

Girdwood Housing and Economic Committee
April 1, 2024
Regular Meeting
Minutes Draft
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

Roll Call: Attending are Matt Schechter, Brett Wilbanks, Erin Eker, Tim Cabana, Larry Daniels

Quorum confirmed

Agenda Revisions and Approval

April 1 meeting agenda approval with movement of items #12 and #8 to Old Business for action.

revised agenda LD/TC Assent Vote

March 4 2024 meeting minutes approval TC/LC Assent vote

GBOS report: Mike Edgington:

STR regulation AO was passed by Assembly but vetoed by Mayor. Ongoing discussion of STR regulation for Girdwood only or Areawide by exercised only when STR saturation is high will continue. Assembly members who voted against STR regulation may be more open to something for Girdwood only.

GBOS meetings on GBOS Roles and GBOS Rules and Procedures are expected late April/May.

GBOS GHEC Joint meeting on Housing Goals has been scheduled for May 13 at 4PM

Temporary Workforce Housing proposal passed LUC and GBOS in March.

Municipal Bed tax study and possibilities for claiming some of those funds is on-going. Mike Edgington will address a budget advisory committee on this on April 11 at 11:30AM

Draft Girdwood Comprehensive Plan comment period has closed with over 400 comments. Revised draft expected late April and GBOS/LUC Joint meeting on the topic is slated for April 29 at 7PM.

Presentation: None

Old Business:

1. Status of GHEC recommendation to allow mixed residential and commercial use on GC-2 zoning east of Main Street. (Wilbanks).

Amanda Tuttle owns small business in the Girdwood Station Mall and lots in the nearby GC-2 zoned area of Old Girdwood. GC-3 lots adjacent to her location would allow housing. Current zoning does not. Idea is to add mixed residential and commercial use for properties currently in GC-2 east of Main Street.

This item was new Business at LUC and GBOS in March and will return for discussion and possible action at both meetings in April. Language of the proposal will need to be specific in order to include the lots intended but not the rest of GC-2.

2. GCLT Request for Information on HLB parcel 6-076 (Krystal Hoke): Item tabled.

3. Develop organizational structure to handle receiving HLB managed property and strategy for executing a development project on that land.

HLB 1 and 5 year plans are under review now by Assembly with amendments to include parcels in Girdwood to be moved to GVSA management. Once this is accomplished, Girdwood will need to establish how management and development will be handled. Group will continue to discuss options, generally the group agrees that there will need to be several approaches and many partnerships to any development of land/parcels to achieve housing affordable for workforce. Group discusses grants for infrastructure development, land preparation, housing authorities etc.

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

4. Conversion of STR to LTR via incentive programs (Schechter):
Veto of the STR AO changes this topic a bit. GHEC will need to consider additional elements based on veto and path forward with possible Girdwood-only approach. This topic is also related to #6.

5. Discuss times/dates for GHEC meetings starting in May 2024.
Currently aiming for May 6 at 6PM. Determination will occur following GBOS meeting April 15, when decision about PSAC is anticipated.

6. Status of GHEC 2023-02 STR recommendations to GBOS and any assembly action on STR regulations for Girdwood
STR regulation for Girdwood only or for MOA wide based on high saturation of STRS is possible.
GHEC and GBOS both have written goals and expectations based on review of the now failed AO in the form of their own Resolutions. Review of the final AO to determine what parts of it would be kept and/or revised to achieve the regulation desired by the community.
Group discusses holding a Work Session on STR in the future, perhaps prior to GBOS GHEC meeting on Housing Goals in May, staff will look in to the date and make recommendation. Source materials are: GHEC 2023-02 Resolution; GBOS Resolution 2023-26; Assembly AO, Girdwood Comprehensive Plan.

Program Updates:

7. Discuss any updates to program matrix and data collection on short-term housing (Schechter).
No changes to discuss.

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
HLB 1 and 5 year plan is under review for Assembly adoption now. Transfer of the parcels above, except for 6-029 and 6-022 has been added to the plan. Transfer of management is not yet addressed in the plans, Mike Edgington is working with Assembly members to add that amendment before item is passed. Girdwood Assembly representatives support this

9. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS.
Mike Edgington has been studying the complex history of bed tax and how funds from the bed tax can be spent. He will provide a presentation to the Budget Advisory Commission on April 11 at 11:30AM.

10. Status of LUC input re: ADU use as specified in AMC 21.09.050.C.2 (Wilbanks)
LUC passed the ADU proposal by 5 to 3 with 15 abstaining. Group discusses that this does not show overwhelming support. Since ADU ordinance relaxed requirements for development of ADUS 8-11 have been developed in Girdwood. (range is due to some that were in-process during change). Group discusses that part of the goal was to bring existing ADUS into compliance.

Group discusses that enforcement is complaint based. Currently municipal code doesn't allow use under 30 day rental but there are not complaints.
This topic may also be addressed in STR discussion at a work session.

11. Review HLBAC agenda and consider a member of GHEC attending HLBAC meeting if a relevant Girdwood item is under consideration.
Item to be moved to pending business. GHEC will see if Tim Charnon would like to come to address the group on HLBAC.

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

Keith Tryck has indicated that there may be interest in a public/private partnership for gravel extraction. AK Dept of Fish and Game also is interested. The permit for this is restrictive due to environmental concerns, however there are a variety of flood hazard concerns as well to be addressed. Based on interest of government and private entities, the scope of work for the infill-exfil study may need to be changed.

- 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)

This project is tied to land transfer and management transfer from HLB to GVSA. No update

New Business:

- 13. GBOS Housing Goals: GBOS GHEC Joint meeting set for May 13 at 4PM

Pending Business: No updates

- 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:

Amanda Tuttle concern about the levee protecting Old Girdwood from flooding of Glacier Creek. HLB is the land owner and is not complying with requirements to maintain the levee as required by code. Watershed data is old or missing. Army Corps of Engineers was unaware of the levee, there is no monitoring or maintenance of it. Levee is also of concern to the AK Railroad and (federal) Seward Highway. Levee protects the highest density of residential homes in Girdwood.

Next meeting: May 6 at 6PM. Staff will confirm after GBOS meeting April 15.

Adjourn 7:45PM