

25.40.025 Heritage Land Bank disposals.

- A. The Heritage Land Bank advisory commission shall hold a public hearing, with public notice as specified in this chapter, prior to making a recommendation to the mayor and assembly regarding the disposal of Heritage Land Bank land or an interest in land. Land disposals under this chapter include land sales, land exchanges, leases, and easements.
- B. After the public hearing, the advisory commission shall submit a written finding and recommendation to the mayor and assembly, stating whether or not a proposed land disposal is in the best interest of the municipality, and consistent with the Heritage Land Bank's purpose and mission. The written finding shall identify the proposed land disposal, including details regarding its method, timing, and terms, its projected effects on the neighborhood and on public facilities, and other relevant information. All proposed land disposals shall also specify those terms and conditions necessary to ensure that the Heritage Land Bank receives the maximum overall benefit for the disposal of its land, including equivalent non-monetary public benefits, consistent with the municipality's best interests.
- C. The Heritage Land Bank shall determine which land or interests in land should be disposed of; consistent with section 25.40.020 and the comprehensive plan and implementing measures. If the information in the comprehensive plan and implementing measures is insufficient to determine whether the disposal of a parcel or parcels is consistent with the plan or measures, the Heritage Land Bank shall complete a site specific land use study for the use of the land which has been adopted through the public process specified in this chapter. Each site specific land use study shall address; a) the need for community facilities such as roads, parks, trails, schools, satellite municipal offices, etc; b) identify historical and natural landmarks, natural hazards, and environmentally sensitive lands; c) public utility needs; d) potential residential, commercial and industrial uses; e) land use compatibility with adjacent areas; and f) consistency with land uses identified in the Comprehensive Plan and zoning for the area.



Girdwood Industrial Park

1 message

CoasT Pizza <coastpizzagirdwood@gmail.com>

Thu, Apr 25, 2024 at 4:38 PM

To: hlb@anchorageak.gov

In consideration of choosing an alternative for the Girdwood Industrial Park, HLB should take into account that there is no hydrology data for California Creek or Glacier Creek on this parcel. The flow and velocity of these rivers are not understood due to the lack of data. Often this parcel is standing water due to the constriction of the rivers by the railroad tracks and trestle.

The design of the Alaska Railroad, creating the northern perimeter of Old Girdwood, constricts the main watershed drainage and makes the RR infrastructure perform like a dam.

This consideration should be included in the soon to be published Girdwood Industrial Park feasibility study with inclusion of impacts onto the HLB owned levee. I have attached the Land Conveyance Documents for your records from the Alaska Department of Natural Resources.

HLB should also be compliant with Title 25.40.025(c) which states:

The Heritage Land Bank shall determine which land or interests in land should be disposed of; consistent with section 25.40.020 and the comprehensive plan and implementing measures. If the information in the comprehensive plan and implementing measures is insufficient to determine whether the disposal of a parcel or parcels is consistent with the plan or measures, the Heritage Land Bank shall complete a site specific land use study for the use of the land which has been adopted through the public process specified in this chapter. Each site specific land use study shall address; a) the need for community facilities such as roads, parks, trails, schools, satellite municipal offices, etc; b) identify historical and natural landmarks, natural hazards, and environmentally sensitive lands; c) public utility needs; d) potential residential, commercial and industrial uses; e) land use compatibility with adjacent areas; and f) consistency with land uses identified in the Comprehensive Plan and zoning for the area.

HLB should initiate and complete a Land Use Study as defined above, before another Girdwood land disposal or development occurs.

The most recent study on Glacier Creek was published in 1969 by the Greater Anchorage Borough, 55 years ago. Today in the HLB meeting, a newer asset study was requested because the dataset was "old" at 8 years.

HLB has only 9 published studies on the Girdwood Valley. None of the studies mention the existence of Old Girdwood and its approximate 100 residents. There is only 1 Land Use Study for Girdwood that was completed in 2006. There is no mention of Old Girdwood or any of the natural hazards that would be introduced by upstream development. The Final Crow Creek Land Use Study is outdated and does not mean Title 25.040.025(c).

Under the Anchorage Comprehensive Plan, the Anchorage Coastal Management Plan was defunded and the Watershed Planning Department does not currently have hydraulic data on the Girdwood Watershed.

Since "the information in the comprehensive plan and implementing measures is insufficient to determine whether the disposal of a parcel or parcels is consistent with the plan or measures, the Heritage Land Bank shall complete a site specific land use study for the use of the land which has been adopted through the public process specified in this chapter".

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Amanda Tuttle

Coast Pizza, owner

p: 907.360.1224

----- Forwarded message -----

From: "Miller, Andrew J (DNR)" <andrew.miller@alaska.gov>

To: "coastpizzagirdwood@gmail.com" <coastpizzagirdwood@gmail.com>

Cc: "Sweetman, Joni M (DNR)" <joni.sweetman@alaska.gov>, "Uherkoch, Hannah R (DNR)" <hannah.uherkoch@alaska.gov>

Bcc:

Date: Wed, 13 Mar 2024 21:30:04 +0000

Subject: Municipal Conveyance from SOA to MOA - Girdwood

Good Afternoon, Amanda,

I understand you have concerns about a levee near Girdwood and are interested in acquiring information regarding the conveyance of the land on which the levee is located, from the State of Alaska to the Municipality of Anchorage (MOA). The land in question, which falls within U.S. Survey 4805, Lot 2, was conveyed from the State to MOA in 1984. This conveyance was serialized as ADL 201175. I have attached the Preliminary Decision, Final Finding, and Patent for ADL 201175, which will provide the bulk of the details associated with this conveyance. If you have any follow-up questions regarding the conveyance, please feel free to reach out to me.

Andrew Miller

Natural Resource Manager

Non-Competitive Land Sales

Land Conveyance Section

Division of Mining, Land and Water

Alaska Department of Natural Resources

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4 attachments



ADL 201175 - Final Finding and Decision.pdf

5345K



ADL 201175 - Patent.pdf

3620K



ADL 201175 - Preliminary Decision.pdf

5200K

 **Municipal Conveyance from SOA to MOA - Girdwood.eml**
19399K

Whereas the Girdwood is looking to both better regulate the licensing and utilization of short-term rentals in the Girdwood Valley Service Area, the Girdwood Housing and Economic puts forth the following framework for consideration:

- Overlay Concept
 - o Regulations will be disclosed under Title 21, Chapter 9
 - o Application will be equal across the Girdwood Valley Service Area with no property subject to different rules

- Registration
 - o \$100 annual registration fee paid for each individual short-term rental;
 - o The tracking of the registration fee using an online third party vendor;
 - o Requirement for a contact residing in Alaska available 24/7/365 to respond to issues within 6 hours

- License Display
 - o A requirement for the owner posts its short-term rental license prominently inside the premises for guests to see;

- Penalties for infractions at licensed STR
 - o Infractions based on violations of laws of the Municipality of Anchorage
 - o Offenses noted below shall be within a 2 year time frame
 - o \$100 penalty for a first time offense;
 - o \$500 penalty for a second time offense;
 - o \$1,000 penalty for a third time offense;
 - o Potential for appeals process
 - o Removal of license for a fourth time offense.

- Penalties for infractions at unlicensed STR
 - o A warning notice is sent requiring 14 days to respond
 - o \$1,000 upfront penalty for those who run a short-term rental without the required license.
 - o Additional penalty accrues at \$100 per day after the date of the upfront penalty

- Exemption
 - o Fees and penalties will not apply to homeowners who rent for less than 14 days per year. Licenses are required and need to be displayed.