

Girdwood Housing and Economic Committee
February 14, 2024
Regular Meeting
Minutes Final
3:00 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 3:00 p.m. Brett Wilbanks, chair

Roll Call: attending are Brett Wilbanks, Matt Schechter, Krystal Hoke, Erin Eker, Brooke Lavender and Tim Cabana
Quorum confirmed

Agenda Revisions and Approval

February 14 meeting agenda approval	Hoke/Eker	Assent
Add #15 under Pending Business:	Hoke/Eker	Assent
Temporary Use of Commercial Land for Residential Occupancy		
January 17 2024 meeting minutes approval	Hoke/Schechter	Assent

Announcements:

- Foraker Group Board Training is TUE Feb 27 at 6PM in the Girdwood Community Room. The program is free to attend. Please register to ensure that we have the proper number of handouts/materials:
https://www.forakergroup.org/site/index.cfm/calendar.ShowEvent?classid=438&event_id=3198
- GHEC has a vacancy on the board, to be filled by appointment by the GBOS. To apply, send your resume to gbos@muni.org by 5PM on FRI Feb 23 2024. Qualified individuals must be registered to vote in the Girdwood Valley Service Area.

GBOS report: GBOS will be reviewing the various boards over the coming months. For GHEC, there may be consideration about the restrictiveness of membership. GHEC use of resolutions instead of motions of recommendation is different than other committees and is causing confusion. Committees usually pass motions requesting GBOS Resolution and provide a draft resolution for GBOS to consider, edit and vote on.

Holtan Hills AO was passed by Anchorage Assembly in January. RFP for contractor to work on the project on behalf of the MOA is posted. Proposals are due next THU.

Short Term Rental AO is expected to be on the Assembly agenda for consideration in two weeks.

HLB 1 and 5 year plan input was provided to HLB via letter from GBOS. Input from GHEC was included in the letter. Response to input is expected prior to the HLBAC meeting on Feb 22.

Old Business:

1. Discuss times/dates for GHEC meetings starting in March 2024
Currently considering March 4 and March 19 at 6PM for the next meeting.
It is possible that the first MON of each month is going to open up for meeting potential, pending determination on PSAC monthly meeting status.

2. Conversion of STR to LTR via incentive programs (Schechter)
 - a. Property Tax abatement for LTR use
 - b. Voucher options, renter based
 - c. Pre-purchase rents, landlord based
 - d. Increased property tax rate for STR land use

Idea is to find ways to encourage a percentage of the volume of Short Term rentals to shift to Long Term Rental. It is discussed that parameters of property tax relief is legislated by the State. The concept being discussed is based on Land Use fees, with intent to offset the negative impact of STR on the Long Term rental market with fees collected.

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

3. Research change of building limit to build residential units higher than current limit.(Schechter)
No new information on this item. It is noted that Alyeska proposed development is for 4 story buildings.

4. Review and vote on putting forward proposals to GBOS for funding feasibility studies:
- a. Feasibility study for Gravel Extraction and infil/exfil storage within Girdwood @ NTE \$77,000 from the GVSA TBA account. (Wilbanks)

Motion:

GHEC moves to postpone this discussion to a future meeting and look for partners for a public/private partnership.
Krystal Hoke, 2nd Matt Schechter

Motion is not voted on but group determines that this is beyond the budget of GHEC and that there may be public/private partnership option, so that GVSA can be a part of the project but take on sole financial responsibility. Item is postponed to a future meeting and group will research potential project partners in the meantime.

- b. Feasibility study and 30% design for RV Camping in Girdwood, proposed for HLB Parcel 6-134 @ NTE \$39,000 from the GHEC capital account. (Hoke)

After discussion and revision, the following motion is made:

It is noted that parcel 6-134 was not included in GBOS input on HLB 1 and 5 year plans. GBOS members will review the recording to determine why this is the case.

Minutes say:

Parcel 6-134 So Townsite (Area discussed for RV camp) Not discussed specifically as this meeting (pending feasibility study)

Excluding it from the letter may have been an oversight, which can be corrected by GBOS in a future meeting. There are additional opportunities for revision of the HLB plans as it moves through HLBAC and Assembly for approval. Individuals may testify on it and/or bring it to Tim Charnon, Girdwood Representative to HLBAC.

Mike Edgington states that the current South Townsite Master Plan, which is less than 10 years old, does not mention this use. It will be necessary for this to be addressed in order for HLB to be able to promote a use that is not within plan and a strong justification for why such a new plan needs to be amended is necessary.

Motion:

GHEC moves to recommend GBOS approve NTE \$39,000 from the GHEC capital account to fund a feasibility study for RV camping on HLB parcel 6-134, subject to transfer to the GVSA or for HLB to complete the study as scoped.

Motion by Krystal Hoke/2nd Erin Eker; revision re: HLB completion of study moved by Krystal Hoke/2nd Matt Schechter
Revisions approved by Assent

Full motion approved 5-0 in roll call vote

Program Updates:

5. Discuss any updates to program matrix and data collection on short-term housing (Schechter).
Discussed under item #1

6. 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. Krystal updates that she is presenting on behalf of Girdwood Land Trust to Builders Council and is requesting a Request For Information (RFI) to determine if developers find that this is a reasonable parcel to develop considering it's location in the flood plain.

6-039: Along Alyeska Highway/Across Ruane Road from the Industrial Park: Krystal has been researching and meeting with DOT and MOA on this parcel to determine access points and number of lots possible to access per access point. Current precedent is 7 lots per access point; similar profile to DeEtte is recommended.

6-016: 6.5 acre portion only within Holtan Hills but not included in current Development Agreement: Krystal Hoke met with HLB and found support for having this subdivision handled during secondary platting.

6-134: Across Karolius from 6-076. This parcel is under consideration for the RV park: previously discussed.

6-013: Land along Arlberg road across from Moose Meadow. Not discussed

6-029: Behind Spoonline and Basecamp: Brett Wilbanks encourages this to stay on the list of considerations for

development. Access in the floodplain, existing use for snow storage and stream setback may not preclude use of this land.

6-022: Adjacent to park and ride lot: Not discussed.

7. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS.

GBOS has been following up with MOA on the bed tax and possible return of funds to the service area.

It has been discovered that the MOA has not yet required disclosure of where bed tax comes from when they receive payment from the platforms that provide payment (ie booking platforms), although this information could be requested by the MOA.

8. Status of GHEC 2023-02 STR recommendations to GBOS and any assembly action on STR regulations for Girdwood

Assembly is continuing work on the STR Ordinance and may pass it later this month.

GBOS has provided guidance on what goals Girdwood has for STR.

9. Status of LUC input re: ADU use as specified in AMC 21.09.050.C.2 (Wilbanks)

Input received when this was introduced at GHEC last month and at LUC in February. Input received is that there may be interest in grandfathering existing ADUS and changing code for those developed in the future. Also discussion on overall need to regulate STRS generally.

Wilbanks will continue to present the idea of amending current code on ADUS to require not less than 30 day rental and will return to GHEC with findings.

10. Review HLBAC agenda and consider a member of GHEC attending HLBAC meeting if a relevant Girdwood item is under consideration.

HLBAC will review 1 and 5 year plans at their upcoming meeting. Public comment is accepted during this. Chair and co-chair will discuss attending this meeting.

New Business:

11. Forward to LUC and GBOS, a recommendation to allow mixed residential and commercial use on GC-2 zoning. This is a Title 21 ch 9 change to Table 21.09-2 of allowed uses for this zoning type to permit both residential and commercial use at the same time. (Wilbanks)

This represents a possible long term solution to commercial development of land in old Girdwood for employee housing.

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

This project is to create the framework so that it is in place prior to land being transferred to GVSA. GHEC considers if they should request a legal opinion on the ability of GBSA to hold land for this purpose.

Pending Business:

13. Request HLB to release smaller parcels of land on a more consistent basis. Review draft resolution (Hoke)

14. Review GHEC Operating Rules

15. Temporary Use of Commercial Land for Residential Occupancy. This is a renamed topic from earlier discussion: Temporary Workforce Housing Proposal.

PUBLIC COMMENT: None

Next meeting: TBA March 4 or 19 at 6PM

Adjourn 5:10PM