

From: [Heritage Land Bank](#)
To: [Heritage Land Bank](#)
Subject: HLBAC April Meeting
Date: Thursday, April 11, 2024 3:25:56 PM
Attachments: [image001.png](#)

Hello,

The **Heritage Land Bank Advisory Commission** will be holding a meeting on **Thursday, April 25, 2024 at 1:30PM**. This will be a hybrid meeting with in-person, online, and telephone options.

To join online via Microsoft Teams [click this link to enter the meeting](#).

To join via telephone call 907-519-0237 and use conference ID 987 366 530#

Or join in-person at the Permit & Development Center, Conf. Room 170, 4700 Elmore Road, Anchorage, Alaska 99507. Follow green signs from the main lobby to find the correct conference room.

The meeting agenda is [available online here](#). There are **no action items and public hearings on this agenda**. There will be a Work Session on the Girdwood Industrial Park. This will be an opportunity for Staff and Commissioners to discuss the project, and is NOT a public hearing.

Community members may provide public comment under Items or Persons Not on the Agenda. **Anyone wishing to provide public comment via email, telephone or Teams must email hlb@anchorageak.gov by 5:00 pm the day before the meeting.** In the email, please provide your name, phone number, and the subject line should read "HLBAC Public Comment." All members of the public on the Teams Meeting shall be muted until called on to speak. Those wishing to speak in-person do not need to sign up prior to the meeting. Should you need additional assistance or special modifications to participate, or **if you have questions, please call the HLB office at 343-7536 or email hlb@anchorageak.gov.**

Please visit www.muni.org/HLB for more details. More information will be posted as the meeting date approaches.

Thank you!

HLB Staff



Heritage Land Bank
Real Estate Department | Municipality of Anchorage
4700 Elmore Road, Anchorage, AK 99507
(907) 343-7536 | www.Muni.org/HLB
HLB@AnchorageAK.gov

HLBAC website:

[Real Estate Department Heritage Land Bank \(muni.org\)](http://Real Estate Department Heritage Land Bank (muni.org))

HLB Girdwood Resident report:

No update really, The March HLB meeting was cancelled. We will see what is on the agenda in a couple of weeks for the next planned HLB meeting to be held Thursday April 25th.

Thanks! Tim

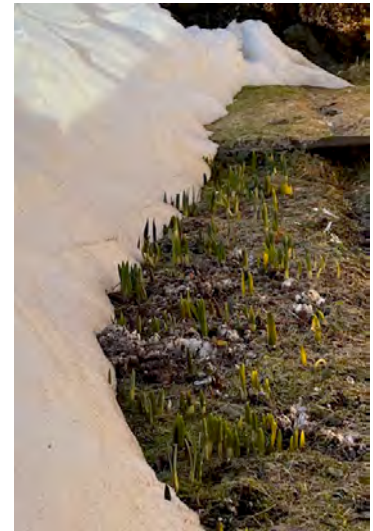
Description	Location	Developer	Status	Link	Public Comments or Hearing	MOA Process
Holtan Hills	North of Girdwood School	CY Investments	Land disposal approved by Assembly. Platting action in progress. Consultant selection in process.		Part of any future planning applications	No municipal planning application yet. Expecting Conditional Use / Planned Unit Development application in late 2023
Alyeska Village	Alyeska Resort	Pomeroy	Area Master Plan and Development Master Plan submitted.		Future Planning & Zoning Hearing	Not yet posted to City Portal.
Remote Avalance Mitigation storage & heliport	Old Gravel Pit @ Seward MP89	AK DOT	Initial community meeting. Original plan for CUP has changed to a re-zone. May delay until adoption of new Comprehensive Plan to avoid extra step.		Future Planning & Zoning Hearing	No municipal planning application yet. Expecting re-zoning application in Summer or Fall 2024
Glacier City Center	Behind Post Office	Nate Ellis	Development Master Plan amended to single story distillery building and second retail building in north east of site. Approved at PZC on 4/8/24		PZC public hearing was 4/8/24	MOA Planning case 2024-022
39South Townhouses	Alyeska Hwy	Joe Bell & partners	Condition Use permit application to construct triplex (townhouses) to west of site		PZC public hearing scheduled for 5/20/24	MOA Planning case 2024-049
Rebuild house and garage/ADU	Northland Rd	Alaska Serendipity	Application for variance to construct building within stream setback		ZBEA public hearing postponed	MOA Planning case 2024-031
ENSTAR gasline	Between wastewater plant and Virgin Creek Drive	ENSTAR	No DNR permit issued yet. ENSTAR will present their plan at the April 15 GBOS meeting		Possible presentation at future GBOS meeting	Permit through State DNR. No MOA involvement
Hotel & Retail Store	Off Alyeska Hwy behind Brewery	Glacier View LLC (Tim Cabana)	ACE Permit POA-2023-00206 & state DEC permit issued		None	No municipal planning application yet
Multifamily Housing	Off Alyeska Hwy east of bridge	Glacier View LLC (Tim Cabana)	ACE Permit POA-2023-00206 & state DEC permit issued		None	MOA permits 21-005 and 22-001
Lodge and associated facilities	Girdwood Airport	Glacier Valley Lodge LLC	Lease of land only approved by AK DOT on April 8, 2024 subject to several provisions. Construction will require separate Airport Building Permit.		Part of any future planning applications	AK DOT hold the position that any development on state airport land is not subject to MOA Land Use requirements. The MOA disagrees.
Alyeska-Seward Highway Intersection	Alyeska-Seward Hwy junction	AK DOT	Initial concept design. CSS approved by MOA. On hold awaiting future funding (STIP anticipates 2029 or later)		None	Using Context Sensitive Solution (CSS) process
<i>Updated 4/14/2024</i>						

**MUNICIPALITY OF ANCHORAGE
GIRDWOOD ROADS, FACILITIES,
PARKS & RECREATION**



DATE: April 15, 2024
TO: Girdwood Board of Supervisor
FROM: Kyle Kelley, Girdwood Service Area Manager & Margaret Tyler, Parks and Recreation
SUBJECT: Roads, Facility, Cemetery & P & R Monthly Report

April (snow) showers do bring May flowers! Lots of cool stuff is happening in the sub-frozen soil. Break-up is hard on our dirt trails. Reminder to all trail users to be aware of the fragile turf condition in spring. If boots or tires are leaving a 2" rut or are soggy and muddy, please find a different route. Once the trails dry out and set, they'll be ready for the season!



Mutt Mitts, trash and park sweep are handled by year-round staff until our summer staff starts in early May. If you see anything that needs attention, please contact Kyle kellykt@muni.org or Margaret tylerms@muni.org.

Our summer parks caretakers, Luke and John are coming back to us this summer. We are thrilled to have them return! We are interviewing now for our summer campground host to reside in the campground from May – September. Check posting sites for additional information or check in with Margaret: tylerms@muni.org

Thanks to Girdwood Nordic Ski Club, Kenai Mountains-Turnagain Arm National Heritage Area and a slew of volunteers for holding the Corduroy Crush in Girdwood at the 5K on SUN April 7. It was a really fun event on an amazing beautiful day!



Trails: Thank you to all the volunteers who have cleared deadfall after fall and winter storms, groomed miles of trails since November, and maintained the grooming machines and equipment. Thank you to Paul Crews for leading the effort to replace bridges on the Beaver Pond Trail and Iditarod Trail. This entails preparing the site and shoveling it out, preparing the trail to haul wood and equipment to the sites, and construction. It's an amazing feat!

Winner Creek Trail Bridge at Glacier Creek: The big announcement is that we received a \$250,000 grant from the Rasmuson Foundation to be used towards the construction of the bridge. We thank Rasmuson for their support of this great recreation project. We're starting the second and final phase of the bridge design to get a package ready for construction bidding. Fundraising will continue with support from local community efforts and staff chasing grant opportunities.

Parks & Amenities: No dogs on the baseball field, playground, tennis courts, and skate park.

- *Campground:* Campground is closed, expect it to open in May. We will need to evaluate shift in California Creek next spring as it impacted sites at the back of the campground loop.
- *Annual Beautification:* the seedlings are growing at the municipal greenhouse. Flower planting first week of June!
- *Playground:* Open. Needs wood chips and sand in 2024. Currently unable to get playground quality wood chips for this project.
- *Lions Club Park:* Working on a plan to add a pavilion to the Lions Club Park
- *Disc golf:* Open.
- *Library/Community Center:* Library is open TUE-SAT 10-6 and has a host of programs coming up. Check in with the library for details.
- *Tennis Courts:* Closed for the season. It'll be a minute.
- *Soccer field:* Nets have been removed.
- *Sladen J Mohl Ball Field:* Western blew off the field last month, waiting for the last layer to thaw out.
- *Skate Park:* Skate park is closed for the season, opening once the snow melts back a bit..



GBOS Non-profit Grants: The 2024 grants are queued up for fund disbursement. 2025 cycle begins with posting in July, Applications available in August, due mid-September.

Other Grants:

Land and Water Conservation Fund (LWCF) Grant –GVSA applied for LWCF funding for the Lions Club Park Pavilion, match is 1:1, with match funding coming from municipal, Lions Club, and other private sources. LWCF grant request is \$103,737.00 for a project costing \$207,474.00. This project was recommended to the National Park Service for approval. We anticipate hearing about this grant in the summer 2024.

Recreational Trails Program Grant (RTP): GTC/GVSA applied for RTP funding for the Middle Iditarod National Historic Trail, match is 90:10 with match coming from GTC and MOA funds. RTP grant request is \$179,745.00, match is \$19,970.00 for a project costing \$199,715.00. This project was recommended to the Director of Department of Parks and Outdoor Recreation for approval. Staff is working on follow-up requests from Federal Highways Administration.

Rasmuson Foundation: GVSA received confirmation of \$250,000 Tier 2 Grant to assist with construction of the suspension bridge to replace the decommissioned hand tram!

KMTA Grant: There is likely not a KMTA Grant round in 2024.

Anchorage Park Foundation: Anchorage Disc Golf Course Association applied for 2024 grant funding to improve the tee boxes in the Girdwood Disc Golf Course.



Alaska Community Foundation: Girdwood Parks and Rec received \$2032 Anchorage Trail Care Fund grant for trail tools!

Social Media & Websites: GBOS, committee and sub-committee meetings are now available on a calendar view. Go to www.muni.org/gbos/events and see what meetings are coming up! GBOS videos are on line! Follow the link on our website to our YouTube videos or copy this: <https://www.youtube.com/channel/UCOUIINprZEjhbVPIjOIEA>

We are active on Facebook as Girdwood Board of Supervisors. GVSA Websites are:

GBOS: www.muni.org/gbos
 LUC: www.muni.org/gluc
 GTC: www.muni.org/gtc
 PSAC: www.muni.org/gpsac
 GHEC:
www.muni.org/gbos-ghec

Cemetery: www.muni.org/gc
 Parks and Rec: www.muni.org/gpr.
 Girdwood Trails Plan: www.muni.org/gtp

Links and info:

Sen. Cathy Giessel's weekly newsletter: [Signup Form \(constantcontactpages.com\)](http://constantcontactpages.com)
 Information on the ASD activities is available here: [Anchorage School District / Anchorage School District Homepage \(asdk12.org\)](http://Anchorage School District / Anchorage School District Homepage (asdk12.org))
 Heritage Land Bank information: www.Muni.org/HLB

Roads

Road Status: The break-up of the snowpack continues with snowstorms in between. Crews will continue to grade roads and keep the snowpack on the back side of the ditches to help with runoff drainage from snow melt. Preparations are being made for spring grading and calcium application for dust once the roads are ready after drying out. The summer project list is being narrowed and confirmed over the next month as winter expenses get finalized and spring work begins.

Major project updates:

Ruane road fish passage culvert replacement. We've located the funding for this project along with AWWU funding for Girdwood improvements being managed by the EPA. We must apply with the EPA to request the funds and coordinate that effort with AWWU. The funding designated for the project is \$1.6 million, and it will require a 20% match.

Plans for the new fish culvert at Davos Road and Alyeska Creek are in the final days and should move towards 100% plans quickly. The goal is to submit the project for construction bid this spring, with work completed in the summer.

Expenses and Budget:

Undesignated Fund Balance - Girdwood Service Area: \$390,542.05 as of August 16, 2023.

Roads: Road Expenditures by Month:

Month	2022	2023	2024
January	\$81,466.17	\$62,791.19	\$51,162.50
February	\$75,435.50	\$32,793.17	
March	\$43,523.63*	\$45,857.72	
April	\$18,723.00	\$31,161.25	
May	\$68,628.00	\$34,288.75	
Remaining Flood Repair	\$112,529.20		
June	\$1,682.40	\$20,791.25	
July	\$1,818.35	\$173,075.00	
August	\$3,500.00	\$146,100.00	
September	\$33,872.25	\$22,991.00	
October	\$105,700.00	\$10,090.50	
November	\$35,353.73	\$55,686.25	
December	\$42,085.81	\$66,042.50	
Total thru December:	\$696,269.27	\$701,668.85	\$51,162.50

Public works operation 2024 budget expended for 2023: \$478,075.14 of \$1,491,885.00 =32%

2024 Capital Roads Project fund (406): \$822,495.61

2024 Davos Fish Culvert Project: \$101,470.93

Parks:

2024 Expended Budget: \$72,966.75 of \$514,914.00 =14%

2024 Capital Park Project (406) Reserve Fund available: \$610,385.54

2024 Winner Creek Trail Suspension Bridge funds = \$323,058.84

2024 Winner Creek Trail Suspension State Grant Funds = \$1,200,000.00

2024 Community Room Capital Reserve Fund (406): \$47,896.12

Police:

2024 Expended Budget: \$132,760.18 of \$811,334.00 = 16 %

Fire:

2024 Expended Budget: \$311,892.31 of \$1,730,052.00 = 18%

2024 Fire Undesignated Capital fund (406) = \$153,717.20

Upcoming meetings to set:

GBOS SM RE: establishing chairs, GBOS Roles after 4/23 election certification and before 5/20 GBOS Regular meeting

GBOS WS/SM RE Update of GBOS Rules and Procedures/Committee structure

Summer Budget meetings: Likely 3 work sessions plus Non-Profit grant presentations.

Amend AMC 21.09 to allow Temporary Workforce Housing on Commercial Land Until Permanent Workforce Housing is Constructed in Girdwood

Briana Sullivan, Co-Chair, GBOS

Mike Edgington, Housing and Economic Development Supervisor, GBOS

Context

- There is an increasing unhoused population in Girdwood, most of whom are employed locally and/or have established connections to the community. Some unhoused residents are tent camping, but many are in vehicles and RVs.
- While shelter options in Anchorage can provide an emergency stop-gap, they are not compatible with employment in Girdwood.
- The number of long-term rentals (LTRs) has decreased over the last several years as many have been converted to Short-Term Rentals (STR). According to commercially available data, almost 20% of Girdwood's housing stock was involved in the STR market over the past 12 months compared to a rate of under 1.5% in the rest of the MOA.
- While permanent housing is the long-term solution, Girdwood, unlike Anchorage, does not have a reservoir of underutilized buildings that can be converted quickly to lower-cost housing.
- Constructing new workforce housing is a 2-3 year project even if funding was available.

Goals

- Establish policy(s) to bridge the current situation until lower-cost housing can come on line (~3 years).
- Encourage employers to be part of the solution, as the lack of housing affects them directly by limiting the employee pool.
- Build upon unofficial approaches already underway.
- Include a sunset trigger mechanism, since temporary housing is not the long-term solution.
- Limit allowable use to the provision of workforce housing, not for additional visitor accommodation.

Proposal

Key features:

- Amend AMC 21.09 to allow temporary housing units and/or RV use on existing commercially zoned land, if they are used for primary residential occupation.
- Sunset provisions in ~~October 2026~~, October 2027 ~~or later when a specific number of new workforce housing units become available.~~
- Prohibit use as STR and require primary occupation, but also allow tenants to move into permanent housing without penalty.
- Required to be "affordable" based on Federal definition

Implementation details

AMC 21.05.080 already allows “temporary structures” to be occupied when they are on the same parcel as a residential building under construction, so code already allows temporary structures for residents with enough capital resources to own land and fund construction. Conceptually, this policy does the same thing at a community level.

Add a definition for *Temporary Workforce Housing* as a new section in 21.09.050 B.4 (Commercial Uses) to include RVs, cabins without permanent foundations and similar temporary structures, to be used as residential housing.

- Prohibit use as short-term rentals or other visitor accommodations.
- Define “affordable” as no more than 30% of gross income for rent+utilities at 80% of AMI, using individual AMI for studio sized units, and household AMI for larger units.
- If the structure/RV is owned by the resident, then limit ground rent to half the above amounts.
- An affidavit from the land owner, and property manager if applicable, is required

Amend the Use Table (Table 21.09-2) by adding a row for Workforce Housing as a new Use Category and Temporary Workforce Housing as a Use Type under the Commercial section. Enter an “S” for Administrative Site Plan review for the following zones:

- GC-2 (Old Girdwood by Mall)
- GC-3 (Old Girdwood)
- ~~GC-4 (Alyeska Highway)~~
- GC-5 (South Townsite)
- GC-6 (Lower Crow Creek Rd)
- GC-8 (Behind Post Office)
- GC-10 (near Brewery)
- GRST-2 (resort)

Expiration

Add clause into 21.09.050 B.4.f that the allowed use will expire on Nov-1 2027.

Justification for temporary vs permanent changes:

- This is a temporary reprieve while permanent workforce housing is developed and constructed.
- The Girdwood Comprehensive Plan is anticipated to be adopted in Fall 2024, which will lead to an overhaul of zoning within 2-3 years. The public review draft allows housing (mixed use) within commercial districts. Approaches for temporary housing which are successful can be incorporated into new zoning.

Draft code amendment

21.09.050 - Use regulations.

B. *Use-specific definitions and standards.* The following use-specific standards apply regardless of whether the use type is permitted as a matter of right, subject to an administrative or major site plan review process, or subject to the conditional use process.

4. *Commercial uses.*

f. Temporary Workforce Housing

i. Definition.

ii. Use specific standards

iii. Expiration

DRAFT

Add a new row to Table 21.09-2

		Residential						Commercial									Ind.		Resort		Other							
Use Category	Use Type	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	G	G	G	Definitions and Use Specific Standards
		R	R	R	R	R	R	C	C	C	C	C	C	C	C	C	C	C	C	C	I	I	R	R	A	O	W	
		1	2	2	3	4	5	1	2	3	4	5	6	7	8	9	1	1	2			S	S			S		
				A																			T	T				
COMMERCIAL																												
<u>Workforce Housing</u>	<u>Temporary Workforce Housing</u>							<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>			<u>S</u>		<u>S</u>		<u>S</u>								<u>21.09.050</u> <u>B.4.f.</u>	

Concerns / comments heard so far

- Concerns about RV parks along Alyeska Highway
- Commercial land owners might abuse this flexibility
- Could the sunset clause create an incentive for those investing in temporary housing to oppose permanent housing?
- Many businesses with employees don't have commercial land in the identified zones and vice versa
- Should the resort zones be included?
 - GRST1 - Daylodge & Olympic Mountain Loop
 - GRST2 - Hotel area
- How do we ensure that the temporary housing is safe?

DRAFT

Updates based on community feedback

- Applicable commercial zones: gC-2, gC-3, gC-5, gC-6, gC-8, gC-10, GRST-2
 - Excludes gC-4 - these are isolated lots along Alyeska Hwy, surrounded by residential uses
 - Added GRST-2 (resort area)
- Simplify expiration to a date certain (30-Oct-2027)
 - originally required “X units of workforce housing”, but that made it harder to define risk/benefit for owners of commercial land
- No specific employment requirements
 - *Workforce Housing* is Federally defined at housing “affordable” for household income of 60%-120% of Area Median Income (this income range is too high for Section 8 vouchers or Low Income Housing Tax Credit financing)
 - *Affordable* is Federally defined as expenditure on rent + essential utilities of no more than 30% of gross income
 - Land owner can add specific additional requirements if they are consistent with Federal and State laws and Municipal anti-discrimination code
- Add density/size limit: limit of 20 du/a with a maximum of 12 units per parcel;
- Application paperwork & process:
 - sworn affidavit from land owner / manager
 - safety inspection from Fire Dept
 - administrative site plan review (provides formal notice to GBOS/LUC and formal action by Planning Dept)

Justification for temporary vs permanent changes:

- This is a temporary reprieve while permanent workforce housing is developed and constructed.
- The Girdwood Comprehensive Plan is anticipated to be adopted in Fall 2024, which will lead to an overhaul of zoning within 2-3 years. The public review draft allows housing (mixed use) within commercial districts. Approaches for temporary housing which are successful can be incorporated into new zoning.

Update on Temporary Workforce Housing proposal (Edgington/Sullivan).

Amendments to the Workforce Housing proposal have been incorporated into the draft document included in the meeting packet. LUC recommended the proposal to GBOS with addition of a performance bond. In this discussion, edits to the language in the context portion and implementation details of the proposal was recommended and accepted by the proposers.

Amended Motion:

GBOS moves to support the Workforce Housing Proposal criteria, amended to add on-site sanitation facilities, and to have a formal draft AO produced by MOA Legislative Services for Assembly review and process.

Motion by ME/BS

Motion carries 4-1 in roll call vote (JW votes against)

Concerns expressed at this meeting are mainly regarding inclusion of specific language about handling sanitation and concerns about maximum potential density that might create RV parks on commercial lots.

Amendment to original motion:

includes "amended to add sanitation"

Amendment to motion ME/BS (2nd by GW after chair change)

Amendment #1 to motion passes 5-0 in roll call vote

Amendment to original motion:

include "amended to add performance bond"

Amendment to motion by ME/GW

Amendment #2 to motion fails 2-3 in roll call vote: (JW and GW vote in favor)

In discussion, ME states opposition to this additional criteria because is not implemented in any other land use code within the MOA.

Amendment #1 is incorporated into the motion and passes. It is noted that the recommendation from LUC to add the performance bond is not reflected in the language of the motion passed at GBOS.

MoA Room Tax – a Deep Dive

Mike Edgington

MoA Elected Official – Girdwood Board of Supervisors

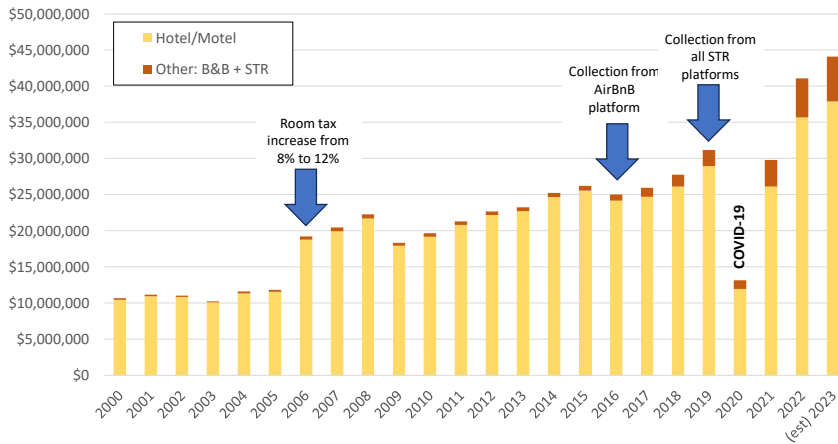
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Who pays Room Tax?

- A 12% tax paid by those renting a room in the MOA
 - Was 5% under Greater Anchorage Borough, increased to 8% in 1979
 - Increased from 8% to 12% in 2006
- Exemptions:
 - Rentals for longer than 30 days
 - Rentals paid by Local, State, Federal or some foreign Govts
 - When rental of a room is incidental to main purpose, e.g. hospital, college
 - Hostels (renting a “pillow” in a dorm)
- Collected & remitted by hotels, motels and individual operators
 - In Fall 2016 AirBnB started collecting tax at source
 - Extended to all Short-Term Rental platforms in 2019

2

Room Tax Revenues

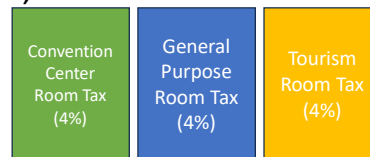


- Since 2016, *Other*, which is now almost entirely from STRs, increased from a historical rate of 1%-2% to ~15% of total revenue

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Limitations on Use of Room Tax: Headlines

- Room Tax is split into three components, each with a rate of 4%
 - Convention Center Room Tax
 - Tourism Room Tax
 - General Purpose Room Tax
- AMC 12.20.020 restricts their uses
 - § B "One-third of the total tax revenues received, less administrative and enforcement related expenses, are dedicated to promotion of the tourism industry"
 - § C "One-third of the total tax revenues received, less administrative and enforcement related expenses, are dedicated to financing the design, site acquisition, construction, landscaping, bonded debt service or lease payments, carrying costs, and operation, and/or maintenance of the new civic and convention center, including parking facilities, and the renovation, operation and maintenance of the existing Egan Civic and Convention Center"
- But these are only the top-level restrictions – there are more



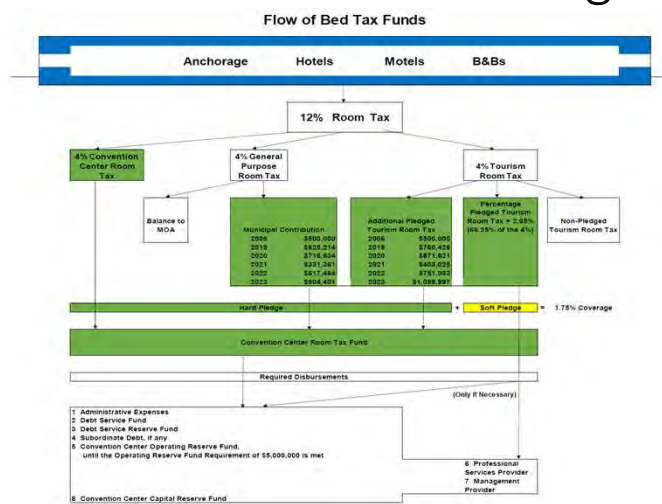
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Use of Room Tax: Bond Financing Restrictions

- 2005 Convention Center
 - Charter restricts 4% "Convention Center Room Tax" to Convention Center purposes only
 - MoA owned CIVICVentures issued Bonds to finance new Convention Center
 - Bonds need to be backed by predictable revenue streams; there was concern that a 4% room tax might not be enough
- Additional restrictions from Use Agreement with CIVICVentures
 - Pledges further room tax revenue to restricted "Convention Center Room Tax Fund" (CCRTF) and limits use to specific purposes
 - Admin and enforcement expenses
 - Bond payments + bond payment reserve + operating reserve
 - Management and Tourism promotion
 - Excess must be deposited in Convention Center Capital Reserve
 - Pledge amounts
 - 66.25% of all Tourism Room Tax
 - additional \$500k (2005 indexed) from Tourism Room Tax
 - additional \$500k (2009 indexed) from General Room Tax

5

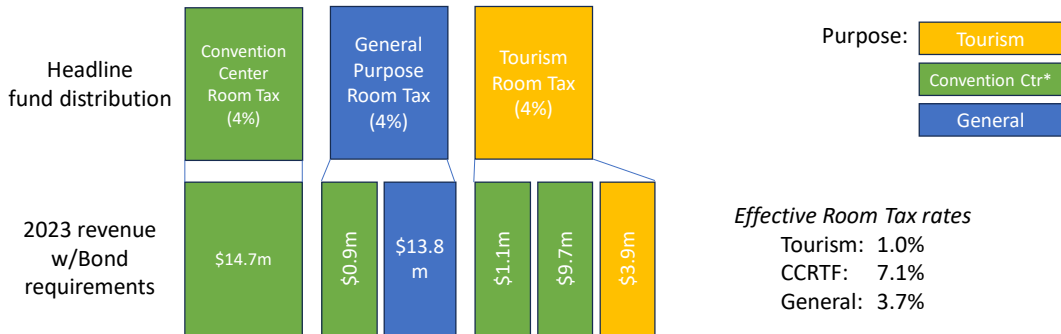
Use of Room Tax: Bond Financing Details



- See Russ Risvold, MOA Public Finance & Investments Manager

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Use of Room Tax: Impact of Bond Reqs (2023)

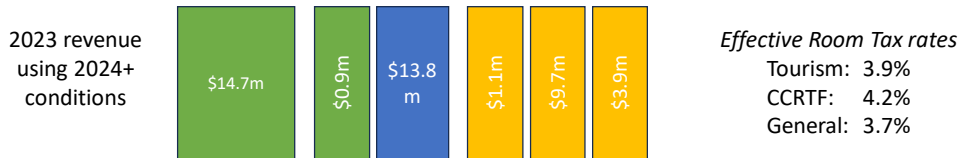


* Goes to CCRTF - some funds may be spent on Tourism Promotion after other obligations are met. Remainder goes to CC Capital Reserve

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Use of Room Tax: 2024 and beyond

- Bond financing has an “escape clause” if tax revenue is high enough for two consecutive years
 - Is Convention Center + additional contribution from General component >175% of future maximum annual bond payment?
 - If met, Tourism pledges to CCRTF no longer required for life of Bonds
 - Condition was met in 2022 and 2023 – Finance to confirm



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Use of Room Tax: Charter/Voter Restrictions

- Convention Center Room Tax was dedicated in Charter by passage of 2005's Proposition 2 (2.9% margin)
 - Future changes would require a Muni-wide vote for a Charter amendment
- Tourism Room Tax was dedicated "to the promotion of the tourism industry" in code by 1993's AO 96-103, with language from 1979's Proposition 2 (7.9% margin)
- But note: "for a hotel-motel room"
 - At the time, B&B's were excluded from room tax
 - 35+ years before STR growth

PROPOSITION 2 HOTEL-MOTEL TAX

PROPOSITION 2: HOTEL-MOTEL TAX Shall the tax levied upon the rent paid by a guest at a hotel-motel for a hotel-motel room within the Municipality be increased from 5% up to a maximum of 8% with half of the total (4%) tax revenues received dedicated to promotion of the tourism industry?

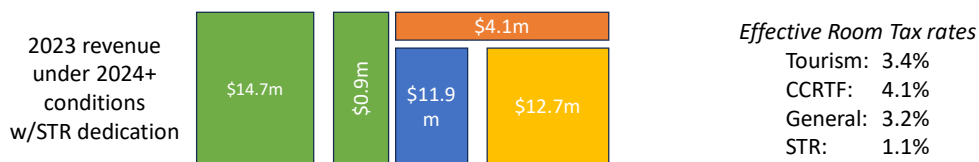
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Policy Proposal: Update Tourism Tax Dedication

- Dedicate Tourism Room Tax from only hotel/motels to "promotion of tourism"
 - Consistent with voter intent as expressed through 1979 Proposition 2
 - One-third of STR room taxes remains dedicated for Convention Center
 - In 2023, non-Hotel/Motel room taxes were \$6.2m, so this would release \$4.1+m each year
 - Only requires an Assembly Ordinance to update AMC 12.20.020
- Options
 - A: release STR portion to General purpose
 - B: dedicate STR portion of Tourism room tax for special purpose
 - C: dedicate STR portion of Tourism + General room tax for special purpose

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Future Policy? - Option C: maximize STR focus



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What does this mean for Girdwood?

- Estimated 25% of STR room tax generated in Girdwood
 - Will need confirmed numbers
 - Assembly Ordinance in preparation to require STR platforms to report room tax receipts by zipcode
- Policy proposal: direct STR room tax to support housing in areas of high STR density
 - Only Girdwood now, possibly South Addition in future
 - Fund for Housing & Economic Development Support already exists
- Estimated revenue to Girdwood ?
 - Option B: \$550k per year
 - Option C: \$1.1m per year

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Girdwood Community Review Process



Municipality of Anchorage Plan Adoption

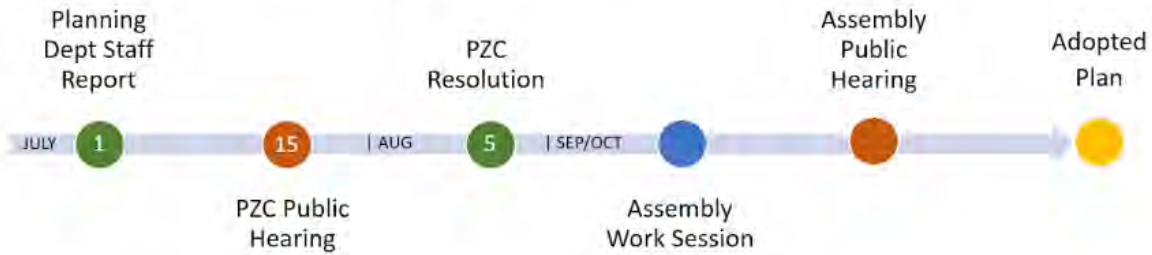


TABLE 21.09-2: TABLE OF ALLOWED USES

P = Permitted; C = Conditional; S = Administrative Site Plan Review; M = Major Site Plan Review; O (with # inside) = see end of table
 For GIP, GCR-1, GCR-2, GCR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts

Use Category	Use Type	Residential						Commercial										Ind.		Resort		Other			Definitions and Use Specific Standards		
		gR 1	gR 2	gR 2A	gR 3	gR 4	gR 5	gC 1	gC 2	gC 3	gC 4	gC 5	gC 6	gC 7	gC 8	gC 9	gC 10	gl 1	gl 2	gR ST1	gR ST2	G A	G O S	G W			
Household Living	Dwelling, single-family detached	P	P	P	P	P	P				P	P	P	P							P	P					21.09.050 B.2.d. 21.09.080C.
	Dwelling, single-family attached	S			S		S														P	P					21.09.050 B.2.c 21.09.080D.
	Dwelling, two-family	P	P	P	P	P				P	P		P				P				P	P					21.09.050 B.2.f. 21.09.080D.
	Dwelling, townhouse	S			S		S														P	P					21.09.050 B.2.e. 21.09.080E.
	Dwelling, multiple-family (< 4 dua)	P								P	P		P				P	P			P	P					21.09.050 B.2.b. 21.09.080E.
	Dwelling, multiple-family (4-8 dua)	C				S	S			S	S	S	S				S	S			S	S					21.09.050 B.2.b. 21.09.080E.
	Dwelling, multiple-family (> 8-20 dua)					C	C			C		M	C				C	C			C	C					21.09.050B.2.b. 21.09.080E.
	Dwelling, multiple-family (> 20 dua)																				C	C					21.09.050B.2.b. 21.09.080E.
	Dwelling, mixed-use									O	P	P	P	P	P	P	P	P			P	P					21.09.080 E. 21.09.080F.



[Chapter 21.09 - GIRDWOOD \(NEW CODE - Effective January 1, 2014\) | Code of Ordinances | Anchorage, AK | Municode Library](#)

b.
gC-2 (Girdwood Station/Seward Highway Commercial) district.

i.
Location. The gC-2 district is comprised of land on the east side of Alyeska Highway, west of Dawson Street, at the intersection of the Alyeska Highway with the Seward Highway. The district fronts both highways.

ii.
Intent. The gC-2 district, along with the gC-1 district, constitutes the entry to Girdwood Valley and shall be developed as part of an attractive gateway to a mountain resort community. **Because of the proximity to the Seward Highway, residential uses are not appropriate in this district.** Landmark-quality elements are encouraged in any development visible from the highways, and the design of larger buildings shall make every effort to reduce the perception of building mass and make the building appear to be an aggregation of smaller, simple forms.

iii.
District-specific standards. Building and landscape materials, such as natural wood, native trees and flowers, and local stone, shall be emphasized.

c.
gC-3 (Old Townsite Commercial/Residential) district.

i.
Location. The gC-3 district is comprised of the land north of the gC-2 district, east of the Alyeska Highway, south of the Alaska Railroad, and west of Glacier Creek at the entrance to Girdwood Valley.

ii.

Intent. This district reflects the development pattern of early Girdwood, with a mix of houses and small businesses on small lots creating the appearance of a small, historic town. There are still many vacant lots in this district to be developed with either residences or small commercial and craft-oriented businesses to retain the unique scale and visual quality of this district.

iii.

District-specific standards.

(A)

Residential character. To maintain overall neighborhood integrity, new nonresidential development in the old townsite shall have a residential character, even though the zoning permits commercial uses. Elements of residential character in the old townsite include predominantly pitched roofs, porches and protected entryways, rectangular and vertically oriented windows recessed into the exterior wall or window trim, no blank walls, and special attention to the detailing of windows, doors, porches and protected entries on the ground floor. Siding and trim shall be traditional residential in appearance, and avoid materials associated with industrial uses.

(B)

Parking. On-street parking may satisfy parking requirements; excessive on-site parking is discouraged. Up to 50 percent of the width of the front setback may be used for parking, provided parking lots allow for sidewalks so pedestrians may comfortably and safely walk by parking stalls.

(C)

Accessory structures and outdoor storage. Uses shall adhere to residential district standards for outdoor storage and accessory structures.

January 17, 2024

A resolution of Girdwood Housing and Economic Committee to provide Long Term Rental (LTR) units in the Girdwood area by restricting the rental of Accessory Dwelling Units (ADU) to 30 days or longer.

Whereas:

- There is a lack of Long Term Rentals (LTR) available in Girdwood for workforce housing and seasonal employees
- There is an immediate need to make available additional LTR units
- Girdwood Housing and Economic Committee is looking for solutions that result in mitigation of the impact that Short Term Rentals (STR) activity has on available workforce housing
- There are no revenue sources immediately available to fund other incentive programs to increase the supply of LTR
- The intent and purpose of Accessory Dwelling Units is stated in 21.09.050B:
 - Increase the supply of supplemental housing through flexible use of existing housing stock, land supply, and infrastructure;
 - Respond to the local needs for seasonal housing
- There are no restrictions on the use of ADU for STR, which defeats the stated intent and purpose of these size limited properties

Therefore let it be resolved that GHEC advises GBOS to pursue a change in Title 21, Chapter 9, that defines the allowed use of ADUs to only permit rentals for 30 days or longer.

[NEW language]

21.09.50 Use Regulations

2. Use-specific standards for accessory uses:

a. Accessory Dwelling Units

iii. Requirements

(A)Maximum number of accessory units. Only one accessory dwelling unit, as defined in Section 21.05.070D., shall be allowed on any single-family residential lot. The accessory dwelling unit may be a rental unit. **[If rented or leased, the accessory dwelling unit shall not be used for rental periods of less than 30 days.]**

Municipality of Anchorage



*P.O Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>*

David Bronson, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

Briana Sullivan & Jennifer Wingard, Co-Chairs

Mike Edgington, Amanda Sassi, Guy Wade

January 22, 2024 MOA GBOS Quarterly Meeting Agenda Final 4:00 p.m. via Microsoft Teams & Anchorage City Hall

This meeting is being held via teams with in-person attendance at Anchorage City Hall, 8th Floor Conference Room.

The Girdwood Board of Supervisors, its committees, and subcommittees are subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.

The Girdwood Board of Supervisors operates under the Girdwood Public Meetings Standards of Conduct.

Call to Order 4:00 p.m. Jennifer Wingard or Briana Sullivan, GBOS Co-Chair

Roll Call & Disclosures

Agenda Revisions and Approval

January 22, 2024 MOA GBOS Quarterly Meeting Agenda approval

Announcements:

- The public is encouraged to ask questions and provide comment. Please raise your hand and wait to be acknowledged.
- To help discussions stay productive, please direct your comments to the Board rather than other members of the public and keep your comments focused on the business under discussion.
- Please be respectful of everyone's opinions.

Agenda

Welcome and Introductions

1. Request for guidance regarding homeless issue in Girdwood and safety and maintenance concerns (LUC Supervisor Wingard, GVSA Staff)
2. HLB Items: (Supervisor Wingard, Supervisor Edgington; HLB Director, HLB Staff)
GVSA Collaboration on Girdwood Industrial Park (meetings, check-ins, stakeholder assistance)
HLB 1 and 5 year plan draft
3. Holtan Hills Proposal Discussion (Real Estate Director, HLB Staff)
4. Follow up from July MOA GBOS Meeting: Request for information on non-residential taxes collected from Girdwood (bed, alcohol, marijuana taxes)

Public Comment: Persons offering public comment must state their full name and address. Public Comment is limited to three (3) minutes per person and must be on subjects not listed on the agenda.

Levee that protects Townsquare from California Creek is an area of concern. It's located behind Creekside apartments and the new Glacier City Development. The Levee is located on ASD land. There is some active erosion on this levee that we plan to evaluate in the spring when it gets exposed. Below is a map for reference.



The Levee was built after the 1964 Earthquake after the ground sank and the area flooded from the incoming water from Turnagain arm, Glacier Creek, and California Creek. As to who rebuilt the levee, it was probably a combination of the state, local unpermitted developers/contractors, and the railroad at the time, but this has yet to be confirmed. All levee development happened before Girdwood was incorporated into the Municipality of Anchorage. Most likely, the levee creation is related to protecting the two bridges crossing in this area by channeling the water flow between the two sets of abutments from the railroad to the Seward Highway crossings. The Seward Highway, Alyeska Highway, and Railroad were rebuilt higher in this area, and with the levee going in, it allowed Old Town to be livable

again. Most old town residents moved up the valley immediately after the earthquake as the area became saturated in water.

The levee was built pre-1979 when Alaska and Anchorage joined the FEMA Flood Hazard program, which required permitting for new levees and a longer-term maintenance program to maintain them into the future. None of those exist for this levee. Before Gold Avenue and Old Dawson Road were developed, the levee road was the only access to this side of Old Town, which came directly off the Seward Highway. That access was removed with the development of the new Seward Highway bridge over Glacier Creek a few years ago. Once the Sewer went into the old town, Gold and Old Dawson were developed as roads.

In short, the Old Town Levee doesn't have an owner. The land is owned by the Municipality of Anchorage and managed by HLB, but that does not mean that HLB is responsible for maintaining it, as they typically don't have funds to maintain existing infrastructure like this. What is missing is a dedicated tax base service area or revenue source to support it. The Girdwood Service area maintains the road on the levee, providing emergency service access to private properties. The legal right of way to the west of the levee has not been developed for this area. Rural road service areas like Girdwood don't maintain levees unless specifically designated, which Girdwood is not. That said, GBOS could investigate exploring having the existing road service area incorporate the cost for maintenance of the levee. Funding could also come from a new, unique service area to maintain the levee. The funding source is a crucial item to be determined.

Preventive levee maintenance would require many regulatory hurdles since it had not been previously permitted and would involve the Army Corps of Engineers, FEMA, and MOA Flood Hazard Management. If we had to do emergency repairs, the process would be less regulatory because you're responding to an incident that threatens property and life if not dealt with. A prime example is Ruane Road, which was a regulatory quagmire to replace those culverts before the flood. Still, the process of repairing them after the washouts and eventually building a new box culvert has been much more streamlined because of the emergency response classification it got after the flood.