

Girdwood Housing and Economic Committee
December 27, 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 12:01 p.m. Brett Wilbanks, chair

Roll Call. Attending are Matt Schechter (MS), Brett Wilbanks (BW), Krystal Hoke (KH), Erin Eker (EE), and Brooke Lavender (BL)

Quorum confirmed

Agenda Revisions and Approval

December 27 2023 meeting agenda approved with amendments

Erin Eker/Krystal Hoke Assent

Amendments to add 2 items to New Business: Holtan Hills Assembly Ordinance and Temporary Workforce Housing

November 29 2023 meeting minutes approved

Krystal Hoke/Erin Eker Assent

Announcements:

- All GBOS Committees will hold elections at their January 2024 meetings.
- Foraker Group Board Training is TUE Feb 27 at 5PM in the Girdwood Community Room. All are welcome.
- GHEC meetings in Jan and Feb have been rescheduled tentatively for:
WED Jan 17 at 3PM & WED Feb 14 at 3PM

GBOS report Skipped

Old Business:

1. Discuss update data collection on short-term housing (Schechter)
Review of matrix, which has been updated with more information on STRS.
This will be revisited later in the meeting during discussion about potential growth of Long Term Rentals from those currently marketed for Short Term Rental.
2. Review and vote on GHEC Resolution (Schechter)
GHEC Resolution to create guidance on the GHEC focus on workforce housing.
Language modified somewhat during the meeting related to Alyeska Resort's new employee housing, which has now opened. Group agrees that having representation from the Resort would be helpful in providing Resort information. Willam Laurie, Pomeroy representative, has been contacted and is likely to attend future meetings.

Motion:

GHEC moves to adopt the Resolution noting acute shortage of workforce rental housing and the need for additional workforce rental housing with edits made at the meeting.

Motion by Brooke Lavender, 2nd by Krystal Hoke

Motion carries 5-0 in roll call vote

Amended final copy will be posted on the GHEC web page.

3. Brief Project Activity Updates:
 - a. Feasibility study for Gravel Extraction and infil/exfil storage within Girdwood (Wilbanks). Pending proposal from MOA Term Contractor.
 - b. Feasibility study for RV Camping in Girdwood, proposed for HLB Parcel 6-134. (Hoke). Pending proposal from MOA Term Contractor.

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

c. Parcel Discussion:

Soccer field swap to South Townsite from current location. This item has been discussed and found that the rezone from Parks to residential would require a positive vote of the entire MOA and is not feasible in a timeframe reasonable to pursue at this time. There has been opposition stated from the community as well. Matrix page with parcel discussions will be updated to reflect the findings and result.

Motion to remove this item from consideration is made and received 2nd but is withdrawn in favor of simply updating the matrix with information that has been discovered in the course of research. Public will be further updated at LUC in January.

HLB parcel 6-013 GOS re-zone. This parcel is about 2 acres and is across Arlberg from Moose Meadow/Soccer Field. This item remains of interest as rezone is less complex than park land rezone and it is close to utilities, transportation, etc. Currently the parcel is not on HLB work plans because the aerial survey shows 50% as Class A wetland. A physical survey may conclude differently.

HLB parcel 6-039 Ruane Rd. This larger parcel also involves wetlands but was noted for consideration for development of workforce housing.

HLB Parcel 6-076: GCLT is working on a project for this South Townsite parcel. (already included in HLB Work Plan)

These parcels should be reviewed with HLB and considered for addition to the HLB upcoming 1 and 5 year plans.

4. Regulation of STRs: Discussion of STR rules specific to Girdwood including
 - a. concept of regulation carve outs
 - b. zoning overlays.
 - c. Review resolution for guidance to GBOS in response to proposed STR ordinance AO 2023-110 (Wilbanks/Schechter)

Krystal Hoke and Erin Eker volunteer that they are realtors with interest in private property rights. Krystal also manages one Short Term Rental for a family member. They are thanked for the transparency and it is noted that disclosure of this is not required as GBOS Committees are not subject to the ethics rules.

Discussion of how to achieve exclusion for Girdwood to proposed MOA STR regulation. GHEC discusses carveout via zoning overlay. Eagle River, which also has its own chapter in Municipal Code, has implemented several items via zoning overlay successfully. Brooks Chandler states that Title 21 Ch 9 is essentially a zoning overlay and can be amended to achieve the intended purpose: exclusion from STR regulation. Mike Edgington adds that creating a formal overlay district, if desired, would wait until after the Girdwood Comprehensive Plan is completed. Girdwood Comprehensive Plan is likely several months from completion and then go to the adoption process locally and then to the MOA.

Resolution draft is modified to update figures cited for STR revenue. Mention of zoning overlay is left in the resolution.

Motion:

GHEC moves to adopt Resolution 2023-02 response to AO 2023-110 to pursue regulatory dispensation from STR regulation in Title 10 and adding an overlay district to Title 21 Chapter 9, as presented and edited as discussed.

Motion by Matt Schechter, 2nd by Erin Eker

Motion carries 5-0 in roll call vote

5. Bed tax revenue, other funding sources. Review resolution for bed tax proceeds. (Wilbanks) Resolution supporting Girdwood retaining 2/3 of bed tax revenue collected in Girdwood. 4% of bed tax is required to go to MOA by charter, with current 12% bed tax, the amount available for potential reappropriation is 8%.

Language of resolution is edited by group.

Motion:

GHEC moves to approve Resolution 2023-03 to recover a portion of the 12% bed tax revenue generated by bed tax in the Girdwood Valley Service Area.

Motion by Matt Schechter, 2nd by Krystal Hoke

Motion carries 5-0 in roll call vote.

6. Request HLB to release smaller parcels of land on a more consistent basis
Item is deferred to topic #9.
7. Research change of building limit to build residential units higher than current limit.(Schechter).
No update.
8. Update on research to expand Girdwood homelessness Point in Time (PIT) counts to 2x per year to reflect possible shift in summer and winter (Lavender).
Currently 50 people are known to be experiencing homelessness and/or insecure housing in Girdwood. No update on expanding the formal PIT count to 2x per year.
9. Review HLBAC agenda and consider a member of GHEC attending HLBAC meeting if a relevant Girdwood item is under consideration.
Krystal Hoke presents draft GBOS resolution for GHEC to review to address the smaller size parcel discussion. This will be revisited in the future for possible support from GHEC members.

Items that GHEC wants to ensure are on the upcoming HLB work plan are:

Parcel 6-013, 6-134

Release of smaller parcels (est 15-30+ acres) to encourage smaller scale development and potential for smaller owner/builder participation in housing development.

Work plan is open for public review and comment now thru Feb 9. Public is encouraged to provide comment via email to HLB directly.

New Business:

1. Conversion of STR to LTR via incentive program (Schechter)
Review of matrix shows potential for some existing Short Term Rental Units to be converted to Long Term rental housing, particularly those that are smaller than 2 bedrooms and are infrequently rented. These may be converted to residential housing via some incentive, perhaps funded by bed tax revenue, although other avenues may be explored as well.

Brooke Lavender mentions the Landlord Partnership Program, a United Way program, active in Anchorage. She is encouraged to research more about this program and bring information to the next GHEC meeting.
2. Conversion of ADU rentals to LTR use only by policy (Wilbanks)
Similar research in the matrix identifies ADUS that could be encouraged to rent long term instead of short term through incentive program.
3. Property Tax abatement for ADUs that are leased at below market rate for LTR (Wilbanks)
Tax abatement is an idea to explore for those owners who lease their properties below market rate. It is discussed that this could require a change to state law, as state law may not allow municipalities that particular authority.
4. Review GHEC Operating Rules
This item will be taken up in 2024.
5. Review Holtan Hills proposed Assembly Ordinance
Holtan Hills disposal was re-introduced at Anchorage Assembly unexpectedly on Dec 19 by Member Zalatel. It received a 2nd and 3rd, however it is unclear how much support there is for a vote on the item. The item will return on Jan 9 and Jan 23. It is expected that discussion would go longer than Jan 23, although technically it would be available for a vote on that night. Ordinance is similar to prior version and included in the meeting

packet. Since this was discussed and postponed last year, the Assembly has adopted a Housing Action Plan, information on this is also in the meeting packet.

6. Temporary Workforce Housing proposal (Edgington)

Effort is to find a relatively short term solution that would allow for use not currently allowed on property that is zoned commercial for a specific amount of time and to provide for workforce housing. Sunsetting specifics are to be determined. This is an exploration of the possibility to explore housing options to address the immediate need while regular workforce housing is developed. Concerns are expressed regarding unintended consequences of developing this short-term substandard housing and how it will be removed upon sunsetting. Concern about negative impression on visitors of obvious camping and housing on commercial land. It is questioned if this would encourage those who currently live for free in RVs in parking lot to pay for legal option.

All are encouraged to review the proposal and contact Mike Edgington and Briana Sullivan with suggestions and concerns:

Mike Edgington (GBOS) gbos.medgington@gmail.com

Briana Sullivan bsullivan.gbos@gmail.com

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: January 17 3PM

Adjourn 2:50PM