HERITAGE LAND BANK ADVISORY COMMISSION
Meeting

September 10, 2019, 12:00 p.m.
Girdwood Library & Community Center, Community Room
250 Egloff Drive, Girdwood, Alaska
Meeting Minutes

I. Call to Order
HLBAC Vice-Chair Fredrick called the meeting to order at 12:05 p.m.

II. Roll Call & Disclosures

No disclosures or conflicts were noted.

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

Commissioners Absent:
Wende Wilber, Chair (Excused)
Kati Capozzi, Commissioner (Unexcused)

III. Approval of the September 10, 2019 Agenda and the August 8, 2019 Minutes

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

IV. Director’s Report

Director Robin Ward reported staff are working on the Draft HLB 2020 Annual Work Program and 2021-2025 Five-Year Management Plan and that it would be available for review next month. Director Ward shared the Government Hill Community Council (GHCC) had requested the action item for the disposal of HLB Parcel 4-043D public hearing to remain open until the October meeting in Anchorage.

Vice-Chair Fredrick moved on to appearance requests.

V. Appearance Request(s)

a. Barbara Crews, Girdwood Trails Committee, provided an update of the Girdwood Trails Plan, stating their intent to formalize the Trail Plan approval process to be included in the Trails Management Plan. HLB and Planning staff have been helpful during the work session. Hopefully this assists those who want to build additional trails in Girdwood. Kate Sandberg, Girdwood Trails Committee, added the Trails Plan would be presented at the Trails Committee this winter. Christina Hendrickson, GBOS Parks and Recreation Supervisor, provided the overall vision of the Girdwood Trails Plan. There is an opportunity to dovetail this with the Girdwood Area Plan. Girdwood has been known as a ski resort
town, but there is a growing number of those that are interested in trails in the summer. We need to identify our existing trail infrastructure, what connections can be made, and what different user groups are in the community. We’d also like to outline areas for future use. We’ve been engaging with the community, raised money, and found a contractor and we believe we may be able to have a kick-off as early as November to identify user emerging user groups and create a stakeholder analysis. We’re also looking at existing language in the Girdwood Trails Management Plan and plans in the Anchorage bowl. **Ms. Hendrickson** stated we have a repository of successful models and suggested looking at the cemetery conceptual design as an example. She said the public outreach was robust and would like to see that process replicated for the Trail Plan. The Forest Service has committed to an in-kind donation of a GIS intern this fall for mapping.

Commissioner Brad Quade commented it’s important to acknowledge the previous hard work and repository of history.

b. **Brian Burnette, Girdwood Nordic Ski Club**, provided an update of GNSC trails, describing trail brushing and maintenance. The debris was then donated to the community for firewood. They’re moving forward with the second kiosk and then will be working on additional kiosks. The 5K Loop was utilized as a short-cut for both the Forestry Service trail maintenance and emergency vehicles during the two hand-tram incidents. Girdwood Volunteer Fire & Rescue expressed the utility of the 5K Loop contributed to the quick response.

Ms. Looney asked if the kiosk was a map and **Mr. Burnette** confirmed it was. We worked on revegetation by seeding, and relocating moss, native ferns and trees. There are three areas of overburden that we’re still working on, and some stump removal.

**Dan Starr, Girdwood Mountain Bike Alliance**, the Small House Trail was constructed last year, the Two Cents Trail was completed this year, and the connection, too. Parks & Recreation inspected and there are still a few items left to finish on the tick list. Without rain this summer, the moss did not appear to want to be moved. The last thing to do on this first phase is have it surveyed and get an easement. Additional signage will also be installed to clarify which areas are multi-use.

Vice-Chair Fredrick thanked the presenters and moved on to the action item.

**VI. Proposed Action Items and Public Hearings:**


Ms. Shelley Rowton reported the original parcel was acquired from HUD in 1997 on the condition that the condemned and vacant apartment buildings on the site be demolished. The buildings were demolished, ground, and buried on a portion of the parcel. Asbestos and hazardous materials were removed from the debris prior to burial, and the site was certified closed with no institutional controls in place by ADEC. The parcel was replatted and the western portion was sold to ACDA. The tract is zoned R-3-SL (mixed Residential - Special Limitations). The Planning Department will determine how much of the special limitations were satisfied with the development of the eastern portion. Rough calculation estimates construction of a cul-de-sac could contain 8-10 single or multi-family lots. **The Government Hill Neighborhood Plan (2013)** Land Use Plan Map identifies Tract 2B as Low-Medium Intensity Residential. Staff recommend approval.
Mr. Tenny asked if there was any interest in the property. Director Ward responded that ACDA expressed interest, as they were the developers of the neighboring property, but we would still go out for competitive bid. Mr. Tenny asked if the reversionary clause was normal. Director Ward responded that we already have a land bank, so we’re starting to put deed restrictions on properties that we do dispose. We’ve been looking over both HLB and general real estate inventories and determining what is surplus. We will dispose of surplus properties to the private sector. We have a housing shortage. We’re putting stipulations on it that the property has to be developed rather than someone just buying it and sitting on it. The exact terms for development haven’t been determined yet, whether it’s pulling the building permit, building a foundation, or full development, but there will be a reversionary clause.

Vice-Chair Fredrick asked if there were any more Commissioner questions, seeing none, opened the public hearing. Seeing no persons present to provide testimony, he reminded the Commissioners that GHCC requested to keep the public hearing open. Ms. Looney moved to continue the public hearing until we take action at the next meeting. The motion was seconded and passed unanimously.

Seeing no other action items, Vice-Chair Fredrick moved on to Persons or Items not on the Agenda.

VII. Persons or Items not on the Agenda

Crystal Hoke, Girdwood Alliance, inquired if HLB donates land. Director Ward responded that HLB has donated land and has also granted less than fair market value leases to qualified non-profit organizations. We follow our code, it goes through our Commission, the Administration, and to the Assembly for approval. Ms. Hoke stated there is a shortage of housing and suggested the Girdwood community start a land trust and requested HLB consider donating Girdwood lands to a community land trust. Mr. Tenny stated that development costs are expensive and can potentially prohibit development, as in the case of Holtan Hills. Mr. Tenny added he did not see how establishing a community land trust would solve those issues. Commissioner Brad Quade stated Anchorage Water & Wastewater numbers were rounded up and there’s an opportunity for further discussion. Director Ward added that we can discuss this further, but the final disposal authority is the Assembly.

Brendan Raymond-Yakoubian expressed general frustration over the GNSC 5K Loop Trail restoration and hopes that the Trail Master Plan would contribute to protecting primitive spaces.

Julie Raymond-Yakoubian reiterated Brendan Raymond-Yakoubian’s comments and requested discussion regarding the 5K Loop Trail be put in the agenda. Ms. Looney inquired if Julie Raymond-Yakoubian had an outline of what she’d like to see on a perfect trail. Julie Raymond-Yakoubian responded refer back to prior testimony. Plant native trees as large as possible, remediate gravel extraction area, and requested HLB staff acknowledge there is a problem. Brendan Raymond-Yakoubian interjected the sight issue is a problem and requested a work session. Mr. Tenny stated he acknowledged there is a problem, but there are bigger problems, such as the hand tram. We can move forward, learning from past mistakes, and appreciated their comments. Julie Raymond-Yakoubian requested the Commission address their request to revegetate the trail to its pristine state. Mr. Tenny stated that is not the mission of the Commission; HLB staff manage the land and it is disingenuous to say nothing’s been done to revegetate. Mr. Burnette stated there is a small vocal part of the community not thrilled with the trail. There is overwhelming support of the Nordic Loop and the trail system and its contribution to the community. There is overwhelming support for additional trails in the Girdwood Valley. Mr. Burnette stated he looks forward to working with HLB staff to construct additional trails. Julie Raymond-Yakoubian acknowledged the 5K Loop Trail’s contribution to the community and requests revegetation. Ms. Hoke asked what type of trees should be planted. Julie Raymond-Yakoubian replied hemlock, spruce, native trees. Ms. Hoke asked if HLB had money. Mr. Burnette, GNSC responded that their group was responsible for that. Paul Crews added over the last few years remediation has been occurring. Remediation has to be thoughtfully planned.
Vice-Chair Fredrick seeing no other persons wishing to provide testimony or comments, moved on to Commissioner Comments.

VIII. Commissioner Comments

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

IX. Next Meeting

Vice-Chair Fredrick stated the next regularly scheduled meeting will be on October 10, 2019 at 11:30am in conference room 170 of the Permit & Development Center.

X. Adjournment

Following the completion of business, Mr. Tenny moved to adjourn. The motion was seconded and approved unanimously. The meeting was adjourned at 1:12 p.m.

PASSED and APPROVED on this, the 12th day of December, 2019.

[Signature]

Jim Fredrick, Vice-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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