

To Members of the Girdwood Board of Supervisors,

First, I would like to express my thanks to GBOS for engaging with the Heritage Land Bank Advisory Commission during the disposal of land for development in the Girdwood valley. It is through the community councils that local issues and concerns are distilled up through the public process. For Girdwood it is an advantage, in that the community is hyper-engaged.

Because of the outreach of the Girdwood community, and the efforts of the HHHAC, in combination with GBOS, the other citizen members of the HLBAC were made aware of the current issues related to housing in Girdwood and supported what changes that could be made in an attempt to address those issues. The following is a brief summary of the approved amendments to the land disposal and development of Holtan Hills.

1. A condition, requiring all developers to submit the Girdwood Board of Supervisors (GBOS) review in addition to Municipal staff review when seeking official action by authoritative bodies under title 21. When referring to AMC 21.02.020, Table of Decision and Rules Authority for land action, where a review by Municipal Staff is required, GBOS findings and comments will also be included.

The Administration has voiced support for this policy letter, which mirrors the intent of the Development Services Department established process. This ensures that local Girdwood input to the public development review process will be included in any petition by a developer for land action in Holtan Hills. The Girdwood voice should, and now will, be carried forward as these parcels are developed. This is in response to transparency concerns and also provides a local venue for public participation where that input will now be carried forward.

2. Moratorium on the use of any property in Holtan Hills for short term rentals (STR), less than 30 days in duration, with a sunset provision eliminating this restriction when local ordinance is adopted to regulate the STR supply.

This attempts to make available a greater supply of more affordable, long-term rental housing. This will be a bylaw of, and enforced by, the developer's proposed HOA. This also pertains to ADU's within Holtan Hills.

3. Development access from Hightower Road is prohibited. (This is not to be confused with installation of off-site utilities, which necessarily access Hightower Road.)

The land development agreement chose to utilize the Crow Creek Neighborhood Use Plan. Impacts to Hightower Road were never considered by the development partnership and a "secondary fire access" from Crow Creek Road was planned to satisfy Municipal requirements for two life-safety access points. It was also stated that Development Services will look at further potential construction access restrictions, however, no specifics were provided. Because the development agreement between the Municipality and CY Investments prematurely stipulated phased development access from Hightower Road, it will have to be modified, and agreed to by both parties. Barring a modified agreement, local input will be necessary during any publicly available Development Services Department process to ensure access restrictions are implemented.

4. 25% of the total multi-family units developed shall be dedicated to long-term rental apartment use by covenant, deed, or restriction, in perpetuity.

This hopes to provide at least some relief to the supply of rental housing. The current development plan for phase one includes 32 multi-family units. The outcome of this restriction would be the selection of one or more lots, by the land developer, to provide eight long-term rental units. This is restricted by deed or HOA as determined by municipal legal review as to the most effective method to convey this restriction.

5. Continued communication between development partners and the Girdwood community through HHHAC is encouraged.

It is anticipated that community input will be solicited during the various steps of development, as that is a required step in several of the land action processes that will be necessary. This amendment encourages open dialogue as a good-faith measure.

HLBAC support of this land disposal is dependent on all of these described conditions. The Commission specifically passed language that states without these conditions, the land disposal is not in the best interest of the Municipality. Although some requests were untenable, I hope that the modifications made to this disposal closely reach the intent of your resolution.

Regards,

Brett Wilbanks
HLBAC Chairman

cc: Commissioner Ron Tenny, HLBAC Girdwood Representative