

Municipality of Anchorage



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

Suzanne LaFrance, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

*Jennifer Wingard & Mike Edgington, Co-Chairs
Briana Sullivan, Brian Burnett, Kellie Okonek*

October 21, 2025 GBOS LUC Joint Meeting

Re: Holtan Hills Phase 1 Conditional Use for Planned Unit Development Minutes Final

7 p.m. via Microsoft Teams & Girdwood Community Room

This hybrid meeting is taking place via Microsoft Teams & at the Girdwood Community Room, 250 Egloff Rd:

The Girdwood Board of Supervisors, its committees, and subcommittees are subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.

The Girdwood Board of Supervisors operates under the Girdwood Public Meetings Standards of Conduct.
Call to Order 7PM Jennifer Wingard, Co-Chair

Land Acknowledgement: The Girdwood Board of Supervisors acknowledges the indigenous peoples of Alaska, whose land we reside on. The community of Girdwood, situated between the areas known to be Dena'ina and Alutiiq homeland, respects the people who were stewards of this land for generations. We commit to the continued stewardship of this land and are grateful to be part of a wider community that seeks to maintain a sustainable use of Girdwood Valley for present and future peoples.

Roll Call: GBOS Attending are Jennifer Wingard, Brian Burnett, Briana Sullivan & Mike Edgington
Edgington is attending via teams intermittently as he is in person at the Anchorage Assembly meeting.
Okonek is excused.

LUC executive committee members Ryan Hutchins-Cabibi, Brice Wilbanks and Lisa Miles are attending.
56 logged in to the meeting via teams; 36 signed in at the meeting in-person
Disclosures: None

Agenda Revisions and Approval

October 21 2025 GBOS LUC Joint Meeting Agenda approved Sullivan/Hutchins-Cabibi Assent

1. Introductions: CY Investments Development Team members are introduced:

Connie Yoshimura

George Passantino, Community Liaison and main contact for questions of the team: george@holtanhills.com

Holly Wells, Birch Horton Bittner Cherot Partner, General Counsel

Lance Wilber, MOA Director of Planning, Development & Public Works. This position includes Real Estate/HLB & is contact for offsite work that is nearing completion with road construction, extension of utilities etc to the development site Taylor Rounds, McCollum and Rounds. Attorney specializing in Real Estate.

Tony Hoffman, The Boutet Company. Planner for Holtan Hills

Brandon Marcott, Triad Engineering. Lead Principle Engineer, responsible for platting

Group provides answers to questions that came up at the previous meeting, held at the Meadows Community Room last month.

Concern about process under T21 and T25: These have been researched and code has been followed through the RFP and disposal process. It is understood that concerns about watershed and downstream impacts are on-going and will be

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addressed through established permitting and agencies. Federal, state and local laws are being followed. Holly Wells proposes to create a checklist to track requirements and adherence to them.

In addition, the Holtan Hills Development Agreement and Assembly Ordinance 2022-103(S-1) are guiding documents for this development. Development Agreement and AO are posted on the GBOS website and are included in the meeting packet for this meeting.

Right of First Refusal/Preferential purchase: These options are not legal according to state law. Similarly, examples of restricting increase in value with resale are not supported by law. It is not possible to require owner occupancy of homes. Development agreement requires that land is not sold below market value. AO provides for restriction on STR and requires amount of multi-family housing and allows for ADUs to be built.

2. Presentation of project by CY Development

Current status: Offsite work is nearing completion.

Application for Conditional Use/Planned Unit Development will be submitted to Planning Department shortly.

Project is likely to go before Planning and Zoning in January. 39 lots in 2 tracts in Phase 1. 2 lots are platted as multi-family, which could be built as duplex, Townhouses, apartment, etc. Phases 2 and 3 have not been platted and have some significant encumbrances with wetlands. It is estimated that a minimum of 187 lots will be created over the 3 phases.

Offsite work was a large concern in the prior meeting as the access road was under construction. Offsite improvements are now mostly complete and gate will be added to prohibit vehicle traffic on the new road. Trash found during excavation was tested, removed and disposed of. No ongoing environmental concerns were found in testing of the trash. Excavation and disposal did increase cost of the off-site improvements. Final billing is not yet in but it is likely to be within the budget plus contingency set aside for this purpose. Offsite improvements are the financial responsibility of HLB.

3. Questions and Answers

Trails: Iditarod National Historic Trail is encroached on by 6 platted lots. INHT will be realigned to maintain connectivity. Through this process, the trail will receive an easement and trail improvements to support additional use. It is to be determined how the realignment, improvements and easement will be paid for.

Purchase of many lots by one investor: This is unlikely but possible. There were two responders to the original request for proposals, the other developer was a builder/developer and was not awarded the agreement. Winning proposal was awarded because of the diversity of housing that their plan provided.

Dark Sky/Viewshed/Trees: CY investments shares community interest in maintaining dark sky and will work with community and HLB on this. Landscape plan is required. Individual property owners will clear lots for construction within code as they want.

HLB purchase of 2 lots: AO requires that HLB is offered two lots at fair market value to be purchased and then turned over to create lower-cost community housing. One lot is to be used for multi-family development, one is single family. HLB has not determined which phase to purchase lots in. Input from community is for this to be in Phase 1, to ensure that benefit to community occurs and occurs earlier in the development overall. HLB is self-funded, not tax supported.

Traffic Study/Traffic Analysis/Safety on Hightower Road. GBOS has initiated request for Traffic Analysis of the Town Center area.

Access to Crow Creek Road/Crow Creek Road Improvements: Crow Creek Road is DOT responsibility after the bus turnaround. Concerns about the condition and responsibility for road construction and maintenance with increased traffic upon connection to Crow Creek Road in future phases. CY investments confirms that \$125,000 is to be set aside for study/plan for Crow Creek Road.

Current federal, state and local laws are not written to deal with housing situations that are currently experienced in Girdwood.

Adjourn 9:20PM