

Girdwood Housing and Economic Committee
April 1, 2024
Regular Meeting
Agenda Final
6 p.m. via Microsoft Teams & Girdwood Community Room

This hybrid meeting is taking place via Microsoft Teams & at the Girdwood Community Room, 250 Egloff Rd:

This Advisory Committee is subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.

All committees of the GBOS operate under the Girdwood Public Meetings Standards of Conduct.

Call to Order 6:00 p.m. Brett Wilbanks, chair or Matt Schechter co-chair
Roll Call, confirmation of quorum

Agenda Revisions and Approval

April 1 meeting agenda approval

March 4 2024 meeting minutes approval

GBOS report: Mike Edgington

Presentation: Girdwood Comprehensive Plan (Imagine!Girdwood)

Old Business:

1. Status of GHEC recommendation to allow mixed residential and commercial use on GC-2 zoning east of Main Street. (Wilbanks)
2. GCLT Request for Information on HLB parcel 6-076 (Krystal Hoke)
3. Develop organizational structure to handle receiving HLB managed property and strategy for executing a development project on that land
4. Conversion of STR to LTR via incentive programs (Schechter)
 - a. Different fees for full-time vs part-time STRs
 - b. Enforcement for non-compliance of rules.
5. Discuss times/dates for GHEC meetings starting in May 2024
6. Status of GHEC 2023-02 STR recommendations to GBOS and any assembly action on STR regulations for Girdwood

Program Updates:

7. Discuss any updates to program matrix and data collection on short-term housing (Schechter)
8. Updates on GHEC 2024-01 Parcel Request of HLB to be included in 5-yr and 1-yr plan:
6-076: Across Karolius, adjacent to California Creek Park
6-039: Along Alyeska Highway/Across Ruane Road from the Industrial Park
6-016: 6.5 acre portion only within Holtan Hills but not included in current Development Agreement.
6-134: Across Karolius from 6-076. This parcel is under consideration for the RV park
6-013: Land along Arlberg road across from Moose Meadow.
6-029: Behind Spoonline and Basecamp
6-022: Adjacent to park and ride lot
9. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS.
10. Status of LUC input re: ADU use as specified in AMC 21.09.050.C.2 (Wilbanks)
11. Review HLBAC agenda and consider a member of GHEC attending HLBAC meeting if a relevant Girdwood item is under consideration.
12. Update on possible feasibility studies:
 - a. Feasibility study for Gravel Extraction and infil/exfil storage within Girdwood @ NTE \$77,000 from the GVSA TBA account. (Wilbanks): Pending public/private partnership
 - b. Update on Feasibility study and 30% design for RV Camping in Girdwood, proposed for HLB Parcel 6-134 @ NTE \$39,000 from the GVSA TBA account as recommended by GHEC to GBOS. (Hoke)

Meeting Agendas and minutes are available: [Municipal Road Maintenance Service Areas gbos-hes](#)

New Business:

13. GBOS Housing Goals

Pending Business:

14. Request HLB to release smaller parcels of land on a more consistent basis. Review draft resolution (Hoke)
15. Review GHEC Operating Rules
16. Temporary Use of Commercial Land for Residential Occupancy (Edgington)

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.

Next meeting: May 6 TBA

Adjourn