

Heritage Land Bank Advisory Commission Meeting

Thursday, November 17, 2022 at 11:30 a.m.

Permit & Development Center, Training Room
4700 Elmore Road, Anchorage, Alaska 99507

or via Microsoft Teams and telephonic hearing (907) 519-0237 Conference ID 643 898 065#

A G E N D A

- I. **Call to Order and Statement of Procedure:** Chair Brett Wilbanks
- II. **Roll Call, Introductions and Disclosures**
- III. **Approval of Agenda and Minutes**
 - a. November 17, 2022 Agenda
 - b. October 27, 2022 Minutes
- IV. **Director's Report**
- V. **Proposed Action Items and Public Hearings** (No Public Hearing shall extend over 60 minutes without an extension by majority vote of the commission. If not extended, Public Hearing may be held open and continued to the next meeting if public testimony is not complete.)
 - a. **Resolution 2022-09:** A resolution recommending approval of the competitive disposal of portions of HLB Parcels 6-011, 6-016, and 6-017, legally described as Tract I Prince Addition Alyeska Subdivision (Plat 87-131)(PID 075-311-04-000), Tract B Girdwood Elementary School Subdivision (Plat 85-38)(PID 075-031-32-000), and Tract 9A Section 9 Township 10 North Range 2 East (Plat 73-220)(PID 075-041-31-000), to CY Investments as described in the Development Agreement between the developer and the Municipality of Anchorage dated April 29, 2022, and amend the HLB 2021 Annual Work Program.

****Note: Public Hearing was completed at September 22, 2022 meeting; A vote was completed at the October 27, 2022 meeting, but a revote is necessary*
 - b. **Resolution 2022-11:** The acquisition of real properties, legally described as Block 5 Lot 30 (PID 012-492-03-000), Block 5 Lot 31 (PID 012-492-02-000), Block 11 Lot 29 (PID 012-491-65-000), and Block 11 Lot 30 (PID 012-491-66-000) of the Laurel Acres Subdivision (Plat 71-44), placement into the Heritage Land Bank inventory, and amend the 2021 Heritage Land Bank Annual Work Program and 2022-2026 Five-Year Management Plan.
- VI. **Persons or Items Not on the Agenda** (THREE minutes per individual, each person may only speak once, commissioners and staff will not answer questions, but may have questions for you after your testimony.)
- VII. **Commissioner Comments**
- VIII. **Next Regularly Scheduled Meeting Date:** Thursday, December 15, 2022 at 11:30AM in the Permit & Development Center, 4700 Elmore Road, Anchorage, Alaska or via Microsoft Teams and telephonic hearing.
- IX. **Adjournment**

Heritage Land Bank Advisory Commission Meeting

Thursday, October 27, 2022 at 11:30 a.m.

Permit & Development Center, Training Room
4700 Elmore Road, Anchorage, Alaska 99507

or via Microsoft Teams and telephonic hearing (907) 519-0237 Conference ID 305 771 453#

MINUTES

I. **Call to Order and Statement of Procedure:** Chair Tammy Oswald

The meeting was called to order at 11:30 am.

II. **Roll Call, Introductions and Disclosures:** Emma Giboney

Chair Oswald, Vice Chair Wilbanks, Commissioners Tenny, Hanson, Marshall, and Flynn were present. Commissioner Warfield was excused. The Commissioners introduced themselves and their regional representation, if applicable.

Chair Oswald read the code related to Conflict of Interest and requested that any Commissioner who may have a potential conflict of interest to disclose that, including owning and operating rental properties in Girdwood.

Vice Chair Wilbanks disclosed that he owns a fourplex and rents out three units as long-term rentals to Girdwood residents. The Commissioners voted and it was unanimous that Vice Chair Wilbanks' disclosure was not a conflict of interest.

Commissioner Tenny disclosed that he owns and rents out a cabin in Girdwood. The Commissioners voted and it was unanimous that Commissioner Tenny's disclosure was not a conflict of interest.

III. **Approval of Agenda and Minutes**

a. October 27, 2022 Agenda

Commissioner Tenny proposed to add discussion items to the Agenda related to the Holtan Hills agenda item. Chair Oswald suggested those items could be discussed during the action item and would not require an agenda amendment.

Vice Chair Wilbanks moved to approve the agenda, seconded by Commissioner Flynn and there were no objections.

b. September 22, 2022 Minutes

Vice Chair Wilbanks moved to approve the minutes, seconded by Commissioner Marshall and there were no objections.

c. October 13, 2022 Minutes

Vice Chair Wilbanks moved to approve the minutes, seconded by Commissioner Flynn and there were no objections.

IV. **Director's Report**

Contractor Jones-Vogel provided the director's report which focused around a proposed upcoming retreat to begin to draft the 2023 Work Plan. Commissioners weighed in that the proposed date was not ideal as it was the week before Thanksgiving and many would be traveling.

V. **Special Guest:** Joy Boston, 673d ABW Community Partnerships & Alaska Native Liaison, Joint Base Elmendorf-Richardson will be giving a presentation on the Readiness and Environmental Protection Integration (REPI) program.

Ms. Boston provided a program overview and offered an invitation to the Commissioners to meet with program representatives on November 9 or 10th at HLB Parcel 4-043D. JBER is interested in limiting development on key properties within close proximity to JBER boundaries to address safety concerns with military aircraft operations. The ownership would remain MOA; the request is a long-term easement. Commissioners asked questions about the benefit to the HLB for this request. REPI would compensate HLB for the easement. Chair Oswald suggested that staff meet with REPI staff and report back to the Commission.

VI. **Proposed Action Item** (*Public Hearing was completed at September 22, 2022 meeting*)

- a. HLBAC Resolution 2022-09: A resolution recommending approval of the competitive disposal of portions of HLB Parcels 6-011, 6-016, and 6-017, legally described as Tract I Prince Addition Alyeska Subdivision (Plat 87-131)(PID 075-311-04-000), Tract B Girdwood Elementary School Subdivision (Plat 85-38)(PID 075-031-32-000), and Tract 9A Section 9 Township 10 North Range 2 East (Plat 73-220)(PID 075-041-31-000), to CY Investments as described in the Development Agreement between the developer and the Municipality of Anchorage dated April 29, 2022, and amend the *HLB 2021 Annual Work Program*.

Vice Chair Wilbanks provided an overview of the previously approved amendments to the resolution. Commissioner Tenny requested that the resolution passed by the Girdwood Board of Supervisors (GBOS) be read into the record – Chair Oswald stated that it would become part of the record by reference. Questions were asked of legal related to the project and how the Pomeroy development would progress separate from the Holtan Hills housing project. **Commissioner Tenny restated his motion that was left on the table from the September 22, 2022 meeting which was to prohibit construction access through High Tower Road.**

At 12:17 there was a 5-minute recess to address technical difficulties in the room.

Discussion continued regarding Crow Creek road access and implications of the development approval process. Staff and Legal answered questions about approval process. The Commission voted and unanimously approved the amendment.

Vice Chair Wilbanks made a motion to amend the resolution to require covenant and deed restriction of 50% of multifamily long-term rentals apartment style development, seconded by

Commissioner Tenny. Discussion occurred around the amount of units this would impact, legal implications, and developer interest in this as a potential condition. A roll call vote was conducted, the vote was tied and therefore did not pass.

Vice Chair Wilbanks made a motion to amend the resolution to require a restriction requiring 25% of the multi-family developed units be identified and set apart for rental development and not sold individually, seconded by Commissioner Tenny. A roll call vote was conducted, and the motion passed unanimously.

Chair Oswald made a motion to extend the meeting 15 minutes, seconded by Commissioner Flynn
There were no objections.

Commissioner Tenny made a **motion to amend the resolution to encourage the developer to continue to engage with the Girdwood Holtan Hills Housing Advisory Committee as the project progresses, seconded by Vice Chair Wilbanks.** Commissioner Tenny spoke to his motion stating that the continued dialogue between the developer and the community would be appreciated. A roll call vote was conducted and the motion passed unanimously.

Commissioner Tenny made a motion that the final whereas states the HLBAC only supports the resolution with the amendments, seconded by Vice Chair Wilbanks. A roll call vote was conducted, and the motion passed unanimously.

Vice Chair Wilbanks requested that the final vote on the resolution be done by a ballot vote. Staff alerted the Commission that we did not have the software to do a proper ballot vote and discussion occurred around the ability to do a ballot vote by code and the commissioners decided to move forward with a ballot vote. Commissioners Tenny and Hansen voted by email. Chair Oswald, Vice Chair Wilbanks, and Commissioners Flynn and Marshall voted by ballot in the room. The votes were tallied and the Resolution 2022-09(S) with amendments passed 5 to 1.

Commissioner Flynn made a motion to extend the meeting to 1:30, seconded by Vice Chair Wilbanks, and there were no objections.

- VII. **Persons or Items Not on the Agenda** (*THREE minutes per individual, each person may only speak once, commissioners and staff will not answer questions, but may have questions for you after your testimony.*)

There were no members of the public that wished to speak to the Commission.

- VIII. **Officer Elections:** Chair

Chair Oswald thanked the Commission for the opportunity to Chair this past year. Commissioner Tenny nominated Vice Chair Wilbanks to be chair. Vice Chair Wilbanks accepted the nomination. Chair Oswald asked if there were any other nominations and there were not and so the Commission voted on Vice Chair Wilbanks to be chair and the appointment was unanimous.

This resulted in the need to fill the Vice Chair role. Commissioner Oswald nominated Commissioner Marshall. Commissioner Marshall accepted the nomination and the Commission voted unanimously to appoint Commissioner Marshall as Vice Chair.

IX. **Commissioner Comments**

Chair Wilbanks thanked Commissioner Oswald for her service as chair.

X. **Next Regularly Scheduled Meeting Date:** Thursday, November 17, 2022 at 11:30AM in the Permit & Development Center, 4700 Elmore Road, Anchorage, Alaska or via Microsoft Teams and telephonic hearing.

XI. **Adjournment** the meeting adjourned at 1:22 pm

Projects Update Report

Heritage Land Bank Advisory Commission

November 11, 2022

2022 Proposed Disposals

- *HLB 6-057A, B, C, D, E – Girdwood Industrial Park subdivision Phase I lots*
The disposal of 6-057A closed and was recorded in May of 2022.
The disposal of 6-057B,C,E are under contract and are anticipated to close early in 2023.
The disposal of 6-057D is anticipated to close by the end of the month.
- *HLB 6-043 – USFS Headquarters*
USFS is going through the federal process of getting an appraisal. District Ranger has received authorization from USFS Officials to move forward with the purchase. The lease has been extended by a year to allow time for the transactions. HLB Staff are working with USFS Engineers to complete the necessary site assessments.
- *HLB 3-027A – Dowling Substation*
A Purchase and Sale agreement is currently being drafted and documents are being prepared for taking this disposal to the Anchorage Assembly for approval.
- *HLB 3-065 – State of Alaska Heliport Lease*
A lease has been executed, with the term ending in 2032.

2022 Current & Continuing Projects

- *Holtan Hills*
Recent Milestones:
10/27/2022: After making several amendments, the HLBAC voted on Resolution 2022-09 and it passed with 5 to 1 in favor. However, a revote will be necessary at the November 17, 2022 meeting due to a violation of the State of Alaska's Open Meetings Act (AS 44.62.310-.312).
11/02/2022: A Public Hearing at the Platting Board occurred. The platting board passed unanimously the request to subdivide three (3) tracts of land into five (5) tracts, together with request for Vacation of a 50-foot Section Line Easement and a 10-foot Telephone & Electric Easement
11/04/2022: An Assembly Work Session to discuss Holtan Hills occurred. Representatives from CY Investments and GBOS gave presentations and the assembly members asked questions and discussed the project.
11/09/2022: the Assembly Ordinance, Assembly Memorandum, and three appendices were presented to the Anchorage Assembly as a Laid on the Table Item at the Regular Assembly Meeting. It is anticipated that the Item will be on the agenda at the December 6, 2022 Assembly Meeting.

Upcoming Milestones:

11/17/2022: HLBAC Meeting with a revote for Resolution 2022-09

12/06/2022: Potential date of Item being on the Assembly agenda

- *Girdwood South Townsite*

HLB Staff are working with Girdwood Community Land Trust in exploring the development requirements of HLB Parcel 6-076 for a potential long-term ground lease. The Trust attended a meeting with the Planning Department and will be submitting a formal application requesting a long-term ground lease. It is expected that this item will be before the Commission before the end of the year.

- *2023 Work Plan*

Staff will pick up the 2023 Work Plan later this year – until then, the currently adopted 2021 Work Plan is the guiding document.

Potential Acquisitions, Disposals, and Projects

- *Spruce Street Extension – HLB Parcel 3-064*

PM&E are working on a Spruce Street Extension and will be coming to HLBAC for a right-of-way request in the coming months.

- *Alaska Natural Burial*

Alaska Natural Burial submitted an application to HLB Staff in August 2022 to use HLB Parcel 2-156 for a natural burial cemetery. Staff is working with the non-profit to determine the best path forward. This disposal may come before the HLBAC in early 2023.

- *Potential Exchange of HLB Parcel 3-074*

The MOA, ACDA, and the State of Alaska are considering a land exchange of HLB Parcel 3-074 for a portion of Block 102 in downtown Anchorage. This is anticipated to be before the HLBAC in the coming months for action. Planning Department is conducting a Phase I Environmental Site Assessment of the parcel.

- *Laurel Acres Parcel Acquisitions*

HLB Staff sent letters to all property owners in Laurel Acres seeking donations in February of 2022. There are a few property owners who are still considering sale and/or donation to the MOA. This is anticipated to be a continuing project with parcels coming before HLBAC as they are processed.

- *Potential use of HLB Parcel 4-043D*

HLB Staff met with representatives from JBER and the Compatible Lands Foundation who work on conserving land near military bases. They are interested in HLB Parcel 4-043D as a potential candidate for an easement that would restrict development, for which HLB would be compensated. Further research and discussion is needed to determine if this is the best use for that parcel.

2022 Land Management

- *Girdwood Industrial Park*

HLB staff have received a quote to perform some maintenance on the driveways in Phase II of the Girdwood Industrial Park and it is currently under review.

- *Wetland Monitoring*

Routine wetland monitoring occurred during the summer of 2022 in the conservation easement areas that are used for wetland mitigation credits. These areas include in Girdwood at the end of Arlberg and in Laurel Acres.

Land Use Permits Issued since January 2022

HLB Permit No.	Issued To	Use	Expiration
2011-15	Snow Free Snowplowing	Equipment Storage	12/31/2022
2016-09	Girdwood Forest Fair, Inc.	Girdwood Forest Fair	6/5/2022
2017-08	Chugach Adventures	Guided Hiking	10/1/2022
2021-01	Alaska Aquaponics Inc	Industrial Park	4/30/2023
2021-08	Seeds of Change	Community Farm	5/4/2023
2021-18	Ridgetop Builders LLC	Commercial Milling Operation	8/1/2023
2022-01	Sundog Ski Guides LLC	Guided Skiing	6/30/2022
2022-02	Girdwood Equipment Rental	Storage	2/13/2023
2022-04	Girdwood Community Land Trust	Storage	2/10/2023
2022-05	Shannon & Wilson	Soil boring	2/26/2022
2022-08	Carol Creek LLC	Temporary construction	9/15/2022
2022-09	USFS Forest Inventory Analysis Program	Forestry Research	9/15/2022
2022-10	The Church of Jesus Christ of Latter-day Saints	Filming	7/22/2022
2022-12	Anchorage Downtown Partnership	Spotlight on 3 rd and Gambell (event)	9/29/2022
2016-21	Silverton Mountain Guides	Heli-skiing	6/30/2023
2018-10	Chugach Powder Guides	Access to warming hut	8/31/2023
2017-29	Chugach Powder Guides	Snowcat and heli-skiing	5/16/2023
2018-13	Alaska Guide Collective	Mountain guiding	6/30/2023

HERITAGE LAND BANK ADVISORY COMMISSION
HLBAC Resolution 2022-09(S)

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE COMPETITIVE DISPOSAL OF PORTIONS OF HLB PARCELS 6-011, 6-016, AND 6-017, LEGALLY DESCRIBED AS TRACT I PRINCE ADDITION ALYESKA SUBDIVISION (PLAT 87-131)(PID 075-311-04-000), TRACT B GIRDWOOD ELEMENTARY SCHOOL SUBDIVISION (PLAT 85-38)(PID 075-031-32-000), AND TRACT 9A SECTION 9 TOWNSHIP 10 NORTH RANGE 2 EAST (PLAT 73-220)(PID 075-041-31-000), TO CY INVESTMENTS LLC AS DESCRIBED IN THE DEVELOPMENT AGREEMENT BETWEEN THE DEVELOPER AND THE MUNICIPALITY OF ANCHORAGE DATED APRIL 29, 2022, AND AMEND THE HLB 2021 ANNUAL WORK PROGRAM.

WHEREAS, pursuant to AMC § 25.40.010, the Heritage Land Bank (HLB) was established to manage uncommitted municipal land and the HLB Fund in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan; and

WHEREAS, HLB developed and adopted the Crow Creek Neighborhood Land Use Plan (April, 2006) which further defines the development of HLB Parcels 6-011, 6-016, and 6-017; and

WHEREAS, pursuant to AMC § 25.40.025A, the HLB Advisory Commission (HLBAC) shall hold a public hearing, with public notice as specified in this chapter, prior to making a recommendation to the Mayor and Assembly regarding the disposal of HLB land or an interest in land. Land disposals under this chapter include land sales, land exchanges, leases, and easements; and

WHEREAS, HLB issued a Request for Proposals consistent with AMC 25.40.025H; and

WHEREAS, the successful proposer was identified, and a Development Agreement was drafted and entered into on April 29, 2022 between CY Investments, LLC and the Municipality of Anchorage; and

WHEREAS, the *Heritage Land Bank 2021 Annual Work Program & 2022 – 2026 Five-Year Management Plan* did not anticipate this disposal, and pursuant to AMC 25.40.020B, sale activities require an amendment; and

WHEREAS, HLB posted the property and conducted public notice; and

WHEREAS, the HLBAC held public meetings on September 22 and October 27, 2022 ; and

WHEREAS, the HLBAC finds the disposal, subject to conditions, in the best interest of the Municipality and consistent with the HLB purpose and mission; now therefore,

BE IT RESOLVED:

THE HLBAC RECOMMENDS ASSEMBLY APPROVAL OF THE COMPETITIVE DISPOSAL OF PORTIONS OF HLB PARCELS 6-011, 6-016, AND 6-017, LEGALLY DESCRIBED AS TRACT I PRINCE ADDITION ALYESKA SUBDIVISION (PLAT 87-131)(PID 075-311-04-000), TRACT B GIRDWOOD ELEMENTARY SCHOOL SUBDIVISION (PLAT 85-38)(PID 075-031-32-000), AND TRACT 9A SECTION 9 TOWNSHIP 10 NORTH RANGE 2 EAST (PLAT 73-220)(PID 075-041-31-000), TO CY INVESTMENTS LLC AS DESCRIBED IN THE DEVELOPMENT AGREEMENT BETWEEN THE DEVELOPER AND THE MUNICIPALITY OF ANCHORAGE DATED APRIL 29, 2022, SUBJECT TO THE FOLLOWING CONDITIONS:

1. All developers must submit applications for land use entitlements to the Girdwood Board of Supervisors (GBOS) for review prior to seeking official action by the designated decision-making body.
2. CY Investments LLC will restrict the use of any property in Holtan Hills, Phase I, to not include short-term rentals less than 30 days in duration, with a sunset provision eliminating this restriction when local ordinance is adopted otherwise regulating short term rentals.
3. Construction access through Hightower Road is prohibited.
4. CY Investments LLC will restrict twenty-five percent (25%) of the developed multi-family units to be identified and set apart for rental development and not sold individually.
5. The Developer continues to engage with the Girdwood Holtan Hills Housing Advisory Committee as the project progresses.

AND THE HLBAC RECOMMENDS ASSEMBLY APPROVAL OF THE AMENDMENT OF THE HLB 2021 ANNUAL WORK PROGRAM.

PASSED and APPROVED on this, the 27th day of October 2022.

Approved:

Attest:



Tammy Oswald, Chair
Heritage Land Bank Advisory Commission



Lance Wilber, Executive Director
Community Development



HERITAGE LAND BANK STAFF REPORT

Case 2022-11

PREPARED FOR THE HLB ADVISORY COMMISSION

Action: Acquisition of Real Property

Hearing Date: November 17, 2022

Subject Location: Lot 30, Block 5, Laurel Acres Subdivision (Parcel ID 012-492-03-000)
Lot 31, Block 5, Laurel Acres Subdivision (Parcel ID 012-492-02-000)
Lot 29, Block 11, Laurel Acres Subdivision (Parcel ID 012-491-65-000)
Lot 30, Block 11, Laurel Acres Subdivision (Parcel ID 012-491-66-000)
(Plat 71-44) (Appendix A)

Prepared By: Emma Giboney, Land Management Officer

Summary

Proposal Summary: Heritage Land Bank proposes to acquire four parcels of the Laurel Acres Subdivision for the purposes of future wetland mitigation credits.

Applicable Regulations & Standards: AMC § 25.40.015.A provides authority for this acquisition.

2021 Work Program Amendment Required Yes, an amendment is required in the case of land acquisitions not already contained in the work program (AMC § 25.40.020.B).

Summary Recommendation: Staff recommends approval of this acquisition (Appendix B).

Background Information

Parcel Locations: The Laurel Acres Subdivision (Plat 71-44) is situated in the Anchorage Recording District, Third Judicial District, State of Alaska. These Parcels are located in an undeveloped area and is best accessed on foot from W 92nd Ave west of C street. Two of the parcels

Parcel Size:

Lot 30, Block 5: 9,911 Sq Ft
Lot 31, Block 5: 10,607 Sq Ft
Lot 29, Block 11: 8,222 Sq Ft
Lot 30, Block 11: 9,000 Sq Ft
Total: 37,740 Sq Ft (0.87 acres)

Existing Conditions and surrounding Land Use: This subdivision is undeveloped and designated Class B wetlands in the *Anchorage Wetlands Management Plan (2014)*. This area has been identified as having a patterned wetland structure with a high diversity of wetland plants and is therefore considered ideal for long-term wetland and habitat preservation. Lots 30 and 31 of Block 5 are not directly adjoining municipal properties, but they are across the right-of-way from Municipally owned Tract G. Lots 29 and 30 of Block 11 neighbor a cluster of municipally owned parcels that are subject to conservation easements (2016-047938-0 and 2021-068857-0).

Current Land Use: Zoning is Single-Family Residential (R-1)

Adopted Land Use Plan: The *Anchorage 2040 Land Use Plan (2017)* designates this area as Single-Family or Two-Family residential development.

Public Notice

Notices were posted on the property on Thursday, November 3, 2022. Notices were mailed to 81 neighboring landowners on Thursday, November 3, 2022 within the requisite 14 days as required in AMC § 25.40.030C. HLB's regular email list was notified of a HLBAC meeting on Thursday, November 3, 2022. An Agenda including this item was posted on the HLB website on Thursday, November 3, 2022.

Project Description

The proposed action is to acquire four parcels at less than the assessed value to hold in the Heritage Land Bank Inventory until such a time wetland mitigation credits are needed. In AMC § 25.40.010.F it states that the Heritage Land Bank is the municipal agency designated with the responsibility of managing conservation easements and the stewardship funds generated by compensatory mitigation agreements with the US Army Corps of Engineers (USACE). In the past Heritage Land Bank worked with the USACE and other partners to place over one hundred (100) parcels within the Laurel Acres Subdivision into conservation easements for the use as wetland mitigation (2016-047938-0 and 2021-068857-0). In February of 2022, HLB Staff mailed out letters to the remaining Laurel Acres landowners inquiring whether or not any landowner was interested in donating or selling their land to the municipality for the use of future wetlands mitigation. The owner of these four parcels was willing to sell their property for less than the assessed value. Lots 30 and 31 of Block 5 are being purchased for a quarter of their assessed value. Lots 29 and 30 of Block 11 are being purchased for half of their assessed value due to their more optimal location near other municipally owned lots that will create a larger contiguous area. Heritage Land Bank is proposing to acquire all four parcels for a total of \$12,950.

Analysis and Conclusion

The Laurel Acres subdivision is a valuable wetland area. Development in this area is unrealistic due to the financial burden of bringing in utilities and other off-site infrastructure and the subdivision has existed as a "paper plat" since its recording in 1971. The best use for these parcels is anticipated to be a conservation easement for compensatory mitigation permits at a future date to allow development of other less valuable wetland areas. Stewardship fees paid by permittees will provide care in perpetuity for the conserved wetlands.

This acquisition and intended land use for these parcels is consistent with the mission of the HLB. The acquisition of these properties was not anticipated in *The Heritage Land Bank 2021 Annual Work Program & 2022-2026 Five-Year Management Plan*, however this proposal meets the criteria for acquisition both in code and the Work Program.

Agency Review

A formal agency review was not conducted for this acquisition because it is not expected to have any impacts on any MOA department.

Recommendation

Staff recommends approval of this resolution.

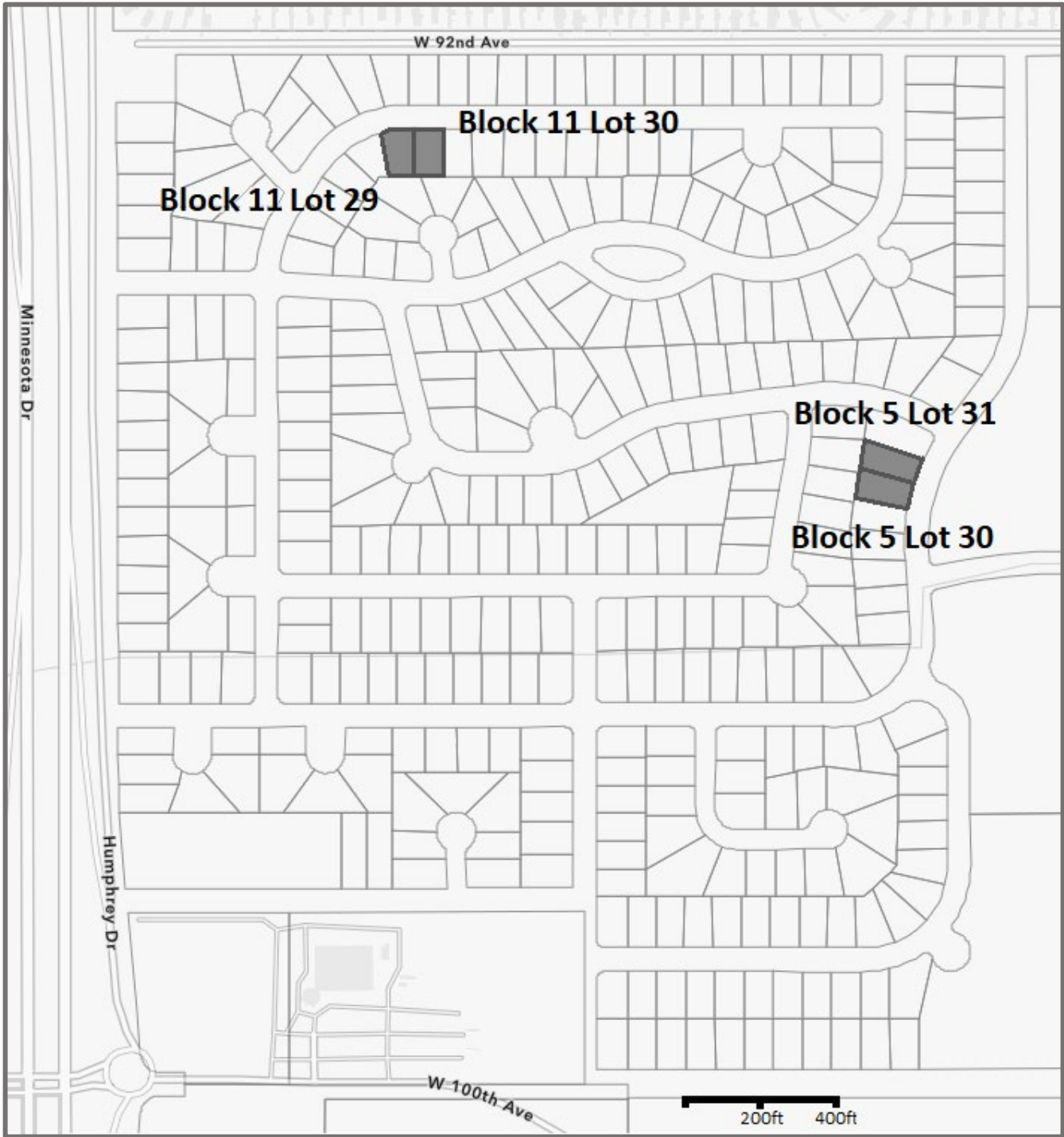
Appendices:

A – Location Map

B – Resolution 2022-11

APPENDIX A - Location Map

LAUREL ACRES SUBDIVISION (PLAT 71-44)



HERITAGE LAND BANK ADVISORY COMMISSION

HLBAC Resolution 2022-11

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE ACQUISITION OF REAL PROPERTIES, LEGALLY DESCRIBED AS LOT 30, BLOCK 5 (PARCEL ID 012-492-03-000), LOT 31, BLOCK 5 (PARCEL ID 012-492-02-000), LOT 29, BLOCK 11 (PARCEL ID 012-491-65-000), AND LOT 30, BLOCK 11 (PARCEL ID 012-491-66-000) OF THE LAUREL ACRES SUBDIVISION (PLAT 71-44), PLACEMENT INTO THE HERITAGE LAND BANK INVENTORY, AND AMEND THE HERITAGE LAND BANK 2021 ANNUAL WORK PROGRAM & 2022-2026 5-YEAR MANAGEMENT PLAN.

WHEREAS, pursuant to AMC § 25.40.010, the Heritage Land Bank (HLB) was established to manage uncommitted municipal land and the HLB Fund in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan; and

WHEREAS, pursuant to AMC § 25.40.025A, the HLB Advisory Commission (HLBAC) shall hold a public hearing, with public notice as specified in this chapter, prior to making a recommendation to the Mayor and Assembly regarding the disposal and acquisition of HLB land or an interest in land; and

WHEREAS, pursuant to AMC § 25.40.010F, the Heritage Land Bank is the municipal agency responsible for the management of conservation easements; and

WHEREAS, the Municipality collaborates with the U.S. Army Corps of Engineers and other regulatory agencies to facilitate wetlands fill permits to allow construction consistent with adopted plans; and

WHEREAS, the Anchorage Wetlands Management Plan designates the majority of property within the Laurel Acres Subdivision as Class B Wetlands and describes it as moderate to high migratory bird habitat and rare patterned ground wetlands; and

WHEREAS, the Municipality owns over one hundred parcels in the Laurel Acres Subdivision that are under a permittee-responsible Corps-approved conservation easement held by Heritage Land Bank; and

WHEREAS, two of these parcels are adjoining other Municipally-owned parcels, creating a more valuable contiguous potential conservation area; and

WHEREAS, the acquisition of properties with wetlands is indirectly addressed in the *Heritage Land Bank 2021 Annual Work Program & 2022-2026 5-Year Management Plan* for support in generating mitigation credits; therefore, it is necessary, pursuant to AMC § 25.40.020B, to amend the *Heritage Land Bank 2021 Annual Work Program & 2022-2026 5-Year Management Plan*; and

WHEREAS, the HLBAC finds the acquisition in the best interest of the Municipality and consistent with the HLB purpose and mission; now therefore,

BE IT RESOLVED, THAT THE HLBAC RECOMMENDS ASSEMBLY APPROVAL OF THE ACQUISITION OF REAL PROPERTIES, LEGALLY DESCRIBED AS LOT 30, BLOCK 5 (PARCEL ID 012-492-03-000), LOT 31, BLOCK 5 (PARCEL ID 012-492-02-000), LOT 29, BLOCK 11 (PARCEL ID 012-491-65-000), AND LOT 30, BLOCK 11 (PARCEL ID 012-491-66-000) OF THE LAUREL ACRES SUBDIVISION (PLAT 71-44), PLACEMENT INTO THE HERITAGE LAND BANK INVENTORY, AND AMEND THE HERITAGE LAND BANK 2021 ANNUAL WORK PROGRAM & 2022-2026 5-YEAR MANAGEMENT PLAN.

PASSED and APPROVED on this, the 17th day of NOVEMBER 2022.

Approved:

Attest:

Brett Wilbanks, Chair
Heritage Land Bank Advisory Commission

Lance Wilber, Director
Community Development