

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 & Briana Sullivan, Co-Chairs
Jennifer Wingard, Amanda Sassi, Guy Wade*

March 16, 2022 GBOS Work Session: RE: Review of HLB 2022 Work Plan Minutes Final 12 p.m. via Microsoft Teams

This meeting is taking place via Microsoft Teams:

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 12:02 p.m. Mike Edgington, Co-Chair

Attending are Mike Edgington, Briana Sullivan, Guy Wade, Jennifer Wingard, Amanda Sassi

Disclosures: None

Agenda Revisions and Approval

March 12, 2022 GBOS Work Session RE: Review of HLB 1 year work plan agenda approved BS/JW 5-0 Assent

Work session, no decisions will be made at this meeting.

Agenda:

1. Discuss HLB 5 1 year work plan and 5 year management plan
<https://www.muni.org/Departments/hlb/Pages/Plan.aspx>

Several versions on the website, Feb 15 draft is the most up-to-date

HLBAC has work session scheduled for March to continue review of the Work plan. Public hearing on this document is slated for April. After approval by Advisory Board the work program will go to Assembly for approval.

Group reviews HLB 1 year work plan.

HLB is a stand-alone section of the MOA, required by code to be self-funding. It is different from both MOA department and enterprises, such as AWWU. HLB issues their own permits however land disposal does involve public process. HLB Advisory Board of 7 members are appointed by Mayor, of the HLBAC, 1 representative is required represent Girdwood and 1 represents Eagle River. Advisory Board is scheduled to meet monthly, usually.

Purpose of HLB listed in intro doesn't necessary match HLB actual management of their holdings. Possible that the self-description of HLB activity should change:

1. Land reserved for unspecified purposes, or needed for specific or future purpose;
2. Land determined excess to municipal needs but unsuitable for disposal and development; or
3. Other land determined excess to present or future municipal needs that may be suitable for disposal or development in the future.

GBOS Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>



Discussion of self-funding of HLB includes note that the financial benefit of disposal is intended for the whole of the MOA. Impact of disposal, however, falls on the community/neighborhood closest to the subject parcels.

Editing of Open Space to Natural Space in HLB Work Plan. Open Space as zoning category in code is different than Open Space as referenced in this plan.

HLB has worked with conservation groups such as Great Land Trust on environmentally sensitive areas, as they did with property along Turnagain Arm.

Construction of physical barriers to deter unauthorized access/access types on HLB land has been added to the plan. This is a new element and not necessarily the method that would be preferred for handling HLB land trespass.

Conveyance of land of the State of Alaska to MOA – this is an ongoing item since 1986, gaining clear patent to land that is managed by HLB.

Noted that plan states that if a related Comprehensive Plan is out of date, HLB must complete a site-specific land use studies. Girdwood Area Plan is 30 years old, so this is likely relevant to Girdwood. Jennifer Wingard notes that Girdwood's concerns related to workforce housing is not specifically noted in the plan, it's also not listed in the Comprehensive Plan. Addressing need for community facilities without housing is incomplete.

Parcels 6-010 and 6-297: Trespass: two parcels specifically called out regarding snowmachine trespass on HLB land, parcel 6-010 and 6-297 – wetlands adjacent to Cabana property off Timberline/Alyeska Highway and wetlands adjacent Crow Creek Road (behind Double Musky) Action suggested in plan involves gates and fencing.

Parcels 6-076 and 6-134 are areas surrounding disc golf – currently zoned for commercial acquisition. Re: 6-134 unclear what further evaluation is needed for Assembly action to approval disposal of 6-134. No specific purchaser yet, HLBAC has approved disposal without specific project or proposal. Unclear if Assembly can also take action toward disposal without specific proposal. Concept is possibly long-term stay hostel managed by local non-profit.

Parcels 6-11, 6-016, 6-107 (Holtan Hills). Unclear if/when action to be taken by HLBAC. Details of development are outside of the scope. Agreement on trail easements with wider buffers to protect on Athabaskan Trail and Iditarod viewshed. This may be what the comments on page 19 are related to but is not specifically addressed.

Trail Accessibility and Improvements & Primitive Trail Restoration: GBOS is unclear on this.

Cemetery – on hold pending funding.

Code changes – Direct sale (instead of competitive bid) of land used by permittees or lease may be allowed at Industrial Park. Direct sale is possible currently but may be simplified through this change. Text says: “explore possibility of up to 3 year lease” potential for permittees. Currently annual renewal and very short timeline for possible requirement to vacate. Addressing right of first refusal for purchase by permittees. These are seen as positive changes, perhaps stronger language would support permittees better, particularly for Industrial park. Concern regarding terms of sale, protecting existing permittee in case of disposal of land.

6-076: Krystal recommends that this parcel should have local site control.

Time limit on Approvals – HLBAC approvals should have expiration. May recommend 3 year limit.

Trespass: 6-010: Abe's Trail. Illegal trail build restoration; barriers to impede access (discussed earlier), Such barricades would have to be substantial in order to be effective in barring access and could impede wildlife, etc. This solution may not be welcomed by the community.

6-036: Encroachment from neighbors onto HLB land.

There may be better ways to handle these than proposed in current draft.

6-029 – Forest Fair camping between Hightower and creek. GBOS is unaware of this location being an issue related to GFF camping.

6-297 – HLB land adjacent to Brewery which was damaged last year resolution and restitution is being pursued by HLB. Boardwalk is suggested to permit pedestrian access without damaging the land.

Closure of HLB land: HLB Land has traditionally provided recreational resource in Girdwood – response from GBOS as this indicates a substantial shift from the current use toward a more restrictive approach by HLB. Little of HLB land is actually specifically designated as open for public use, although much of it is used as recreational resource.

Various HLB Staff actions are autonomous and do not require HLBAC review and approval.

List of plans under way-

Girdwood Trails Plan and Natural Space Plan – Girdwood Trails Plan is not complete yet, however his appears to be a different direction than the direction of the community at this time. Concern that language is opinionated and already does not match community directive. Language in this document seems to chart a course that may not match the plan. It is unclear how this would be resolved if final Girdwood Trails Plan does not match HLB Work Plan.

Natural Space plan should have same public process as other plans. This land is not owned by the community but by MOA as a whole.

Signage Plan: GBOS discusses that there could be a more collaborative approach. Trail signage would be part of the Trail Management Plan; a formal plan could be worked on while the Trails Plan is being written, however it is noted that although a formal Trail Signage Plan has not been written/adopted, GTC has created standards for signage, and GTC has been working on sign creation and installation on the Lower INHT, Beaver Pond Trail. New signs to be installed at Virgin Creek Falls Trail this spring. This summer will continue to middle INHT.

Girdwood HWG: to be closed. New group(s) forming related to development discussions now under way.

Girdwood Area Plan Update: language seems opinionated and aggressive. High public participation has caused the planning effort to take longer. It is noted the public comment regarding HLB is limited to 3 min per person, and no such limit is put on public process in local plan development.

Virgin Creek National Area Plan & Turnagain Arm Coastal Wetland Natural & Historical Interpretive Area Plan, both are plans from the 1980's. Statements at end of chapter 3 seem skewed oddly and aggressively.

Statement: "Position HLB lands in Girdwood in a manner consistent with community based, adopted plans and HLB goals for development and conservation." GBOS seeks clarification as this seems to give HLB staff choice in which plan to adhere to if HLB plan doesn't match the community-based, adopted plans.

Notes for future consideration/comment:

- Workforce Housing priority statement in the HLB plans
- Trespass mitigation: Options other than barricades
- Proposed new restrictions of public use of HLB land
- Disposal of 6-134 to align with community desire for long term workforce housing.
- Specific Trail buffers to protect existing trails from impact of proposed housing development, clarify connector trails that are part of developments intended to join existing trails.
- Private property owners encroachment on HLB land – possible to create revocable permits for this?
- Recommendations in language related to the requirement of HLB to adhere to adopted plans

GBOS will have the HLB plans on their agenda on MON night, likely to schedule additional session to complete review of the document and provide formal feedback prior to HLBAC meeting in April.

PUBLIC COMMENT:

Shannon O'Brien: Thank you. GBOS service requires a lot of additional time beyond regular meetings.

Adjourn 2PM