator will work cooperatively with all present to decide when thorough discussion is complete and/or when it is time to move on. In November 2001, it was decided that the Federation of Community Councils’ sheet titled “Parliamentary Procedure, A Reference Guide to Moving the Meeting Along” would be used as a facilitating guide.

Issues Needing A Vote – Issues needing a vote (action items) require a minimum of two presentations at two different meetings at least a month apart. At the first meeting the issue will be introduced as new business with as much information as possible and requested. This provides the community with enough time to digest the information and come to the next meeting with an informed opinion prepared for a vote. The second meeting presentation will provide all information necessary to visualize and comprehend the entire nature and scope of the project and any other special requirements. An exception may be an issue of extreme importance of a timely nature beyond the control of the principals and/or representatives, in which case only one meeting is necessary and the rules for second presentation apply.

Conclusion of Business and Guidelines for Process – There are three conclusions that may be used for deciding the outcome of a petitioner’s presentation. Land Use can vote to

recommend that the GBOS write a:

- Letter of Objection:** When the vote is not in favor
Letter of Non-Objection: When the vote is in favor, with no strong opinion or cause to write a:
Resolution of Support: Used when the issue is of great concern and importance to the community.

A Letter of Non-Objection (LONO) or Resolution of Support should be provided to the GVSA Administrative Officer by the petitioner. This will be re-drafted to reflect the ideas and outcome of the discussions and final vote. These final actions will be passed to the GBOS along with comments from the LUC and the final vote count.

Voting - Every eligible member (described under “Members” above) is qualified to vote (“one person, one vote”). There shall be a sign-in sheet displayed at each meeting (and maintained by the LUC Secretary). Votes are taken by a show of hands. Absentee voting by proxy is not allowed, but absent members are encouraged to submit written comments which will be read at the LUC and passed on to the GBOS. Discussion of major land use issues may require more than one meeting and every attempt must be made to ensure that the broad community has had ample opportunity to review and comment on issues before a vote is taken. The exact number of yeas and nays will be presented at the GBOS meeting.

Voting Conclusions - The community’s stated objective is to provide unified statements and recommendations from the Girdwood community. (Conditional Use Permit has its own resolution process.) However, three possibilities exist regarding agreement between the Girdwood Board of Supervisors and the Land Use Committee:

- A. **Consensus:**
The Girdwood Board of Supervisors votes in accordance with the Land Use Committee recommendations. In this case, all recommendations of the Girdwood Board of Supervisors shall include the official actions of the Land Use Committee without changes. The Girdwood Board of Supervisors may include additional supporting information and comments when sending forth the actions of both groups.
- B. **Not in agreement; no time restriction:**
The Girdwood Board of Supervisors does not vote in accordance with the Land Use Committee recommendations and the requirement to report forth on the issue is not time restricted. In this case, the Girdwood Board of Supervisors will provide a written explanation of the dissenting GBOS action to the Land Use Committee, and will provide any and all additional and/or new information pertinent to the issue being considered. Either the Land Use Committee or the GBOS chair may ask the other group to reconsider their action in view of the additional and/or new information. An issue can be sent back to either group one (1) time for reconsideration, and the issue in question must appear on the following month’s agendas.
- C. **Not in agreement; time sensitive:**
The Girdwood Board of Supervisors does not vote in accordance with the Land Use Committee recommendations and the requirement to report forth on the issue is time restricted. In this case, the Girdwood Board of Supervisors will provide a written explanation of the dissenting GBOS action to the Land Use Committee, and in sending the recommendations forward, will include the official actions of the Land Use Committee without changes, along with the official actions of the Girdwood Board of Supervisors and any relevant GBOS/LUC comments

The Girdwood Board of Supervisors may also request an extension for advisory comments to be made, in which case the issue of dissent may be referred back to the Land Use Committee as described in “B” above.

Education - It is the goal of the LUC that members become well educated on regulations, agencies, and other topics of importance to understanding land use issues. Community members are encouraged to give brief educational presentations to the LUC in their area of expertise.

Coordinating with the GBOS - The GBOS Supervisor assigned to Land Use as an area of responsibility is encouraged to attend LUC meetings to assist coordination and communication between the two groups.

Guiding Principles and Continuous Review and Refinement of this Document - The Girdwood LUC is a voluntary citizen’s committee. These principles are meant to guide the process, but may also require flexibility. Success depends on broad participation from the community and the continual review and refinement of these principles.

Adopted by the Land Use Committee - 10/12/98
Approved by the GBOS - 10/19/98
Minor revisions - 4/12/99, 2/25/02, 12/07/03
Adopted by Land Use Committee 1/05
Attendance and other Revisions – 8/14, 10/16
Adopted by Land Use Committee, 12/19/16
Revision to chair and vice chairs – 3/18
Revision to clarify GVSA boundary and membership – 12/19

J. Pascale - 4/12/99
J. Jonas – 2/25/02, 12/07/03
L. Leonard 12/19/16

Appendix A Conditional Use Process

Timeline and Number of Presentations – Timeline follows the general LUC Presentation Process.

What to bring to the initial LUC and GBOS presentations:

- Preliminary Site Plan
- Floor Plan
- Elevations all around
- Zoning status of that site and lands abutting the site
- Statement of projected positive impacts
- Statement of possible negative impacts
- Road development plans
- Statement of any expected requests for variances from zoning regulations

Second Presentation - The Second Presentation will be scheduled once the petitioner's Planning and Zoning (P&Z) Department packet is received by Girdwood Municipal Staff. Presentation must occur prior to the petitioner's P&Z hearing.

How to schedule second presentation - When petitioner's P&Z packet is received by Girdwood Municipal Staff, the petitioner will be notified and the 2nd presentation will be scheduled at the next LUC and GBOS meetings, unless special meetings need to be called due to time sensitivity. The item will appear on the agenda as Old Business at each of these meetings.

What to bring to the Second LUC and GBOS Presentations:

- 35%-65% design plan with drawings, engineering, grading and drainage, watershed report, parking
- Updated versions of all items from the initial presentation
- Specific request for and draft language of Letter of Non-Objection/Resolution of Support

With this information, the public will be able to consider and comment on the project in time for the P&Z hearing.

At the LUC meeting, the petitioner will present their project and make known their request for a LUC recommendation that GBOS to write a Letter of Non-Objection (LONO)/Resolution of Support to P&Z.

The LUC and public will ask questions of the petitioner. LUC will take note of the public's comments regarding the project and will call for a vote of the public in attendance at this meeting

regarding the LONO/Resolution of Support. This information and vote tally will be forwarded on to the GBOS.

At the GBOS meeting the following week, the petitioner will present their project, addressing the comments heard at the LUC meeting, and will make a formal request for a LONO/Resolution of Support to be written to P&Z. GBOS and public in attendance will ask questions of the petitioner. After hearing the presentation and public comment, and considering the input provided from LUC, the GBOS will vote on the request for a LONO/Resolution of Support.

Conflict Resolution of Conditional Use Permit Items - In the event that the votes in LUC and GBOS are not in agreement, LUC and GBOS will schedule a separate public meeting with the petitioner to discuss the project. Whether the LUC and GBOS come to agreement or not, the positions of both LUC and GBOS will be forwarded to MOA Community Planning Department within three (3) working days. A copy of the correspondence forwarding the GBOS/LUC votes shall be given to all GBOS/LUC board members for review and comment before being sent to the MOA.

Note: Any changes to the Timeline and Number of Presentations for Conditional Use Permit Presentations in the LUC Operating Principles must be coordinated with the same document in the GBOS Rules and Procedures, and vice-versa.

Dear Community Council:

Notice:

On or before September 1 of each year, the Municipal Clerk is required to notify all Community Councils of liquor licenses located within their boundaries that will be reviewed by the Assembly for the upcoming liquor license renewals (AMC 2.30.120C). To comply with this provision of the code, the Clerk's Office has attached a spreadsheet of the 2021-2022 liquor licenses which are anticipated to submit renewals and are sorted by community council for ease of review.

Public Hearings and Resolutions:

The Municipal Clerk is also required to advise Community Councils that they may request a legislative public hearing before the Assembly on any liquor license renewals within their boundaries (AMC 2.30.120C). To request a public hearing, the Community Council must adopt a resolution asking the Assembly to hold a public hearing on the liquor license renewal and must send the resolution directly to the Office of the Municipal Clerk at munilicenses@muni.org.

The request for a public hearing should be in the form of a resolution and preferably containing the following information: Number of community council member votes in favor of the request and the number of votes opposed; specific facts, including dates; and supporting documentation. **The resolution must be received no later than October 15, 2020.**

664	2 Go Mart #54	Package Store	2020
1551	Double Musky Inn	Beverage Dispensary-Public Convenience AS 04.	2020
3449	The Sundry Shop at Alyeska	Package Store	2020
3558	Hightower Pub	Restaurant/Eating Place	2020
5210	Sakura Asian Bistro	Beverage Dispensary-Tourism Duplicate	2020
5211	The Pond Cafe	Beverage Dispensary-Tourism Duplicate	2020
5518	Girdwood Brewing Company	Brewery	2020
5758	Spoonline	Restaurant/Eating Place	2020



To whom it may concern,

The Anchorage Home Builder's Association (AHBA) opposes several proposed amendments to the Title 23 code which would move the cost of buying a new home in Anchorage out of reach for thousands of Anchorage residents.

For the past several years, city planners and others have observed that Anchorage is well below the rate of construction we need simply to maintain our existing housing stock, let alone grow. Far from addressing this by making it easier to build homes, adding a variety of requirements in the interest of making future development in Anchorage more ideal has proven irresistible.

This trend continues with the proposed changes to Title 23.

23.10.104.9 – Building official may audit third party plan reviews. Third party plan reviews must submit their calculations to MOA.

- Third party plan reviews already require construction clients in Anchorage to pay extra, adding a layer of additional review/potential dispute without a corresponding demonstration of need or investigation of alternatives is counter to the public interest.
- We have already begun seeing examples of municipal employees reviewing plans for compliance with codes under review by independent plan reviewers.
 - Current code states: “it shall not be the responsibility of the building official or any other departments of the municipality to review the application for compliance with applicable building codes under review by the independent reviewing professionals”
 - The MoA interests are already fully protected by language requiring liability insurance for the credentialed and registered independent reviewers and waivers of claims against the MoA
 - This level of review is duplicitous and an inefficient use of municipal employees time when they are already facing backlogs

23.30.210.52 – Would require all new homes to rough-in Electric Vehicle (EV) charging stations.

- This attempt to drive consumer behavior ignores the possibility of changing market forces in the future.
- If not used, roughed in electrical will both harm housing affordability while increasing the carbon tab of new construction. This is an item better left to the market, with incentives if the market is failing to adjust for relevant incentives on its own.
- The savings (cost or carbon) of doing this at the time of initial construction vs as a retrofit is minimal.



23.45.507.1 – Would require sprinkler systems on all homes more than 600 feet from a fire hydrant.

- This provision would single-handedly add a five figure premium to the minimum cost of construction on a majority of Anchorage's unbuilt lots.
- With a replacement rate of about 4%/decade, even in 20 years, fewer than 10% of Anchorage residents would be protected by mandated sprinklers, while many more will have been denied the ability to purchase a new home (or move into a nicer unit vacated by someone who built new).

23.85.R302.13 - MOA disregarded the code amendment approved by the committee regarding fire protection of the ceiling of a basement.

- The code committee is made up of experts, and while they understand and appreciate the need for safety; they also understand and appreciate the unique costs and other barriers faced in Anchorage and Alaska.
- The municipality deciding that the experts' recommendations are merely advisory to the true authority (municipal employees) regarding what is in the best interest of our community fundamentally undermines the role of the code committee.
- The municipality's recommendation will reduce the number of new houses built in Anchorage, we support the code committee's recommendation to allow more homes to be built.

23.85.R802.12 - AHBA supports the partial height truss blocking option.

- The option should be retained.

23.60.R101 through 23.60.R505- Adds the requirements of the energy code to the MOA code.

- AHBA supports building to energy efficiency standards, but is concerned this section could be construed as adding a redundant process to meet a standard there is an excellent and widely utilized process for.
- AHFC already has a process to ensure efficiency standards are met, and a VAST majority of homes are required to meet the standards by the financing institution or title company.
- AHBA supports making the AHFC process mandatory, but does not support the municipality introducing a separate mechanism for checking energy efficiency requirements.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Visser", written over a horizontal line.

Eric Visser
President, Anchorage Home Builders Association

HLB Report for Land Use: HLBAC meeting was held September 10. There were no Girdwood-specific items on the agenda but there was public comment expressing concern about the lack of remediation on the 5k Nordic loop. Next meeting is scheduled for October 8 20 at 11:30AM via Teams.

T21C9 and Housing Working Group No meetings held in April - July. T21C9 restarted meetings in August and is meeting just prior to LUC on Sept 14. Group is focusing on updating parking ordinance. HWG re-starts on September 16.

Imagine! Girdwood The next regular meeting is Sept 23 on Zoom. Goal is to share the core of the new plan – the draft vision-goals-policies statements – out for public review in October. Agenda and minutes are available at imaginegirdwood.org

GBOS will hold Non-Profit Grant presentation meeting Sept 15, Regular meeting is Sept 21. Quarterly meeting with MOA is coming up Oct 26. Meetings will take place via teleconference.



September Report Girdwood Trails Committee

GTC met on September 1. Next meeting is scheduled for October 6 at 7:30PM. Sub-committee of GTC, Girdwood Trails Master Plan, has restarted monthly meetings and is also holding workshop meetings.

Hand Tram: COVID-19 delayed planned meeting of GVSA and Bill Falsey, Chris Schutte and MOA legal dept to review safety measures and operations management plans for the hand tram. This meeting has been delayed while the administration works through CARES Act and homeless shelter discussions in Anchorage.

2020 Trail projects and objectives:

Virgin Creek Falls Trail: Section 106 archeological study completed and received SHPO concurrence. Working toward project start this fall, weather depending.

Summer crew is budgeted through October.

GTC does not have projects that meet the shovel ready requirement of RTP 2021 grant cycle.

Re-route of California Creek Trail: GVSA and GTC are discussing with Chugach State Park the possibility of an MOU for Girdwood Trails on State Park Land (Beaver Pond Trail, California Creek and Abe's Trail). GTC is interested in re-establishing a former trail route between Abe's and California Creek Trail to create a more sustainable connection of these trails.

Trail Data: GTC is compiling a list of trails to be studied in 2021 and make that request of the Traffic dept.

GTC is expected to vote on proposal to for narrow gauge winter grooming of specific trails for 2020-21 season at the next meeting.