

## **Conservation Lands Advisory Committee Meeting Minutes – May 23, 2025**

**Meeting convened** at 3:00 pm with Members Mike Taylor, Chair; John Barry; Tanner Horst; Larry Landry; Colleen Stansbury; Kathy Streveler; Susan Warner; and Shelley Owens (non-member Secretary)

**Approval of the minutes** of April 18, 2025, meeting.

### **Reports from committee members**

- TNC contacts and MOU consideration

Kathy: The TNC 21<sup>st</sup> birthday party is in planning for September to include the TNC Alaska Chapter and special guests. [Update: date is now set for September 13, 2025.]

MOU. Larry: there has been no response to questions submitted to the TNC lawyers; he will follow up and let them know we are still interested.

Trails. Mike: Hank suggested a Nagoonberry trail project, which Mike thought could arise out of joint planning with TNC. Kathy said as a committee we haven't decided about trails and Colleen said the issue of trails should originate outside of the committee: it's not C-LAC's remit to decide to recommend trails.

Property transfer issue. Kathy: would like to review past communications with Ivy to confirm there are no plans to transfer TNC lands. Mike: the basis for transfer was addressed in the realty documents around city formation. Colleen: would like to develop a dialogue with TNC about the issue. Larry: would like to ensure the incoming new director knows the history of the community connection to the TNC lands. Mike: suggests discussing potential land transfer to SEALT, to encourage a diversity of ownership. Shelley: will circulate notes about land transfer communications with TNC.

- SEALT beach tracts conservation easement

Project negotiations and grant application update. Susan: the lawyers have prepared a draft temporary conservation easement (TCE) which is under review by Ben and Donna DeBoer. We had asked for a 2-year time frame but the attorneys wanted 5 years. Mike asked how the extra time will impact funding. Susan: the TCE triggers the first payment to SEALT; the baseline survey document applies to both temporary and permanent easements. The application deadline is in July If the federal grant funding is available. The TCE may be replaced by a permanent easement. The Land Trust will be setting up a meeting with Ben and Donna the first week in June to discuss their next steps, the deadlines for getting the temporary easement agreement signed, and the NAWCA grant submission steps for a permanent easement. Donna will be here in June, also possibly Ben.

Site visit by SEALT. Dan Hysell performed the property baseline survey and located all of the survey monuments. Dan commented on the exceptional nature of the lands.

- Art and photo contest and display. Susan reported on the success of the initiative to engage community participation and support. There was a good turnout for opening night and the awards event, and 75 ballots were submitted. Jim Mackjovjak, the first place winner, graciously donated his award money to SEALT for the project.
- Map development and descriptions of Gustavus conservation lands. John will send all drawings, maps and notes to Liesl for the C-LAC webpage. There are five maps. He noted a discrepancy between the accretion survey and quitclaim deed in the Good River area, in that four 40-acre parcels don't show up in the accretion survey. The goal is to preserve public access to the beach (not land preservation), and Kathy suggested seeking pedestrian not vehicular access.
- Webpage developments. There was a discussion of development of the landing page with two overview maps of the beach tracts and critical habitat, and possible inclusion of contest photos. Links will be provided for each area.
- Dude Creek Critical Habitat Area status review. Mike talked to ADF&G who stated there are no planned management actions. He asked about including tracts A and B in the CHA, and they are supportive and waiting for a legislative opportunity.

### **Other issues**

There was discussion of possible trails along section lines off the ends of Willow Way and Dickey Drive to beach locations. John: section lines aren't automatically easements; and Mike said that Alaska Statute AS 19.10.010 provides that all section lines have a 30-50-foot easement on each side of the line if the land passed through state hands, unless the section line easement has been officially vacated. John will send Susan the prescriptive easement for Willow Way. [An owner of property with a section line easement can't restrict public access there and should not build something critical within the easement.] One concern for trail development on a section line is how to prevent ATV traffic from using and damaging the route. Sometimes you can build a pedestrian trail that is too narrow for an ATV. Nature Conservancy land prohibits vehicular use on TNC lands.

There followed a discussion about potential conflicts between community qualities and industrial tourism; concerns about trail improvements changing the character of the land; and the opposing view that improving trails doesn't result in industrial tourism. Colleen addressed community concerns about adverse tourism impact on neighborhoods, eg. Nagoonberry Trail. Mike commented about designing parking areas for trails. It was agreed that interested community members should discuss the issue.

**Next meeting date and time: Thursday, June 19<sup>th</sup> at 6:30 pm at City Hall.** (Note the change of meeting time by request.)

**Adjourned at 4:28 pm.**

*Shelley Owens*