



**Municipality of Anchorage**  
**Watershed & Natural Resources Advisory Commission**

Room 155 - City Hall  
632 West 6<sup>th</sup> Avenue  
Anchorage, Alaska

***ACTION SUMMARY***

12:00 Noon  
Wednesday, July 25, 2012

***Regular Meeting***

**I. ESTABLISHMENT OF QUORUM**

*Present:* Dan Billman  
Brett Jokela  
Cherie Northon  
Captain Bob Pawlowski  
Rick Sinnott, Vice Chair

*Excused:* Dan Bosch  
Tamás Deák, Chair  
Holly Kent  
David Nyman

*Staff:* Thede Tobish, Senior Planner, Community Development Department,  
Planning Division, Long-Range Planning Section

*Guests:* Karlee Gaskill, Land Management Officer, MOA-Real Estate Department,  
Heritage Land Bank  
Tammy Oswald, Director, MOA-Real Estate Department

**II. CALL TO ORDER**

The meeting was called to order at approximately 12:16 p.m.

**III. ACTION SUMMARY**

**A. Regular Meeting of June 27, 2012**

*Commissioner Billman* moved to approve the June 27, 2012 minutes as written. *Commissioner Pawlowski* seconded.

**The June 27, 2012 minutes were passed as written.**

#### **IV. NEW BUSINESS**

##### **A. Heritage Land Bank – Mitigation Bank Program**

*Karlee Gaskill* and *Tammy Oswald* of the municipal Real Estate Department, Heritage Land Bank (HLB), presented an overview of their department's new wetlands mitigation bank program. The HLB was founded by the Municipality in the 1980s to oversee and participate in a series of State of Alaska land disposals. HLB operates under a separate section of the Anchorage Code and they administer, manage, and inventory a subset of municipal parcels.

There are currently approximately 2,000 acres of wetlands in their inventory. HLB has accomplished several mitigation projects and deals for the Municipality with the Corps permit program for quite a few specific municipal projects. For instance, HLB placed a conservation easement for preserving some HLB land along the new Martin Luther King Boulevard. Mitigation sites like this are generally managed as HLB land and not as municipal parks. To date, HLB has administered five conservation easements for some 140 acres of wetlands, which has earned or generated a certain number of wetland credits.

The HLB is in the process of establishing a new mitigation bank under the Corps of Engineers regulation standards. Once formalized by the Corps, this bank will allow the HLB to preserve wetlands they own, which will generate credits that they then can sell on the open market to developers with mitigation requirements. This is similar to the Great Land Trust's program that the WNRC heard about earlier this spring.

*Commissioner Jokela* asked if a municipal utility could use these HLB credits without paying the anticipated fees. *Ms. Gaskill* said 'no,' since HLB is not revenue support; the fees will pay for project administrations and benefit the general fund. Conservation easements carry a certain cost component.

HLB began drafting a mitigation bank document in 2009 and is close to receiving Corps approval on their final mitigation bank instrument. The draft instrument includes four parcels to be preserved for credits, along with the balance of credits from a couple of earlier projects. HLB has done a prioritization of their wetlands for the bank. *Commissioner Pawlowski* noted that HLB should consider a cost-benefit analysis (break-evens and cost-plus) as a means of assisting future decisions and priorities. The Commission asked that HLB provide a regular update on the program once in place, and offered to assist as needed. HLB will ask for a resolution of support if needed at a later date.

#### **V. OLD BUSINESS**

##### **A. Trails Plan Policy Recommendation**

This item was tabled.

#### **VI. OTHER BUSINESS/STAFF REPORT (none)**

#### **VII. ADJOURNMENT**

*Commissioner Pawlowski* moved to adjourn. *Commissioner Billman* seconded.

**The motion passed without objection.**

The meeting adjourned at 1:00 p.m.