

Heritage Land Bank Advisory Commission Meeting

Thursday, May 23, 2024 at 1:30PM

Permit & Development Center
4700 Elmore Road, Anchorage, Alaska 99507

or via Microsoft Teams and Telephone

MINUTES

I. Call to Order and Statement of Procedure

Chair Marshall called the meeting to order at 1:31 pm.

II. Roll Call, Introductions and Disclosures

Present: Chair Marshall, Commissioners Oswald, Chmielowski, and Charnon

Excused: Vice Chair Fynn and Commissioner Hansen

Staff Present: Director Tiffany Briggs, Land Management Officer Emma Giboney, and Contractor Nicole Jones-Vogel

III. Approval of Agenda and Minutes

a. May 23, 2024 Agenda, Commissioner Oswald moved, seconded by Commissioner Chmielowski, there was no objection and the agenda passed as presented.

b. April 25, 2024 Minutes, Commissioner Charnon moved, seconded by Commissioner Chmielowski, there was no objection and the minutes passed as presented.

IV. Director's Report

Director Briggs provided an update on many projects.

- Tract Plat for Holtan Hills was recorded and Phases 1 and 2 were transferred to the developer.
- The Holtan Hills Section Line Easement vacation is still underway as well as coordination with AWWU and the developer for infrastructure improvements.
- The Assembly approved the Potter Marsh Watershed Park project.
- Appraisals are being ordered for Maui Subdivision and the Girdwood Industrial Park.
- Request for Proposals (RFP) to be issued soon for a natural burial cemetery in South Anchorage.
- Four new Laurel Acres properties will likely be in the HLB inventory through the foreclosure process.
- New groundwater wells to be installed for the contaminated site known as "Peacock Cleaners" near Lake Otis and Tudor.
- Levee update, "Glacier Creek Embankment", information gathering the who/what/where/when/why. USACE maintains all levees on their website and this

- structure is not listed in their database. At this time the working understanding is that the Corps began doing repairs after the 1964 Earthquake and they did many improvements without any permits. Since it is not a listed “levee” there are no reporting requirements associated with the structure.
- The June HLBAC meeting will be canceled.

V. Presentations

a. Paul Ervasti, Municipal Administrative Hearing Officer: Boards and Commissions Ethics Training.

Paul Ervasti presented “The Municipal Code of Ethics - A summary of AMC Chapter 1.15”. Mr. Ervasti focused on conflicts of interests, the purpose of the code, gifts, Commissioners’ duty to disclose potential conflicts, how a conflict is decided, participating in political activity, use of nonpublic information, and Board of Ethics. In summary, “if in doubt, do a disclosure”.

b. Dan Starr, President, Bikewood: Girdwood mountain bike trail project update.

Mr. Starr provided an overview of the former Girdwood Mountain Bike Alliance, now known as Bikewood. The first trails were built in 2018; Small House, Earn Again, and 2 Cents. All trails are off of the Nordic 5K Loop - modeled after Kincaid. Trails are approximately half a mile each.

Mr. Starr provided an overview of the trail building process. 90% was done with a contractor and 10% done with volunteer effort. Mr. Starr showed a 2-minute video that was created during the rebranding from Girdwood Mountain Bike Alliance to Bikewood. Mr. Starr talked about fundraising through grants and events.

Bikewood has been wanting to move forward with additional trails; however, they’ve been awaiting the approval of the Girdwood Trails Plan, which has recently been adopted by the Anchorage Assembly. The Trails Plan identifies three areas for mountain biking trails. Currently waiting for resolutions of support from the Land Use Committee in Girdwood. Hoping to begin construction later this summer.

Mr. Starr presented Phase 2 of the Girdwood Bike Park (red trails on the presentation) the trails would be considerably longer than the existing trails and would be located in the longest area of downhill grade. Proposed 4 - 6 foot tread with a 12-foot clearing distance. Bikewood has a master plan that lays out a handful of additional trails.

Mr. Starr discussed a few challenges including that if this land was under the Parks and Recreation purview it would result in the approval process being much less cumbersome.

Staff provided an overview of the history of Phase 1 through the HLBAC and Assembly and notes that an Easement has not yet been recorded, due to as-built surveys not having been submitted by Bikewood.

VI. Persons or Items Not on the Agenda

Amanda Tuttle, Girdwood Resident

Ms. Tuttle stated that she sent an email in April. She asserted that the HLB has not been conducting site land use studies, particularly for Girdwood. Ms. Tuttle requested a response from staff.

VII. Commissioner Comments

Commissioner Charnon commented on the path for approval of the new trails for Bikewood being simplified due to the approval of the Girdwood Trails Plan. Staff provided a response on trail updates in general and how the easement process follows a similar process.

VIII. Next Regularly Scheduled Meeting Date

Thursday, July 25, 2024 at 1:30pm in the Permit & Development Center (4700 Elmore Road 99507) or via Microsoft Teams and telephone.

IX. Adjournment

Meeting adjourned at 2:22 pm.