HERITAGE LAND BANK ADVISORY COMMISSION
Meeting
September 12, 2018, 12:00 p.m.
Girdwood Library and Community Center
250 Egloff Drive, Girdwood, Alaska
Meeting Minutes

I. Call to Order

Commission Acting Chair Jim Fredrick called the meeting to order at 12:06 p.m.

Commissioners Present:
Jim Fredrick, Commissioner (Acting Chair)
Peggy Looney, Commissioner
Brad Quade, Commissioner
Ron Tenny, Commissioner
Wende Wilber, Commissioner

Commissioners Absent:
Kati Capozzi, Vice-Chair (Unexcused)
Tim Trawver, Chair (Excused)

Staff Present:
Robin E. Ward, Executive Director
Nicole Jones-Vogel, Land Management Officer
Kristy Despards, Land Management Officer

II. Approval of the September 12, 2018 Agenda and the Meeting Minutes of August 9, 2018

Acting Chair Jim Fredrick suggested moving Agenda item VI before item V.d, per request by staff due to off-site tour. Commissioner Wende Wilber moved to approve the agenda as revised. The motion was seconded and approval of the revised agenda passed unanimously. Ms. Wilber moved to approve the meeting minutes of August 9, 2018. The motion was seconded and approval of the minutes passed unanimously.

III. Director’s Report

Director Robin Ward reported that there’s lot going on in the Girdwood Valley, a lot of projects, activities, and events. Girdwood has become our home away from home. The staff and I spend a lot of time in this room because a lot of the projects going on here, HLB is involved. Things are looking great.

IV. Proposed Action Items and Public Hearings:

Acting Chair Fredrick, seeing no action items, moved on to Appearance Requests.

V. Appearance Request(s)

a. Lewis Leonard, Co-Chair of the Girdwood Area Plan (GAP) Update Committee, provided a presentation regarding GAP Update, to include: the history; the Committee’s goals and achievements; the Huddle consultant’s plans for public outreach and data compilation; and tasks necessary for Assembly adoption. Presentation attached for reference. Diana Stone Livingston, Co-Chair of the Girdwood Area Plan (GAP) Update Committee, provided information regarding the financial resources that have been secured, funding necessary to complete the GAP Update, and fund raising challenges due to competing need at the community level. Commissioner Brad Quade inquired about the timeline. Ms. Stone Livingston responded there is no specific timeline. We would like to get public input from both the summer and winter communities and expect a two to three year process from the time of the Assembly
authorization through adoption. Commissioner Ron Tenney inquired if they were updating the 1995 Plan or starting from scratch, commenting the old Plan was ambitious. Ms. Stone Livingston responded that you would be quite surprised at how much from the previous Plan has been realized. We are analyzing the 1995 Plan and we are drafting an Update.

b. Tommy O’Malley, Cemetery Committee of the GBOS, provided a history of the project beginning in 2004 and progress to date, to include: CRW feasibility study completion; upcoming Design and Master Plan; finalizing a grant agreement for a veteran’s section; Huddle will lead the public involvement aspect of the planning process; intention to submit an Area-Wide Bond Proposal, possibly with Eagle River, to the voters after final cost is determined. Acting Chair Fredrick inquired if there are state or federal approvals required. Mr. O’Malley responded that cemeteries are governed by those laws, including that cemeteries must be held in perpetuity. Mr. Tenny inquired about the life of the cemetery. Mr. O’Malley responded that it is expected to be approximately 100 years with a combination of full burials, urns and a memorial wall.

c. Carolyn Brodin, GBOS Trails Committee Chair, provided a history of the Trails Committee being advisory to GBOS and those trails that they’ve been involved in planning and construction, including drafting a Girdwood Valley Trails Management Plan. Kyle Kelley, Girdwood Liaison, provided an overview of the Iditarod National Historical Trail (INHT) Phase I construction through completion. Commissioner Peggy Looney inquired about the straw wattles. Mr. Kelley responded they’re used near trail construction projects to control erosion. Acting Chair Fredrick inquired about the relationship between Girdwood Nordic Ski Club (GNSC), Girdwood Mountain Bike Alliance (GMBA) and the Girdwood Trails Committee. Ms. Brodin responded that GSNC is a club and GMBA is a non-profit organization. The Trails Committee is part of the Girdwood Board of Supervisors and is part of the muni. We represent an oversight for all the trails in Girdwood Valley. Any group moving forward with trails comes to the Committee first. Mr. Tenny inquired if the location of INHT is the same. Ms. Brodin responded that trails can move due to weather and erosion. Ms. Looney inquired if there is a trail map. Ms. Brodin affirmed there are both winter and summer maps. The muni does have an overall trail map available online.

d. Dan Starr, Girdwood Mountain Bike Alliance President (occurred off-site starting at 2 pm with Commissioners Quade, Looney, Wilber, and Tenny)
Dan Starr met the Commission at the newly constructed Small House down track discussing the flow of the trail, the process for construction, the signage, and considerations at the base of the trail where it intersects with the existing 5K Nordic Loop.

Acting Chair Fredrick moved on to Persons or Items not on the Agenda.

VI. Persons or Items not on the Agenda

Mike Edgington, GBOS Land Use Committee Housing Supervisor, shared that they had a working group kick-off meeting to move ahead to work on housing prior to adoption of the new Girdwood Area Plan and HLB staff have been helpful.

Jerry Fox, GBOS Co-Chair, and a member of the new Housing Committee, inquired if HLB had land available in Bird or Indian. Director Ward responded that we do have some properties in Indian and shared the history of municipal entitlements. There are properties in Indian that have been surveyed and we’re ready to take title, however they have old mining claims. The owners of those claims are disputing the fact that we should have that land. It’s a legal issue. There are other available parcels that we would like to have water and sewer available, but is presently cost-prohibitive. What we’re hoping is to find ways to have more affordable and workforce housing in the valley and
have been strategizing with Paul Hatcher, AWWU, to make properties available for denser housing, but it takes water and sewer. We understand we are a pivotal part of this and are working on future housing.

Mr. Fox asked for an update on Girdwood Industrial Park. Director Ward responded that we’re very close to completion; it’s paved now. They’re finishing all of the driveways. We need to power up our streetlights and urged attendees to go look. It looks great and we’re very excited to get to this point. Please watch out for trucks hauling material to the site. We promised we would have all the materials moved from the airport to the site this year for fill in the Industrial Park future phases and believe this is a good investment to keep the resources in Girdwood.

Mr. Tenny inquired if the remaining wetlands were going into the Wetland Mitigation Bank. Ms. Jones-Vogel responded that HLB staff have been working really hard on the Section 35 wetlands, so the effort we did in Girdwood was very preliminary; talking to see if there’d be support for that. It is a site that we’re going to look at, but we haven’t taken any real action toward putting that into the Bank site. The focus has been in Bear Valley. Mr. Tenny inquired if Bear Valley was the first one that HLB’s done. Ms. Jones-Vogel responded that we’ve done a lot of Permittee-Responsible mitigation, but we haven’t finished the Bank. A lot of the structure is set up for that, we’re just trying to find a site that’s going to be acceptable the Corps and formalize that. In the meantime, we still get approached for the use of HLB wetlands for mitigation for doing the Corps process for Permittee-Responsible mitigation.

Deb Essex, Girdwood Nordic Ski Club, commented about learning from the GMBA and INHT trail construction and using that to integrate an approach for the proposed multi-use Nordic trail construction. We’ll present that plan to GBOS, then HLB, and on to the Assembly. CRW has provided a stamped survey of the 5K Loop. We’re having our first multi-school Middle school cross-country meet. The Nordic trail continues to attract people to Girdwood. We’ve been maintaining and grooming the trails to keep them safe for all users.

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

VII. Commissioner Comments

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

VIII. Next Meeting

Acting Chair Fredrick stated the next regularly scheduled commission meeting date will be at 11:30am, Thursday, October 11, 2018 in the Permit & Development Center conference room 170, at 4700 Elmore Road.

Ms. Jones-Vogel provided directions and logistics for the tour of the newly constructed GMBA trails. Summary of site walk in V.d above.
IX. Adjournment

Following the completion of business, Acting Chair Fredrick moved to adjourn. The motion was seconded and approved unanimously. The meeting was adjourned at 1:30 p.m.

PASSED and APPROVED on this, the 13th day of December, 2018.

[Signature]

Jim Fredrick, Acting 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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