

**HERITAGE LAND BANK ADVISORY COMMISSION  
Meeting**

December 11, 2020, 11:30 a.m.

*Virtual meeting via Microsoft Teams and telephonic hearing*  
**Meeting Minutes**

**I. Call to Order**

HLBAC Acting Chair Fredrick called the meeting to order at 11:35 a.m.

**II. Roll Call & Disclosures**

No disclosures or conflicts were noted.

**Commissioners Present:**

Jim Fredrick, Acting Chair  
Kati Capozzi, Commissioner  
Peggy Looney, Commissioner  
Ron Tenny, Commissioner  
Vicki Gerken, Commissioner

**Staff Present:**

Robin Ward, Executive Director  
Shelley Rowton, Land Management Officer  
Tawny Klebesadel, Office Manager

**Commissioners Absent:**

**III. Approval of the December 10, 2020 Agenda**

Commissioner Ron Tenny moved to approve the agenda. The motion was seconded, and approval of the agenda passed unanimously.

**IV. Director's Report**

Director Robin Ward reported the 3<sup>rd</sup> Avenue & Ingra rezone PZC hearing would be on January 4, 2021, and gave brief directions for the HLB Plan public hearing and respectful and timed testimony.

Acting Chair Fredrick asked if there were any more questions of Director Ward, seeing none, moved on to proposed action items and public hearings.

**V. Proposed Action Items and Public Hearings:**

- a. **HLBAC Resolution 2020-08:** A Resolution recommending approval of the *HLB 2021 Annual Work Program & 2022-2026 5-Year Management Plan*.

HLB staff did not provide a report, however provided all written testimony to date and a sign-in sheet for further public hearing testimony. The public hearing was opened and closed for testimony. Written and verbal testimony is attached herein by reference and in the 2021 HLB Annual Work Program and 5-Year Management Plan Appendix F. Mr. Tenny moved to approve. The motion was seconded.

Mr. Fredrick asked if there were any other comments or discussion, if not, we have a motion on the table to approve HLBAC Resolution 2020-08. Mr. Tenny asked if HLB Parcel 6-011 could be modified. Director Ward stated that staff would revisit comment response. Commissioners voted and the item passed unanimously. The motion is approved.

This motion: Passed 5-0

Acting Chair Fredrick moved on to Persons or Items not on the Agenda.

**VI. Persons or Items not on the Agenda**

Seeing no persons wishing to provide testimony or comments, Acting Chair Fredrick moved on to Commissioner Comments.

**VII. Commissioner Comments**

Acting Chair Fredrick asked if there were any individual Commissioner comments, seeing none, moved on to the next scheduled meeting.

**VIII. Next Meeting**

Acting Chair Fredrick stated the next regularly scheduled commission virtual meeting date will be at 11:30am, Thursday, January 14, 2021.

**IX. Adjournment**

Following the completion of business, Ms. Gerken moved to adjourn. The motion was seconded and approved unanimously. The meeting was adjourned.

**PASSED and APPROVED on this, the 14<sup>th</sup> day of January, 2021.**



Jim Fredrick, Acting Chair  
Heritage Land Bank Advisory Commission

*Respectfully submitted for the Heritage Land Bank Advisory Commission by:*  
Tawny Klebesadel, RED Office Manager

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Response to Public and Community Council Comments on the  
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Reference No.	Chapter 1		
	Commenter	Comment	Response
1.1	University Area Community Council (UACC)	The UACC agrees with the goals and Mission of the Heritage Land Bank. We feel that this Muni effort to plan ahead can be of great benefit to the city. Being a self-supporting and non-taxed base Agency is a solid basis for continuing its work long into the future.	Concur and thank you.
1.2	Julie Raymond-Yakoubian	Page 3: <del>The</del> Table of Contents lists an 'Appendix A' – but I could not find this Appendix in the document.	Revise maps to include label of Appendix A
1.3	Julie Raymond-Yakoubian	Page 5: <i>"A spreadsheet of leases and permits currently held is available online."</i> As I have previously commented in relation to prior Plans, the link to this document should be provided in the Management Plan. If this is also referring to Appendix D – this should also be stated here for clarity.	Revise Chapter 1, Page 5, Add to 3 <sup>rd</sup> paragraph: "Appendix D contains the spreadsheet of leases and permits as of December 10, 2020."
1.4	Julie Raymond-Yakoubian	Page 6: <i>"This inventory exists in an online version for public and municipal access at <a href="http://www.muni.org/departments/hlb">www.muni.org/departments/hlb</a>."</i> As I have previously requested in relation to prior Plans: can you provide a link to the actual online inventory to make this more easily locatable?	This inventory is undergoing internal audit and expansion and has been temporarily disabled. Upon reintroduction, a public notice will be sent to HLB's public notice email group to notify recipients of its availability and location.
1.5	Turnagain Community Council (TCC)	Chapter 1, Page 6: TCC once again expresses our strong support for conveyance of State of Alaska-owned lands to the Municipality of Anchorage (as per the Municipal Entitlements Act and subsequent actions) — and thanks HLB for continuing efforts to work with the State on this important land acquisition directive for our community.	Concur and thank you.

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1.6	TCC	Chapter 1, Page 7: TCC once again expresses our strong support for conveyance of State of Alaska-owned lands to the Municipality of Anchorage (as per the Municipal Entitlements Act and subsequent actions) — and thanks HLB for continuing efforts to work with the State on this important land acquisition directive for our community.	Concur and thank you.
Chapter 2			
	Commenter	Comment	Response
2.1	Julie Raymond-Yakoubian	As in previous years, the annual progress report does not contain any mention of the investigation that staff conducted in relation to the Girdwood Nordic Ski Club (GNSC) and violations of their easement contract for the 5K Nordic Loop. Nor does the report contain any discussion of the status of that easement or project, such as: that a plan should be pursued which will remedy the problems associated with trail construction (e.g. through revegetation and other remediation); and that areas of trespass by the GNSC were clearly identified and documented by the Club’s surveyor. This information should be added.	Staff understands there is an ongoing concern regarding revegetation of certain areas of the 5K Nordic Loop, specifically with regard to the viewshed from Winner Creek Trail. Staff has requested documentation of all revegetation and remediation activities on the 5K by GNSC to date. In recent weeks, HLB has also reached out to the DNR Division of Forestry to explore opportunities for planting events and will determine an appropriate course forward with their assistance.
2.2	Julie Raymond-Yakoubian	As in multiple previous Progress Reports, it remains concerning that removal of camps occupied by people without homes is included under ‘trespass issues’ – but still the trespass of a recreation group in Girdwood continues to not be mentioned as an issue requiring trespass abatement. The situation with the 5K trail has not been resolved, remains a concern in the Girdwood community, exceeding an	Previous comment response addresses this concern.

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		approved easement is trespass, and this information should be included in the Report.	
2.3	Julie Raymond-Yakoubian	<p>I again recommend that somewhere – perhaps in the 5 year workplan for the upcoming years – that remediation of the negative impacts of the 5K trails are addressed. This should include remediation of the Winner Creek Trail viewshed to a forested viewshed; there is ample documentation this should not have occurred; it is a mistake in need of remediation, as the damage was extensive, community members are distraught about the damage, and the Winner Creek Trail is an economic driver in Girdwood.</p> <p>HLB previously responded to this comment by saying that <i>“On-going revegetation and maintenance are the responsibility of the Girdwood Nordic Ski Club.”</i> This is a not an adequate response. HLB is the landowner and ultimate responsibility for the state of this parcel lies with HLB; if HLB claims that GNSC is responsible for revegetation in what ways, specifically, is HLB ensuring that revegetation and remediation happens? What actions are you taking? How are you monitoring this? Where is any GNSC activity being reported on? HLB is extremely deficient in dealing with this situation and the response you previously provided makes it clear to the public that HLB does not care about this issue nor HLB’s responsibility to ensure that the lands you own are properly stewarded. Please provide an updated response with additional information.</p>	Previous and upcoming comment responses address this concern.
2.4	Nancy Pease	<p><u>Goals and objectives regarding climate change</u></p> <p>Kudos to HLB for the recent lease for a solar farm, and for the concept plans for the Anchorage Urban Sustainability Farm.</p> <p>As stewards of land and water resources, HLB has an important role toward slowing climate change and helping Anchorage adapt to negative impacts of climate change, such as floods, drought, forest loss, and wildfire risk.</p> <p>HLB can, and should, consider greenhouse gas reduction and climate change mitigation when weighing all projects, in order to ensure the HLB mission of public</p>	<p>Thank you! Staff look forward to continuing to work on these and other projects that will benefit the citizens of Anchorage for years to come.</p> <p>Revise Chapter 2, Page 9, 3<sup>rd</sup> paragraph: “...the HLB be</p>

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		<p>stewardship, and benefits for future residents. The 5-year work plan should add language acknowledging climate change as a decision-making criterion: <u>Page 9 regarding HLB’s adaptive response to land use opportunities:</u> Add to the penultimate paragraph: “...the HLB be prepared to seek out and respond to unforeseen opportunities <i>and challenges</i> as they arise that promote the goals of the comprehensive plans. Add the words to the last paragraph, first sentence: “Land management decisions will be consistent with the AMC, all adopted comprehensive plans and area plans, and implementation items <i>including the Anchorage Climate Action Plan</i>.”</p>	<p>prepared to seek out and respond to unforeseen opportunities <u>and challenges</u> as they arise that promote the goals of the comprehensive plans.  Revise Chapter 2, Page 9, last paragraph: “Land management decisions will be consistent with the AMC, all adopted <del>comprehensive plans and area</del> <u>municipal</u> plans and implementation items.” HLB is inclusive of all adopted municipal plans.</p>
Chapter 3			
	Commenter	Comment	Response
3.1	Sean G. Kelliher	<p>As a lifelong Alaskan, retired veteran and now full-time resident of Girdwood I would encourage you to keep the HLB land as a nature preserve. Girdwood is home to the most northern rainforest in the World. Too often we have allowed our rare and unique natural treasures to be destroyed in the name of “development.” More is not better. The impact on the environment and fragile ecosystem of adding additional residential population and the commercial and infrastructure “development “-to support the additional people would be devastating to both the ecosystem and the numerous animal and plant species that call the rainforest home. Please consider protecting this rare environment. Once lost it is gone forever. We owe it to future generations to preserve what we can of Alaska’s natural resources.</p>	<p>Add new paragraph Page 20, “HLB staff is considering the engagement of conservation professionals to assess HLB holdings, in an effort to preserve the impact on the environment and fragile ecosystem of one of the world’s northernmost rainforest and to save the unique natural treasure which support both the ecosystem and</p>

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		As a retired Naval officer I have had a chance to travel across the globe and I can assure you that we Alaskans live in a very rare and special place. Let us not destroy that and become like every other place in the world in the name of accommodation and “development.”	numerous animal and plant species that call the rainforest home in this rare environment.”
3.2	UACC	We reviewed the specific efforts described in the Draft 2021 Annual Work Plan and the 2022-2026 5-Year Plan and while no specific efforts are geographically in the UACC area, some are adjacent to it. Those seemed appropriate to us, so we have no objection.	Concur and thank you.
3.3	Julie Raymond-Yakoubian	Page 16: I support HLB continuing to work with Girdwood’s Cemetery Committee regarding use of this parcel.	Concur and thank you. Staff agree that this is an important project for the community.
3.4	Julie Raymond-Yakoubian	Page 17: Potential Heritage Land Bank Umbrella Mitigation Bank Sites. It is noted that a “ <i>site plan for a Bank site in the Girdwood Valley</i> ” is a potential project for HLB in 2021. I would like to request extensive outreach to the Girdwood community on this project. Several community members have previously expressed interest in learning more about HLB wetland bank plans and very little information has been forthcoming. I request that any existing documents (draft or otherwise) should be made available to the public.	Multiple studies exist that will inform this process, and additional delineation and assessment will be required. All areas with Class A/B wetlands will be considered; however, the bank site will require a large contiguous complex. The most likely areas that USACE would consider appropriate for Bank sites are Stumpy’s Winter Trail/Cat Track areas (Portions within HLB Parcels 6-011 and 6-251, AWMPIDs 218 & 219), the Lower Virgin Creek watershed (Portions within HLB Parcels 6-059 through 6-064, AWMPID 205) and the areas not covered by the Fill

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			<p>and Dredge permit for the Girdwood Industrial Park (Portions within HLB Parcel 6-057F, AWMPID 2017). Bank sites require an elevated threat of development, and these areas would likely be viewed as threatened. This is a process that will require multiple layers of public notice, comment and involvement, and the community will be kept abreast of any developments as they occur. Staff is committed to preservation of wetlands in the Girdwood Valley, whether part of a Bank or as Permittee Responsible Mitigation compensation, and views this as a way to support the long-term management and preservation of the unique ecology of Girdwood.</p>
3.5	Julie Raymond-Yakoubian	<p>Page 19: Trespass and Encroachment Issues. Again, as in previous documents, there is no mention in this section of the trespass and encroachment of the 5K Nordic Loop in Girdwood (see above). This trail, from construction through present day, has exceeded the approved easement width, sometimes up to 3x or more the approved width. This should be added to this section, along with a discussion of remediation plans.</p>	<p>The GNSC may be required to take part in revegetation efforts where over-clearing has been documented by recorded survey in conflict with the easement provided, to the extent possible given the lack of specificity in the</p>

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			<p>easement instrument. Additionally, the scope of annual brushing will be more closely monitored and limited to that which is necessary for the safety of trail users. HLB staff will continue to pursue revegetation activities with the Division of Forestry and GNSC and will report to the Girdwood Trails Committee no less than biannually on these activities until the community agrees that their concerns have been addressed.</p>
3.6	Julie Raymond-Yakoubian	<p>Page 20 (and throughout): Another comment given previously, but still relevant: the 'Girdwood Area Plan' group has changed its name to Imagine! Girdwood and has also transitioned from a public municipality body, to a private community body – should be updated in the document.</p>	<p>Thank you for reminding staff about the change. The Plan has been updated to reflect that.</p>
3.7	Dianne Holmes	<p>At first glance, before noting the faulty parcel designations, I was concerned with the absence of the 'chart' of HLB parcels in the Potter Valley area that has usually been part of the Annual Work Program document. While the chart never had enough room to explain the plan for these parcels, the text fleshed out their potential uses.</p> <p>One concern is that for the last two years, the chart hasn't been included in the Work Program. Also, only a few of the many HLB's holdings in the Potter Valley Study are listed in the annual document.</p> <p>All of the parcels from Potter Valley Study have been designated to either go to Parks/Rec, for transfer, or for road access/residential. With so much HLB land in the</p>	<p>Staff have responded to the HLB Advisory Commission and Assembly feedback to streamline the Plan and eliminate unnecessary features. The chart was a duplication of information contained in narrative form.</p> <p>If a parcel is not included specifically in the Plan, no change</p>

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		<p>Potter Valley area, the designations can easily drop through the cracks if they aren't carefully listed each year in the Work Program.</p> <p>Please include the chart in your annual programs, along with a fuller description of ALL the Southeast Anchorage holdings so that the public has confidence that HLB recognizes the designations for these parcels. See the map below for the HLB inventory in the Potter Valley and Bear Valley areas.</p>	<p>in conditions is expected for the parcel in the subject time period.</p> <p>HLB is required by code to adhere to adopted plans in management of HLB lands. The <i>Potter Valley Land Use Study</i> is such a plan that is regularly consulted with regard to these parcels.</p>
3.8	Dianne Holmes	<p><i>"HLB Parcels 2-128 through 2-136 – HLB is currently managing these properties as open space for the protection of water quality, and habitat, consistent with the adopted Potter Valley Land Use Analysis (AO 99-144). Any future actions on these parcels will be consistent with the 2010 Hillside District Plan, Potter Valley Land Use Analysis (1999), and other adopted plans. Key considerations will include an evaluation of appropriate land uses, access, and watershed management. . ."</i></p> <p>Parcels 2-135 to 136 are mistakenly described twice in this year's Work Program. The above paragraph pertains only to 2-128 to 2-134.</p> <p><i>HLB Parcel 2-135 &amp; 2-136 – These parcels may be considered for survey or re-plat once new developments and onsite evaluations are determined, to allow for residential and access reserve through an 8- acre portion of 2-136 and access through a southerly portion of 2-135, per the Potter Valley Land Use Analysis (1999) and AO 99-144. Decisions will be compatible with the Potter Valley Land Use Analysis and other adopted plans, including prescribed open space and any required agreement with the ADOT&amp;PF and Department of Fish and Game."</i></p>	<p>Until road connectivity is adequately addressed, they are managed as open spaces as 2-128 through 2-136. This means that 2-135 and 2-136 are included in both paragraphs.</p>
3.9	Nancy Pease	<p>Please identify the "non-MOA applicant" who may "-restore and preserve" parcels 2-125 and 2-126 in Section 36 Park. Please clarify this in the final draft.</p>	<p>We have not received a formal application for disposal. This party is studying the opportunity and will develop a proposal for HLB</p>

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			and USACE that will be subject to a public comment period and process.
3.10	Nancy Pease	The Municipality can implement protections and buffers for wetlands without the expense and formality of enacting and then monitoring a conservation easement. Requested change: "HLB will identify suitable trail corridors and wetland buffers in consultation with MOA Watershed Management Services, ADF&G, trail designers, and the interested public; and will transfer these parcels to Parks and Recreation with special limitations."	The expense and formality of enacting and monitoring a conservation easement is part of HLB's responsibility and provides capital to protect these sensitive resources. Staff see no benefit in foregoing a restoration and preservation opportunity that will provide financial resources to care for the wetlands.
3.11	Rabbit Creek Community Council (RCCC)	Page 17, last paragraph, Potential Heritage Land Bank Umbrella Mitigation Bank Site: The RCCC is pleased to see that Parcels 2-125 and 2-126, the southern part of Section 36, are "no longer being viewed by staff or the Corps of Engineers as the best option for a [mitigation] bank site" as we had previously discussed in meeting with HLB staff in 2019. Because these parcels are already set aside for local park use, they are not threatened by development and thus do not qualify as a mitigation site for development elsewhere. Moreover, there may be higher value or more vulnerable private wetlands suitable for Corps wetlands conservation funds that do not have the basic protection of public ownership of wetlands as those that are already owned by HLB. We appreciate that clarifying language recommended in RCCC comments on the HLB 2020 Work Program and 2021-2025 Management Plan was added to the discussion on these parcels.	While no longer being considered for a <u>bank</u> site, these parcels are still considered to contain valuable wetland mitigation and restoration opportunities.
3.12	Christina Hendrickson	Girdwood Cemetery. I encourage HLB to remain an engaged partner with the Girdwood Cemetery. Its subcommittee's developments with Eagle River are favorable. By incorporating lessons learned from the failed Little Bears Bond	Concur. Thank you.

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		Proposal, having an engaged Municipal department supporting a future bond proposal with Eagle River may yield a better return on the investment from community leaders and champions.	
3.13	Christina Hendrickson	Event Parking. I am against the potential of Parcel 6-029 to be used for event parking. This area is used for snow storage during what would be Spring Carnival, known locally as Slush Cup, and would not be suitable for vehicle parking during this time of year. Parking in this lot during summer or fall event weekends, such as festivals and races, would negatively impact the residents of 150 Hightower Road. In previous years when not adequately blocked by neighbors, this parcel sees overnight camping, late night revelers, campfires, and nuisance trash. Should HLB pursue an event parking, I encourage early engagement, routine security, and a site cleanup plan to avoid conflict and nuisance bear activity.	Staff agrees that use of 6-029 for vehicle parking or a short-term impound yard would be problematic based on the parcel's Girdwood Open Space (GOS) zoning, and the hazards that could occur with an additional intensive use near the intersection of Alyeska Hwy and Hightower Rd. Other options for this need will be prioritized. Revise Ch 3, Page 19 to read "A resolution to ongoing nuisance parking/camping during..."
3.14	Christina Hendrickson	Establish a wetland bank. Pursuant to Section 25.040.015(a)(2), parcels of HLB land in Girdwood are "unsuitable for municipal development, including wetlands and lands subject to geophysical and terrain limitations." Establishing a wetland bank in Girdwood would be timely and yield an estimated profitable return based on forecasted projects from Alaska Department of Transportation and Alaska Railroad Corporation. Sections of these wetlands could include elevated, American Disability Act accessible boardwalks along the perimeter that could be used for education and low impact recreation, such as birding. The Plan shows that HLB made nearly \$1M in mitigation compensation fees.	Concur. Thank you.
3.15		Residential Development and Code Enforcement. Parcels 6-039, 116, 149, and 076 are ripe for residential development. Should HLB develop GIP for more	Concur and thank you.

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	Christina Hendrickson	year-round employers, then the likely nexus would be to connect them to nearby residential development in the aforementioned parcels. The platted road that connects these parcels to community resources, such as parks and recreation, library, and trail networks could also be extended in the opposite direction to connect with Ruane, thereby complying with the code requirement for additional egress for emergency vehicles. This residential development is near an established trail network on abutting HLB land. Often in descriptions of homes for sale, many Girdwood listings boast being adjacent to HLB land. It is a large draw because the HLB parcels features natural and primitive spaces; is managed and protected; and public engagement is required prior to change in status.	
3.16	Christina Hendrickson	In recent community meetings, there is a verbal minority expressing opinions about additional residential development. Residents who do not want increased density near them verbally bully developers and private landowners and have strong opinions about what our municipal code should - but does not- permit. There is no code requirement nor incentive for developers to construct so-called affordable housing in Girdwood. Our local process vexes and stifles responsible development and absent of an updated Comprehensive Plan, there is little guidance on when, where, and why.	Concur and thank you.
3.17	Christina Hendrickson	Anecdotally, HLB could develop based on recent engagement at Girdwood's public meetings and community meetings related to the now privately funded Imagine!Girdwood! effort, previously known as the Girdwood Area Plan. Girdwood itself does not plan well. Community efforts require champions who volunteer their time to guide a process that requires patient facilitation and a lot of education about code, geospatial resources, data accuracy, and what does and does not qualify as substantive and qualitative information. Planning in Girdwood relies on volunteers, not subject matter experts, on subcommittees who advise an advisory committee to GBOS, who is also an advisory committee	Concur and thank you.

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		to the Municipality of Anchorage.	
3.18	Christina Hendrickson	HLB’s internal subject matter expertise can facilitate among stakeholders, developers, and the Municipality’s Planning Department to meet or exceed the vision in the Anchorage 2040 Land Use Plan (LUP) whose ten policies balance priorities, infrastructure and “green infrastructure” (e.g., stormwater runoff and wildlife habitat). Although the LUP focuses on the Anchorage bowl, it’s vision and public process would be an excellent model for HLB to follow for residential development in Girdwood. HLB has an established process <sup>4</sup> for land use studies prior to “land sales, land exchanges, leases, and easements <sup>5</sup> .” Conveying land via transfer is impermissible, per my read of Section 25.040.025, and short-sighted. HLB is bank who manages “...in a manner which will protect and enhance its economic and other municipal values.” The aforementioned parcels are valuable, and development should economically benefit the Bank, developers, and the community. HLB is a proven authority in developing projects in the best interest of the community, the Bank itself, and the municipality and should remain the landowner.	Concur and thank you.
3.19	Christina Hendrickson	Approximately 30% of Girdwood’s housing is nightly or short-term rentals. There are single family homes in Girdwood that are illegally reconfigured into multifamily housing; dry cabins and sheds that house seasonal workers; and a variety of creative ways landowners cash in on low budget persons and households. Density is apparent on most of Girdwood’s residential streets but few neighbors, if any, report the abuse. Girdwood is within the Municipality of Anchorage, and Code Enforcement should help clean up these transgressions and establish a model that HLB can follow for future housing development.	Concur and thank you.
3.20	Christina Hendrickson	With vegetation gone, it is easy to see residents’ other code violations on HLB property. I encourage HLB to work with Municipal Code Enforcement to remove structures, storage, and debris on HLB land. This blatant abuse reinforces the	Concur and thank you.

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		mentality that Girdwood owns municipal lands or has more rights than it does.	
3.21	TCC	TCC once again expresses our strong support for conveyance of State of Alaska-owned lands to the Municipality of Anchorage (as per the Municipal Entitlements Act and subsequent actions) — and thanks HLB for continuing efforts to work with the State on this important land acquisition directive for our community.	Concur and thank you.
3.22	TCC	<p>Priority of Municipal Land Entitlement Conveyance from the State: The Municipal Acquisition list includes parcels chosen by the MOA in the 1986 Municipal Land Entitlement agreement with the State of Alaska, including parcels located within the Ted Stevens Anchorage International Airport (Airport) boundaries. TCC has long advocated for these parcels to be transferred to the Municipality, due to the important value they have as public use/natural open space areas.</p> <p>Specifically:</p> <ul style="list-style-type: none"> <li>▪ State of Alaska-owned lands being used as public parks/natural open spaces/recreational areas: <ul style="list-style-type: none"> <li>○ Parcels #21 &amp; #68 — where Point Woronzof Overlook/sections of the Tony Knowles Coastal Trail are located</li> <li>○ Parcel #77 — Little Campbell Lake Park</li> <li>○ Parcel #78 — land adjacent to Kincaid Park</li> <li>○ Parcel #113 — Delong Lake Park</li> </ul> </li> <li>▪ Kloep Snow Disposal Site is also located within Parcel #71.</li> </ul> <p>Municipal ownership would ensure that continued public use of these valuable public use/natural open space areas would be protected for the enjoyment of generations to come.</p> <p><i>TCC requests that HLB continue to focus its acquisition efforts for 2021 and the 2022-2026 timeframe of the HLB Plan on the above State-owned parcels.</i></p>	Concur and thank you. However, those Municipal Entitlement lands will only be available in the event that they are no longer of use to the State of Alaska and FAA concurrence.
3.23	TCC	HLB Management of Conservation Easements: Chapter 3. — Page 18-19 — 2021 Land Management/Conservation Easement Management	Concur and thank you.

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		<p>TCC supports retention of the below Assembly-approved 2020 HLB Work Program language in the 2021 Draft HLB Plan, as it provides readers information regarding important, more specific, Conservation Easements management protocol performed by HLB. “HLB performs annual site inspections and monitoring of seven Conservation Easements (See Table 2.1). HLB is responsible for approximately 150 acres of conservation wetlands that were preserved through permittee-mitigation with approval as part of the COE regulatory process. This management consists of annual site monitoring and reporting. Site monitoring for conservation easements is specific for each site and thresholds for wetland functions need to be assessed; these types of things include surface water mapping, plant identification and percent cover, water quality checks, the presence of fish and other wildlife, etc. Due to the remoteness and pristine state of the sites, considerable time is necessary to evaluate the wetland functions and overall health of the sites. While most of the sites are required to be visited once per year, it is often necessary to visit in the winter as well. More area can be accessed on these sites in the winter under frozen conditions.”</p>	
3.24	TCC	<p>HLB Parcels 4-032, 4-033 (A-F) &amp; 4-034 Chapter 3. — Pages 15 — 2021 Potential Disposals, Exchanges &amp; Transfers: In 2019, TCC worked very hard with the Mayor’s office, HLB Director Ward, and our two West Anchorage Assembly Members on the below, specific language for the 2020 Work Program regarding transfer of HLB land west of the Airport to Parks for park dedication, which we really appreciated! TCC supports the Draft HLB 2021 Work Program text in this section, which retains last year’s Assembly-approved language (restated below): “<i>HLB Parcels 4-032, 4-033 A-F &amp; 4-034 – The 2040 Land Use Plan Map</i> identifies portions of these areas as Community Facility or Institution, and HLB will consider a long-term lease for a potential Treatment Center Campus expansion project. Additionally, the <i>2040 Land Use Plan Map</i> identifies Portions of these parcels as Park or Natural Area.</p>	<p>Concur and thank you. Revise Chapter 4, Page 22 Figure 5 label to “Figure 3”, to reflect the figure identification.</p>

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		<p>Public Access to the Tony Knowles Coastal Trail through HLB land may be considered if/when development of the parcel(s) are proposed. Additionally, HLB will work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties to determine appropriate boundaries for a trail and natural space buffer, and, as funding is available, will survey the trail and natural space buffer portions for transfer of management authority to Parks and Recreation. HLB will retain all management responsibilities pertaining to existing contracts affecting these parcels. HLB will retain all management responsibilities pertaining to the existing contracts affecting these parcels. HLB will work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties to discuss possible park dedication or other permanent protection status for the trail and natural space buffer.”</p> <p>However, at the end of this graph on page 15, “Figure 5” is referenced (which is a map identifying the location of these parcels). This figure is labeled “Figure 3” in the Draft HLB Plan, Chapter 4, page 22.</p> <p>☒ <i>TCC requests that the Figure referenced in the Draft 2021 HLB Work Program, 2021 Potential Disposals, Exchanges &amp; Transfers at the end of the above section be changed to “Figure 3,” to reflect the figure identification numeral in Chapter 4, page 22.</i></p>	
3.25	TCC	<p>Trespass and Encroachment Issues: Chapter 3. — Page 19 — HLB Parcels 4-033A-D and 4-034: This section states, “HLB may review an additional easement or other contract to allow the continued maintenance of the Tesoro Nikiski Pipeline.” Unless Tesoro’s current use of their pipeline easement in the above parcels is illegal, this “Trespass and Encroachment Issues” section doesn’t seem to be the appropriate place for this potential action. <i>TCC requests HLB Staff review and consider placement of “HLB may review an additional easement or other contract to allow the continued maintenance of the Tesoro Nikiski Pipeline” in a more appropriate section of the Draft HLB Plan to better reflect the intent of this</i></p>	<p>Revise Chapter 3, Page 19 paragraph 5: Remove and replace “HLB may review an additional easement or other contract to allow the continued maintenance of the Tesoro Nikiski Pipeline” to 2021 Land Management Page 18.</p>

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		<i>language.</i>	
3.26	Briana Sullivan	<p>As a Girdwood local and an Alaskan at heart, I have brief comments regarding first the 6-011, 6-251, 6-295, and 6-296 parcels in Girdwood.</p> <p>These areas have natural geographical and topographical features that allow not only sustainable trail building and drainage, but are ideal for the Girdwood Valley, as the locations will create connectivity from current summer and winter trails that exist today. Our trail community is lively and would like to grow this area to be more sensible and fluid, thus giving more people the ability to recreate on multiple modes of human-powered fun. We need more cross-country skiing in Girdwood, that exists out of the wetlands!! Girdwood Nordic Ski Club designed trails in parcel 6-011, which took years, months of meetings, and significant financial efforts, which have only resulted in disappointment. Nordic Skiing in our valley cannot succeed without accessing elevation, and therefore snow, in the winter months. Girdwood would use cross country biking, running, hiking, chariot-pulling, and all-season trails often if they were built. As a result, our bike path would actually be a bike path and individuals could commute to do errands. Too many cars drive around Girdwood, which is evident by taking a bike ride through and across our valley.</p> <p>Multi-use trails are visibly lacking in this community. What is really void, however, is the connectivity of these trails. Nearly all start or leave users at dead ends, private properties, rivers, bogs, or roads. (No parking pull offs or parking lots). Girdwood needs to have more bike accessible trails to keep more cars off the road - so people don't drive to go recreate. We lack parking lots and jumping off points to access these parcels currently.</p>	<p>HLB looks forward to the forthcoming Girdwood Trails Plan, and will take that into consideration, as with all adopted plans.</p>
3.27	Briana Sullivan	<p>Thoughtful Girdwood citizens could be tasked with the challenge of linking trails together with the help of HLB's support and guidance at the Girdwood Trails Committee meetings and GTMP planning meetings, which are still taking place. The progress may take place however, within smaller organizations whose missions are to do what they say: maintain and encourage trails in Girdwood. Unfortunately, a</p>	<p>HLB is aware of multiple priorities for recreation in the Girdwood Valley, and supports the consideration of natural spaces in balance with that of trails.</p>

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		<p>small minority of Girdwood habitually comments during and between the GTC and planning meetings, representing a very small percentage of our recreation town, usurping the time of caring volunteers and philanthropists, and moreover, does not speak in the interest of economic activity or our visitors, who are critical to the healthy preservation and growth of our seasonal and year-round trails. As someone who participates in these meetings and has been an avid trail user for decades, I am constantly impacted by the negative energy brought forth at these meetings when discussing something we <i>all ultimately</i> love: trails. This scenario is unfortunate, and stymies any progress our town could have made in the last seven years.</p>	
3.28	Briana Sullivan	<p>Regarding the 6-039 parcel for INHT, as long as a trailhead with restrooms and parking is available somewhere nearby, we can encourage support and visitors to utilize this trail. I am frequently disappointed by the occasion of visitors not having public restrooms, trash receptacles, or mutt mitt stations to keep our ecosystems healthy and establish standards that should be set and met throughout our Valley. Especially during this Pandemic, it has become glaringly obvious that stopping for these essentials isn't easy with many businesses closed and/or unsafe.</p>	<p>HLB encourages that the community continue to work within the confines of the established process to bring about needed improvements to the trail system. Development and maintenance of the INHT has been led by Girdwood Parks &amp; Recreation and HLB will continue to support them with the granting of appropriate authority for maintenance.</p>
3.29	Briana Sullivan	<p>Finally, regarding parcel 6-029 with overnight parking and camping, plus 'other large events' such as the Girdwood Forest Fair, if the local community can propose a solid long-term plan for this area, this is necessary and approvable. Crow Creek Road seems to be a place where people tend to drive and pull over to camp, which is rather unfortunate [for everyone] and for our community, as the users are likely not encouraged to practice 'pack in, pack out' habits and the ground is not level, private, or preferred for camping. It's probably not legal either.</p>	<p>See comment response to 3.14.</p>

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3.30	Mike Edgington	Please identify "Imagine! Girdwood" as the citizen group that is rewriting the Girdwood Comprehensive Area Plan.	Concur and thank you.
3.31	Mike Edgington	Development of the Industrial Park is critical to the economic wellbeing of Girdwood. Both leased and permitted sites within the Industrial Park are currently being used primarily for storage of materials and equipment. HLB should structure additional development and process for higher value uses that provide more employment and economic impact to the community.	Concur and thank you.
3.32	Mike Edgington	<u>Since the Girdwood Comprehensive Area Plan is being re-written now, it is important that HLB moves very carefully with any major changes of Land Use or disposal based on the decades old 1995 Area Plan which does not reflect current conditions or the desires of of the community.</u>	Concur and thank you.
Chapter 4			
	Commenter	Comment	Response
4.1	UACC	We reviewed the specific efforts described in the Draft 2021 Annual Work Plan and the 2022-2026 5-Year Plan and while no specific efforts are geographically in the UACC area, some are adjacent to it. Those seemed appropriate to us, so we have no objection.	Concur and thank you.
4.2	Julie Raymond-Yakoubian	Page 25: regarding trespass, I would note that if HLB wishes to maintain an 'aggressive stance' regarding trespass, that you can-not selectively and in a biased nature apply the concept of trespass on your lands. See above comments regarding trail easement trespass.	Previous comments address this concern.
4.3	Julie Raymond-Yakoubian	Page 25: I support this comment; <i>"As future projects in the Girdwood Valley develop that could impact primitive open space, periodically review and consult with Municipal agencies and the Girdwood Community to assess potential impacts."</i> Girdwood's natural character is the basis of its well-being, quality of life, economy, and collective future and should be maintained.	Staff agree that a balance in development and conservation is important to aspire to in all areas of the Municipality. With approximately half of our Municipal Entitlements located in Girdwood, staff regularly works to

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			attempt to achieve that balance for the benefit of current and future generations of all Municipality of Anchorage citizens.
4.4	Nancy Pease	<p><u>Goals and objectives regarding climate change</u> Kudos to HLB for the recent lease for a solar farm, and for the concept plans for the Anchorage Urban Sustainability Farm. As stewards of land and water resources, HLB has an important role toward slowing climate change and helping Anchorage adapt to negative impacts of climate change, such as floods, drought, forest loss, and wildfire risk. HLB can, and should, consider greenhouse gas reduction and climate change mitigation when weighing all projects, in order to ensure the HLB mission of public stewardship, and benefits for future residents. The 5-year work plan should add language acknowledging climate change as a decision-making criterion: <u>Pages 24-25 regarding HLB’s general plans and goals for future work activities:</u> <i>“HLB will take into account the latest models of near and long-term climate change impacts and mitigation measures with regard to land analyses, disposals and acquisition. Considerations will include: future sea level rise; wildfire danger; effects on hydrology, groundwater wells, and wetlands; wildlife corridors and key habitat; and implementing Municipality of Anchorage goals for efficient transportation and development patterns.”</i> Climate change awareness is vital to HLB’s mission of serving current and future public needs. For example: HLB can refrain from seeking cash conservation easements on wetlands near tideline (such as near sea level parcels in Girdwood) that will be fully inundated by sea level rise, and instead preserve wetlands that appear to have longevity. HLB can retain public land at the perimeter of the Bowl where a firebreak is needed.</p>	<p>Thank you! Staff look forward to continuing to work on these and other projects that will benefit the citizens of the Municipality of Anchorage for years to come.</p> <p>This is specific to one plan and we comply with all adopted municipal plans. We avoid including specific plans.</p>

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		HLB might retain very steep lands in their natural state, especially in alpine areas, rather than develop them and exacerbate rapid run-off from more extreme precipitation events. HLB might retain wildlife corridors for habitat connectivity to improve ecosystem resilience.	
4.5	Dianne Holmes	<p><i>“HLB Parcel 2-127 – A 20-acre parcel in south Anchorage, east of Potter Marsh, in the Potter Valley area is under consideration for a neighborhood park and withdrawal from the inventory for transfer of management authority to Parks. The road connectivity issues noted in the Hillside District Plan (Special Study Area D) will be considered as part of a decision for the timing and conditions of the disposal.”</i></p> <p>2-127 is designated to go to parks only, and is not part of any road connectivity plan. Map 4.1 of the Hillside District Plan clearly shows that the road connections in Special Study Area D lie south of Kallander Drive. Parcel 2-127 is more than 0.25 miles north of the study area. Parcel 2-127 has been confused with 2-135 &amp; 136. The description is correct in the first sentence only. Delete the rest of the paragraph—which applies to 2-136 and in part to 2-135.</p>	<p>While 2-127 is not included in any existing road connectivity plan, it is in the best interest of the Municipality to place any transfer of this property on hold until road connectivity on the Hillside is adequately addressed. Revise Chapter 4, Page 21: “HLB Parcel 2-127 – A 20-acre parcel in south Anchorage, east of Potter Marsh, in the Potter Valley area is under consideration for a neighborhood park and withdrawal from the inventory for transfer of management authority to Parks. <del>The road connectivity issues noted in the Hillside District Plan (Special Study Area D) will be considered as part of a decision for the timing and conditions of the disposal.”</del>”</p>
4.6	RCCC	<p>Page 21, HLB Parcel 2-127: The second sentence under this section, referring to the Hillside District’s Plan Special Study Area D and a potential future road, should be deleted from this paragraph and moved two paragraphs down. The sentence</p>	<p>See response to comment 4.5.</p>

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		applies to Parcel 2-135 and the southeast corner of Parcel 2-136, as outlined in the Potter Valley Land Use Analysis (1999) adopted by AO 99-144.	
4.7	RCCC	Page 21, HLB Parcels 2-128 through 2-136: RCCC concurs with the description of the proposed management plan for these parcels. Please note however that this reference should be to Parcels 2-128 through 2-134. Parcels 2-135 & 2-136 have an access issue that is more appropriately addressed in the next paragraph on Page 21 and our comment below.	See response to comment 3.8.
4.8	RCCC	Page 21, HLB Parcels 2-135 & 2-136: Insert after the first sentence, “The road connectivity issues noted in the Hillside District Plan (Special Study Area D) will be considered as part of a decision for the timing and conditions of the disposal.” As noted above, the draft plan incorrectly applied this language to the paragraph on Parcel 2-127	See response to comment 4.5.
4.9	RCCC	Page 24, Paragraph 1: RCCC supports efforts to improve access and trail connections to Chugach State Park by working with adjacent land-owners and considering trades, easement agreements, or other creative options involving HLB parcels, and as described here. Particularly during our current pandemic we are seeing more and more need for safe access to our open spaces that is sensitive to adjacent private uses but accommodates increasing pressures for more access points. These are essential to support social distancing and mental, physical, and emotional needs for people to connect with the outdoors.	Concur. Thank you.
	RCCC	Pages 24-25 regarding HLB’s general plans and goals for future work activities: RCCC again recommends that the HLB plan acknowledge current looming impacts of climate change, in accord with the Municipality’s 2019 Climate Action Plan by adding this statement: “HLB land assessments and disposal decisions will take into account the latest models of near-term and long-term climate change impacts and mitigation measures. These include, but are not limited to: sea level rise; wildlife danger; effects on hydrology, groundwater wells, and wetlands; and Municipality of Anchorage goals for efficient transportation and development patterns.”	See response to comment 4.4.

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4.10		<p>Such a goal is vital to HLB’s mission of serving current and future public needs. For example: HLB can refrain from seeking cash conservation easements on wetlands near tideline (such as near sea level parcels in Girdwood that will be fully inundated by sea level rise, and instead preserve wetlands that appear to have longevity. HLB can retain public land at the perimeter of the Bowl where a firebreak is needed. HLB might retain very steep lands in their natural state, especially in alpine areas, rather than develop them and exacerbate rapid run-off from more extreme precipitation events. HLB might retain wildlife corridors for habitat connectivity to improve ecosystem resilience.</p>	
4.11	John Fisher	<p>The purpose of this email is to voice my <i>strong support</i> on the proposed five-year plan to develop Girdwood, Alaska, particularly pertaining to <i>HLB Parcels 6-011, 6-016, 6-017, &amp; 6-040</i>. COVID has forever changed how we work in the US, and moving forward it will be more common-place to work from home and/or have a work/office balance. In response, ski town properties (throughout the country) are selling promptly and high above market value. I feel it is safe to say that is not just a trend, and will continue for the foreseeable future. It is well known that Girdwood is having growing pains, the town is limited on residential homes and the result is causing prices to skyrocket, economics 101...simple supply and demand. To meet this demand, new developments must be made to address the number of people who want to work and live in one of the world’s great ski towns. Additionally, I also <i>strongly support</i> the development of <i>HLB parcel 6-057F</i>. Simply put, the development of this parcel will allow other industries to flourish and help create jobs to support the local community. My family and I are fortunate to own property in Girdwood and primarily live in the town during the winter months.</p>	Concur. Thank you.

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		We look forward on what the next five years will look like in Girdwood, and hope to see the town developed responsibly for years to come.	
4.12	Paul Crews	<p>I am a fifty year resident of Girdwood.</p> <p>The portion of parcel 6-011 on the east side of the river should be zoned for recreation and transferred to Parks and Recreation. Additionally, a trail corridor on the west side river bluff should be reserved. Page 23, figure 4.</p> <p>The portion I describe on the east side of the river is heavily used in the winter by thousands of outdoor enthusiasts including skiers, snowshoers, walkers, and bicyclists. If there were trails in that forest, they would be heavily used during the summer months as well. Aside from Alyeska Resort, this land is the “go to place” for outdoor recreation in Girdwood. Many Girdwood residents use this parcel on a daily basis for recreation, and recently more Anchorage residents have discovered and use this parcel for outdoor activities. The “Meadow Trails” are becoming crowded. The newly completed Arlberg trailhead parking lot has been overflowing mid- week and cars are parking on the side of the access road for a significant and growing distance. Many trail users park in Alyeska Resort parking lots. The resort has stated that at some point resort parking may need to be exclusive to resort customers.</p>	<p>See responses to comments 3.4. &amp; 4.25. Portions within HLB Parcel 6-011 will most likely go into an Umbrella Mitigation Bank. Other portions of this 414-acre parcel are being considered for residential development near the airport, with reasonable accommodations for existing trails. Areas not developed or retained in the Bank or residential development will be considered for retention as natural space in accordance with existing Girdwood Recreation Reserve (GRR) zoning.</p>
4.13	Paul Crews	<p>The geology, topography, and hydrology of Girdwood make trail development difficult. The part of parcel 6-011 that is on the east side of the river is suitable for trail development and is a primary location Girdwood residents wish to have reserved for recreation. Recreation is the best use of the land in that area.</p>	<p>HLB has not received any recommendation with regard to the Trails Plan to date.</p>
	Paul Crews	<p>As you know, The Girdwood community is in the process of updating its twenty year plan. The Girdwood Trails Planning subcommittee has discussed this parcel. It appears that this parcel is a key component of a twenty year trail plan for Girdwood.</p>	<p>Much of the land described in these comments is already zoned for recreation reserve.</p>

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4.14		<p>The sub committee desires to connect this parcel to the community’s residential areas via an integrated trail system.</p> <p>Girdwood is an outdoor based recreational community. Families move to Girdwood to be close to skiing and outdoor recreation. Girdwood is a ski town. Those of us who have watched ski towns grow in America can predict that our community will grow and recreational space will be demanded even more in the future.</p> <p>Please support rezoning the land I describe so that it can be utilized for recreational use and be transferred I to Girdwood Parks and Recreation.</p>	
4.15	Kate Sandberg	<p>As a longtime resident of Girdwood, I urge you to change Parcels 6-011, 6-016, and 6-017 to recreation status rather than development. The parcels can then be transferred to MOA/Girdwood Parks and Recreation. I urge this for three main reasons.</p> <ol style="list-style-type: none"> <li>1. All three of these parcels have trails throughout them, and are heavily used by recreationalists from Girdwood and Southcentral Alaska in general. These areas have become critical to Girdwood’s economic vitality as tourists and Alaskans from primarily Anchorage come to enjoy the valley and its amenities. Locals depend on these trails as well and are trying to secure these trails for the future. Parcel 6-011 is particularly important to the economic and recreation value of the Valley. For example, parking has become a huge issue with more and more people using this area on the weekends.</li> <li>2. The area is a wetland, and the consequences of building in this area would be devastating to the valley’s ecosystem. Recreation at the current level has minimal impact on the ecosystem. As well, developed wetlands would have to be replaced somewhere else, and there are few places to replace that amount of wetland.</li> <li>3. The Arlberg Extension was built by adding wetland conservation easements in the surrounding area. Without an overlay map of Parcel 6-011 and these easements, it is hard to know exactly where they overlap. But they must overlap or touch each</li> </ol>	<p>See response to comment 3.4. Portions within HLB Parcel 6-011 will most likely go into an Umbrella Mitigation Bank. Other portions of this 414-acre parcel are being considered for residential development near the airport, with reasonable accommodations for existing trails. Areas not developed or retained in the Bank or residential development will be considered for retention as natural space in accordance with existing Girdwood Recreation Reserve (GRR) zoning.</p>

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		other closely. This area needs to be considered a wetland bank and be protected instead of used for development.	
4.16	Christina Hendrickson	Girdwood Industrial Park. Respectfully, I recommend HLB and the Municipality's Planning Department develop a process map for entities interested in establishing their businesses in the Girdwood Industrial Park (GIP). GIP could be so much more beneficial to Girdwood. To augment the seasonality of work and housing, Girdwood needs more year-round employment opportunities. GIP could provide a small business park setting for a commercial kitchen for food truck and catering businesses; brewery bottling lines; a hardware store; a garage; and more. Placing these businesses in GIP reduces the distanced traveled by larger trucks and suppliers and provides adequate turnaround radices and snow storage to benefit businesses' parking and expansion options. GIP's improvement is "a valuable amelioration in its condition, intended to enhance its value or utility or adapt it for new or further purposes."	Concur and thank you. <a href="#">Future phases of the Girdwood Industrial Park Subdivision Phases II &amp; III</a> will be implemented as public or private funding becomes available.
4.17	Christina Hendrickson	I encourage HLB to enforce lease stipulations and governance to municipal code and clean up errant behavior and set a standard for professionalism and adherence to policies that keep adjoining public lands, including trail networks, safe for all.	Concur and thank you.
4.18	Christina Hendrickson	Trails and Natural Spaces. In recent Girdwood Trails Plan meetings, spatial evidence demonstrated much trespassing on HLB parcels. Social trails, known "primitive access" and blatant destruction of our valley's ecosystem does not endear user groups to a landowner. I encourage HLB to remain engaged with the planning process and rely on the Municipality's demonstrated model of multi-user trail signage and way finding to direct residents and visitors to an established and approved network consisting of easements. Along these easements and designated trail networks, user groups avoid conflict with flora and fauna and maintain the viewshed that attracts us here in the first place. As a lesson learned from the 5K Loop development, HLB partnered with PM&E to review, evaluate, and follow up on lease agreements. Leveraging this subject matter	Concur and thank you.

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		expertise is welcome as Girdwood entities seek to establish additional recreational areas in Girdwood. PM&E can only do what is stated in the lease agreement. HLB's lease agreements, modifications, and renewals should include specific language governing access, vegetation removal, fines and remediation for noncompliance, and requirements for geospatial documentation, land use surveys and other agencies' permitting processes. This establishes a baseline condition of lands conveyed to user groups and their legal responsibility to maintain municipal land in a manner benefitting residents and visitors, aligning with HLB's code mandate, Section 25.040.010. When private entities lease land from the State of Alaska, many are required to maintain insurance that funds cleanup or other liabilities. I recommend HLB require lease and permit holders to increase their liability insurance since they do not pay fees.	
4.19	Christina Hendrickson	Upper Valley. Residential development of Parcels 6-295 and 296 are no longer a reality in Girdwood. If HLB has not developed 6-011, 016, 017, and 040 due to financial constraints, there is no way Parcels 6-295 and 296 should be weighed for future development. Those parcels are near the trail to Berry Pass and development would negatively impact the viewshed and surrounding ecosystem. Adhering to Section 25.040.015(a)(2), it is likely that these parcels have "seismic or avalanche hazards or other severe development constraints" and as such "shall be retained by Heritage Land Bank.	Staff agrees that development of these parcels is extremely unlikely for the foreseeable future, if ever. Without final patent, these properties cannot be committed, developed, or transferred to any other public or private entity.
4.20	TCC	TCC once again expresses our strong support for conveyance of State of Alaska-owned lands to the Municipality of Anchorage (as per the Municipal Entitlements Act and subsequent actions) — and thanks HLB for continuing efforts to work with the State on this important land acquisition directive for our community.	Concur and thank you.
4.21	TCC	Priority of Municipal Land Entitlement Conveyance from the State: The Municipal Acquisition list includes parcels chosen by the MOA in the 1986 Municipal Land Entitlement agreement with the State of Alaska, including parcels located within the Ted Stevens Anchorage International Airport (Airport) boundaries. TCC has long	Concur and thank you. However, those Municipal Entitlement lands will only be available in the event that they are no longer of use to

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		<p>advocated for these parcels to be transferred to the Municipality, due to the important value they have as public use/natural open space areas. Specifically:</p> <ul style="list-style-type: none"> <li>▪ State of Alaska-owned lands being used as public parks/natural open spaces/recreational areas: <ul style="list-style-type: none"> <li>○ Parcels #21 &amp; #68 — where Point Woronzof Overlook/sections of the Tony Knowles Coastal Trail are located</li> <li>○ Parcel #77 — Little Campbell Lake Park</li> <li>○ Parcel #78 — land adjacent to Kincaid Park</li> <li>○ Parcel #113 — Delong Lake Park</li> </ul> </li> <li>▪ Kloep Snow Disposal Site is also located within Parcel #71.</li> </ul> <p>Municipal ownership would ensure that continued public use of these valuable public use/natural open space areas would be protected for the enjoyment of generations to come. <i>TCC requests that HLB continue to focus its acquisition efforts for 2021 and the 2022-2026 timeframe of the HLB Plan on the above State-owned parcels.</i></p>	<p>the State of Alaska and FAA concurrence.</p>
4.22	TCC	<p>Chapter 4. — Page 22 — Potential Disposals, Exchanges &amp; Transfers: 2021-2025. This language also reflects the efforts of multiple parties regarding the HLB parcels west of the Airport last year, and TCC, again, expresses our appreciation of that work. TCC supports the Draft HLB 2021 Work Program text in this section, which retains last year’s Assembly-approved language (restated below): HLB Parcels 4-032, 4-033(A-F) &amp; 4-034 – The 2040 Land Use Plan Map identifies community facility uses for a portion of these areas and HLB will consider a long-term lease for a potential Treatment Center Campus expansion project within the areas designated “Community Facilities or Institutions. Public Access to the Tony Knowles Coastal Trail through HLB land may be considered if/when development of the parcel(s) are proposed. Additionally, HLB will work with the Turnagain Community Council, the Parks and Recreation Department, and other interested</p>	<p>Concur and thank you.</p>

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		parties to determine appropriate boundaries for a trail and natural space buffer within areas designated “Parks and Natural Areas,” and, as funding is available, will survey the trail and natural space buffer portions for transfer of management authority to Parks and Recreation. HLB will retain all management responsibilities pertaining to existing contracts affecting these parcels. HLB will work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties to discuss possible park dedication or other permanent protection status for the trail and natural space buffer (Figure 3).	
4.23	Briana Sullivan	Thank you for publishing the 5 Year plan, giving public notice to communities, and including detailed maps, definitions, plans, and goals and objectives for the future, both near and far. Thank you for the opportunity to share feedback regarding the 5 Year Plan. I found the information very interesting near Potter, Honey_Bear, Turnagain Arm, Bird Creek, and Chugiak.	Concur and thank you.
4.24	Doug Penn	I am writing in regards to the parcel of land referenced in the HLB draft plan as HLB 6-040 in Girdwood. HLB 6-040 has been included in the 5 year plan for 2022-2026. While I understand the purpose of including HLB 6-040 in the 5 year plan, I firmly believe that this parcel should not be “considered for residential development” as is stated in the draft plan “the infrastructure costs remain the limiting factor”. In 2018 the HLB identified that water and sewer were those limiting factors and those issues still remain. The major concern regarding development of Parcel 6-040 is that all Girdwood homes in the area between Parcel 6-040 and the Alyeska Highway have wells for water. Currently most of these homes already experience water pressures from their wells that are barely adequate and there are some homes whose wells have seen pressures drop below what is necessary. Any new homes built in the proposed development of Parcel 6-040 would require wells and would be built upslope from existing homes thereby negatively impacting water pressure of the existing wells.	Thank you.

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		<p>Due to proximity to the ocean, digging deeper wells is not a possibility for existing homes as they would encounter salt water. In short, there is already evidence there is not enough water to support current homes let alone enough to support future development in the area and doing so could have serious consequences for existing property owners. In the past HLB has said that until municipal water was available this parcel would not be considered for residential development. It is our sincere hope that this still be a condition for any future development of the area.</p> <p>In addition to this, Holten Hills was platted on Crow Creek road years ago through HLB planning process and nothing has come of the work done with this area. This area does have access to city water. It is my feeling that Holton Hills development should be completed before allocating more funds towards the development of yet another area.</p> <p>The development of Parcel 6-040 could have serious negative consequences to current residents of the area. Please consider these comments as you work to develop the final draft of HLB plan.</p>	
4.25	Carolyn Brodin	<p>Please remove parcel 6-011 from future residential development consideration. The meadows and forest on the east side of Glacier Creek create a treasured recreational area. This area is the Crown Jewel of Girdwood. It is an easily accessed step into wilderness and has exceptional beauty enjoyed by locals and visitors alike. This area has become a destination for winter recreation in Girdwood. Infrastructure costs should not be the factor limiting residential development of this parcel, but rather the recognition of the tremendous value this area is already providing to our community in so many ways, Please change parcel 6-011 to recreational and add to the conservation easements in this area.</p>	<p>See response to comment 3.4. Portions within HLB Parcel 6-011 will most likely go into an Umbrella Mitigation Bank. Other portions of this 414-acre parcel are being considered for residential development near the airport, with reasonable accommodations for existing trails. Areas not developed or retained in the Bank or residential development will be considered for retention as natural space in accordance with</p>

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			<p>existing Girdwood Recreation Reserve (GRR) zoning. Revise Chapter 4, Page 23, 1<sup>st</sup> paragraph title: “HLB Parcels <del>6-011</del>, 6-016, 6-017, 6-040”</p> <p>Add new paragraph after: “<u>HLB Parcel 6-011 – While portions are being considered for an Umbrella Mitigation Bank and other portions near the airport are being considered for residential development, the remaining portions of this 414-acre parcel are being considered for retention as natural space in accordance with existing Girdwood Recreation Reserve (GRR) zoning.</u>”</p>
4.26	Patrick Doran	<p>I oppose the disposal of the Girdwood parcel 6-040 in the 5 year plan to housing/commercial development. Myself and others live between this land and the Alyeska highway. I live on USGS 3043, part 8. 162 Doran Lane</p> <p><b>Concerns:</b></p> <ul style="list-style-type: none"> <li>• This area is provides habitat space for bears, moose and a number of small animals and birds.</li> <li>• This area provides forest walking/hiking and green belt to outdoor enthusiasts, residents close by in their backyards.</li> </ul>	<p>Thank you.</p>

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		<ul style="list-style-type: none"> <li>• This area provides an amazing greenbelt to the residents living next to the parcel.</li> <li>• But the main concern is that there are no utilities available at a reasonable cost to this parcel. All homes on the South side of Glacier creek are on individual water wells. There is no public water supply. The homes next to this parcel are downhill and there is a huge concern that if any development is done that it could deplete the water supply to these homes. My home for example.</li> <li>• The other concern is a large development would exceed the capacity of the our current AWWU sewage treatment facility and it would need to be expanded at the cost to tax payers.</li> </ul> <p>So I oppose the disposal of this parcel to residential or commercial housing/development. The utility costs and impacts do not justify this type of development. I propose designating this parcel to Green belt or natural space and making it unavailable for disposal to any residential or commercial development.</p>	
4.27	Joan Lower	<p>We live at RAMSTAD LT 12A. We also own a cabin on an adjacent lot, US SURVEY 3043 LT 2 OF LT 11 T10N R2E SEC 18. HLB Parcel 6-040 is adjacent to both of our properties.</p> <p>If HLB Parcel 6-040 is to be developed, a minimum 100 ft buffer would be required between the existing properties along the Alyeska Hwy (such as our two lots) and the new development.</p> <p>If the existing sewer line were to be continued on behind our cabin, and not diverted, our well and the building itself would be too close to the sewer line. This is probably the case for many of the other property owners along the Alyeska Hwy.</p> <p>If the access road into HLB Parcel 6-040 (with sewer line) is to be put in without the minimum 100 ft buffer, the setbacks for our existing cabin on US SURVEY 3043 LT 2 OF LT 11 T10N R2E SEC 18 will be non-compliant.</p>	Thank you.

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4.28	Girdwood Land Trust	<p>Girdwood Community Land Trust respectfully requests a reference within the 5 year plan listed as a Potential Project. Please consider this formal notice that an application is forthcoming.</p> <p>Attached are 23 letters of support collected for the appendix section of the 5 year plan draft, and more are expected.</p> <p>Girdwood Community Land Trust Expanded Application Comments and Public Comments</p> <ol style="list-style-type: none"> <li>1. Size and area requested: <ul style="list-style-type: none"> <li>HLB Parcel 6-016: 12 of the 22.5-acre parcel</li> <li>HLB Parcel 6-011: 28 of the 404.7-acre parcel</li> <li>HLB Parcel 6-076: 54.5 of the 441.7-acre parcel</li> <li>HLB Parcel 6-017: 11.6 of the 515.75-acre parcel for access easements</li> </ul> </li> <li>2. Narrative explanation, noting date(s) of proposed use, construction schedule (if applicable, proposed improvements, etc.): <ol style="list-style-type: none"> <li>a. 6-076 – Commercial opportunities for local businesses to build and develop, Should Girdwood Parks and Rec want to maintain a portion for Disk Golf is agreeable. Open to discussion to re-route into unusable flood plain and create better flow to Disk Golf course in general. Agree to what community prefers by vote at Land Use regarding this topic.</li> <li>b. 0-016 – Girdwood Institutions and Parks parcel to be utilized for community gardens, greenhouses, plan for possible Recreation Center and/or Childcare facility. Single Family Housing if allowable. Shows as allowable on portions of the lot on 1995 Girdwood Area Plan.</li> <li>c. 6-011 – Residential Property – Plan and develop single family detached housing at reasonable price points for Girdwood’s</li> </ol> </li> </ol>	<p>Adding this project to the 5-Year Plan is premature at this time. A formal application would be a more appropriate venue.</p>
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		<p>workforce.</p> <p>3. Explain why this request should be approved by the Heritage Land Bank Advisory Commission</p> <p>a. Girdwood is struggling to find the land resources they need for a vibrant and balanced economy and community. Examples such as Prop 10 bond failure for a new Little Bears facility to rebuild on existing location are but one example. Little Bears does not own land for which to build a new facility privately, off municipal land, nor has any lots been marketed for purchase which would meet the needs of this nonprofit with a 40 year history serving Girdwood families. The housing demand is extreme with limited inventory and much of the workforce being priced out. This has been discussed endlessly at Girdwood’s Housing Working Group, which is an adhoc committee and housing does not fall under one of the Girdwood Board of Supervisors (GBOS) defined powers. Multiple presentations have occurred at Girdwood Housing Working Group, Girdwood Land Use and Girdwood Board of Supervisors on Girdwood CLT concept and plan, occurring over a 1 year span.</p> <p>b. Girdwood had strong support for an Indoor Recreational Facility at Imagine!Girdwood presentation and community outreach surveys. This effort has been ongoing for possibly a decade or more. One of the reasons it has not move forward is the planning required and a given timeline of development completion. There are examples where Girdwood non-profits spent tens of thousands of dollars in planning, only for the plat to expire and their investment and time wasted. This is one of the primary reasons we feel it is important to gain full site control, so that planning can be done on a schedule that works for our community and development taken in phases worked on and</p>	
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		<p>agreed upon at a local level through the correct approval processes.</p> <ul style="list-style-type: none"><li>c. Heritage Land Bank holds over 5000 acres in Girdwood. Private owners share 300 acres combined. We are told that maybe only 150 acres are developable from within Girdwood HLB inventory. We believe 1% of the holdings to directly benefit Girdwood is not an audacious ask. We are firm believers that if and when development occurs, Girdwood should be in the driver's seat and have a direct economic benefit.</li><li>d. Girdwood Community Land Trust intends to keep trails in their current locations. For 6-011, we intend to classify the space to the right of the access road, down to the river, as community space. Development would occur to the left of the access road, seeking to avoid development in eyeshot of where the trail veers closer to the access road.</li><li>e. In November 2019 Housing Committee, the CLT presentation was shown to a group of 20 people, the highest attendance of such meeting. 18 letters of support were collected at the meeting.</li><li>f. At the end of 2019, the community was asked to comment on if they supported a Community Land Trust. 78 respondents replied. 69 Respondents were favorable with 9 not in favor. Of those in favor, when asked how many acres should be requested, 52 responded with an average of 762 Acres. The 54 acre ask is well under the average and is equitable for Girdwood to control this small portion of land, with 2/3 remaining developable land still in HLB's inventory.</li><li>g. Right now, the municipality has not expressed a need for this land and it sits vacant. Once developed, the private property structures will be taxable and contribute toward the area wide tax, a</li></ul>	
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		<p>municipal-wide benefit to all citizens of Anchorage.</p> <p>h. As residents of Girdwood, we are also Anchorage citizens and this utilization of this land will extend beyond the tenants who use the land. Many Girdwood business owners have participated in Girdwood’s Housing Working Group and expressed the difficulty their employees have in finding housing, so this will help Girdwood’s businesses and their employees stabilize and prosper. Girdwood is an economic engine for the state and a major tourism destination. If we can not house our workforce, our community will not be sustainable. Workers will need (and already do) come from Anchorage, traveling on one of the most dangerous highways in the nation. Avoiding commuting for Girdwood’s workforce will lessen traffic on a highway that has seen 5-7% increased travel over the past 5 years. Housing is an issue within the Anchorage bowl and this will help work toward alleviating the area wide crisis, by allowing local organizations the ability to help solve the issue. Community land trusts can be as small as a street, and this tool could be utilized by HLB as a working example in other parts of Anchorage.</p> <p>i. It is clear that the majority of Girdwood residents feel that local land management is important, so this transfer of land would also give an impression that the Municipality can provide meaningful contributions to our community, keep Girdwood residents happy and feeling as though their needs are being met.</p> <p>4. Is this request consistent with the current approved HLB Work Plan?</p> <p>a. Yes.</p> <p>b. If ‘yes,’ please note the page(s) in which the parcel is/are referenced: 6-076 – page 10; 6-016 &amp; 6-011 – page 23</p> <p>5. Is this request consistent with the affected region’s comprehensive plan and other adopted municipal plans?</p>	
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		<p>a. Yes, to our knowledge.</p> <p>b. If 'yes,' please note the plan title(s) and page(s) in which the subject parcel(s) is/are referenced: Yes, the maps from the existing Girdwood Area Plan show: 6-076 for Commercial Purposes, Portion of 6-016 for Girdwood Institutions and Single Family Development, Portion of 6-011 for Single Family Development.</p>	
4.29	Deb Essex	Does not support HLB Parcel 6-011 residential development, but supports trail development. The infrastructure is costly and which will mean high-end homes, contrary to affordable housing projects. Helicopter access at the airport would be more dangerous with residential development. The current Plan includes recreation area on the east side. Recreational access off Arlberg Ave. parking is already overflowing. Supports additional parking areas to access trails.	See Response 4.25.
4.30	Peter Zaugg	Strongly supports interconnected trails. Concerned for environmental damage of winter trails used in the summer, for example the muskeg damage becomes dangerous. Agrees with both Paul Crews and Deb Essex regarding HLB Parcel 6-011.	See Responses 4.12 & 4.25.
Overall Comments not specific to Chapter			
	Commenter	Comment	Response
	Julie Raymond-Yakoubian	I recommend that a discussion of historic and cultural resources be added to this document, perhaps in "Chapter 1". This discussion should acknowledge the Municipality of Anchorage Historic Preservation Commission (HPC), AO § 4.60.030, and the need for HLB to consult with the HPC on projects that involve the development (construction, easements, leases, etc.) or sale of lands which are known to or which may contain historic or cultural resources. This information and	The correction to the title "Historic Preservation Officer" has been made. The HPO is notified of all potential disposals through the agency review process. It is expected that the HPO will keep the HPC apprised of any relevant

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A		<p>discussion should also be added to the HLB Policies (included in your document as Appendix B).</p> <p>You previously responded to this comment by saying “Prior to disposal, an agency review is accomplished. The municipal Historic Preservation Manager is part of that review process.” There is no such thing as a ‘Historic Preservation Manager’ – the Muni has a ‘Historic Preservation Officer’. Since serving as a Commissioner on the Muni Historic Preservation Commission, I don’t believe that the HPC has ever seen an HLB project come before us during my tenure (despite all of the disposals, leases, etc. that HLB regularly reports on) – so clearly this process is not happening. Finally, your previous response does not address the request to simply include the information about consulting with HPC in relevant HLB documents. Doing so will make your document more comprehensive for the public.</p>	<p>items. Staff assumes the HPO to be the conduit to alert HLB to items that the HPC would like the opportunity to comment on. Recommend HPO to forward agency reviews to the Commission so that the Commissioners can provide feedback to the HPO for their agency review response.</p>
B	Julie Raymond-Yakoubian	<p>I recommend that this Plan be explicit about the responsibilities of entities granted easements and that this Plan discuss what the repercussions are for not following conditions or specifications approved by the HLB (for example, any damage or over-clearing must be repaired and/or that such bodies will not be granted additional easements, etc.)</p>	<p>See response to comment C.</p>
C	Julie Raymond-Yakoubian	<p>That considerations for granting easements should take into account the potential for that easement to damage existing resources, as well as cumulative impacts. For example, the construction of the 5K Nordic Loop significantly degraded the viewshed and quality of the nearby world-class Winner Creek Trail experience. Additional mountain bike trails are also proposed in the 5K Nordic Loop area of the valley. The cumulative impacts of all of this existing and proposed trail development must be considered by the HLB when approving new activities.</p>	<p>HLB has adopted a policy to grant easements that is quite different than those previously employed. Now, applicants are granted temporary construction permits (TCP) that are closely monitored. Easements are only issued upon fulfillment of all requirements of the TCP.</p>

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D	Julie Raymond-Yakoubian	I would like to see a discussion in the document (in terms of future potential projects starting this year and moving out into the future) about the creation of a system of protected natural spaces in Girdwood. This should be listed amongst any potential projects, as it is a proposal that has already been presented to HLB Commissioners and Staff as well as to the public in Girdwood; additionally, it is a noted desire in our old Area Plan, and was a significant community finding in the ongoing development of our current Area Plan as well.	See Response 3.1. Revise Chapter 3 2021 Projects and Chapter 4 2022-2026 Projects: “Work with the Girdwood community and stakeholder groups including Girdwild, in accordance with the Imagine! Girdwood Area Plan and the Girdwood Trails Plan, to identify priority natural areas for protection, which may include limited primitive trail development for educational and recreational purposes. Girdwood is home to the northernmost temperate rainforest in America, and HLB owns parcels important to that ecosystem. Deliberate protection of those resources will be considered in collaboration with conservation experts with measurable public input and equity for all affected Municipality of Anchorage citizen groups.”
E	Julie Raymond-Yakoubian	I also wanted to make a broader HLB-related comment. As a frequent participant in Girdwood community meetings and bodies, the recent visibility of HLB at those meetings has been very welcome, beneficial to our community and our processes, and I hope that it will continue.	Staff appreciate this validation of HLB’s attempt to provide accurate, timely information to the community by staying

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			involved in all relevant meetings and processes.
F	Christina Hendrickson	<p>Fees. In reviewing the fee list, I want to thank HLB for its commitment to provide access to Girdwood residents and visitors via entities who lease the following areas at no cost:</p> <ul style="list-style-type: none"> <li>• Hand Tram</li> <li>• Girdwood Mountain Bike Association trail network</li> <li>• Girdwood Nordic Ski Club trail network</li> <li>• Iditarod National Historic Trail</li> <li>• Park and Ride parking lot</li> <li>• Girdwood Volunteer Fire Department equipment storage</li> <li>• Frisbee golf course</li> </ul> <p>As a former Girdwood Board of Supervisor (GBOS) and full-time resident who benefits from our local, year-round road maintenance, thank you for the nominal fee charged for our equipment and materials storage in Girdwood Industrial Park (GIP).</p>	Concur. Thank you.
G.	Christina Hendrickson	<p>Planning. Having HLB representation at Girdwood’s many meetings is welcome. Expertise in real estate, code, geospatial resources, and data helps facilitate better solutions to the expressed needs in land use, housing, trails, and governance.</p>	Staff appreciate this validation of HLB’s attempt to provide accurate, timely information to the community by staying involved in all relevant meetings and processes.
H	TCC	<p>Appropriate planning and management of our public land is vital to the long-term future of our city, and citizen/community council involvement is an important element of this endeavor.</p>	Concur and thank you.
I	Briana Sullivan	<p>Every time I travel, even merely to Anchorage, to go on a hike or bike ride, parking a vehicle requires both a bathroom stop and sometimes a bear-proof trash</p>	Thank you. This falls outside of the mission of HLB.

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		<p>receptacle. Appalling is the only word I can come up with, to describe our trailheads here in Girdwood, an almost-hour drive from anywhere in Alaska.</p> <p>Alaska is unfortunately, grossly far behind in maintaining clean spaces near bathroom stops along our very few highways. How many people stop at a rest stop to actually let their dog out for a walk and ----?</p>	
J	Krystal Hoke	<p>As a full time Girdwood resident, I am strongly in favor of some land being managed locally in Girdwood for community and economic development purposes.</p> <p>The land bank is not meant to act as a developer and HLB has the resources to alleviate some of the hurdles we are currently facing in a variety of ways.</p> <p>I sincerely hope that Heritage Land Bank can find common ground and partnership with Girdwood Community Land Trust and push forward for a stronger Girdwood, with an area wide municipal benefit, and together strengthen the relationship between Girdwood and HLB.</p> <p>The basis of GCLT's request is as follows: Reference from Heritage Land Bank Policies which state: "C. Disposals to Non-Profit Agencies. The HLB may lease or sell HLB land non-competitively, where the lessee or purchaser is a non-profit or governmental agency, for less than its appraised fair market value, if the projected municipal benefits are found by the Mayor and the Assembly to be in the best interest of the Municipality. A \$500 administrative fee shall apply for processing non-competitive or less than fair market value disposals to non-profit agencies or groups. Other non-competitive disposals include: 1.Exchanges – HLB may conduct an equal value land exchange for other land on at least an equal value basis plus \$500 administrative fee (AMC § 25.40.025E). Appendix B - 10 - 2. Easements – Easements are awarded non-competitively for a one-time fee equal to the fair market value of the easement interest to be conveyed; a \$500 administrative fee shall be paid by the requestor."CODE:</p>	Thank you. <a href="#">See</a> response 4.28

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		<p>25.40.025 - Heritage Land Bank disposals.</p> <p>H. In order to assist development that will provide public benefits and notwithstanding any other provision of this section, Heritage Land Bank land may be disposed of by lease, sale or other disposition, for the purpose of facilitating a specific project. The project shall provide public benefits. In addition to and consistent with the applicable requirements of titles 21, 23 and 24 of this Code, the disposition shall include additional requirements and conditions to insure the proper development and completion of the project in the public interest. Disposals pursuant to this subsection shall be through requests for proposals or through invitations to bid. The disposition of property pursuant to this subsection may be for less than fair market value or less than fair market rental rate. However, the Heritage Land Bank shall, for informational purposes only:</p> <ol style="list-style-type: none"> <li>1. Provide a descriptive summary of the public benefits expected from the project; and</li> <li>2. Obtain an appraisal of the value of the property, determined by a certified real estate appraiser, if it were disposed of without the development requirements imposed pursuant to this subsection. Assembly approval of a disposition under this subsection shall include a finding that the disposition provides public benefits.</li> <li>3. A summary listing and description of estimated economic and non-economic benefits and costs associated with the project. This summary should be succinct, concise, and quantified where appropriate, and should not exceed two pages in length.</li> </ol>	
K	Brendan Raymond-Yakoubian	Supports all trails, including primitive trails and natural spaces. Also supports ski and mountain bike trails, and encourages the adoption of something for everyone – diverse uses for all users.	Concur and thank you.