I. Call to Order

Commission Chair Trawver called the meeting to order at 11:32 a.m.

Commissioners Present:
Tim Trawver, Chair
Kati Capozzi, Vice-Chair
Jim Fredrick, Commissioner
Peggy Looney, Commissioner
Ryan Mae Lucas, Commissioner
Diana Stone Livingston, Commissioner
Wende Wilber, Commissioner

Staff Present:
Robin E. Ward, Executive Director
Tammy R. Oswald, Land Management Officer
Nicolette Jones-Vogel, Land Management Officer
Tawny Klebesadel, Office Manager

Commissioners Absent:

II. Approval of the December 8, 2016 Agenda and November 10, 2016 Meeting Minutes

Commissioner Diana Stone Livingston moved to approve the agenda as presented. The motion was seconded and the agenda passed unanimously. Commissioner Jim Frederick moved to approve the minutes of September 8, 2016, the motion was seconded and the item passed unanimously.

III. Director’s Report

Executive Director Robin E. Ward reported the successful proposer of the 7th Ave & I Street development RFP has been awarded to Cook Inlet Housing Authority and the ground lease for the mixed use proposal would be on the January or February meeting for approval. The HLB along with other departments have submitted the EPA Brownfields grant application for remediating contaminated properties. We will be requesting an HLBAC letter of support. The Girdwood Mountain Bike Alliance will be providing a proposal for a bike trail plan that will probably be adjacent to our Nordic ski trails. Ms. Ward also relayed that HLB Annual Program and 5-yr Plan work sessions would be scheduled in January and February HLBAC meetings to gather commissioner input.

IV. Proposed Action Items and Public Hearings:


Due to community interest, Chair Trawver opened the public hearing again for the postponed item. Commissioner Wende Wilber moved to re-open the public hearing, the motion was seconded, and passed unanimously. This motion: Passed 6-0.

Bart Quimby testified he supports the AWWU proposal and opposes the high density increase. Kim Donnelly testified her concerns for the lack of public outreach and the impact to the neighborhood. Chair Trawver shared
that he visited the site and has been actively working with staff researching the changes in the plan. Charles Cobb testified his concern for urban sprawl, traffic congestion, light pollution and high density are adverse to property values. Mr. Cobb does not object to water tank. Steven Anderson testified his concern for traffic congestion and supports commercial use for property. Sandra Quimby testified she does not support alternative density version, but does support the water reservoir. Ms. Quimby states it does not meet requirements in the Chugiak-Eagle River Plan. Gina Parks testified her support of the water reservoir and despite density reduction, does not support the Plan. Maria Rentz, Chugiak Community Council testified the council has no opposition for the water reservoir. Ms. Rentz stated there are concerns for lack of public outreach, high density, public hearing notice procedures, publishing in a newspaper, site posting and paper noticing. Ms. Rentz stated she appreciates the re-opening of the public hearing, but the process is unacceptable. Ms. Rentz added the high density numbers were not shared during the period of public outreach. The Council wishes to re-start the process, to be more inclusive and transparent. Tony Sisto testified he supports more robust public outreach and AWWU reservoir item. Patrick Donnelly testified there are enough jobs in Eagle River to support the demographics of the targeted owners (service industry and teachers). Debbie Butts testified regarding the previous walkable downtown community proposal, however, currently existing development is not occurring. Ms. Butts states they can’t get them built or sold. Maria Rentz added her opposition of 11th hour addition of alternate plan in public process. There was another added comment opposing the 750’ proximity limit of public notice to property owners. Darrel Parks testified there is a huge need for property that are zoned for accessory dwelling units and that high density already exists. Chair Trawver asked if there was anyone else to provide testimony.

Seeing none, Commissioner Stone Livingston moved to close the public hearing. Commissioner Stone Livingston shared her involvement as a resident reviewing a plan on community committees. If the final plan was not what was wanted, Girdwood went back and got it changed. The community has to be willing to go back to the drawing board, work with HLB staff and then come up with a plan you are willing to approve.

Commissioner Wilber shared her results of reviewing all of the comments from the previous public hearing and her extensive research on the Chugiak-Eagle River Comprehensive Plan, which is expected to be a plan to approximately 2025 – which is for many years in the future, and stated:

- There is an expected shortage of 7,300 houses by 2025
- Schools are under-capacity and the area can accommodate the growth
- Crime is scattered; high density does not indicate criminals
- Plan supports residential for this area, major transportation corridors, ensure residential density is compatible
- In comparison, the Plans are the same, except behind Fred Meyers – which seems to comply with the Comprehensive Plan.
- This is not a rural area. The Comprehensive Plan calls for increased multi-family residential near traffic corridors and close to downtown Eagle River.
- The zoning complies – it is a Class A zone
- This is a good plan
- These are not going to get built tomorrow
- This gives us a plan for the future

Chair Trawver and Commissioner Stone Livingston expressed their appreciation for the research and reiterated that there is further opportunity to provide public input with the Planning and Zoning Commission and the Assembly.

Commissioner Katie Capozzi inquired about the assertion that the public noticing was not performed. Director Ward and Land Management Officer Nicole Jones-Vogel shared the dates and proximity of owned property of each of the outreach public noticing and the public hearing.
Commissioner Wilber moved to approve the original, it was seconded, and the original HLBAC Resolution 2016-16 failed unanimously. Commissioner Wilber moved to substitute HLBAC Resolution 2016(S) and motion was seconded. Commissioner Wilber stated the many factors involved in her decision to support. Chair Trawver added his support, but recused himself from voting. Ms. Wilber moved to approve, the motion seconded, and passed unanimously with one recusal.

This motion: **Passed 5-0**

**b. HLBAC Resolution 2016-17:** A Resolution recommending Assembly approval of the disposal by non-competitive sale of HLB Parcels 6-057-1 and 6-057-2 to Anchorage Water and Wastewater Utility (AWWU), legally described as Tract A and Lot 1 Block 1 Girdwood Industrial Park Subdivision Phase I (Plat 2016-67).

Ms. Jones-Vogel provided a presentation that included the AWWU Wastewater Treatment Facility had been on this site since the 1970s, there had always been agreement for AWWU to purchase at fair market value after platting, and AWWU assistance with infrastructure improvements. Ms. Jones-Vogel showed the plat, stream setbacks, and the trail easements.

Chair Trawver opened the public hearing and **Andy Hehnlin** requested the amount of fair market value. Mr. Hehnlin was assured this information would be provided after the public hearing by the Chair and Ms. Jones-Vogel. **Brian Burnett** testified that as a Girdwood resident and as a trail user, he appreciated AWWU’s involvement and support, as well as supporting HLB and this item. Seeing no other persons present to provide testimony, the public hearing was closed.

Commissioner Peggy Looney inquired if this is for AWWU expansion, so they can support a new subdivision. We have taken into consideration any AWWU expansion and have set aside enough land to accommodate that. AWWU should not need to come back to HLB for any expansion. Paul Hatcher echoed that the site would be large enough to expand the AWWU infrastructure.

Ms. Stone Livingston moved to approve, it was seconded, and passed unanimously.

This motion: **Passed 6-0.**

**c. HLBAC Resolution 2016-18:** A Resolution recommending Assembly approval of the disposal by lease of HLB Parcel 6-057A to H.R. Redmond Company, Inc., legally described as Lot 1 Block 2 Girdwood Industrial Park Subdivision Phase I (Plat 2016-67).

Ms. Jones-Vogel provided presentation regarding the following three action items for the Girdwood Industrial Park Subdivision, the historical commercial and industrial use since the 1980s, honoring existing permittees, right of first refusal of the parcel they occupied the majority of, and the two remaining lots were available by competitive bid by those permittees.

Mr. Fredrick inquired about their activities. Ms. Jones-Vogel shared it is a construction company and they do a lot of stockpiling. Ms. Wilber wanted clarification of the long-term lease. Director Ward responded that these are long-term leases with the first right of refusal in the event HLB sells the parcels. We determined it was best if HLB retains all the parcels through all the phases of the subdivision construction. Chair Trawver opened and closed the public hearing seeing no persons present wishing to provide testimony. Mr. Fredrick moved to approve, motion was seconded, and passed unanimously.

This motion: **Passed 6-0.**
d. HLBAC Resolution 2016-19: A Resolution recommending Assembly approval of the disposal by lease of HLB Parcels 6-057B, C & E to Geo Contracting, LLC, legally described as Lots 2, 3 & 5 Block 2 Girdwood Industrial Park Subdivision Phase I (Plat 2016-67).

Chair Trawver opened the public hearing. Mr. Hehnlin provided testimony that the Lot 5 minimum bid rate was lowered and expressed concerns that Nick Georgelos may have not been aware and may not have had time to change his bid. Mr. Hehnlin supports the action item, but inquires if it was fair bidding practices. Mr. Georgelos provided testimony confirming that he was contacted. Chair Trawver closed the public hearing seeing no other persons present wishing to provide testimony. Mr. Looney moved to approve, motion was seconded, and passed unanimously.

This motion: Passed 6-0.

e. HLBAC Resolution 2016-20: A Resolution recommending Assembly approval of the disposal by lease of HLB Parcel 6-057D to On Sight Snow Removal, legally described as Lot 4 Block 2 Girdwood Industrial Park Subdivision Phase I (Plat 2016-67).

Chair Trawver opened and closed the public hearing seeing no persons present wishing to provide testimony. Ms. Wilber moved to approve, the motion was seconded, and item passed unanimously.

This motion: Passed 6-0.

V. Appearance Request

Brian Burnett, Girdwood Nordic Ski Association provided a presentation regarding a plan for Girdwood trail expansion for all users.

VI. Persons or Items not on the Agenda

There were no persons present to provide testimony.

VII. Commissioner Comments

Ms. Stone Livingston commented related to the public noticing process, HLB granted a short-term permit to Silverton Mountain Guides, and she was surprised that it was permitted in an area that previously encountered aircraft noise complaints. She further expanded there are no provisions for flight paths or requests to amend flight paths due to noise or safety issues within the permit. Ms. Stone Livingston suggest handling it in a more transparent way may have eliminated those issues. Chair Trawver asked if she would like staff to provide a report at the next meeting. Ms. Stone Livingston surmised there would already be noise complaints by that time. Ms. Wilber shared that those would be FAA regulated safety issues. Ms. Stone Livingston stated that in the permit HLB can put requirements to alter flight paths not fly over the community to mitigate noise pollution. Ms. Wilber shared her experience when working with airports that for pilot safety, flight paths are not altered. Ms. Stone Livingston stated the current operators, Chugach Powder Guides have altered their flight paths. They used to use Virgin Creek, but they stopped due to complaints from the residents. Director Ward shared that she and Ms. Jones-Vogel would look into this and talk to Silverton.

Ms. Capozzi inquired about Ms. Rentz’s concerns about the newspaper public noticing requirement and asked if that was something that can be removed. Ms. Oswald stated we would be looking at the Plan and the policies and
procedures, while working to update the 2017 HLB Work Plan. Director Ward expanded that part of the HLB Plan includes our policies and procedures and HLB will go back and make sure that those are in line while we go through the update process.

Chair Trawver added that updating it is important and hearing the statements that they were only given 2 week notice for a neighborhood plan is concerning. Ms. Wilber stated that with her experience with controversial projects and community involvement, citizens have to go to their Community Councils (CC); stay abreast of the issues; attend meetings; etc. With the New Title 21, CCs are used by the MOA predominately for public outreach.

VIII. Next Meeting

The next regular scheduled commission meeting date is currently slated for 11:30 a.m. Thursday, January 12, 2017.

VIII. Adjournment

Following the completion of business, Mr. Fredrick moved to adjourn. The motion was seconded and approved unanimously. The meeting was adjourned at 1:03 p.m.

PASSED and APPROVED on this, the 9th day of February, 2017.

Tim Trawver, 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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