

Girdwood Housing and Economic Committee
August 30, 2023
Regular Meeting
Minutes Final
12:00 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 12:00 p.m. Brett Wilbanks, chair

Roll Call: Attending are Krystal Hoke, Thomas Meding, Erin Eker, Matt Schechter, Tim Cabana, Brett Wilbanks
Brooke Lavender is absent but provided information via Krystal Hoke.

Agenda Revisions and Approval

August 30 2023 meeting agenda approval	Erin E/Thomas M.	Assent
July 26 2023 meeting minutes approval	Matt S/Krystal H	Assent

Old Business:

1. Review matrix: new tabs are added that include information to inform discussion on population:
Voter registration and pfd applications
Girdwood school enrollment information
Property tax exemption data for primary residences

It is noted that the higher density housing options are less frequently owned by those who claim residential property tax exemption. IE condos are more frequently owned by non-resident owners.

Thomas M mentions that Alyeska Resort has plans for housing that will be shared at an open house in the coming 3-5 weeks, date TBA. Resort has just opened their new employee housing, with 71 new units, half of which are filled currently. Resort is not going to continue leasing accommodations in Girdwood as they have for the past 18 months, so those units may return to the general market for rent.

Concerns:

Types of housing to be proposed via the GHEC needs to meet modern expectations (IE not studio apartments) and financial/economic circumstances.

Girdwood infrastructure adequate for increase in population: AWWU well service, Chugach Electric outages, fire dept

Questions regarding potential for GVSA to receive land to develop for housing. What are the steps to achieve this land management transfer from HLB to GVSA. GVSA does have land management authority to manage land for parks, trails, roads and eventually industrial lot.

Primary Goals and timeline for completion

Reminder of the Goals of Holtan Hills Housing Advisory Committee, as they may be applicable to this broader discussion. (List provided by Brooke via Krystal)

Increase supply of affordable and Middle income housing; Increase affordability of housing and affordability of development of housing; Increase number of homes occupied by residents of Girdwood; Limit the amount of new housing that is open to Short Term Rental

- Review parcels that members think are most developable to produce housing

Parcels under consideration are off Ruane Rd; Soccer Field; across from Moose Meadows along Arlberg
No action taken on this.

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

- Review items that could immediately help with housing crisis
- Streamline permitting and regulatory process
Others are discussed under New Business #3.

Secondary Goals

- Type of housing desired (rent or own; density, etc) in collaboration with study by Agnew Beck: Agnew Beck Study via Imagine!Girdwood is expected to be released soon and will be discussed Oct 11 at a Town Hall meeting.

Agnew Beck Statewide Study should be available on line: www.agnewbeck.com

- Discuss financial mechanisms for creating attainable housing

Not discussed

2. Set mechanisms to attaining goals

- Discuss updates to data collection: already discussed under item 1, matrix topic.
- Discuss what work assignments to address various tasks, questions, issues. No new tasks listed at this time, some are assigned under New Business #3

New Business:

3. GHEC potential recommendations to GBOS:

- Gravel and storage of gravel and overburden

Allowance of use of the old gravel pit for overburden and fill storage

AK RR has eliminated access to the gravel pit, and need for gravel in Girdwood is ongoing.

Glacier Creek is filling with gravel bars and causing community concerns about flooding.

GHEC wants to engage a community discussion on this in order to finding a solution that is acceptable to the community. If community is amenable, there should be a feasibility study performed.

Motion:

GHEC requests to have the topic of infill/ex fill storage and removal of gravel from Glacier Creek added to the LUC agenda to begin this conversation.

Motion by Tim C/2nd Matt S. Assent vote

Brett Wilbanks will attend to present this discussion at LUC on Sept 11.

- Allowance of use of So. Townsite parcel within the flood plain for mobile (RV) living.

Resort did not allow RV parking in the Daylodge lot this summer, nearest legal RV parking was at Crow Creek Mine, then Portage and Bird Creek. Krystal H recommends starting a conversation at LUC to receive public input on the idea of land management transfer to GVSA for the purpose of creating legal RV parking in Girdwood. It is understood that there will need to be staffing to support the project, which may come from GVSA or from contracted staff. Proposed site is HLB parcel 6-134 as it is in the flood plain and therefore is more suitable for RV camping than for other types of housing.

Krystal Hoke will attend to present this discussion at LUC on Sept 11.

- Relaxation of regulation for 3 unit maximum under residential projects (vs commercial)

This item is already on the Assembly agenda. GHEC will need to watch the outcome and see if the solutions resolve the Girdwood issues as Assembly is working on municipal code rather than land use regulations.

GHEC decides to table this conversation until Assembly has proposal to review.

- STR regulations.

Conversation evolves from regulation of STR to use of STR to help fund projects to mitigate the negative impacts of it on housing in Girdwood. Current estimate is that the amount of bed tax that is going to MOA from Girdwood STRS is \$1.5M. Of that 1/3 is required to go to the Dena'ina Convention Center.

The other 2/3 go to Visit Anchorage via contract and to the MOA general fund.

GHEC requests GBOS agenda includes discussion of a portion of the bed tax collected in Girdwood STRS is returned to the service area to mitigate negative impacts of STRs on Girdwood housing.

PUBLIC COMMENT:

Mike Edgington:

Agnew Beck Girdwood housing study is being finalized and will be presented at Imagine!Girdwood townhall on Oct 11.

Anchorage Assembly just passed a motion regarding their principles in housing. In this statement, they added a sentence stating that there needs to be an increase in the percentage of occupied housing. This is a shift from earlier

assumption that any housing relates to more occupied homes automatically. This has been shown to be true in Girdwood, where some new developments have brought on 15 new units, and only one that is occupied.

Krystal Hoke:

GCLT has just finalized a Letter of Intent with HLB. This is essentially a 2 year commitment to demonstrate community supported projects on the South Townsite parcel.

Next meeting: September 27 2023 at 12PM

Adjourn 2PM