

Girdwood Land Use Regulations
Title 21 Chapter 9 Review Committee Special Meeting Re: review of parking code
January 25, 2021
Minutes Draft

Due to the current spread COVID-19 virus, Girdwood Land Use Committee T21 C9 Review Committee meetings are held virtually and telephonic indefinitely.

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.

6:17PM Call to order, Mike Edgington (ME)

Attending are: Mary Thomas (MT), Erin Eker (EE); Kalie joins approximately 7PM.

Agenda Approved for January 25, 2021 Special meeting EE/MT 3-0

Announcements & Presentations: None

Introductions: None

Old Business:

1. Finish revised parking code review of recommendations from MOA planning/traffic engineer
T21C9 Rev 2: Items 5 & 6 completed at last meeting.

Mike has sought and received input from Tim Cabana and Connor Scher with Z Architects as they are highly aware and involved in the development of commercial space and issues regarding parking code. Cabana recommends changes landscaping and paving requirements in code. Z Architects provided comments on scaling factors in table 21.09-11: Girdwood Adjustment to Parking Requirements and on paving/permeable surface used for parking 20' from lot lines (8b and c). With changes to Items 5&6 this may no longer be relevant.

Item 3: Reserved comment is discussed. (RESERVED: Tailored parking requirements and reductions for the new townsite area will be further developed in coordination with the update to the Girdwood Area Plan and adopted as an amendment to this section.) This item may no longer be relevant and may further confuse parking efforts in the future if not removed. Parking code has been somewhat randomly enforced depending on location of business and whether or not they can use the other street parking.

Motion:

T21C9 Review Committee moves to remove Reserved section in Item 3, which reads: (RESERVED: Tailored parking requirements and reductions for the new townsite area will be further developed in coordination with the update to the Girdwood Area Plan and adopted as an amendment to this section.)

Motion by MT/EE

Motion carries 3-0 by assent.

Regarding scaling for Adult Care in table 21.09-11: Recommendation from Z Architects to change scaling for adult care from current suggestion of 50% to 70%. There is no research to support 50% reduction for this item, scaling by 70% is more consistent with the philosophy of the scaling (ie local use only = 50% scaling; mixed = 70% scaling; primarily visitor/non-resident use = maintain at 100% of existing code).

Title 21 Chapter 9 Review Committee Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>



Motion:

T21C9 Review Committee moves to adjust recommended scaling factor of 50% to 70% in the Adult Care Use Category in Table 21.09-11 Girdwood Adjustment to Parking Requirements.

Motion by EE/MT

Motion carries 3-0 by assent

Eagle River code discusses lighting, saying that before lighting standards are applied a public process including public meetings and hearing shall be held and determine an needed modification to Section 21.07.100.

Item 9 B and C paving

Make paving an option, recommend leaving section B as is.

Section C: setbacks are already addressed in Items 5 and 6 – recommend removal.

Motion:

T21C9 Review Committee moves to:

Renumber AO to add new Item 7: Landscaping; Item 8: Parking within multifamily and Non-Residential Structures; Item 9: Parking Surface Requirements

Item 9b: retain recommended changes: Notwithstanding ADA requirements, interior roads, driveways and parking lots may be paved or surfaced with a layer of crushed rock, or any other surface consistent with the paving alternatives defined in 21.07.090H.12.b.

Item 9c: delete text: On lots greater than 0.5 acre, parking lots shall not be paved within 6 20' of lot lines in order to maintain a permeable surface

Motion by EE, 2nd by KH

Motion carries 4-0 by assent

Group returns to Landscaping.

Item 7: Landscaping: Current code is restrictive in what and how landscaping is done.

Landscaping is challenging for snow removal. Some landscaping in large parking lots is needed. Determination of what size parking lot should require landscaping is to be decided.

Group decides to recommend 50 spaces (instead of 40) and language to be provided from Planning regarding paving and provides .

Motion:

T21C9 Review Committee moves to Adopt language as previously recommended, with change in number of parking spaces to 50: Parking Lot Interior Landscaping is required for any parking lot with more than 50 parking spaces, as provided in Section 21.07.080E.2.c and Table 21.07.1.

Motion by MT/2nd by KH

Motion carries 4-0

Will need technical language from Planning so that change is applicable to the associated code.

Group decides to leave paving as optional and review as comments come in from MOA and community.

2. Presentation to Imagine! Girdwood tabled

New Business: none

Other Business: none

3. Confirm next meeting date Feb 8 2021 6:30PM

Adjourn 8:15PM