

**Holtan Hills Housing Advisory Committee Regular meeting**  
**August 2, 2022**  
**4PM**  
**Minutes Final**

Meeting via Teams teleconference and in person 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 Holtan Hills Housing Advisory Committee operates under the Girdwood Public Meetings Standards of Conduct.

Call to order, Sam Daniel, Co-chair

Welcome Adam Trombley, Director of Community and Economic Development for the MOA and to Connie Yoshimura of CY Investments.

HHHAC Committee members attending are: Sam Daniel, Emma Kramer, Nico Reijns, Nathen Ellis, Erin Eker. Brooke Lavender Dave Hamre is absent as scheduled.

Agenda Approval for August 2 HHHAC Regular Meeting  
Minutes Approval from July 19 HHHAC meeting

Erin Eker/Emma Kramer  
Emma Kramer/Nico Reijns

1. Update group on Girdwood Inc/Chamber Town Hall July 19

Meeting occurred just following the HHHAC meeting on July 19. Meeting was attended by Randy Sulte and staffer for Suzanne LaFrance. Following introduction and statements from community members, Q&A provided many questions and comments from the community.

Among those attending this meeting, there is a lack of support for the project as currently presented, based on process concerns and the lack of housing that would meet the needs of the community as it struggles now with housing for those living and working in Girdwood presently.

Assemblyman Sulte recommended that the community speak with one voice regarding Holtan Hills, with a focused message, and provided recommendations on how to move forward regarding development.

Group discusses that there are questions that have been asked of MOA and CY Investments still to be answered.

2. Update group on HLBAC meeting of July 28

It was noted that there are several new members to HLBAC who are engaged in this process and that HLBAC has not had much information provided to them regarding the project. This presentation on the Holtan Hills project was requested by HLBAC at the June 2022 meeting.

Ron Tenny and Brett Wilbanks, HLBAC Commissioners, had questions regarding the project:

Tenny's comments had to do with HLB policies that he thinks have not been followed, including a requirement to provide analysis of the impact of development on existing infrastructure. Response is that HLB policies are not code. Code places responsibility for this analysis on HLBAC. This disconnect between code and policy that adds to confusion.

Wilbanks' comments focused on the lack of site selection process. Response is that the project met the specific conditions in code that relieves it from that process, including that the project is consistent with the Area Plan, in the HLB 5 year plan.

Emma Kramer attended on behalf of HHHAC, other community members also spoke.

Adam Trombley, Director of Community and Economic Development, MOA states that part of the confusion and inability of the developer and HLB to have discussed the project fully yet is that a lot of information changes and there are a lot of moving parts.

Mr. Trombley requested legal opinion regarding the status of the 2006 Crow Creek Land Use Plan, which received support for the LUC and GBOS and was approved by the Anchorage Assembly. Although earlier it has been stated that this plan was no longer in effect due to inactivity, the current legal opinion is that the plan does remain in effect. That plan addressed approximately 710 housing units in this area. The plan addressed the need for affordable housing, stating that Girdwood needs to find its own approach for affordable housing. Examples of mountain communities that have done so are Teton County and Whistler, among others. One idea would be creation of a housing authority.

Group discusses that Girdwood may need some assistance in creating such a housing authority. Whistler is noted for having found solutions for affordable housing. Whistler has city code that sets aside a percentage of land for such projects, which Anchorage. Group will need to determine if there is support from the administration to fund creation of a housing authority. Trombley suggests gaining Assembly support for funding as well. He recommends using models that have been successful in other communities.

3. Discuss any other activity updates related to HLB or CY Investments  
At the June 2022 HLBAC meeting Mr. Trombley recommended that anyone who was interested in land designation through HLB should meet with him. Since then he has met with Girdwood Community Land Trust twice and the groups are working on a 55 year lease for land for phased development. Phase 1 is for Little Bears, Phase 2 is housing related, Phase 3 is a recreation center.

Connie Yoshimura, CY Investments

Winning proposal by unanimous vote of the selection committee, which included 3 Girdwood residents. Ms. Yoshimura has attended many public meetings since the proposal was awarded. She's interested in discussing Holtan Hills and mixed density. It is possible to create affordability through lot size, Accessory Dwelling Units, garage/storage space, etc. She would like to see a sign of good faith by removal of the Halt Holtan Hills signs in Girdwood. Chair states that the HHHAC has no authority regarding the signs.

4. Review community concerns related to Holtan Hills. Emma and Betsy have compiled the list and also included concerns expressed at other community meetings.

**Action 1:** Focusing Community Concerns

Continuation of original project to compile and extract concerns of the community related to Holtan Hills. Emma and Betsy will continue their work as a small sub-committee to separate concerns into a few main themes per area (Social Programs, Infrastructure, Housing, Other) and determine if concerns are best addressed with HLB, CY Investments or both. A list of questions to be asked of the administration and/or CY Investments will also be produced.

**Action:** Addressing Development Agreement revision proposals

Brooks Chandler provided a letter that the group reads (see meeting packet). His letter makes recommendations on path forward with HLB/CY Investments.

- Amend Development agreement to specify development of a percentage of Workforce housing in Phase 1 before being authorized for Phase 2 Development, and have the same requirement of development of Workforce housing in Phase 2 before initiating Phase 3 development.
- Amend Development Agreement so that the MOA take profit via land instead of money. Current agreement has HLB and CY investments splitting profit of land sale 50/50. Suggestion is that MOA receive lots to turn over to Girdwood Land Bank/GCLT for development of workforce housing.
- Amend Development Agreement to add deed restrictions related to Short Term Rentals. Group also discusses restriction requiring primary residency of a percentage of the lots.

Sam, Nico and Mike will work on letter provided by Brooks Chandler to provide a framework of action to take to the MOA and CY Investments, with the goal of revising the development agreement to meet community needs. Themes from the community input analysis performed by Emma and Betsy will be added to this.

Group discusses that GBOS received MOA legal assistance when the group researched acquiring power to tax for police services. If GVSA will pursue adding more taxation power to support Girdwood Land Trust or some housing element, GBOS can request legal assistance for that effort.

Krystal Hoke reads a draft resolution that the HHHAC or LUC or both might recommend to the GBOS regarding the Girdwood Community Land Trust.

**Action:** Housing need definition

A definition of the type of housing Girdwood needs must be developed. It is neither workforce or low income. Another term has been attainable; a new idea is inclusionary housing.

5. Confirm who will provide updates to LUC and GBOS at their August meetings
6. Confirm HHHAC upcoming meeting dates:  
August 23 4PM  
August 30 4PM  
Starting in September, group will be more ready to have discussions with the MOA/CY Investments. Mr. Trombley and Ms. Yoshimura have indicated that Wednesdays before 5 work for them to meet. Group will work on setting meetings in September that they can attend on WED afternoons.

Public Comment (3 minutes each) None

**Adjourn** 6:10PM