

**HERITAGE LAND BANK ADVISORY COMMISSION
Meeting**

February 14, 2019, 11:30 a.m.

Permit & Development Center conference room 170
4700 Elmore Road, Anchorage, Alaska
Meeting Minutes

I. Call to Order

HLBAC Commission Acting Chair Fredrick called the meeting to order at 11:31 a.m.

Commissioners Present:

Jim Fredrick, Vice-Chair
Vicki Gerken, Commissioner
Peggy Looney, Commissioner
Brad Quade, Commissioner
Ron Tenny, Commissioner

Staff Present:

Robin E. Ward, Executive Director
Nicole Jones-Vogel, Land Management Officer
Tawny Klebesadel, Office Manager

Commissioners Absent:

Wende Wilber, Chair (Excused)
Kati Capozzi, Commissioner (Unexcused)

II. Disclosures

None.

III. Approval of the February 10, 2019 Agenda

Commissioner Peggy Looney moved to approve the agenda. The motion was seconded and approval of the agenda passed unanimously.

IV. Director's Report

Director Ward announced the Former Alaska Native Service Hospital Site Master Plan Public Review Draft was released the day before yesterday. The public hearing Resolution is scheduled for the March meeting. Staff is proposing to start rezoning work and look at ways to fund activities that result in immediate site activation. Conversations with the Alaska Native community regarding the proposed memorial have begun. Following our March meeting, we're going to have a Joint HLBAC and Girdwood Trails Committee meeting. We've invited U.S. Forest Service to attend, but their attendance hasn't been confirmed yet.

V. Proposed Action Items and Public Hearings:

- a. **HLBAC Resolution 2019-01:** A Resolution recommending approval of the Draft 2019 HLB Annual Work Program and 2020-2024 Five-Year Management Plan

Acting Chair Fredrick asked for Commissioner comments, and seeing none opened up the public hearing.

Brendan Raymond-Yakoubian referred to comment M.6 in Appendix F, requesting the addition of protection of open spaces in the Plan. The response was that HLB will include these actions when they are included in the Girdwood Area Plan. **Mr. Raymond-Yakoubian** stated they are in the existing Area Plan on page 35 and all throughout Chapter

7. There is current active and long-standing interest in Girdwood, such as Moose Meadows and Virgin Creek, to not have additional development or recreational activities there. There has been interest in keeping these areas pristine, we've met with staff and have provided testimony at several HLBAC meetings and other Girdwood bodies. The 5-year Plan discusses a Wetlands Bank and that could also potentially play a role in that in Girdwood.

Julie Raymond-Yakoubian referred to 4.8 in Appendix F, requests those 4 comments be included in the Plan before you adopt it today. Also, in reference to 4.6, requests no new trails should be approved until a comprehensive trails plan is adopted.

Jerry Fox stated he was on the Girdwood Board of Supervisors and thanked HLB staff for their involvement in Girdwood and keeping GBOS updated. **Mr. Fox** reminded the HLBAC that Girdwood does have a robust public process and hopes HLBAC would abide by the Trail Committee public process. We've been working with Girdwood Nordic Ski Club (GNSC) regarding a plan for the new multi-use trail. Trails are very important to Girdwood. It's amazing the number of people we have on our trails. We have a process in place with a subcommittee going over the GNSC plans.

Acting Chair Fredrick commented that it is paramount that we work with you folks on these important trails in the Girdwood community. **Mr. Fox** added that Girdwood Industrial Park phases 2 and 3 are important and the community wants it to keep going, and somehow we have to figure out how to finance it. Commissioner Brad Quade asked if he thought that GBOS was getting that kind of participation from HLB. **Mr. Fox** said, yes, we do from the staff. This is only the 2nd time in front of HLBAC. Acting Chair Fredrick stated HLBAC is pretty interested in what goes on there and Commissioner Ron Tenny disclosed he was on the Trails Committee.

Carol Fox also thanked HLB staff for their participation in Girdwood and supports that some designated places in Girdwood where there is no trail development, but also wants to see a balance where people can get out there and enjoy the country. **Ms. Fox** also supports fully accessible trails and new trail development.

Dianne Holmes referred to 3.5 of Appendix F, stated that is a conflict. Director Ward asked why Ms. Holmes sees it as a conflict. **Ms. Holmes** said how can short term be different than long term for the same parcel. Director Ward asked if the request is that they match. **Ms. Holmes** confirmed.

Frank Pugh, Alliance for Protecting Property Rights, expressed concern regarding public trailheads and parking lots on private property without legal access or easements, specifically on HLB Parcels 2-144, 2-146, 2-156, 2-152, 2-139, 2-143, & 2-147. **Mr. Pugh** requests that residents and property owners be closely involved in the decision making process and be consulted prior to disposal of HLB properties, and should take priority over Community Councils and community activists. He further is concerned over the depiction of unauthorized trails across private property on a number of municipal maps and requests they be removed so the general public won't be misled about their legitimacy. Public trails shouldn't be on private property without consent. We want to raise awareness.

Acting Chair Fredrick seeing no other persons present to provide testimony, closed the public hearing. Acting Chair Fredrick asked if there were Commissioner comments, seeing none, asked for staff comments. Ms. Jones-Vogel referred to the common open space in Girdwood, that if it's in the Girdwood Area Plan, there may be a proposed overlay to protect certain areas, and staff would review and provide comments on the plan. We've had discussion regarding no new trails, we may get requests for trails, but we'll review on a case-by-case basis. The Girdwood Trails Committee is actively working on developing a Trail Plan. Director Ward, referring to comment 3.5, stated we will make them match. Mr. Quade inquired if HLB is required to abide by the Girdwood Trails Committee and GBOS Land Use Committee and incorporate those needs from the local committees. Director Ward replied that we appreciate their local processes, because by the time it comes to us, we know the committees have filtered it through the community. We're not required to abide by it, but we certainly want you to take it into consideration

as you make the recommendation. Ms. Jones-Vogel added as far as an Area Plan or all adopted plans, we look to those for guidance and ensure consistency. When the Trails Committee comes up with guidelines, we hope that will be adopted into the Girdwood Area Plan. The Urban Design Commission will also look to those plans for guidance. Mr. Tenny commented that it's good to balance the community process with the landowner. If we had a negligent GBOS, and they wanted to put in a 10-acre gravel pit, HLB as the landowner has a responsibility to do what's best for that land, and would not have to abide by that. Director Ward agreed HLB staff and the HLBAC have a fiduciary responsibility to manage the land.

Mr. Tenny moved to approve. The motion was seconded and passed unanimously.

Director Ward stated we would make that change in Appendix F 3.5 and any other changes that we accepted.

This motion: **Passed 5-0**

Director Ward stated we would put the revised Draft Plan on the website and will put the Assembly public hearing date on the website with the expectation of March or the beginning of April.

VI. Appearance Request(s)

Seeing no Appearance Requests, Acting Chair Fredrick moved on to Persons or Items not on the Agenda.

VII. Persons or Items not on the Agenda

Julie Raymond-Yakoubian expressed frustration over the process. There isn't a lot of back and forth. Our request for additional language for open spaces from the existing Girdwood Area Plan into the HLB Plan. We look to the HLB Plan for guidance in the Girdwood Valley Trails Plan.

Mr. Quade stated there's an opportunity for the Trails Committee to have language in the Girdwood Plan and by reference we would consider those things in the future. It's important for the Trails Committee to write that vision.

Dianne Holmes commented about a previous comment regarding public trailheads, there is an opportunity to vote themselves in a Parks & Rec and/or Building Safety Service Area. If people decide not to be included, then folks there have issues with trailheads and such. If they were in the Parks & Rec Service Area, then there would be more oversight. Please keep that in mind when people complain, they do have an option.

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

VIII. Commissioner Comments

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

IX. Next Meeting

Acting Chair Fredrick stated the next regularly scheduled commission meeting date will be at 11:30am, Thursday, March 14, 2019 in the Permit & Development Center conference room 170, at 4700 Elmore Road.

X. Adjournment

Following the completion of business, Ms. Looney moved to adjourn. The motion was seconded and approved unanimously. The meeting was adjourned at 12:05 p.m.

PASSED and APPROVED on this, the 14th day of March, 2019.

A handwritten signature in blue ink that reads "Jim Fredrick". The signature is written in a cursive style and is positioned above a horizontal line.

Jim Fredrick, Vice-Chair, on behalf of Wende Wilber, 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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