

**Municipality
of
Anchorage**



*P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>
David Bronson, Mayor*

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Mike Edgington and Briana Sullivan, Co-Chairs
Jennifer Wingard, Amanda Sassi, Guy Wade*

**Resolution 2023-01
Of the Girdwood Board of Supervisors**

RESOLUTION OF SUPPORT

FOR THE POSTPONEMENT OF ~~ASSEMBLY ACTION APPROVAL~~ OF THE LAND DISPOSAL OF HERITAGE LAND BANK PARCELS 6-011, 6-016 AND 6-017, KNOWN AS HOLTAN HILLS, AS DESCRIBED IN AO 2022-103(S-1)

WHEREAS, the Heritage Land Bank (HLB) and CY Investments have entered into a Development Agreement for disposal of the parcels 6-011, 6-016 and 6-017 following an RFP process that secured 2 proposals; and

WHEREAS, the proposed development is based on a Girdwood Area Plan from 1995 and also the 2006 Crow Creek Neighborhood Land Use Plan, both of which are significantly outdated; and

WHEREAS, the Girdwood ~~Area-Area~~ Plan is currently being updated as the Girdwood Comprehensive Plan and is anticipated to start the municipal adoption process in the early fall of 2023; and

WHEREAS, the Girdwood Comprehensive Plan addresses housing as one of four priority areas, representing the vision and values of the community; and

WHEREAS, the pressure from lack of community residential housing in Girdwood has increased substantially in the last 5 years; and

WHEREAS, relying on plans that are known to be out of date and insufficient in dealing with issues involving workforce housing, mid-income housing and short-term rentals is unacceptable and must be resolved prior to disposal of these and any other HLB parcels within Girdwood; and

WHEREAS, GBOS' previous Resolution [2021-18](#), from August 2021 urged HLB to prioritize the need for community housing in Girdwood that was attainable and affordable to the working population of the community; and

WHEREAS, the community of Girdwood as individuals and through various organizations including the Girdwood Chamber of Commerce aka Visit Girdwood, Girdwood Inc., Girdwood Community Land Trust, Girdwood Alliance, Girdwood Land Use Committee, Holtan Hills Housing Advisory Committee and Girdwood

Board of Supervisors have consistently spoken of the need for land disposal that addresses Girdwood's significant and urgent housing needs; and

WHEREAS, development of this magnitude without consideration of the housing needs in Girdwood is likely to significantly widen the gap in availability of community homes compared to recreational housing, which is currently estimated at less than 40% community residential use; and

WHEREAS, GBOS' previous Resolution [2022-14](#) and [2022-23](#), [June 22, 2022 Letter to MOA/HLB](#) and [Letter of Objection to AO 2022-103 & AO 2022-103\(S\)](#) have clearly stated that the project in its current form is not accepted by the community which will be most impacted by the land disposal; and

WHEREAS, GBOS and the community of Girdwood appreciate the extensive work that has gone into the S-1 version and welcome the addition of language to acknowledge the nature of the Girdwood housing crisis and more completely describe how HLB should assess "value" to the Municipality beyond financial return, as well as many other additions in the S-1 version that are helpful in establishing a formal record of the Girdwood community's longer-term goals for housing development; and

WHEREAS, the Girdwood Board of Supervisors (GBOS) held joint meetings with the Girdwood Land Use Committee on Jan 4, 2023 and Jan 9, 2023 to consider the S-1 ordinance and the additional information provided at the Jan 6, 2023 Assembly Work Session; and

WHEREAS, AO 2022-103(S-1) does not guarantee that housing is produced through this land disposal, nor that a substantial proportion of dwellings will be occupied by residents of the community, nor that the housing needs of Girdwood are met in any substantive way; and

WHEREAS, in its current unamended form GBOS determined by a vote of 5-0 that the S-1 *does not provide adequate guarantees* that the core needs for community housing in Girdwood will be advanced by this project; and

WHEREAS, this action is supported by the public in attendance on behalf of the Girdwood Land Use Committee at the January 9 GBOS LUC Joint special meeting;

THEREFORE, the Girdwood Board of Supervisors ~~resolves~~^{supports} that the Assembly's action on the Holtan Hills disposal of parcels 6-011, 6-016 and 6-017, legally described at Tract 1, Alyeska Subdivision, Prince Addition (Plat 87-131)(PID 075-311-04-000), Tract B Girdwood Elementary School Subdivision (Plat 85-38) (PID 075-31-32-000) and Tract 9A Section 9 Township 10 North Range 2 East (Plat 73-220) (PID 075-041-31-000) be postponed until adoption of the 2023 ~~updated~~ Girdwood Comprehensive Area Plan.

PASSED AND APPROVED by a vote of 5 to 0 this 16th day of January 2023.

Revised language PASSED AND APPROVED by a vote of X to X on this 2nd day of February 2023.

Mike Edgington
GBOS Land Use Supervisor

Attest

