

**Holtan Hills Housing Advisory Committee Special meeting  
September 28, 2022  
4PM  
Minutes Final**

Meeting will take place 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

Roll call and confirmation of Quorum (4)

Attending are: Sam Daniel, Dave Hamre, Nathen Ellis, Emma Kramer, Brooke Lavender

Agenda Approval for Sept 28 HHHAC Special Meeting                      Dave Hamre/Emma Kramer                      Assent vote

1. Welcome and introductions
2. Land Acknowledgment by Emma Kramer
3. Discuss HLBAC meeting on 9.22.22

Great participation from HHHAC and community with over 30 people addressing the HLBAC  
Clear that as it currently is presented, this project does not have support of the community and land disposal would likely be fought at HLBAC and Assembly level.  
Concerns regarding process and use of Crow Creek Neighborhood Plan were addressed.  
Support for the work of the HHHAC in creating a project that Girdwood can support.  
Connie Yoshimura has attended many Girdwood meetings and has offered to attend and participate with HHHAC and individuals separately.  
HLB staff presentation was 30,000' level, but made no mention of Girdwood and the various impacts to the community.  
In discussion of amendments to the proposed resolution, it was clear that several HLBAC members not aware of the location of the development and the impact that construction would have on the townsite.

Additional concerns raised:

Crow Creek Road is not within the Girdwood Valley Service Area. How/when would road improvements to Crow Creek Road be made.

Request for proposed new road intersection with Crow Creek Road is flagged.

Brooke Lavender quotes the excerpted paragraphs from the 1995 Girdwood Area Plan, pg 95-96 (see page 2):

## Public Land Disposals

In the long term, no other issue will likely influence the Girdwood area more than how, when, and where public lands are disposed. Past public land disposals created the pattern of community development we see today. Future land disposals will continue this process.

Inevitably, land disposals will be accomplished in different ways to serve different purposes. The two most obvious are those disposals that will be done through a professional solicitation process for the purpose of attracting major resort/recreational development, and those that will be done for the purpose of fostering or responding to community growth.

Approximately 80% of the land in the valley is owned by the Municipality of Anchorage. Nearly all of the vacant lands are under the management of the Heritage Land Bank. The Heritage Land Bank is a municipal agency given the responsibility for managing lands that may be needed for current or future public purpose, and disposing lands deemed to be surplus to municipal need.

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To date, very little land from the Heritage Land Bank has been disposed. This is likely to change in the future. Disposal of land is viewed as a means of generating revenues for a variety of municipal needs. However, it is important that public land disposals be done in compliance with established community goals and objectives which are reflected in adopted municipal plans and policies.

The following actions should be taken as part of the implementation process for the Girdwood area:

- establish formal procedures, policies, phasing strategies and schedule for the disposal of land for community, resort and recreational development (including policies regarding the use of income generated from Girdwood area land disposals);
- complete the municipal selection of state lands and any necessary surveying that may be required as part of the land conveyance process; and
- prepare Requests for Proposals (RFP) for resort and commercial recreational area development.

Given the magnitude of municipal-owned land in the Girdwood area, it will be important for the Municipality to establish a strong public trust with the community in the use and disposal of public land. This can be done by ensuring that land disposals are made fairly, properly, and in compliance with established policies, procedures, phasing strategies and schedule. The disposal process, however, should be flexible enough to respond to changing market conditions and financial constraints.

4. Discuss requests of HLB/Developer from 9.20.22 meeting with Sam and Emma  
Definition of Workforce/Affordable/Community/Attainable/Inclusive Housing  
Threshold for density  
Legality of deed restrictions

Sam Daniel works on receiving specifics from the Advisory Committee to make clear negotiating points with Adam Trombley and Connie Yoshimura at their meeting on 9.29.

Connie Yoshimura clarifies that as far as land development, the platting under consideration provides the opportunity for a variety of housing styles and affordability to be achieved.

A motion is made to designate a specific amount of profits of HLB to be held and deeded to a specified Girdwood Non-Profit for the purpose of vertical build to develop community housing within 10 years. This motion is withdrawn as it is determined that HHHAC does not have the authority to negotiate in this manner.

The issue is that there is no mechanism to ensure that the vertical build meets the community's need. HHHAC looks to the HLB to ensure that this occurs. Suggestions for this are in the existing letter.

The meeting on Sept 29 should focus on the expectation that HLB will assume responsibility for the local community needs. Mechanisms for this that have been suggested by the HHHAC include:  
adding deed restrictions to promote use as primary residences  
adding deed restriction to promote long term rental  
creating a fund from HLB profits to set up a Girdwood housing trust/housing authority to provide local mechanism to promote grassroots work on workforce housing.

5. Identify next steps – this topic turns out to be a discussion of upcoming meetings:  
Sept 29 Sam and Brooke meet with Adam Trombley and Connie Yoshimura  
Oct 13 HLBAC Work Session 11:30AM agenda not yet posted, likely continuation of discussion regarding Holtan Hills  
Oct 27 HLBAC Regular meeting 11:30AM likely to have land disposal on the agenda
6. Discuss addition of power to GBOS to include Housing and Economic Stability  
This item was introduced at GBOS at their last meeting and will be discussed in future meetings, with a potential for being added to the Spring MOA election ballot in 2023.  
This would provide a mechanism for Housing Study, Housing Action Plan, Housing Task Force type of activities to directly address Girdwood-specific housing issues, which differ from those in Anchorage and are currently lacking from current municipal systems.
7. Confirm upcoming meeting schedules:  
Oct 5 HHHAC Regular meeting 6PM currently scheduled.  
Staff is holding WED at 4PM for possible HHHAC meetings through October. HHHAC may need to select acting co-chair to serve during this time.  
Sam and Emma are out of town last 2 weeks of October.  
Dave Hamre, Brooke Lavender also out of town

Public Comment (3 minutes each): None

**Adjourn** 6PM