

CLERK'S OFFICE

**APPROVED**

Date: 4-13-10

Submitted by: ASSEMBLY MEMBER JOHNSTON  
Prepared by: Heritage Land Bank  
Reviewed by: Assembly Counsel  
For reading: April 13, 2010

**ANCHORAGE, ALASKA  
AR NO. 2010-108**

**A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY AUTHORIZING  
ISSUANCE OF A LAND USE PERMIT TO THE GIRDWOOD FOREST FAIR  
COMMITTEE FOR CAMPING ON HERITAGE LAND BANK LANDS LOCATED IN  
THE GIRDWOOD VALLEY.**

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WHEREAS, the Municipality of Anchorage owns land in the center of Girdwood between Alyeska Highway and Ruane Road, and California and Glacier Creeks in Section 17, T10N, R2E, Seward Meridian as illustrated on the attached Location Map, Appendix A, under the management of the Heritage Land Bank; and

WHEREAS, the Girdwood Forest Fair Committee, a non-profit organization, has requested Heritage Land Bank make lands available for camping for a discrete timeframe during the annual Girdwood Forest Fair; and

WHEREAS, under Heritage Land Bank policies and procedures approved by the Assembly under AR 2008-121, temporary use of municipal lands managed by the Heritage Land Bank requires a special land use permit; and

WHEREAS, temporary use of property managed by the Heritage Land Bank is not a disposal and does not come before the Heritage Land Bank Advisory Commission; and

WHEREAS, to allow camping on the land managed by Heritage Land Bank during the Girdwood Forest Fair represents an exceptional circumstance;

NOW, THEREFORE, the Anchorage Assembly resolves:

**Section 1.** The Anchorage Assembly hereby finds the issuance of a land use permit for camping on the Heritage Land Bank property described above, and shown on Appendix A, to be appropriate on an interim basis, provided the Heritage Land Bank imposes stipulations on the activities to ensure safety and relieve the Municipality of potential trespass and liability problems.

**Section 2.** The Assembly hereby authorizes the Heritage Land Bank to issue a nontransferable land use permit, upon the terms and conditions described in Paragraphs A and B below, to the Girdwood Forest Fair Committee for use of Heritage Land Bank property for not more than four days during the Girdwood Forest Fair. The terms listed in Paragraph A are the minimum mandatory terms, and the Heritage Land Bank may include additional terms consistent with prudent management of municipal

1 lands under Anchorage municipal code chapter 25.40. Each and every condition  
2 described in Paragraph B below shall be satisfied prior to Heritage Land Bank issuance  
3 of a land use permit under this Assembly Resolution.

4  
5 A. Terms in the land use permit shall include the following, and may be augmented  
6 at the discretion of Heritage Land Bank, to achieve prudent management  
7 practices:

- 8  
9 1. No alcohol, no campfires, no burn barrels;
- 10  
11 2. No use of any islands for any activities or use;
- 12  
13 3. Tent camping shall be contained within a discrete fenced area designated  
14 by Heritage Land Bank permit;
- 15  
16 4. Signage shall be provided by Forest Fair Committee to enforce the permit  
17 conditions;
- 18  
19 5. All costs including, but not limited to, setup, shut down and clean-up, and  
20 satisfaction of all Girdwood Parks Permit requirements shall be the sole  
21 and exclusive responsibility of the Girdwood Forest Fair Committee;
- 22  
23 6. All clean-up is the responsibility of the Forest Fair Committee, including  
24 impacted areas not specifically designated by permit;
- 25  
26 7. Girdwood Forest Fair Committee is responsible for contacting and  
27 providing a summary of the Forest Fair camping plan referenced in  
28 paragraph B.2. below to local residents and those living nearby, and as  
29 directed by Heritage Land Bank;
- 30  
31 8. Absolutely no gravel, fill, timber or any other materials shall be placed in  
32 either Glacier or California Creek without prior written authorization by the  
33 Corps of Engineers and Heritage Land Bank;
- 34  
35 9. Absolutely no trees or limbs shall be cut or trimmed, except as approved  
36 in writing by Girdwood Fire Department and Heritage Land Bank.

37  
38 B. The following conditions shall be fully satisfied before the land use permit shall  
39 be issued by Heritage Land Bank. All required information shall be provided  
40 timely to Heritage Land Bank by no later than June 1 of the event year.

- 41  
42 1. Submittal to and prior approval by Heritage Land Bank of detailed  
43 camping site plan including location of fences, sanitation facilities,  
44 camping spaces, etc. Plan shall include location of fencing to keep  
45 fairgoers off the islands in Glacier Creek, as well as covering all other  
46 activities on Heritage Land Bank land including vendor parking in right-of-  
47 ways and a description of how the plan will be enforced during the event;
- 48

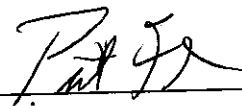
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2. Submittal to and prior approval by Heritage Land Bank of a complete security plan, detailed to include numbers of security officers at each level on duty at all times and an executed contract with security firm;
3. Submittal of written proof of non-profit status;
4. Submittal of written State Trooper acknowledgement of receipt of the security plan;
5. Proof of insurance with liability coverage at the \$5,000,000 level; the Municipality of Anchorage to be listed as additional insured;
6. Prior payment of application and event fee (at a minimum of \$3500) as required by Heritage Land Bank;
7. Prior payment of \$5000 security (cleanup) deposit; deposit shall be refunded if Heritage Land Bank lands are cleaned up to satisfaction of Heritage Land Bank within 30 days of event end;
8. Written proof the Girdwood Forest Fair Committee requested local retail alcoholic beverage package stores in the area to stop all sales of alcoholic beverages by 6:00 p.m. each evening of the Girdwood Forest Fair; and
9. A letter of support from the Girdwood Board of Supervisors.

**Section 3.** The authorization provided under this Assembly Resolution shall expire on July 30, 2014 without further action by the Assembly. The Assembly's authorization under this Resolution and the interim land use permit issued by the Heritage Land Bank under this Resolution shall not be deemed a formal designation of the property for park or recreational use under the meaning of Charter Section 10.02(8).

**Section 4.** This resolution shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 13<sup>th</sup> day of April, 2010.

  
\_\_\_\_\_  
Chair

ATTEST:

  
\_\_\_\_\_  
Municipal Clerk



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 213-2010

Meeting Date: April 13, 2010

1 **From:** ASSEMBLY MEMBER JOHNSTON  
2 **Subject:** AR 2010-108 – A RESOLUTION OF THE ANCHORAGE ASSEMBLY  
3 AUTHORIZING ISSUANCE OF A LAND USE PERMIT TO THE  
4 GIRDWOOD FOREST FAIR COMMITTEE FOR CAMPING ON HERITAGE  
5 LAND BANK LANDS LOCATED IN THE GIRDWOOD VALLEY.

6  
7 AR 2010-108 authorizes Heritage Land Bank (HLB) to grant a land use permit for  
8 camping on lands in the Girdwood Valley (Appendix A – Location Map). The Girdwood  
9 Forest Fair Committee requested use of lands between Alyeska Highway and Ruane  
10 Road, and California and Glacier Creeks in Section 17, T10N, R2E, Seward Meridian,  
11 managed by the HLB. The purpose of the Forest Fair Committee's request is to provide  
12 three days of camping for vendors associated with the Fair and camping for the public  
13 attending the Fair over the 4<sup>th</sup> of July weekend.

14  
15 Camping on HLB land is not covered in the HLB policies and procedures approved by  
16 the Assembly under AR 2008-121, and HLB land use permits are not within the definition  
17 of land disposals reviewed by the Heritage Land Bank Advisory Commission process.  
18 This resolution sets out the material terms of the permit, and describes the conditions the  
19 Girdwood Forest Fair Committee must satisfy prior to issuance of the permit. In 2009,  
20 the Assembly authorized HLB to permit a one-time camping use by the Girdwood Forest  
21 Fair Committee during the 2009 Girdwood Forest Fair, and the terms and conditions of  
22 the 2009 Assembly authorization are incorporated into AR 2010-108. The resolution  
23 allows a permit to be issued by HLB each year for the next five years before returning to  
24 the Assembly.

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26  
27 Respectfully submitted:

28  
29 Jennifer Johnston  
30 Assembly Member, Section 6  
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38  
39 Referenced Attachment:

Appendix A – Location Map

# Appendix A - Location Map



Forest Fair  
camping  
area

Scale 1:12,423  
1 in = 1,035 ft

