

Heritage Land Bank Advisory Commission Meeting

Thursday, January 23, 2025 at 1:30PM

Permit & Development Center, Conf. Room 170
4700 Elmore Road, Anchorage, Alaska 99507

Join via Microsoft Teams - Meeting ID: 263 322 183 869, Passcode: jHGL3p

Join by Telephone - 907-519-0237, Conference ID: 987366530#

A G E N D A

- I. **Call to Order and Statement of Procedure**
- II. **Roll Call, Introductions and Disclosures**
- III. **Approval of Agenda and Minutes**
 - a. January 23, 2025, Agenda
 - b. November 21, 2024, 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 2025-01:** A resolution of the Heritage Land Bank Advisory Commission recommending approval of the acquisition of real properties, legally described as Lots 31 and 32, Block 2, Laurel Acres Subdivision (Plat 71-44) and placement into the Heritage Land Bank inventory.
- 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, February 27, 2025, at 1:30pm in the Permit & Development Center (4700 Elmore Road 99507) or via Microsoft Teams and telephone.
- IX. **Adjournment**

Heritage Land Bank Advisory Commission Meeting

Thursday, November 21, 2024 at 1:30PM

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4700 Elmore Road, Anchorage, Alaska 99507

or via Microsoft Teams and Telephone

MINUTES

I. Call to Order and Statement of Procedure

Chair Marshall called the meeting to order at 1:32pm

II. Roll Call, Introductions and Disclosures

Present: Chair Marshall, Vice Chair Flynn, Commissioners Oswald, and Chmielowski

Excused: Commissioner Charnon

Absent: Commissioner Hansen

Staff Present: Director Tiffany Briggs, Land Management Officer Emma Giboney, and Contractor Nicole Jones-Vogel

III. Approval of Agenda and Minutes

a. November 21, 2024 Agenda, Commissioner Chmielowski moved to approve the agenda as presented, Chair Marshall seconded, and the agenda passed unanimously.

b. October 24, 2024 Minutes, Commissioner Chmielowski moved to approve the minutes, Chair Marshall seconded, and the minutes passed unanimously.

IV. Director's Report

Director Briggs provided an update on the following items:

- Embankment memo has been provided to HLBAC and GVSA Staff
- Next HLBAC Meeting will be January 23, 2025
- Girdwood Comprehensive Plan

V. Work Session: Draft 2025 HLB Work Plan

Staff provided an overview of the changes proposed in the draft 2025 Work Plan from previous years. Discussion regarding the Girdwood Industrial Park occurred referencing a Memo to the Commissioners on 11/21. Commissioners were supported of the proposed language for the Girdwood Industrial Park.

Chair Marshall inquired about the Eagle River Cemetery.

Staff provided a slideshow of potential pictures for the cover of the Draft Plan. Commissioner Oswald nominated HLB Parcel 6-068 for the cover of the Draft Work Plan the entire Commission was supportive of the photo nomination.

VI. Persons or Items Not on the Agenda

There were no members of the public who wished to testify.

VII. Commissioner Comments

Commissioner Oswald complimented staff on their work on the Work Plan.

VIII. Next Regularly Scheduled Meeting Date

Thursday, January 23, 2024 at 1:30pm in the Permit & Development Center (4700 Elmore Road 99507) or via Microsoft Teams and telephone.

IX. Adjournment: Meeting adjourned at 2:17pm



MUNICIPALITY OF ANCHORAGE

REAL ESTATE DEPARTMENT

HERITAGE LAND BANK

PROJECTS UPDATE REPORT

January 17, 2025

Pending and Recently Completed Disposals

- *3-078A-D – Lake Otis and Tudor (HLBAC Res 2021-01; AO 2022-50)*
The disposal of these four parcels on the corner of Lake Otis and Tudor has been under contract since December of 2021. This transaction finally closed at the beginning of January, and 3-078A-D are now under private ownership.

Pending and Recently Completed Transfers

- *2-127-136 – Potter Marsh Watershed Park (HLBAC Res 2024-03; AO 2024-47/8/9)*
Assembly Ordinances 2024-47, 48 & 49 were approved by the Assembly in May 2024. These ordinances authorized the transfer of ten HLB parcels to Parks and Recreation, the acquisition of the adjoining 200 acres using grant funding, and a Great Land Trust held conservation easement being placed on the entire 300-acre Potter Marsh Watershed Park area. These transactions were recorded on December 31, 2024, and the entire 300-acre park is now owned by MOA, in general Real Estate Inventory, and managed by the Parks and Recreation Department, with Conservation Easement held by GLT. Although HLB's role in the project is mostly complete, Staff will continue to collaborate with GLT and the Parks and Recreation Department to meet the grant requirements and support project goals as needed.

Pending and Recently Completed Acquisitions

- *5-041 – Laurel Acres*
There are 7 parcels in the Laurel Acres Subdivision that are currently in different phases of being acquired by HLB for future wetland mitigation. In 2023 the Assembly approved the acquisition of Lots 41 & 42 of Block 10 (*HLBAC Res 2023-01; AO 2023-113*), but the closing of this transaction is pending current owner action. Two other Laurel Acres property owners have approached HLB to donate and sell their parcels, including the two parcels coming before HLBAC for recommendation on January 23rd in Res 2025-01. Additionally, Real Estate Services is seeking authorization from the Assembly to retain two tax foreclosed parcels in the Laurel Acres Subdivision for public purpose.

Current & Continuing Projects

- *2-156 – Natural Burial Cemetery Project*
HLB Staff continues to work with Alaska Natural Burial on next steps for the Cemetery Project. HLB issued a permit to ANB for due diligence work to be completed on the site. HLB will continue to collaborate with the non-profit to ensure the success of this project as it moves through the different necessary processes. It is anticipated that Alaska Natural Burial will present to HLBAC in the spring of 2025, with a resolution for recommendation at a subsequent meeting.
- *4-046 and 4-047 – Former Native Hospital Site*
There has been renewed interest in activating the Former Native Hospital Site. ACDA has expressed interest in developing an RV park at the site and HLB issued them a permit to perform due diligence work. This proposal will likely be presented to the HLBAC in the coming months, with a resolution for recommendation at a subsequent meeting.
- *5-041 – Laurel Acres Parcel Acquisitions*
HLB Staff sent letters to all property owners in Laurel Acres seeking donations in February of 2022. Several property owners are considering sale and/or donation to HLB. This is anticipated to be a continuing project with parcels coming before HLBAC as they are processed. Eight parcels have been acquired since starting the project.
- *6-011B portion – Glacier Creek Village*
HLB, Alyeska Development Holdings LP, and Seth Andersen entered into a Letter of Intent in September of 2023. Alyeska and Andersen have begun preliminary land and site planning, surveying, and environmental investigation. Alyeska Development Holdings submitted an Area Master Plan Modification & Development Master Plan to the Planning and Zoning Commission, which was adopted with conditions on June 10, 2024 (Case 2024-0061). This Plan includes a portion of HLB 6-011B but does not commit HLBAC to any action. As this project progresses HLB Staff will keep HLBAC updated.
- *Holtan Hills Tracts 1 & 2 (formerly HLB 6-011/6/7)*
HLB Staff continues to collaborate with the developer and implement the Development Agreement and AO 2023-137, As Amended. HLB Staff is coordinating with other municipal agencies for the off-site infrastructure to support the Holtan Hills project. HLB continues to work with the State Department of Natural Resource's to vacate the Section Line Easement. As this project progresses HLB Staff will keep HLBAC updated.
- *6-057F – Girdwood Industrial Park*
Staff evaluated four options for the future of the Girdwood Industrial Park and presented them to the HLBAC and Girdwood Board of Supervisors in October 2024. The work has continued to illustrate the complexity of the Girdwood Industrial Park. HLB Staff will work with GBOS to evaluate if the continued analysis, with recommendation on next steps, is better completed by the Girdwood Valley Service Area.

- *6-076 – Girdwood South Townsite*
HLB Staff received an application from Girdwood Community Land Trust to explore a potential long-term ground lease and development of HLB Parcel 6-076. At this time, GCLT has a permit to perform due diligence work on the site and released a Request for Information (RFI) to the development community. We anticipate after reviewing the information GCLT will be before the HLBAC to present a project update.

Administrative and Land Management

- *2025 Work Plan*
The 2025 Work Plan public review draft was released on December 9th. The public comment period will close on January 23rd. It is anticipated that the Public Hearing will be held at the HLBAC meeting on February 27th. These dates are subject to change depending on the results of the comment period.
- *Contaminated Site Monitoring*
HLB continues to work with contractors and the Alaska Department of Environmental Conservation to monitor the contamination at HLB Parcel 3-078E. Two new monitoring wells were installed over the summer to work towards delineating the potential contamination plume.
- *Wetland Monitoring*
Routine wetland monitoring occurred in September in the conservation easement areas that are used for wetland mitigation credits. These areas include the two easements in Laurel Acres in southwest Anchorage. The Arlberg CE is scheduled to move to long-term monitoring, pending USACE approval.
- *GIS Mapping*
HLB staff works with the MOA Geographic Data & Information Center (GDIC) to routinely update public and internal HLB maps. HLB Staff is working with the ROW/Survey division to update the easement layer for many HLB parcels and conservation easements. This month the new 2024 aerial imagery layer was added to the maps.
- *Site Visits & Inspections*
Staff visited many parcels in 2024 and will continue to visit HLB parcels in 2025.

Land Use Permits

Contract Number	Permittee/Lessee	Use / Zone	Contract End
2022-02	Girdwood Equipment Rental	Storage	<i>pending</i>
2011-15	Snow Free Snowplowing	Equipment and Materials Storage	<i>pending</i>
2023-01	Ritual Bough	Ceremonies	2025-01-31
2021-07	Turnagain Tree Care	Wood Lot	2025-02-10
2022-04	Girdwood Community Land Trust	Storage	2025-02-10
2018-01	ADOT&PF/TSAIA	Access	2025-03-30
2024-01	ACDA	Due Diligence	2025-04-15
2023-02	Girdwood Community Land Trust	Due Diligence	2025-04-30
2017-29	Chugach Powder Guides	Guided Heli-skiing	2025-05-31
2018-10	Chugach Powder Guides	Access to Notch Hut	2025-05-31
2024-07	Ridgetop Builders	Wood Lot	2025-05-31
2024-08	Sundog Mountain Guides	Guided Heli-skiing	2025-05-31
2016-21	Silverton Mountain Guides	Guided Heli-skiing	2025-06-30
2021-18	Ridgetop Builders	Wood Mill	2025-07-31
2020-10	Straight to the Plate	Storage	2025-08-20
2023-05	Alyeska Development Holdings, LP and Seth Andersen	Due Diligence	2025-09-15
2024-06	Alaska Natural Burial	Due Diligence	2025-10-27
2007-08	Girdwood Parks & Recreation	Frisbee Golf Course	2025-12-31
2009-13	Girdwood Valley Service Area	Equipment and Materials Storage	2025-12-31
2017-10	Alaska Railroad Corporation	Avalanche Mitigation	2025-12-31
2019-08	GVSA Street Maintenance	Park & Ride	2025-12-31

List of Permits that were issued or active in 2025. Permits are organized by term expiration.



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

STAFF REPORT

HLBAC Resolution: 2025-01
Action: Acquisition of Real Property
Hearing Date: January 23, 2025
Subject Location: Lot 31 & 32, Block 2, Laurel Acres Subdivision (Plat 71-44)
Prepared By: Emma Giboney, Land Management Officer

SUMMARY

Proposal Summary: Heritage Land Bank proposes to acquire two 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.

2024 Work Program Amendment Required: The Work Plan specifically mentions the potential acquisition of parcels in the Laurel Acres subdivision (pg. 17). An amendment to the Work Plan is not required (AMC § 25.40.020.B).

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

PROPERTY INFORMATION

Parcel/Tax IDs: 012-503-39-000 & 012-503-38-000

Legal Description: Lots 31 and 32, Block 2, Laurel Acres Subdivision (Plat 71-44)

Location: The Laurel Acres Subdivision is located in south Anchorage between C St and Minnesota Dr north of W 100th Ave. (Appendix A)

Size: 18,324 Sq Ft total (0.42 acres)

Zoning: Zoning is Single-Family Residential (R-1)

Existing condition and land use of the parcel and surrounding area: 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 31 and 32 of Block 2 neighbor a cluster of municipally owned parcels that are subject to a conservation easement (2016-047938-0).

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

BACKGROUND INFORMATION

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. AMC § 25.40.010.F 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 landowners were interested in donating or selling their land to the municipality for the use of future wetland mitigation. In the past three years eight parcels have been donated or purchased by HLB, with several others in process.

PROPOSED ACTION

The owners of these two parcels are willing to sell their property to Heritage Land Bank for a total of \$8,700 total. The proposed action is to acquire the two parcels and hold them in the HLB Inventory until such a time wetland mitigation credits are needed.

PUBLIC NOTICE

As per AMC § 25.40.030, public notice procedures were followed for the proposed action. A sign was posted on the property on Tuesday, January 7, 2025. Notices were mailed to the neighboring 50 property owners within at least 500 feet of the HLB Parcels Tuesday, January 7, 2025. The HLBAC meeting agenda with this action item and public hearing was posted on the Municipal Meetings website, Boards and Commissions website, the HLB website, and emailed out to the applicable community councils and regular HLB mailing list on Thursday, January 9, 2025.

CONCLUSION & RECOMMENDATION

This acquisition and intended land use for these parcels is consistent with the mission of the HLB. The acquisition of Laurel Acres properties is supported by the *Heritage Land Bank 2024 Annual Work Program*. Staff recommends approval of Resolution 2025-01.

Appendices:

A – Location Map

B – Resolution 2025-01

APPENDIX A - Location Map

LAUREL ACRES SUBDIVISION (PLAT 71-44)



APPENDIX B – Resolution 2025-01

MUNICIPALITY OF ANCHORAGE HERITAGE LAND BANK ADVISORY COMMISSION HLBAC Resolution 2025-01

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE ACQUISITION OF REAL PROPERTIES, LEGALLY DESCRIBED LOT 31 AND 32, BLOCK 2, LAUREL ACRES SUBDIVISION (PLAT 71-44), AND PLACEMENT INTO THE HERITAGE LAND BANK INVENTORY.

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, the parcels adjoin other Municipally owned parcels, creating a more valuable contiguous potential conservation area; and

WHEREAS, the acquisition of properties within the Laurel Acres subdivision is directly supported by the *Heritage Land Bank 2024 Annual Work Program & 2025-2029 Five-Year Management Plan* (AR 2024-92, As Amended); 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 LOT 31 AND 32, BLOCK 2, LAUREL ACRES SUBDIVISION (PLAT 71-44), AND PLACEMENT INTO THE HERITAGE LAND BANK INVENTORY.

PASSED and APPROVED on this, the 23rd day of January 2025.

Approved:

Attest:

L. Dean Marshall, MPA, Chair
Heritage Land Bank Advisory Commission

Tiffany Briggs, Director
Real Estate Department