

# Heritage Land Bank Advisory Commission Meeting

Thursday, February 27, 2025 at 1:30PM

Permit & Development Center, Conf. Room 170  
4700 Elmore Road, Anchorage, Alaska 99507

*And via Microsoft Teams and Telephone*

## MINUTES

### **I. Call to Order and Statement of Procedure**

Chair Marshall called the meeting to order at 1:30 pm

### **II. Roll Call, Introductions and Disclosures**

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

Staff Present: Director Tiffany Briggs, Land Management Officers Emma Giboney and Ryan Yelle, and contractor Nicole Jones-Vogel

### **III. Approval of Agenda and Minutes**

- a. February 27, 2025, Agenda: Commissioner Oswald moved to approve the agenda as presented, Commissioner Hansen seconded, and the agenda was passed with no objection.
- b. January 23, 2025, Minutes: Commissioner Oswald moved to approve the agenda as presented, Commissioner Hansen seconded, and the agenda was passed with no objection.

### **IV. Director's Report**

Director Briggs provided the Director's Report. She introduced Ryan Yelle as a new Land Management Officer for HLB, thanked Brian Flynn for his service on the HLBAC, thanked the staff and public for their contribution on the 2025 Work Plan and briefly spoke on the Draft Girdwood Comprehensive Plan.

### **V. Proposed Action Items and Public Hearings**

- a. **Resolution 2025-02:** A resolution of the Heritage Land Bank Advisory Commission recommending Assembly approval of the 2025 HLB Annual Work Program and 2026-2030 Five Year Management Plan.

Staff provided an overview on the process spanning from October to today including the HLBAC Work Session and the public comment period. They also provided a high-level

overview of the proposed amendments based on public comments. There was interest in the commissioners to further discuss comment and response number 84.

The Public Hearing was opened:

*Deb Essex, Girdwood Nordic Ski Club President & Girdwood Resident*

Ms. Essex provided an overview and history relating 6-011B on the various adopted plans and stated that none of those plans included residential development in that area. She asked what prompted HLB to put the RFP out for development in this area. This development is directly next to the Girdwood airport and feels that there is impact to the airport and the FAA should have been consulted on potential impacts. Between Holtan Hills, the Pomeroy development, and the airport hotel there will be congestion that will impact the airport.

*Brian Burnett, GBOS Trails Committee & Girdwood Resident*

Mr. Burnett spoke on the S-version of the Assembly Ordinance for the Girdwood Comprehensive Plan and spoke in support of amendments 1A and B and not amendment 2 and 3. Mr. Burnett discussed the vegetative buffer amendment in the GCP. Spoke on the conflict between the trails that are approved by the HLBAC and the conflict with the residential development. He supports attainable long-term housing for people in Girdwood. Mr. Burnett stated that 6-011B is the second most expensive HLB property to develop and Alyeska is not designing a development that will be attainable housing. He stated that the developer has no intention of building trails.

*Cordell Hendrickson, Eagle River Resident*

1-008 borders land that Mr. Hendrickson owns property next to HLB 1-008. He wishes to complete a survey and potentially purchase a portion of 1-008. The HLB property is irregularly shaped, and he would like to purchase a portion for the development of a driveway. Mr. Hendrickson submitted an application to staff.

*Jennifer Wingard, GBOS*

Ms. Wingard spoke on the Girdwood Industrial Park, regarding Tract A and appreciated the collaboration with HLB staff and HLBAC on this topic. She spoke on comment 84 of the draft work plan and stated that the proposed change dismisses all the community work that has occurred. She stated that the proposed project is opposed by the entire community and is not consistent with any adopted community plans.

*Brendan Raymond-Yakoubian, Girdwood Resident*

Mr. Raymond-Yakoubian reiterated his previously submitted comments. Work towards getting easements for trails near Virgin Creek is a highly valued community trail and provides many functions wildlife, natural areas, and draw to Girdwood and is congruent with existing plans. Secondly, strong support of land management objectives regarding conservation.

One potential application of that would be the pursuit of conservation around Virgin Creek, preserving old growth forest. Thanked HLB staff.

*Julie Raymond-Yakoubian, Girdwood Resident*

Ms. Raymond-Yakoubian referred to comments submitted and wanted to reiterate trail easement around the vicinity of Virgin Creek. Noted that she has a permit from HLB for this area and visits this area daily. Protecting these trails is really important. Support management objection regarding conservation on page 7 for Virgin Creek and other areas of the Girdwood Valley.

*Karen Button, President of Friends of Fish Creek*

Ms. Button provided information on the goals of daylighting Fish Creek that are included in several plans for the area. They are working on a study to be completed in late summer. Working towards these goals with MOA Departments and the Anchorage Assembly encouraging the MOA to prioritize this project. They are working with the Brownfields Grant. Her request is to add the purchase of Fish Creek adjacent lands to the HLB Work Plan. Specifically, the Dryer property near Captain Cook Estates and 1700 Tudor Road. These two families are willing to sell the properties.

*Amanda Tuttle, Girdwood Resident*

Ms. Tuttle provided public testimony regarding the staff responses to her previously submitted comments. She stated that she found the responses wrong and insulting. She stated that HLB is in non-compliant with ADLs and MOA codes, and that HLB will be held accountable.

Public Hearing was closed.

Resolution 2025-02 was moved by Commissioner Oswald and seconded by Commissioner Charnon.

Commissioners discussed comment 84 regarding the Girdwood Comprehensive Plan and HLB Parcel 6-011B.

**Commissioner Oswald moved to utilize the current language as is in the draft Work Plan and disregard the suggested amendment in comment 84. The motion was seconded by Commissioner Charnon. There was no objection, and the motion passed unanimously.**

Commissioner Charnon discussed comments regarding addressing the need for a Watershed Management Plan in the Girdwood Valley.

**Commissioner Charnon moved to add the following text to the Five-Year Management Plan: “HLB recognizes the need for a watershed plan and would participate as a stakeholder on any future planning effort.” Commissioner Chmielowski seconded the motion. There was no objection, and the motion passed unanimously.**

No further discussion on the Work Plan.

**A roll call vote was conducted and Resolution 2025-02 passed unanimously.**

**VI. Persons or Items Not on the Agenda**

No one present wished to speak.

**VII. Commissioner Comments**

No commissioners wished to speak.

**VIII. Next Regularly Scheduled Meeting Date**

Thursday, March 27, 2025, at 1:30pm in the Permit & Development Center (4700 Elmore Road) or via Microsoft Teams and telephone.

**IX. Adjournment**

A motion to adjourn was moved by Commissioner Chmielowski and seconded by Commissioner Oswald. There was no objection, and the meeting adjourned at 2:48pm.