

SUPPLEMENTALResponse to Public and Community Council Comments on the
DRAFT 2018 Annual Work Program & 2019-2023 Five-Year Management Plan

Reference No.	Chapter 1		
	Commenter	Comment	Response
1A	Dianne Holmes	Last year the work program was not adopted because the Commission and staff wanted to use the fall retreat to discuss the various amendments that came before the Assembly. I do not believe the results of the retreat have been made available, nor the decisions made on the amendments. Where may these results/decisions be found.	Language has been proposed to be added to the Work Plan regarding the lack of an Assembly adopted Work Plan and Retreats held the fall of 2017. Discussion from retreats with the Commission are the basis of the Draft Work Plan. See Response to Comment 1.
	Chapter 2		
	Commenter	Comment	Response
2A	Julie Raymond-Yakoubian	My comments primarily concern the HLB's previous approval of a request by the Girdwood Nordic Ski Club (GNSC) for an easement in Parcel 6-011. Though this request was reviewed and approved (HLB resolution 2017-09), I would like to request that the HLB consider the following action: Rescind this approval or delay any action by the GNSC in this parcel until they have repaired and restored the areas along the existing 5K Nordic Loop. This includes areas that were cleared or otherwise damaged outside the approved 30 foot easement, as well as damage that the construction of the 5K loop caused to the viewshed between the Winner Creek trail (on USFWS land) and the 5K loop. Repair to the areas adjacent to the existing 5K trail, damaged by clearing and construction of the trail, should be a requirement prior to considering allowing the GNSC to pursue further ground-disturbing work for new trails. As the body responsible for ensuring that trail managers follow the conditions set out in easement agreements, including easement widths and trail design, the HLB can and should	The HLBAC passed resolution 2017-09, based on a staff analysis, Girdwood Board of Supervisors Resolution of support (2017-08), and testimony during a public hearing. The GBOS Resolution of Support references support for the conceptual plan from the Girdwood Trails Committee at their regular meeting on June 6, 2017. HLB has a path for addressing development activities or management of the easement area that are not in compliance with the

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		<p>take this action. The GNSC did not limit their construction of the existing 5K loop to the width of the approved easement; it varies in width from 30 feet, to over 80 feet in some portions of the loop. Gravel was also excavated from multiple locations along the loop and used for trail construction, which led to wider clearing widths and disturbance along the loop. Additionally, the trail construction was done in a way which did not take into account damage it might cause to the viewshed on the adjacent Winner Creek Trail, which is for a considerable portion of its length now no longer provides a forested experience but rather a 'roadside' experience; full restoration of this viewshed (e.g. through revegetation and alteration of the 5K trail) should occur. This Plan document should be revised to reflect this. The GNSC should not be allowed to complete any new construction until, at least, their previous work is brought into compliance and these problems addressed. Only then should their current trail proposal be deliberated.</p> <p>I would also like to make the HLB aware that there is considerable concern in Girdwood about how the 5K trail was constructed and the actions of the GNSC in relation to that trail, as well as opposition to the GNSC plan to construct additional trails in the Girdwood valley. This may not have been accurately communicated to the HLB prior to discussion about granting additional easements to the GNSC.</p>	<p>recorded easement – see recorded document no. 2009-051293-0 for further details.</p>
3A	Julie Raymond-Yakoubian	<p>I would also like to request verification that the full public notice and hearing procedures took place before the October HLB meeting where a recommendation was made to the Assembly to approve the parcel 6-011 easement?</p>	<p>Yes, the public notice procedures occurred as required by Title 25.</p>
Chapter 3			
	Commenter	Comment	Response
4A	Dianne Holmes	<p>The Potter Valley Land Use Analysis provides direction for many of the HLB parcels in SE Anchorage. Several parcels are slated to be transferred to Parks and Rec, and that request is made annually by residents. However, given the financial situation, Parks is not likely able to accept these parcels in the near future.</p>	<p>HLB is willing to discuss a collaborative effort for overall watershed protection of portions of these parcels with interested organizations. To date, conversations</p>

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		Therefore, in order to keep options open for conservation management of some of these parcels--which contain wetlands and also support Potter Marsh--it would be beneficial if HLB would place parcels 2-127 through 2-136 into conservation status. Without this designation, organizations that might be interested in wetlands preservation, won't become involved.	regarding this topic have not led to action. See Response to Comment No. 10.
5A	Dianne Holmes	The Hillside District Plan (HDP) calls the area adjacent # 2-156 a "Special Study Area." Studies must precede any development, whether that be a collector road that is planned for that locale, or any other development. Prior suggestions include using this parcel for trading purposes connected to the Potter Creek greenbelt. Residents have requested, for several years, that this parcel be removed from the disposal list because of the special status requirement in the HDP. Please remove it from the disposal list.	Parcel 2-156 is part of a larger Special Study area as depicted on Map 4.1 in the HDP and as further described on pages 4-11 and 4-12. A study is not required to precede disposal; the study will be more useful with a proposed development. Therefore, HLB will inform any potential buyer of the HDP and the Special Study Area status to address roadway connections from Golden View Drive to lower Potter Valley Road.
6A	Dianne Holmes	HLB #2-144 was re-platted and rezoned this past year. Included in the plat was open space at the south end of the property and a park in the north end, as well as the requirement that a public trail be constructed in the newly platted residential zone before development occurred. These conditions of the plat are very important for eventual access to Chugach State Park. Please confirm how HLB will protect these plat conditions and what HLB can do to help develop the park and trail.	HLB recorded Plat 2017-24, which included an Intra-Governmental Use Permit for a public trail (Recorded Doc No. 2017-006533-0). Plat Note 6 requiring the trail to be constructed will be ensured by several methods. HLB will alert a potential buyer of such a requirement and Planning, Zoning Review, and Land Use Enforcement will ensure that plat notes are adhered to.

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			HLB does not develop park or trails, it is the function of the Parks & Recreation Department – we do not have the capacity nor expertise to do so.
7A	Douglas Penn	I firmly believe that Parcel 6-040 should remain in the 5 Year Plan and the Girdwood Industrial Park, which is of interest to Girdwood citizens and businesses, be kept in the 1 Year Plan. The Industrial Park is on hold is due to a lack of funds to complete the remaining two phases. It is my feeling that starting a new project when there are not enough funds to complete the Industrial Park is not a priority for the residents of Girdwood. Keeping the Industrial Park in the 1 Year Plan is a far more impactful project for all of Girdwood and is more in line with the mission of the HLB. Keeping the Industrial Park in the 1 Year Plan has also been strongly supported by the Girdwood Board of Supervisors and it’s associated Land Use Committee through recent resolutions. Working towards completion of the Industrial Park has had broad support amongst Girdwood citizens for many years.	See Response to Comment No. 2. Background During the 2017 Draft HLB Work Plan public review period, HLB received a request from a Girdwood citizen requesting 6-040 to be moved to the 1-year plan due to the need for additional residential land in Girdwood – the HLBAC concurred and a draft was provided to the Assembly that ultimately was not approved.
8A	Douglas Penn	The second 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. Due to proximity to the ocean, digging deeper wells is not a possibility for existing homes as they would encounter salt water. In short that 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.	See Response to Comment No. 2 & 3.

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		The development of Parcel 6-040 could have serious negative consequences to current residents of the area and as a community we have a true need for completion of the Industrial Park. Please consider these comments as you work to develop the final draft of HLB plan.	
9A	Betsy Connell	<p>I am a more than 20 year resident of Girdwood and a Girdwood homeowner. I am writing to you about the pre-development work being considered for 43 acre HLB Parcel 6-040. I am NOT in favor of a residential development in this area.</p> <p>My first concern about this development is the lack of public involvement in this process. I am fairly involved and knowledgeable about happenings in Girdwood, and this development has only recently been brought to my attention by land owners adjacent to Parcel 6-040.</p> <p>Secondly, most of the homes in the area between Parcel 6-040 and the Alyeska Highway have private wells for water. Already, many of these homes experience low water pressure. Some homes have experienced pressures that have dropped below what is necessary to provide them with water. Digging deeper wells is not an option; this area is so close to Turnagain Arm that deeper wells would produce salt water. Homes built on Parcel 6-040 would be uphill from current homes along Alyeska Highway, further affecting the water pressure problems these homes are currently experiencing.</p>	<p>There has been no effort to develop this parcel other than to move the parcel from the HLB 5-Year Management Plan to the 1-Year Work Program – this effort is the first step of any public involvement process.</p> <p>See Response to Comment 2, 3, & 7A.</p>
10A	J. Orion LeCroy & Sharon L. Pruszko	<p>I am writing in regards to the proposed development of land in Girdwood referred to as 6-040. I have been informed that HLB 6-040 is currently in the 5 Year Plan, but a motion has been made to move this to the 1 Year Plan. While I am in support of land development for private ownership to help facilitate the growth of the Girdwood community, I am recommending that this development remain in the 5 year plan to ensure the needs of the community are fully considered.</p> <p>Should development of this parcel require individual wells, I would like consideration of the developing entity to insure and protect water quality and availability of existing private wells within the vicinity of the development.</p>	<p>Noted.</p> <p>See Response to Comments 2, 3, & 7A.</p>

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		<p>I also recommend access to the future parcels be considered via Sproat Rd. Improvement of any public access easements to Alyeska Highway will further impact flow of traffic on Alyeska Highway and affect the safety of pathway users.</p> <p>A greenbelt should also be considered between existing private parcels and new development within this area. Providing this buffer space will help preserve the natural beauty of future and existing parcels.</p> <p>Futhermore, the community is in great need of a resolution at the Girdwood Industrial Park, which affects many local Girdwood businesses. This development should be a high priority to the HLB due to its need and the benefits it would provide to the community.</p>	
11A	Jennifer Wagner	<p>I am writing in regards to the proposed development of land in Girdwood referred to as 6-040. My understanding is that HLB 6-040 is in the 5 Year Plan for disposal but would be moved to the 1 Year Plan.</p> <p>Parcel 6-040 should remain in the 5 Year Plan and the Girdwood Industrial Park, which is of interest to Girdwood citizens and businesses, be kept in the 1 Year Plan. The Industrial Park is on hold is due to a lack of funds to complete the remaining two phases. We should not be using tax dollars to start a new project of this magnitude when there are not enough funds to complete the Industrial Park, which Girdwood citizens have wanted for years.</p> <p>My second concern is that lower Girdwood homes are dependent on well water, and there may not be a sufficient water table to support the development for the projected future homes. I am unaware of any research into this issue.</p> <p>Thirdly, Holten Hills was platted on Crow Creek road years ago and nothing has come of the work done which I believe would have access to city water. Holton Hills should be developed before spending more tax-payer money to prepare a new residential area.</p>	<p>Staff has concurred with moving 6-040 to the 5-year plan, see Response to Comment No. 2</p> <p>There has been no predevelopment work or research into development of 6-040. The initial step is to have authorization to start evaluating this site.</p> <p>Holtan Hills is a challenging site to develop – the plat has expired; therefore, no development is expected on this property in the near-term. It does have water, but sewer connections are impacting the overall cost of the development. Please contact HLB staff if you’re interested</p>

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		I don't know what scope of development would be for 6-040 but consideration needs to be made for the impact it would have to our school which opened its doors in 2017 after an expansion and remodel after years of requesting funds to our school that was over capacity. Girdwood has seen its fare-share of bond proposals declined by the greater population of Anchorage and it would be another challenge to get funding to build a second school.	in additional site-specific issues for this previously-proposed development. For clarification, the Heritage Land Bank is not a tax-supported division of the MOA. See Appendix C for more self-sustaining fund details. Please refer to Responses to Comments 2, 3, & 7A.
Chapter 4			
	Commenter	Comment	Response
12A	Dianne Holmes	The HDP acknowledges the need for, and goal for, more access points to Chugach State Park. Parcels 2-152 & 2-139 may help fill that need. Aside from being traded to State Parks, HLB should not confine options to simply trading land. Other opportunities may arise with other agencies and organizations. Re-word the work plan to reflect the willingness to accommodate park access options beyond trading.	See Response to Comment No. 13.
13A	Douglas Penn	Lastly, 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.	See Response to Comment No. 11A
14A	Betsy Connell	Finally, I believe that HLB should focus on the Girdwood Industrial Park. It has been "on hold" due to lack of funds. Why would a new project be initiated when this one, which benefits all residents of Girdwood, is stalled? The Girdwood Board of Supervisors and the Girdwood Land Use Committee support completion of the Girdwood Industrial Park, as do many members of the Girdwood community.	Parcel 6-040 was considered to be brought forward to address a housing need. The Girdwood Industrial Park subdivision does not address such an issue.

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		I would ask the members of the Heritage Land Bank to focus on the Girdwood Industrial Park in the near future and put Parcel 6-040 "on hold" for a later date.	See Response to Comments 2, 3, & 7A.
Miscellaneous			
15A	Julie Raymond-Yakoubian	<p>I also have other additional recommendations related to this Plan:</p> <ul style="list-style-type: none"> - That this Plan be explicit about the responsibilities of bodies 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.) 	Each agreement is case-by-case and any reference to specifications should come from the legal document that give such entities legal right to HLB land.
16A	Julie Raymond-Yakoubian	<ul style="list-style-type: none"> - That the HLB make efforts to better advertise meetings and agendas. 	HLB follows noticing requirements as defined by code.
17A	Julie Raymond-Yakoubian	<ul style="list-style-type: none"> - That the HLB consider holding meetings in the evening when more members of the public are likely to be able to attend. 	Noted.
18A	Julie Raymond-Yakoubian	<ul style="list-style-type: none"> - This Plan document should also clearly lay out what the "specific conditions" are that the GNSC must meet, in relation to parcel 6-011, as laid out in Resolution 2017-09. 	<p>The Specific Conditions are outlined in the HLBAC Resolution, which will need to be addressed prior to Assembly action.</p> <p>The contents that are required to be included in the Plan are outlined in AMC § 25.40.020.</p>
19A	Julie Raymond-Yakoubian	<ul style="list-style-type: none"> - That a survey of the existing 5K loop be conducted to determine which portions of the construction exceed the HLB easement or which otherwise disturbed or damaged the surrounding area, including the Winner Creek trail viewshed. 	Noted; HLB staff will be reviewing this matter.

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20A	Julie Raymond-Yakoubian	<ul style="list-style-type: none"> - That a survey of the existing trails in parcel 6-011 be conducted. 	Locations of Winner Creek and the Nordic 5K Loop have been identified.
21A	Julie Raymond-Yakoubian	<ul style="list-style-type: none"> - Considerations of 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, and the proposed Nordic Club trail will significantly degrade the existing primitive Stumpy’s Trail experience and the last remaining contiguous forested area in this portion of the Girdwood valley, leading the valley to look more like a spiderweb of trail clearings separated only by thin lines of trees. Additional mountain bike trails are also planned in the 5K Nordic Loop area of the valley. The cumulative impacts of all this existing and proposed trail development will be a degraded experience for many users. 	Noted.
22A	Julie Raymond-Yakoubian	<ul style="list-style-type: none"> - If the GNSC is allowed to go forward with development in parcel 6-011, that a site-specific land use study be done prior to any GNSC ground-disturbing activities. This parcel contains existing trails, which are highly valued by the community, and which would be negatively impacted by GNSC’s proposed development. The area may also be highly environmentally sensitive and may contain a historic trail that needs further identification and further consideration under the Alaska Historic Preservation Act. The proposed GNSC work is not compatible with the existing community uses of that parcel. 	The purpose of a Site-Specific Land Use Study is to determine use types for various HLB properties that do not have zoning designations in a comprehensive plan. This process is guided by AMC § 25.40.025.C.