

**Girdwood Housing and Economic Committee**  
**January 17, 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, Brooke Lavender, Tim Cabana, Erin Eker  
Quorum confirmed

Thomas Meding has formally resigned via communication with Brett Wilbanks. GBOS will be advised of the opening on the GHEC board and request recruitment and another individual to be named to serve on the committee.

**Agenda Revisions and Approval**

January 17 2024 meeting agenda approved with amendments: Matt Schechter/Krystal Hoke Assent

Add presentation by Pomeroy Lodging regarding Workforce Housing plans

Move item #3 to Item #1 (parcel discussions)

December 27 2023 meeting minutes approval with amendments: Matt Schechter/Krystal Hoke Assent

Correct parcel number typo, correct Schechter name typo, content of tax exemption discussion from "would" to "may"

**Announcements:**

- All GBOS Committees are holding elections at their January 2024 meetings.
- Foraker Group Board Training is TUE Feb 27 after 5PM in the Girdwood Community Room. All are welcome.
- GHEC meeting in Feb has been rescheduled for: WED Feb 14 at 3PM

**Presentation:** Pomeroy Lodging (Willam Laurie): Willam Laurie presents plans that Pomeroy is developing for Workforce Housing. Location is currently parking area adjacent to employee housing. Phase 1 is approx. 40 dorm style units with retail space on the first floor. Aiming for Phase 1 construction start in 2025 with anticipated completion in 2027.

Phase 1: Dorm style building with ground floor commercial.

Phase 2: Mix of dorm style, 1-bedroom, and 2-bedroom. Dense building + some 6/8 plex buildings.

Phase 3: 2-bedroom, 3-bedroom. 6/8 plex buildings + townhomes.

Total estimated workforce housing to be created through these projects is 150-200 units, with 200-300 beds. Plan is for all phases to be available for long term rent for workforce housing throughout the community. Total number of available units for Community Workforce Housing is TBA at the moment.

This is part of the presentation that will be made at a GBOS LUC Joint meeting scheduled for Feb 7 at 7PM.

If you have any questions about Alyeska Workforce Housing, please contact Willam at [willaml@pomeroylodging.com](mailto:willaml@pomeroylodging.com)

**GBOS report:**

**Old Business:**

1. Parcel Discussion: Krystal Hoke presents various parcels that have been under discussion by GHEC. See meeting packet for maps and additional information.

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

Parcels are:

6-076: Across Karolius, adjacent to California Creek Park

6-039: Along Alyeska Highway/Across Ruane Road from the Industrial Park

6-016: 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: Not included in this presentation and draft resolution as it requires GOS re-zone.

6-029: Not included due to stream setback

6-022: Not included due to stream setback

Also not included are parcels in the Industrial Park.

Draft resolution is read and discussed.

It is confirmed that the statement from GHEC will be directed to GBOS for action.

Mike Edgington offers that the Girdwood Comprehensive Plan could re-zone 6-013 from Girdwood Open Space.

Some of the request is "withdrawal" not disposal. These are different actions needed based on what entity is to receive the property.

Motion:

GHEC moves to approve the draft resolution.

Motion by Krystal Hoke, 2<sup>nd</sup> by Matt Schechter

Motion:

Amend Resolution to include Parcel 6-013 in the list of properties to be included in the resolution.

Motion by Brett Wilbanks, 2<sup>nd</sup> by Matt Schechter

Roll Call vote 3 in favor 1 objection 1 abstaining

Motion carries

Motion:

Amend Resolution to address GBOS in the title.

Motion by Krystal Hoke, 2<sup>nd</sup> by Matt Schechter

Motion:

Amend Resolution to state "withdraw or dispose" instead of just dispose

Motion by Krystal Hoke/2<sup>nd</sup> by Matt Schechter

Motion:

Motion to approve the motion as amended.

Motion carries unanimously

## 2. Conversion of ADU rentals to LTR use only by policy (Wilbanks)

See draft Resolution language in the meeting packet.

Concern that this is not in accordance with private property rights. This targets ADUS while not addressing homes or condominiums. Original intent was to make LTR available in expanded potential to develop ADUs; this as a permanent solution to meet housing needs.

Mike Edgington states it is problematic to remove an allowed use to add restrictions. that in code Short Term Rental is not allowable in residential areas. He recommends dealing with Short Term rental overall, not focused on ADUs. Some residents use their ADUS to match family/home use and STR.

Group considers:

Revision of this action to address new ADU construction with grandfather of existing ADUs.

Shifting to address LTR via a more targeted approach to regulate all STRS.

Shifting to incentivizing ADU use for Long Term Rental instead of restricting via policy change to T21C9.

Motion:

GHEC moves to pass resolution to recommend changing 21.09.050 to make ADUS available only for Long Term Rental.

Motion by Brett Wilbanks, 2<sup>nd</sup> by Matt Schechter

Motion:

Motion to table the motion.

Motion by Matt Schechter, 2<sup>nd</sup> not stated

Motion:

Motion to take the idea to Land Use to receive feedback and research the idea.

The motions above were not voted on.

Group discusses presenting the proposal to Land Use and amending it based on input collected.

3. Conversion of STR to LTR via incentive program (Schechter)

Item is tabled for a future meeting.

4. Discuss update data collection on short-term housing (Schechter)

No update.

5. Brief Project Activity Update:

Group discusses starting a new category for Program Updates.

Motion:

GHEC moves to add Program Updates to the Agenda.

Motion by Matt Schechter, 2<sup>nd</sup> by Krystal Hoke.

Assent vote.

Item is moved later in the agenda.

6. Regulation of STRs: Discussion of STR rules specific to Girdwood including

- a. concept of regulation carve outs
- b. zoning overlays.

Discussion was in response to proposed AO and GHEC provided guidance at the last meeting.

Assembly work session on FRI. Jennifer Wingard will attend. Krystal mentions the expense of site plans and that they may be unnecessary.

7. Bed tax revenue, other funding sources. (Wilbanks)

Discussion has been completed for now.

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

Draft resolution provided last month. If parcel discussion is successful there may be changes to be made in this resolution. She suggests that parcel size might be modified to 70 acres.

Item pending until more is known of outcome of parcel request discussed in Item #1.

9. Research change of building limit to build residential units higher than current limit.(Schechter)

Discussion of this item is tabled for this meeting. It is mentioned that is may be possible to make height exemption conditional for projects that are Workforce Housing only.

10. 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)

Brooke is not available at the time of this discussion.

Item is tabled to a future meeting.

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

HLBAC is working on 1 and 5 year plans. Individuals are encouraged to submit comments. Comment deadline is Feb 9.

12. Property Tax abatement for ADUs that are leased at below market rate for LTR (Wilbanks)

It is clarified that state law limits what property tax exemptions are allowable and this type of exemption is not included in the list of allowable exemptions. Item will be removed from the agenda. Discussion will continue under incentivization of LTR instead of property tax abatement.

13. Review GHEC Operating Rules

Item is tabled for a future meeting.

14. Review Holtan Hills proposed Assembly Ordinance

Assembly Ordinance was introduced at the Dec 19 meeting. It is to be discussed on Jan 23. S amendment is expected, however Ordinance currently is substantively similar to AO that was postponed indefinitely by the Assembly in 2023.

Group discusses that value may be greater in disposal of other parcels for Workforce Housing than effort to change the agreement to include more workforce housing in this project.

Motion:

GHEC moves to request that GBOS recommend that AO 2023-137 is amended to add specifically the exact acreage to be disposed of in each of the phases.

Motion by Krystal Hoke/2<sup>nd</sup> Erin Eker

Motion carries by Assent Vote

Motion:

GHEC moves to request that 6.5 acres of parcel 6-016 are subdivided into its own lot at the same time that Holtan Hills platting is finalized.

Motion by Krystal Hoke/2<sup>nd</sup> Erin Eker

Motion carries by Assent vote

Motion:

GHEC moves to request that the two HHHAC letters and the GBOS Resolution rejecting the prior disposal are forwarded on to the Assembly as a statement of effort of the HHHAC and the position of the community to the Anchorage Assembly in consideration of this disposal.

Motion by Krystal Hoke/2<sup>nd</sup> Brooke Lavender

Motion carries by Assent vote

15. Temporary Workforce Housing proposal (Edgington)

Proposal is designed to provide a temporary allowance for legal temporary housing. Item has been presented at LUC and GHEC. Petitioners intend to forward the request to the Anchorage Assembly to develop an ordinance for consideration. Girdwood can't introduce ordinances, only Assembly can take this action.

GHEC questions if there has been public positive interest in this proposal at GHEC and LUC meetings. GHEC members express concern again that the developments may never be removed, may not be attractive and visible to all.

Concern that enforcement is via complaints to zoning enforcement.

**Program Updates:**

16. Brief Project Activity Update: #5 on approved agenda:

- a. Feasibility study for Gravel Extraction and infil/exfil storage within Girdwood (Wilbanks)

Term Contractor provided quote based on scope of work discussed previously. Total cost for study is approx \$77,000.

- b. Feasibility study for RV Camping in Girdwood, proposed for HLB Parcel 6-134. (Hoke)

Term contractor provided quote based on scope of work discussed previously. Total cost for study is approx. \$39,000

Staff request that GHEC members review the proposals and provide direction at the next meeting.

**New Business:**

17. Discuss times/dates for GHEC meetings starting in March 2024

GHEC timing after GBOS monthly is creating difficulties. Seeking input from members and public on times/dates that meet the needs of the group and the desire for public engagement. Afternoons have better availability than evenings, except for TUE nights. Meetings would be anticipated for 2 hour duration.

All are encouraged to send input to Margaret to include in follow-up discussion in February: [tylerms@muni.org](mailto:tylerms@muni.org)

**PUBLIC COMMENT:** None

Next meeting: February 14 3PM

Adjourn 5:45PM