HERITAGE LAND BANK ADVISORY COMMISSION
MEETING

April 14, 2016, 11:30 a.m.
Permit & Development Center conference room 170
4700 Elmore Road, Anchorage, Alaska

Meeting Minutes

I. Call to Order

Commission Chair Trawver called the meeting to order at 11:40 a.m.

Commissioners Present:
Tim Trawver, Chair
Ryan Mae Lucas, Commissioner
Diana Stone-Livingston, Commissioner
Kati Capozzi, Commissioner

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

Commissioners Absent:
Peggy Looney, Commissioner (Excused)
Lottie Michael, Commissioner (Unexcused)

II. Approval of the April 14, 2016 Agenda and March 10, 2016 Meeting Minutes

Commissioner Capozzi motioned to approve the agenda as presented and the minutes of March 10, 2016 and items passed unanimously.

III. Director's Report

Executive Director Tammy Oswald announced staff were working with two potential developers for our four lots downtown. AWWU looking at putting in a substation on the parcel next to Bass Pro shop. Pt. Woronzof parcel clean-up is out to bid (old compost site).

IV. Proposed Action Items and Public Hearings:


Dianne Holmes stated per the Chapter 4 comments regarding 2-135 and 2-136 designated for open space, she does not agree with staff response stating that it is inconsistent with the Potter Valley Land Use Analysis. Only 8 acres are for the road right of way and I think that was a mistake. Ms. Ward responded that the two neighboring property owners have been in discussion regarding development and that it is premature to survey or reserve any portion until it is known.

Nancy Pease, Rabbit Creek Community Council stated RCCC is not advocating the timing of any surveying, we are proposing if any surveying or re-platting be done in the next five years in conjunction with the road realignment and construction that at the same time HLB surveys this tract of parcels to make efficient use of public money (Chapter 4). Secondly, 2-128 thru 2-134 be zoned open public space and management authority be given to Parks
& Rec or Fish and Game. Ms. Pease disagreed with staff response regarding 2-136 and believes using the term “most of the parcel would be used as open space,” is accurate and should be modified, and agreed with the staff response to not use the word “most” for 2-135. Ms. Ward responded that we include in our work plan to be consistent with the Potter Valley Land Use Analysis and it is redundant to restate each element of the plan. It is in the 5-year management plan due to the possibility of development with the neighboring property owners. Ms. Pease requested a response regarding surveying them all at the same time for efficient use of funds. Ms. Ward stated that with LiDAR, previous platting and controls, there may be a possibility that it will not need to be surveyed.

Cathy Gleason, Turnagain Community Council reported that she and TCC believe overall plan is good. Ms. Gleason further commented that the plan should not be vague and that other entities use the plan for guidance. The annual request for 4-033 and 4-034 unencumbered areas be zoned public open space and management authority be given to Parks & Recreation for the coastal trail buffer be considered. The airport has cleared all of its lands and municipal lands need to be a buffer. TCC would like to see that in the 5-year plan. The Building Suitability report in the West Anchorage Land Use Plan shows that land is unsuitable for development and is deemed for future park land. Ms. Gleason added her appreciation for the continued inclusion of the municipal entitlements in the plan. Ms. Ward responded that area includes the Pt. Woronzof area we are trying to clean-up and the Clitheroe Center. Ms. Gleason relayed that TCC has been very careful to use the term unencumbered and further shared that she would be supportive of another compost facility under new management. That area was designated as the trail head in 1983 and would be a good use of that area and should go under Parks & Rec as well.

Commissioner Stone-Livingston motioned to approve, motion seconded.

This motion: Passed 4-0.

b. HLBAC Resolution 2016-04: A Resolution recommending Assembly approval of disposal by perpetual, non-exclusive electrical easements to Chugach Electric Association, Inc. on seven (7) HLB Parcels, legally described as NW1/4 portion (ptn) of SEC 5 T10N R1W, in Indian; ptn remnant SEC 9 & 10 T10N R1W; NE1/4 ptn of SEC 9 T10N R1W; USS 3202 Lots 8 & 11 SEC 10 T10N R1W, in Bird Creek; and USS 4805 Lot 2; Tract 29D T10N R2E (Plat 73-220) in Girdwood.

Ms. Jones-Vogel provided the staff report regarding the existing CEA transmission line which goes from Anchorage to Kenai. It was originally installed under a federal license, that license has expired. A new license was issued, however, it will only remain in effect until CEA obtains easements for those remaining areas covered by the license. It was determined that licensing was no longer necessary. CEA is seeking easements as required by the license that is in place. There are both HLB and Parks and Rec parcels requested and once everything is resolved we will go forward to the Assembly with all parcels combined. Karen Keesecker, CEA expressed her request to approve.

Commissioner Stone-Livingston motioned approval, motion seconded.

This motion: Passed 4-0.

V. Election of Officers

a. HLBAC Vice-Chair

Chair Trawver expressed thankfulness of the previous Vice-Chair Di Whitney’s contribution to the commission. Commissioner Stone-Livingston nominated and motioned Commissioner Capozzi to be HLBAC Vice-Chair and motion was seconded.
This motion: **PASSED 4-0.**

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

There were no further comments from persons not on the agenda.

VII. **Commissioner Comments**

Commissioner Stone-Livingston inquired if it were possible to delay the Girdwood Industrial Park Subdivision until after the Title 21 Chapter 9 revisions were approved. Commissioner Stone-Livingston added that Girdwood has requested the subdivision development for a number of years and relayed the problems of heavy duty equipment parked on the street. Also, to stockpile materials. Commissioner Stone-Livingston shared that when Nicole presented the 95% design plan to the Land Use Committee, they were concerned they hadn't seen the 35% or the 65% design plans. It may have come as a surprise to some in the Girdwood community. There were concerns about paving the streets and the access into and out of the lots. Commissioner Stone-Livingston suggested a delay about nine months or a year to give the community time to make changes to chapter 9. Ms. Jones-Vogel inquired if the areas to be revised would include paving and responded that Traffic and Private Development will likely not be in support of not paving a road in an industrially zoned area. They would have to show substantial rationale showing that not paving is in the best interest. Commissioner Stone-Livingston shared the permittee's concerns over lease increases and that water and sewer were not needed on those lots. Ms. Ward responded the permittee's had been given extremely low fees historically and that we were going to be charging at the lower end of the scale of fair market value for the lease areas after construction. Ms. Ward added that water will not be on the lots, however sewer would absolutely be required if someone wants to build a structure. We have been told that potential lessee(s) would like to build. Efficiency of construction dictates we add sewer so we don't tear up the newly constructed road during subsequent phases.

Chair Trawver reminded Commissioners about the importance of attendance.

VI. **Next Meeting**

The next regular scheduled commission meeting date is currently slated for 11:30 a.m. Thursday, May 12, 2016.

VIII. **Adjournment**

Following the completion of business, the meeting was adjourned at 12:26 p.m.

**PASSED and APPROVED on this, the 12th day of May, 2016.**

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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