

Girdwood Housing and Economic Committee
March 4, 2024
Regular Meeting
Minutes Final
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 or Matt Schechter co-chair

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

Welcome new member Larry Daniels, appointed by GBOS at their last meeting.

Agenda Revisions and Approval

March 4 meeting agenda revised and approved	Erin Eker/Tim Cabana	Assent
Addition of new business item #13 by request of Krystal Hoke		
During GBOS report, Pending Business item #17 added by request of Mike Edgington		
February 14 2024 meeting minutes approved	Erin Eker/Tim Cabana	Assent

GBOS report: GBOS is working on goals for housing and encourages that this is added to GHEC agendas. GBOS is also reviewing their Rules and Procedures and will consider the structure of its' subcommittees in that discussion.

Girdwood Comprehensive Plan is available for review and comment on the Imagine!Girdwood website. See public comment for additional information on the process. imaginegirdwood.org

Old Business:

1. 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)

Discussion of how to make a change to this zoning that matches the need to open up gC-2 land but not the mall to housing as well as commercial use. Intent statement in code needs to be addressed as it indicates proximity to the Seward Highway as a factor in not allowing residential use. One suggestion is to turn area west of Main to gC-3. Group determines that this may be worked out by Land Use and GBOS. Group discusses that this change is encompassed in the current draft of the Girdwood Comprehensive Plan. However, even after the comprehensive plan passes, there will be time when code and the plan don't match, so addressing this and providing intent will help to make the change in all the documents that will need it.

Several motions are discussed and amended, the motion is:

Motion:

GHEC moves to recommend that LUC and GBOS consider that a change is made in T21C9 to allow mixed residential use by right to commercial property zoned gC-2 east of Main Street.

Motion by Tim Cabana, 2nd Erin Eker

Motion passes by Assent

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

Proposition that passed last year gave Girdwood Valley Service Area Housing and Economic Stability Power. Now GVSA is seeking land transfer from HLB to GVSA for those purposes. Transfer of land from HLB to GVSA would not change ownership by MOA, but does transfer management responsibility, so additional staff or contract to manage property may be required and must be included in the GVSA budget. 2025 Budget cycle will begin in summer 2024. Potential that land could be disposed from HLB to a non-profit, such GLT, is a separate item.

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)
Group discusses that handling permitting for taller buildings is a part of the process included in the design stage as a variance and is addressed on a project by project basis. This is probably better than seeking a general change that could have unintended consequences. Group may be interested in pursuing this relative to the land off of Ruane along Alyeska Highway.

4. Conversion of STR to LTR via incentive programs (Schechter)
 - a. Different fees for full-time vs part-time STRs
 - b. Enforcement for non-compliance of rules.

Group tries to distinguish between STR as an accessory to residential use compared to STR as the primary use of accommodations. Input from public is perception that GHEC sees STRS as problem when they are economic drivers in the community. GHEC intent is to use a variety of mechanisms to create workforce housing, one of which is an effort to convert some STRs to Long Term Rental.

Funding for mitigation of negative impact of the amount of STRS in Girdwood may come via bed tax, which was initiated before STR was as prevalent as it is now. However, code adopted with the approval of the bed tax needs to be changed as allowable use of bed tax funds is restricted. There is potential to tap into these funds as the amount accrued in recent years has met and exceeded amount required and there may be a mechanism to release funds for other purposes. Bed tax information presented on the screen has been added to the meeting packet.

5. Discuss times/dates for GHEC meetings starting in April 2024
PSAC, which technically meets the first MON monthly, will be part of upcoming GBOS discussions. For now, PSAC is not formally meeting, so April 1 at 6PM is available for GHEC.

Program Updates:

6. Discuss any updates to program matrix and data collection on short-term housing (Schechter):
No update

7. 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

Parcels were requested in update to HLB plans by GBOS, except for parcel 6-134. This parcel was re-addressed by GBOS at their Feb meeting and has been added in to the requests, however this will formally occur via Assembly Amendment with adoption of the plans.

8. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS.
Group reviews bed tax information and how 12% tax is distributed and restrictions of the funds. Supervisor Edgington is working on historical review and potential avenues to use excess funding to mitigate negative impacts of STRS. Although there are STRS throughout the city, a disproportionate amount of tax comes from Girdwood (25%) which is also experiencing a disproportionate impact from STRS in the local housing market.

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

Assembly will discuss and possibly vote on this on March 5. Sponsors of the ordinance have maintained that they will not address Girdwood-specific needs in this ordinance. GBOS has requested some amendments that would help Girdwood and other neighborhoods to adopt area-specific rules on STRs at a later date.

- Request for location of STRs be reported by zip code – Amendment accepted by sponsors
- Use land use factors as a tool for possible regulation – May be added by amendment
- Amend fee structure to reflect per unit rather than per property – May be added by amendment
- Increase fees based on density of STRs – May be added by amendment

10. Status of LUC input re: ADU use as specified in AMC 21.09.050.C.2 (Wilbanks). Discussed at LUC as new business in Feb, will return in March for additional discussion.

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

No action

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 explains that there may be programs to assist in funding and contractors interested in the project. He and Brett will meet and discuss to bring forward ideas.

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)

Funding the feasibility study is contingent upon land transfer to the GVSA, which is under consideration in the current draft of the HLB 1 and 5 year plans. Given that timing, feasibility study would not occur until 2025.

New Business:

13. GCLT Request for Information on HLB parcel 6-076 (Krystal Hoke)

This item was added and information on it from Krystal will be added to the meeting packet. Krystal will present and provide information at the next GHEC meeting.

Pending Business:

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)

17. GBOS Housing Goals

PUBLIC COMMENT: Girdwood Comprehensive Plan draft is now available for review and comment and will be presented as new business at GBOS and LUC in March. Comments accepted through March 31. They will then be incorporated in an updated draft, which will be reviewed at a joint GBOS LUC meeting for vote by those two groups. This should allow for the revised document to begin municipal process in summer 2024 with adoption by the Assembly in the fall.

Next meeting: April 1

Adjourn 8:15PM