

Municipality of Anchorage



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<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 29, 2022
GBOS Work Session: HLB Annual Work Plan review and comment
Minutes Final
7:00 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 7:02 p.m. Mike Edgington, Co-Chair
Roll Call: Mike Edgington (ME), Guy Wade (GW), Amanda Sassi (AS)
Briana Sullivan is excused

Disclosures:

Amanda Sassi discloses that she is part of the Girdwood Area Plan group, Imagine Girdwood, which is referenced in the HLB Annual Work Plan. No substantive conflict found.

Agenda Revisions and Approval

March 29 Work Session RE: HLB Annual work plan review and comment agenda approved AS/GW Assent

Announcements:

- The public is encouraged to ask questions and provide comment. Please raise your hand and wait to be acknowledged.
- To help discussions stay productive, please direct your comments to the Board rather than other members of the public and keep your comments focused on the business under discussion.
- Please be respectful of everyone's opinions.
- HLB Draft 2022 Annual Work Program and 5 Year Management Plan are being prepared and draft is available to review on line. HLB plans to present and hold public hearing at the HLBAC meeting in March, date TBA:
<https://www.muni.org/Departments/hlb/Pages/Plan.aspx>

Agenda:

1. Continue discussion of HLB Annual work plan proposed starting at Chapter 4.

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



Holtan Hills:

Discussion that information about development in the HLB Work Plan is likely not up to date and communication has been limited. The Assembly recently approved \$50,000 for public engagement on the project, which will be performed by DOWL. It is unknown if that will be limited to legally required communication or if there will be more in-depth work that would incorporate and resolve community input regarding the project. Work plan is a guiding document for HLB and HLBAC; details of the work performed is through developer. It is noted that the development agreement will be signed before approval of the work plan. GBOS can make recommendations to the HLB, HLBAC and developer in their role representing the community.

The RFP that led to the proposed disposal of property was specifically related to housing and providing solution to the housing issue in Girdwood. The Development Plan under consideration is about developing and selling land. Although related to housing, this places the issue of housing in the hands of an unknown persons/groups later on.

Group discussed that housing is not included in the list of community priorities at the prior meeting. It is brought up at this meeting that addressing the need for housing is missing in the list of community interests and priorities and is at this point a crisis in the community. Creation of more homes may not address the need for homes for workforce residential living. Current development concept does not guarantee that the type of housing needed for the community is created through this project and the development will have large impacts on the community. It appears that only a small subset of the housing market is likely to be met through the development of this land. There is no provision regarding primary homes vs 2nd homes nor residential use compared to rental/commercial use, such as nightly rental. Without any of this, development of the property could substantially miss the community need. Development agreement is between CY Investments and HLB.

Pomeroy is not involved in the Holtan Hills project; Pomeroy's interest is in the property on the other side of Glacier Creek, called Alyeska Village. It is not included in the Development Agreement currently under discussion at HLBAC and Anchorage Assembly.

The following areas are seen as points to address:

- Lack of recent land use study (ie none in the last 5-10 years)
- No guarantee of any housing. Definitely no guarantee of the type of housing the community is expressing need for. This is inconsistent with original RFP scope.
- Need for an updated study based on recent changes to housing market. It is necessary to study impacts on workforce housing if this project goes forward.
- Trail Buffers: Community members have expressed concern about maintaining trail buffers and the character of the trails that are adjacent to the development

Parcel 6-11 Winner Creek/Tram Area:

Land is owned by HLB, GVSA has permit to manage the tram. Long term objective would be an easement that could be taken over by USFS after completion of the bridge at some point in the future. HLB is not a recreational land manager and are discussing transfer to Girdwood Parks and Rec of other parcels that are used for recreation. GBOS asks if the same should be done with this parcel. Staff recommends that the management authority for the easement should be transferred to the USFS as USFS is the land manager of the rest of the trail. Discussion with HLB has been that all trails should have easements so that management of the lands is clear. With agreement from the USFS that they can accept a suspension bridge, GVSA is committed to meeting design standards required by the USFS. USFS in other parts of the country has suspension bridges under their management. This is a benefit to USFS as they have other projects that will be better served by suspension bridges in Region 10.

There has been some tension between recreational community use on HLB lands. HLB has expressed interest in turning over management of some of those parcels to GVSA as the recreation land manager. There could be other elements to consider, as there could be costs associated with land management that are not currently planned for in local tax structure. Re-platting process could also be used to protect trails, as Lower Iditarod trail alignment was included plat notes during the Industrial Park platting process.

Natural Area Plan:

HLB proposes development of Natural Area Plan and Open Space Master Plan. These would occur prior to completion of the Girdwood Area Plan/Comprehensive Plan. GBOS discusses making this consistent with the outcome of the GAP, as the outcome will effectively determine the use of these parcels. There is concern that this should occur prior to completion of GAP.

Group reviews Pages 4 and 17 relating to Girdwood Trails and Natural Space Plan. There may be misalignment in the approach of the community and that of HLB. There is a potential conflict between Girdwood Trails Plan and HLB as it relates to primitive trails and Natural Spaces. HLB sounds heavy handed in their approach in managing the land compared to community plans, area plans and trail plan.

Winner Creek and Girdwood Recreational Reserve (GRR) should be consistent with the Land Use Plans and maps from the re-write. Rushing ahead with these plans before community completes the land use plan is premature.

Alyeska Village:

This area is currently used purely for recreation. The area was proposed for the Forest Loop Trail, basically extending from the meadows accessed from the land past the 2 GNCS bridges to Enchanted Forest and extending to the AWWU pump station.

If a current land management plan was in place, it is possible that this area would have been removed from development of this type. The community's current goals and needs are not represented in the current Area Plan.

Cemetery:

Group discusses that bonding effort perhaps in 2023. This parcel would be well suited for multifamily homes if not cemetery.

Several Parcels:

Long-stay hostel to help with seasonal workforce housing issues via RFP. Various parcels discussed for this but no discussion formally in the community at this time. Locations are near bus turnaround off Crow Creek Rd and Ruane. Community conversation would be helpful in determining the location for this proposed use.

Town Square area:

Snow storage at corner of condo off Town Square: Concern about snow storage used by roads crew and condos. Possible that snow storage could be achieved at Industrial Park but requires additional operation capital and are highly regulated. This involves substantial trucking and would be impactful to neighbor properties.

Industrial Park is most obvious location for snow storage.

Danich Meadows

Proposed Rezone of Danich Meadows should be in coordination with rezoning in update of Land Use Comprehensive Plan.

US Forest Service:

Previously supported by GBOS through resolution.

Redesign of Alyeska Highway/Seward Highway interchange:

4 designs still under discussion at DOT, it is expected that the topic will return to the community for discussion, followed by determination of the final design. Funding may become available soon and project may be under way in 3-4 years.

Girdwood Industrial Park: Disposal of Industrial Park Land through RFP needs to accommodate GVSA lot, Fire Dept lot, Lower Iditarod National Historic, and Snow Storage. Agreement needs to allow right of first refusal for existing permittees

Gravel pit and area to the East of Virgin Creek.

Plan language includes discussion regarding conservation groups/preservation that has not come to GBOS yet.

Permitted use should be consistent with plans under development (land use, trails etc).

Virgin Creek Trail:

An easement is needed for this trail, which is on private property under Great Land Trust. Kyle will to confirm if falls are on HLB land or not and add comment to the document.

Max's:

Based on 1995 plan allows helicopter skiing on Max's, Ragged Top. Community is likely not aware and would not approve this heli use within the community.

Winner Creek Extension:

Proposed transfer to Girdwood Parks and Rec.

Possible costs in management, however transfer is supported by staff.

2. Discuss how to provide official comment prior to April 8 deadline

Elements to be included in formal comment by GBOS are:

3.16.22 meeting 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 in conflict
- Disposal of Holtan Hills (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

3.29.22 meeting notes for consideration/comment

- Lack of recent land use study (ie none in the last 5-10 years)

- No guarantee of any housing, and no of the type of housing the community is expressing need for. This is inconsistent with original RFP scope.
- Need for an updated study based on recent changes to housing market. It is necessary to study impacts on workforce housing if this project goes forward.
- Trail Buffers: Community members have expressed concern about maintaining trail buffers and the character of the trails that are adjacent to the development
- Winner Creek and Girdwood Recreational Reserve (GRR) should be consistent with the updated Land Use Plans and maps from the re-write that is currently underway.
- Alyeska Village: If a current land management plan was in place, it is possible that this area would have been removed from development of this type. The community's current goals and needs are not represented in the current Area Plan.
- Proposed disposal of Industrial Park land needs to provide for MOA retention of the GVSA lot, Fire Dept lot, Lower Iditarod National Historic Trail alignment, and Snow Storage.
Agreement needs to allow right of first refusal for existing permittees
- Gravel pit and area to the East of Virgin Creek.
Permitted use should be consistent with plans under development (land use, trails etc).

Follow-up meeting to be set to review a draft letter to be written by GBOS.

PUBLIC COMMENT: Persons offering public comment must state their full name and address. Public Comment is limited to three (3) minutes per person and must be on subjects not listed on the agenda.

Adjourn