

## **Girdwood Gravel Source & Ex-fill burial locations**

### **Feasibility Study**

#### **Scope of Work**

#### 1. Background & History

1. Past Gravel Sources for Girdwood
2. Previous ex-fill burial locations in Girdwood

#### 2.0 Purpose of the Study

- 2.1 Explain the need for a reliable gravel source for Girdwood and a dedicated ex-fill burial site in Girdwood and/or Turnagain arm area.
- 2.2 Estimated savings for Girdwood land development using local in-fill and ex-fill resources.

#### 3.0 Locations

##### 3.1 Possible Gravel Quarry and Burial Areas with Feasibility of each site

- A. Glacier Creek
- B. Old Railroad/DOT Excavation Site
- C. Future Opportunities from USFS lands in Portage
- D. Private sources
- E. Airport Land
- F. Others

##### 3.2 Estimated amount of material, or burial of ex-fill, available at feasible locations

##### 3.3 Access to Quarry Sites

##### 3.4 Haul Routes from Different Sites

##### 3.5 Residential/Commercial impact from different sites

##### 3.6 Permitting Requirements for each site.

#### 4.0 Quarry Operations

##### 4.1 Quarry Operations

- Who operates the site?
- Who has access to the site and material?

##### 4.2 Quarry Operation period for each site

##### 4.3 Safety and Environmental Management

##### 4.4 Site Reclamation & Future Use

#### 5.0 Cost and Funding

- 5.1 Funding Source for Startup and Operations
- 5.2 Estimated Revenue needed to sustain operations

6.0 References

7.0 Figures

## Girdwood Parks and Recreation

### RV Park and Facility Improvements Feasibility Study

#### Scope of Work

##### Introduction:

The Girdwood Valley Service Area (GVSA) Municipality of Anchorage is exploring the possibility of developing a Recreational Vehicle (RV) Park and Facility Improvements Area. Girdwood is a year-round visitor destination resort town that serves both winter and summer outdoor enthusiasts. In addition, numerous people walking, bicycling, motorcycling, or traveling by some other means, end up camping in the current Girdwood walk-in-only tent campground. The travelers, often in RVs, are camping alongside the road, in our commercial parking spaces, in our park, and at times have been a nuisance to the community and other travelers. When asked to leave, they often ask where the nearest RV Park or campground is. The answer is several miles away. There are traditional campgrounds in Bird Creek, up Crow Creek Road, or Portage Valley, outside GVSA. The impact on the town has increased with the recent closure of the Alyeska Resort Day Lodge Parking Lot to RV camping.

GVSA would like to be able to accommodate these RV visitors, as camping has become an economic development characteristic of many Alaskan tourist-based communities. ~~but there must be an accurate count of the number of tourists at various times of the year, the duration of their stay, and the type of amenities needed.~~ The GVSA requires a feasibility analysis for a proposed RV Park and associated Facility Improvements. Facility Improvements include the need for a bathroom in the park area. This is a longstanding issue and needs to be addressed for a clean and safe park space. An analysis would include the following items and the consultant shall provide deliverables for: Land Use/Zoning Analysis, Conduct a Market Analysis, Identify Infrastructure Needs, Development Costs Budget, Identify Staffing and Operating Costs, and Identify a Payback Period and Projected Revenue.

Currently, one location is to be studied, Heritage Land Bank parcel 1-134, located in Girdwood South Townsite (see map below). It is possible that the consultant can suggest additional locations, if there are sites better situated for an RV Park and Facility Improvements.

##### Scope of Work:

The consultant shall provide:

1. Land Use/Zoning Analysis - The consultant will review ~~the Girdwood South Townsite Master plan,~~ zoning, flood maps, ordinances, and building codes to ensure the project is permissible and indicate any regulations that may inhibit the project on Heritage Land Bank parcel 1-134. Additionally, the consultant must consult with the Municipality of Anchorage to identify potential development barriers. The consultant shall review the Girdwood South Townsite Master Plan and determine if an amendment to this plan is suggested or if a new Master Plan should be drafted following an adoption of the new Girdwood Area Plan, which is underway now.

2. Conduct a Market Analysis - The consultant will conduct a current and projected market analysis summary. This will include identifying the expected clientele and what amenities these clientele demand. With this gathered research, in addition to the summary, the consultant will create and provide a conceptual site design.
3. Identify Infrastructure Needs - The consultant will identify the infrastructure needs for each location to ensure that the project can be built in a location with adequate infrastructure. This would include a meeting with the appropriate MOA staff, who can identify existing and planned infrastructure on the parcel.
4. Research Development Costs Budget - The consultant will identify the costs to develop HLB parcel 6-134. The consultant will need to create a 35% design to identify the startup costs associated with this project. The budget should include an equipment list, construction cost breakdown, utility connection costs, wastewater requirements, paving costs, onsite water, etc.
5. Identify Staffing and Operating Costs - The consultant will identify the staffing requirements needed to operate the business. Additionally, the consultant will provide an analysis of the operating costs of the RV Park, including the insurance, maintenance, staffing, and other costs for each proposed location. Effort should be made to include possibilities for volunteer, subsidized and paid Caretakers to reside on RV Park premises.
6. Identify a Payback Period and Projected Revenue - The consultant will provide the client with an estimated payback period, return on investment, and the projected revenue for such a venture.

Submitted by: Assembly Member  
Sulte and  
Assembly Member Zaletel  
Prepared by: Assembly Member Sulte  
Reviewed by: Assembly Counsel's  
Office  
For reading: October 10, 2023

**ANCHORAGE, ALASKA  
AO No. 2023-110**

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING**  
2 **ANCHORAGE MUNICIPAL CODE TITLE 10 TO ADD A NEW CHAPTER FOR**  
3 **THE LICENSING AND REGULATION OF SHORT-TERM RENTAL OPERATIONS**  
4 **IN THE MUNICIPALITY AND AMENDING AMC SECTION 14.60.030, THE**  
5 **MUNICIPAL FINE SCHEDULE, TO ADD CORRESPONDING FINES.**  
6

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7  
8 **WHEREAS**, Short-Term Rentals (STR) is a relatively new rental housing market  
9 that has grown exponentially in recent years through rental hosting platforms such  
10 as AirBnB, VRBO, and others; and  
11

12 **WHEREAS**, there is a need to understand this market to ensure the proper  
13 operation of the STR for the enjoyment of the renter and the neighborhoods in which  
14 they operate; and  
15

16 **WHEREAS**, there is a desire to provide additional assurances that STR units meet  
17 current applicable provisions of the land use, fire, health and other applicable  
18 Anchorage Municipal Codes for the safety of renters and property owners; and  
19

20 **WHEREAS**, there is a desire to provide additional assurances for the quiet and  
21 peaceful enjoyment of residents living near an STR; and  
22

23 **WHEREAS**, the Municipality of Anchorage is facing a housing shortage and is  
24 working to increase housing supply in the Municipality through a variety of  
25 measures; and  
26

27 **WHEREAS**, there is a need for the Municipality of Anchorage to proactively respond  
28 to the impact of Short-Term Rentals; now, therefore  
29

30 **THE ANCHORAGE ASSEMBLY ORDAINS:**  
31

32 **Section 1.** Anchorage Municipal Code Title 10 is hereby amended to add a new  
33 chapter 10.90 for Permitting and Regulation of Short-Term Rentals, to read as  
34 follows:  
35

36 **CHAPTER 10.90 LICENSING AND REGULATION OF SHORT-TERM**  
37 **RENTALS**  
38

39 **10.90.005 – Purpose and Definitions.**  
40

1 A. Purpose. The purpose of this chapter is to establish the Short-Term  
2 Rental license and to facilitate the permitting of Short-Term Rental  
3 units subject to appropriate restrictions and standards of this Code, to  
4 ensure the safety and enjoyment of the renter, and to allow for  
5 retaining the character of and quiet and peaceful enjoyment of  
6 residential neighborhoods.

7  
8 B. Definitions. The following words, terms and phrases, when used in  
9 this chapter, shall have the meanings ascribed to them in this section,  
10 except where the context clearly indicates a different meaning:

11  
12  
13 *Advertisement:* A form of marketing communication that employs a  
14 non-personal message to promote the rental of a Short-Term Rental  
15 unit. This includes, but is not limited to, mailing, brochures, print,  
16 internet listing, e-mail publication, social media, other electronic  
17 means, or other means or methods regardless of the medium used.

18  
19 *Bedroom:* A bedroom must meet the criteria set forth in Section 9 of  
20 this chapter.

21  
22 *Occupancy limit:* The maximum number of persons permitted to  
23 occupy overnight in a Short-Term Rental unit.

24  
25 *Rent* is the monetary value of any consideration, whether money or  
26 property, given in exchange for the right to use or occupy an STR unit.

27  
28 *Rental agent:* A management company, rental agent, or other person  
29 employed or engaged by the license holder to advertise the Short-  
30 Term Rental unit for rent, or to remit any required tax to the  
31 Municipality.

32  
33 *Responsible Manager:* A management company, rental agent, or  
34 individual who is identified in writing to the Municipal Clerk as the  
35 person responsible for code complaints made about the Short-Term  
36 Rental unit.

37  
38 *Short-Term Rental (STR) Unit:* A separate and distinct living unit ,  
39 which may be a condominium, town home, house, studio unit,  
40 condominium unit, bedroom or any such other similar unit which is  
41 rented to any person, who, for consideration, uses, possesses or has  
42 the right to use or possess such Short-Term Rental Unit for a period  
43 of less than thirty (30) consecutive days, regardless of the number of  
44 days during a license year such unit is rented.

45  
46 *Studio:* A Short-Term Rental unit which does not contain a separate  
47 and distinct bedroom.

48  
49 *To rent or rent* (in any conjugation of the verb form) an STR means to  
50 provide or obtain the right to use or occupy an STR unit in exchange

1 for rent.

2  
3 **10.90.010 – Short-Term Rental Unit License required.**

- 4
- 5 A. It shall be unlawful for any person to operate any Short-Term Rental  
6 unit without a valid Short-Term Rental unit license, as approved by the  
7 Municipality. This license requirement shall be effective beginning  
8 May 1, 2024.
- 9
- 10 B. The Short-Term Rental unit license does not reside with the property  
11 but is issued to the specific owner of the property. The license shall  
12 expire upon sale or transfer of the property. The license shall not be  
13 transferred or assigned to another individual, person, entity, or  
14 address but may be managed by a third party on behalf of the owner.
- 15
- 16 C. The initial Short-Term Rental unit license for a property shall have a  
17 term duration no greater than two years. The municipal clerk may  
18 determine the license term for the initial license with an end date of  
19 April 30.
- 20
- 21 D. A license may be renewed for additional two-year periods with a term  
22 that begins May 1 and ends two years later on April 30.
- 23

24 **10.90.015 – License application.**

- 25
- 26 A. Applications submitted for licenses and license renewals shall set forth  
27 the following information on the forms obtained from the Municipal  
28 Clerk's Office and shall pay all fees required for a license application.
- 29
- 30 B. The license application or renewal application shall include:
- 31
- 32 1. the completed application form;
- 33
- 34 2. Owner Safety self-Inspection certification;
- 35
- 36 3. Owner Affidavit: a statement under penalty of unsworn  
37 falsification that the owner has read and understands the rules  
38 and regulations for a Short-Term Rental unit set forth in this  
39 chapter, including that the owner is in compliance with criteria in  
40 section 10.90.;
- 41
- 42 4. A description specifying how each required license review  
43 criteria will be met;
- 44
- 45 5. A copy of the licensee's room tax certificate of registration , if  
46 required to obtain one under chapter 12.20;
- 47
- 48 6. Proof of property liability insurance in the amount of not less  
49 than five hundred thousand dollars (\$500,000.00) or provide  
50 proof that property liability coverage in an equal or higher

1 amount is provided by any hosting platforms through which the  
2 owner will rent the Short-Term Rental unit. Proof of liability  
3 insurance is not required if Short-Term Rental reservations are  
4 handled exclusively by hosting platforms (websites) that extend  
5 liability coverage of not less than five hundred thousand dollars  
6 (\$500,000.00) under terms acceptable to the Municipal Risk  
7 manager.

8  
9 7. The name, address, email address and other contact  
10 information, including a 24-hour contact phone number for the  
11 owner or the owner's Responsible Manager within the  
12 municipality who can be contacted in the event of an  
13 emergency and can physically respond at the Short-Term  
14 Rental unit within one hour;

15  
16 8. The name, address, telephone number, and email address of  
17 any current Rental Agent for the Short-Term Rental unit; and

18  
19 9. License holder shall designate in writing a Responsible  
20 Manager. The person may be the license holder/owner, and  
21 the license holder may designate one or more alternate  
22 Responsible Manager(s) at the time of application. The  
23 Responsible Manager or an alternate shall be able to physically  
24 respond to the Short-Term Rental unit in no more than one hour  
25 at all times the unit is rented. Responsible Manager and Rental  
26 Agent may be one and the same.

27  
28 C. License holder shall notify the Municipal Clerk in writing within thirty  
29 (30) days of any change in the information set forth in the current  
30 application on file with the Clerk. However, the license holder shall  
31 notify the Municipal Clerk within three (3) days in writing of any change  
32 in Rental Agent or Responsible Manager by including the name,  
33 address, telephone number, and email address of the license's  
34 replacement Rental Agent or Responsible Manager.

35  
36 D. The application shall be reviewed administratively by the Municipal  
37 Clerk in accordance with chapter 10.10, License Administration. If any  
38 provision of chapter 10.10 is inconsistent or conflicts with this chapter  
39 10.90, this chapter shall govern.

40  
41 **10.90.020 – Short-term rental unit license review criteria.**

42  
43 A. The Municipal Clerk may approve or approve with conditions an  
44 application for, or renewal of, a Short-Term Rental unit license if the  
45 following criteria and specific regulations are met:

46  
47 1. Sleeping quarters for Short-Term guests shall not be in non-  
48 residential areas within buildings or accessory structures (e.g.,  
49 shed, garages, closets, etc.) that do not contain finished living  
50 space; or in commercial (office/retail) or industrial (warehouse)



1 spaces; or in a recreational vehicle.

- 2
- 3 2. Sleeping quarters for Short-Term Rentals shall meet applicable
- 4 Municipal Code for a sleeping area.
- 5
- 6 3. The license fee has been paid and the applicant shall not be
- 7 indebted or obligated in any manner to the Municipality.
- 8
- 9 4. The real property used for the STR unit shall not be delinquent
- 10 in payment of property or other applicable municipal taxes.
- 11
- 12 5. The owner shall maintain or provide for regular trash collection
- 13 services in compliance with this Code.
- 14
- 15 6. The owner shall maintain the insurance coverage required by
- 16 and provide proof of
- 17
- 18 7. Short-Term Rental units must remain compliant with all
- 19 Planning, Zoning, Building and other applicable Municipal
- 20 Codes.
- 21
- 22 8. The owner shall not have had a Short-Term Rental unit license
- 23 revoked or denied within the preceding twenty-four (24)
- 24 months.
- 25

26 **10.90.025 – License issuance.**

27

- 28 A. The Municipal Clerk shall issue a license for a Short-Term Rental unit
- 29 under this chapter only if the applicant has complied with the
- 30 requirements of this chapter and paid the license fee, in addition to
- 31 compliance with all other applicable business license and tax
- 32 requirements under federal, state and municipal law. An initial license
- 33 issued for a property may have a term shorter than two years, as
- 34 described in section 10.90.035C.
- 35
- 36 B. A Short-Term Rental unit license issued pursuant to this chapter shall
- 37 be valid for two years or until abandoned, voluntarily surrendered,
- 38 suspended or revoked. A conveyance or transfer of title to the real
- 39 property shall result in automatic revocation of the Short-Term Rental
- 40 unit license effective the date of execution of the conveyance or
- 41 transfer instrument.
- 42
- 43 C. Renewal shall not be unreasonably withheld.
- 44
- 45 D. Conditions of approval: In the licensing of such use, or in the renewal
- 46 of a license, the Municipal Manager, Planning Director, or Anchorage
- 47 Assembly shall have authority to require such reasonable conditions
- 48 as necessary to protect the public health, safety and general welfare
- 49 and to ensure that the use, value, and qualities of the neighborhood
- 50 surrounding the proposed location will not be adversely affected.

**10.90.030 – Licenses non-transferable.**

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- A. Except as otherwise provided in this section, no license granted pursuant to this chapter shall be transferable from one person to another or from one location to another. No License shall be transferred as part of a like-kind exchange under Internal Revenue Code section 1031 or other federal law.
- B. Exceptions to non-transferable license. If the real property for which a valid Short-Term Rental unit license has been issued is transferred by the licensee as a grantor pursuant to a conveyance meeting any of the following conditions, the Municipal Clerk may re-issue the Short-Term Rental unit license to the grantee named in such deed:
1. The transfer of title to real property if the grantee is a member of the grantor's immediate family. For purposes of this section, "immediate family" means the spouse, child (including a stepchild and an adoptive child), parent, sibling, grandparent, aunt, or uncle of the person, and a parent or sibling of the person's spouse.
  2. The transfer of title to real property from a grantor to a trust established by the grantor, and the grantor is the trustee.
  3. The transfer of title to real property from a grantor to a limited liability company or another form of business entity recognized by Alaska law so long as the grantor has a controlling interest in such limited liability company or other business entity.
  4. Any transfer of the property between the same parties creating or terminating a joint tenancy in such property.
  5. The transfer of title or change of interest in real property by reason of death, pursuant to a will, the law of descent and distribution, or otherwise.
  6. The transfer of title required by order of a court of competent jurisdiction.
  7. A transfer of an interest in the property without consideration for the purpose of confirming, correcting, modifying, or supplementing a transfer previously recorded; making minor boundary adjustments; removing clouds of titles; or granting rights-of-way, easements, or permits.

**10.90.035 – Fees.**

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50
- A. Purpose and Use of the License Fees: Funds collected by the Municipality from the Short-Term Rental unit fee established by this

1 section shall be used to defray the costs to the Municipality, including,  
2 but not limited to, for staff and personnel required for the  
3 administration and enforcement of the program. License fees are not  
4 a tax, but are for the privilege of operating an STR in the municipality.  
5

6 B. Commencing with licenses for Short-Term Rental units issued on or  
7 after March 1, 2024, licensing period there shall be added to each  
8 Short-Term Rental unit license issued by the Municipal Clerk pursuant  
9 to this chapter, and there shall be paid by the license holder of such  
10 license, an annual Short-Term Rental unit license fee. The amount of  
11 the annual Short-Term Rental unit fee for 2024 shall be four hundred  
12 dollars (\$400.00) per Short-Term Rental unit; provided, however,  
13

14 1. A portion of the fee is non-refundable to cover the costs of  
15 application processing and review, in the amount of \$50.00.  
16

17 2. The license fee established in this section shall be waived  
18 where the Short-Term Rental unit is the applicant's primary  
19 residence or is rented out to a single guest for an aggregate of  
20 more than 180 days of the previous 12 months, none of which  
21 may be consecutive occupancy of more than 30 days.  
22

23 3. The license fee established in this section shall be waived  
24 where a Short-Term Rental unit is owned by an active-duty  
25 military service member whose permanent duty station is within  
26 Municipality of Anchorage and receives orders to report to a  
27 temporary duty station outside of the Municipality of Anchorage  
28 (i.e. deployment), for the duration of the deployment for the  
29 initial application and each annual renewal upon presentation  
30 of orders.  
31

32 4. No Short-Term Rental unit license shall be issued until the  
33 applicable Short-Term Rental unit fee has been received by the  
34 Municipality.  
35

36 5. Biannual License Fee Due Date: The Short-Term Rental unit  
37 fee shall be due and payable to the Municipality at the time of  
38 application. Failure to pay the fee in accordance with this  
39 section will result in the non-issuance or nonrenewal of a  
40 license.  
41

42 6. Excess fees collected may be used broadly for affordable  
43 workforce housing development as long as they do not  
44 adversely affect the administration of the STR licensing  
45 program or lead to license fee increase due to a program short-  
46 fall.  
47

48 C. License Fees shall not be prorated or refunded if STR License is  
49 revoked or suspended. The refundable portion of a license fees may  
50 be prorated by the Municipal Clerk if the initial license is for a period

1 of at least a calendar quarter less than two full years. The proration  
2 shall be in units of calendar quarters.

3  
4 D. Administration of the Fund:

- 5  
6 1. All sums of money collected by the Municipality per this section  
7 are intended exclusively for use as outlined in this section.  
8  
9 2. The fees collected in accordance with this section shall be  
10 accounted for in such a manner that the collection and  
11 expenditure of such fees can be separately tracked by the  
12 municipality.  
13  
14 3. The fees collected in accordance with this section shall not be  
15 used for general municipal or governmental purposes or  
16 spending. Nor shall the fund ever be transferred to or become  
17 part of the Municipality's General Fund.  
18  
19 4. The amount of the fee shall bear a reasonable relationship to  
20 the direct and indirect costs of implementing the municipality's  
21 regulatory program established by this chapter, including  
22 enforcement. The Municipal Clerk shall review the fee amount  
23 every two years and recommend adjustment to the chair of the  
24 assembly.  
25

26 **10.90.040. – Rules and regulations.**

- 27  
28 A. In addition to the rules set forth in this section, the Municipal clerk is  
29 authorized to adopt reasonable and necessary rules and regulations  
30 to implement the requirements of this Short-Term Rental unit license  
31 code.  
32  
33 B. It shall be a violation of this part for the owner or Short-Term Rental  
34 guests to fail to comply with the following rules and regulations under  
35 Municipal Code:  
36  
37 1. All Short-Term Rental guests shall abide by all applicable  
38 noise, housing and public health ordinances of the Municipality  
39 and with all other municipal fire and safety ordinances. Notices  
40 of violation for these may be issued to a guest under the  
41 relevant code provisions.  
42  
43 2. No meals shall be prepared for or served to the Short-Term  
44 guests by the owner or the owner's agents.  
45  
46 3. The license with all local contact information and emergency  
47 safety information shall be prominently displayed within the  
48 Short-Term Rental unit. Care should be taken to not be  
49 viewable from outside of the STR.  
50

- 1 4. The municipally issued license number shall be used in all  
2 rental marketing materials.
- 3
- 4 5. During the term that a Short-Term Rental unit is occupied by a  
5 Short-Term guest, the owner and/or the local contact person  
6 designated by the owner shall be available twenty four (24)  
7 hours per day, seven (7) days per week, for the purpose of  
8 responding within one hour to complaints regarding the  
9 condition or operation of the Short-Term Rental unit or the  
10 conduct of Short-Term guests. If the local contact person  
11 designated by the owner changes, then the owner shall update  
12 the license on file within three (3) days.
- 13
- 14 6. Maximum overnight occupancy of a Short-Term Rental unit,  
15 except studios shall be limited to two (2) adults per bedroom,  
16 plus an additional two (2) adults per dwelling unit.
  - 17 a. Studios shall be limited to two (2) adults.
  - 18
  - 19
  - 20 b. Minors, <18 years of age, will not be counted as long as  
21 under the care and supervision of an adult on the  
22 premises.
  - 23

24 **10.90.045 - Criteria for a bedroom under the Short-Term Rental**  
25 **regulations.**

- 26
- 27 A. The number of bedrooms that exist in a Short-Term Rental unit shall  
28 be presumed to be as established by the municipal property tax  
29 information database; or
- 30
- 31 B. In order to establish a different number of bedrooms than in the  
32 municipal property tax information database, the licensee may request  
33 and pay for an inspection conducted by the municipality, and  
34 determine the number of bedrooms that meet the criteria in section  
35 15.10.130.
- 36
- 37 C. Advertising of the STR unit may not indicate a number of bedrooms  
38 greater than established by this section.
- 39

40 **10.90.050. – Advertising requirements.**

- 41
- 42 A. An advertisement offering to rent a Short-Term Rental unit must  
43 prominently display:
  - 44
  - 45 1. The municipality's business license number in the  
46 advertisement as, "Municipality of Anchorage Short-Term  
47 Rental Unit License No. [insert number]"; and
  - 48
  - 49 2. The adult occupancy limit for the Short-Term Rental unit as,  
50 "Maximum overnight occupancy [insert number] adults."

- 1  
2 B. The license holder and/or owner of a unit shall be given written notice  
3 of an advertising violation of this section and fifteen (15) days within  
4 which to comply with the requirements of this section.  
5

6 **10.90.055 - Mitigation of health, safety and secondary impacts.**  
7

- 8 A. Accommodation unit licensees shall be responsible for the safety of  
9 the occupants and welfare of the surrounding areas and residential  
10 habitants. In so doing, the licensee or the Responsible Manger shall:  
11

- 12 B. Short-Term Rental unit license holders shall be responsible for the  
13 safety of the occupants and welfare of the surrounding areas and  
14 residential habitants. In so doing, the license holder or the  
15 Responsible Manager shall:  
16

17 1. Short-Term Rental units shall at all times be equipped with a  
18 functioning smoke detector, carbon monoxide detector, and fire  
19 extinguisher.  
20

21 2. Motor vehicles used by occupants shall be parked only on the  
22 site of the Short-Term Rental unit or in a public Municipality  
23 designated parking area located off of the site of the Short-  
24 Term Rental unit.  
25

26 3. Motor vehicles shall be parked in accordance with Municipal  
27 Code.  
28

29 4. Occupants shall not sleep in motor vehicles and further, shall  
30 cause motor vehicles parked at a Short-Term Rental unit to  
31 comply with the requirements and be subject to the limitations  
32 of this Code.  
33

34 5. Trash and garbage from a Short-Term Rental unit shall be  
35 stored and disposed of in compliance with Municipal Code.  
36

37 6. Noise emanating from the Short-Term Rental shall be in  
38 accordance with Municipal Code.  
39

40 **10.90.060. – Right of entry for inspections or investigations;  
41 complaints.**  
42

- 43 A. Inspections are authorized under section 10.10.050. In addition to the  
44 municipal clerk or law enforcement officials, code enforcement officers  
45 as directed by the municipal clerk may enter and inspect the premises  
46 of the Short-Term Rental unit as reasonable and necessary to ensure  
47 and enforce compliance with this chapter and applicable provisions of  
48 this code.  
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- 50 B. Complaints.

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1. The Responsible Manager shall be available twenty-four (24) hours per day, seven (7) days per week, to respond to any complaint filed with or through the Municipality, or a website provided by the Municipality for such purpose, about the operation or condition of the license holder's Short-Term Rental unit.
2. The Responsible Manager shall be able to respond to a complaint within sixty (60) minutes of receiving notice of such complaint.

**10.90.065. – Fines, penalties, and denial of license.**

- A. Penalties and remedies for violations of this chapter shall be as provided in the general provisions for this title. Fine amounts for specific violations may be set forth in section 14.60.030 of this code.
- B. If a license application is denied, the municipal clerk shall return the refundable portion of the fee to the applicant. An appeal from a decision of the Municipal Clerk to deny an application for a license or deny renewal shall be within the jurisdiction of the administrative hearings officer as provided in Title 14, whom is hereby designated to hear and decide such appeals. Hearing procedures shall be conducted in accordance with chapter 3.60. A notice of appeal shall be submitted on a form provided by and filed with the municipal clerk, whom shall forward the notice to the administrative hearings office. A notice of appeal must be filed with the municipal clerk within 15 days after the decision. The final decision of the administrative hearing officer shall be made to the Superior Court, Third Judicial District, Anchorage, Alaska, no later than 30 days following service of that decision. Review by the court shall be limited to determining whether the decision of the hearing officer is supported by substantial evidence.

**10.90.070 – License suspension or revocation.**

- A. The Municipal Clerk may suspend or revoke a license if it finds, by a preponderance of the evidence, that:
  1. The operation of the Short-Term Rental unit no longer conforms with the review criteria of this part; or
  2. The owner has violated a condition of approval; or
  3. The owner has violated the rules and regulations provided for in this part.
- B. License suspension or revocation proceedings shall be in accordance

- with section 10.10.040.
- C. A license suspension shall not exceed thirty (30) days, and for so long thereafter until reinstated by the Municipality upon proof that the cause of the suspension has been remedied. A shorter suspension period may be imposed considering a totality of the circumstances and the grounds for suspension.
- D. Suspension or revocation of a license may be in addition to any other penalty or remedy provided for in this title.
- E. The STR License Fee is forfeited in case of revocation and no credit shall be offered for time where the license is suspended.

**Section 2.** Anchorage Municipal Code section 14.60.030 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**14.60.030 Fine schedule.**

The fine schedule under this chapter is as follows:

Code Section	Offense	Penalty/Fine
***	***	***
<u>10.90.010</u>	<u>Operating STR unit without license</u>	<u>300.00 per overnight occupancy rented</u>
<u>10.90.050</u>	<u>Advertising violation</u>	<u>300.00</u>
<u>10.90</u>	<u>Failure of Responsible Manager to response within 1 hour</u>	<u>75.00</u>
***	***	***

(AO No. 93-167(S-1), § 1, 4-13-94; AO No. 94-108, § 1, 10-5-94; AO No. 94-134, § 2, 9-8-94; AO No. 95-42, § 2, 3-23-95; AO No. 95-67(S), § 9, 7-1-95; AO No. 95-102, § 1, 4-26-95; AO No. 95-118, § 3, 9-1-95; AO No. 95-163(S), § 21, 8-8-95; AO No. 95-195(S-1), 1-1-96; AO No. 96-51(S-1), § 2, 8-1-96; AO No. 96-96(S-1), § 2, 2-1-97; AO No. 96-126(S), § 3, 10-1-96; AO No. 96-137(S), § 9, 1-2-97; AO No. 97-88, § 3, 6-3-97; AO No. 97-107, § 3, 11-17-97; AO No. 97-133(S), § 1, 11-11-97; AO No. 98-27(S-1), § 2, 11-11-97; AO No. 98-160, § 2, 12-8-98; AO No. 99-13(S), 2-9-99; AO No. 99-91(S), § 4, 7-13-99; AO No. 2000-64, § 1, 4-18-00; AO No. 2000-116(S), § 4, 7-18-00; AO No. 2000-127(S), § 2, 10-14-00; AO No. 2000-129(S), § 26, 11-21-00; AO No. 2001-48, § 1, 3-13-01; AO No. 2001-74(S), § 2, 4-17-01; AO No. 2001-4, § 2, 2-6-01; AO No. 2001-145(S-1), § 11, 12-11-01; AO No. 2003-68, § 1, 9-30-03; AO No. 2003-97, § 4, 9-30-03; AO No. 2003-117, § 2, 1-28-03; AO No. 2003-130, § 8, 10-7-03; AO No. 2003-152S, § 10, 1-1-04; AO No. 2004-1, § 2, 1-1-03; AO No. 2004-99, § 2, 6-22-04; AO No. 2004-100(S-1), § 6, 1-1-05; AO No. 2004-171, § 1, 1-11-05; AO No. 2005-160, § 9, 11-1-05; AO No. 2005-84(S), § 3, 1-1-06; AO No. 2005-185(S), § 35, 2-28-06; AO No. 2005-124(S-1A), § 33, 4-18-06; AO No. 2006-39, § 6, 4-11-06; AO No. 2006-54, §



1 1, 5-2-06; AO No. 2006-80, § 1, 6-6-06; AO No. 2007-50, § 4, 4-10-07; AO  
 2 No. 2007-60, § 4, 11-1-07; AO No. 2007-70, § 3, 5-15-07; AO No. 2008-  
 3 84(S), § 5, 7-15-08; AO No. 2009-61, § 3, 7-7-09; AO No. 2009-82, § 5, 7-7-  
 4 09; AO No. 2009-40(S), § 3, 7-21-09; AO No. 2009-112, § 4, 10-13-09; AO  
 5 No. 2009-122, § 2, 12-17-09; AO-2010-35(S), § 7, 5-11-10; AO No. 2010-39,  
 6 § 2, 5-11-10; AO No. 2010-87(S), § 3, 12-7-10; AO No. 2011-46, § 4, 4-12-  
 7 11; AO No. 2011-59, § 10, 5-24-11; AO No. 2011-106(S), § 3, 11-8-11; AO  
 8 No. 2011-112, § 4, 11-22-11, eff. 12-22-11; AO No. 2012-10, § 1, 1-31-12;  
 9 AO No. 2012-77, § 29, 8-7-12; AO No. 2013-109(S-1), § 5, 12-3-13; AO No.  
 10 2013-130(S-1), § 1, 1-14-14; AO No. 2014-42, § 31, 6-21-14; AO No. 2014-  
 11 85, § 4, 8-5-14; AO No. 2014-110(S), § 2, 9-9-14; AO No. 2014-137(S), § 3,  
 12 11-18-14; AO No. 2015-23(S) , § 20, 3-24-15; AO No. 2015-48, § 16, 5-14-  
 13 15 ; AO No. 2015-54, § 1, 5-26-15 ; AO No. 2015-65, § 4, 6-9-15 ; AO No.  
 14 2015-111(S-1), § 2, 1-1-16 ; AO No. 2016-16(S), § 4, 2-9-16 ; AO No. 2016-  
 15 76(S), § 7, 7-12-16 ; AO No. 2016-81(S), § 4, 8-25-16 ; AO No. 2016-83(S),  
 16 § 9, 7-26-16 ; AO No. 2016-82 , § 3, 8-9-16; AO No. 2016-116 , § 2, 10-18-  
 17 16; AO No. 2016-115(S) , § 2, 11-15-16; AO No. 2016-124(S) , § 11, 12-20-  
 18 16; AO No. 2017-26 , § 2, 5-1-17; AO No. 2017-29(S) , § 61, 6-1-17; AO No.  
 19 2017-30 , § 3, 3-21-17; AO No. 2017-31(S) , § 5, 5-26-17; AO No. 2017-  
 20 119(S) , § 4, 11-9-17; AO No. 2017-101 , § 2, 2-5-18; AO No. 2017-161(S) ,  
 21 § 3, 2-27-18; AO No. 2017-16 , § 3, 2-14-17; AO No. 2017-129 , § 2, 1-23-  
 22 18; AO No. 2018-63(S) , § 2, 8-28-18; AO No. 2018-100(S) , § 2, 1-1-19; AO  
 23 No. 2018-110 , § 2, 12-18-18; AO No. 2019-9(S) , § 2, 2-12-19; AO No. 2019-  
 24 12 , § 2, 3-5-19; AO No. 2019-15(S) , § 2, 3-19-19; AO No. 2019-34 , § 5, 4-  
 25 18-19; AO No. 2019-50(S) , § 2, 6-6-19; AO No. 2019-66 , § 26, 6-18-19; AO  
 26 No. 2019-74(S) , § 2, 6-18-19; AO No. 2019-79(S) , § 2, 7-9-19; AO No. 2019-  
 27 90(S) , § 7, 8-20-19; Ord. No. 2020-4(S) , § 3, 6-24-20; AO No. 2020-65 , §  
 28 2, 9-25-20; AO No. 2020-103 , § 2, 11-4-20; AO No. 2022-97 , § 1, 11-9-22;  
 29 AO No. 2023-27 , § 2, 3-21-23)

30  
 31 **Section 3.** The Municipality Assembly hereby finds, determines and declares that  
 32 this ordinance is necessary and proper to provide for the safety, preserve the health,  
 33 promote the prosperity, and improve the order, comfort and convenience of the  
 34 Municipality of Anchorage and the inhabitants thereof.

35  
 36 **Section 4.** The Municipal Clerk shall not accept applications for an STR unit  
 37 license under this ordinance sooner than March 1, 2024.

38  
 39 **Section 5.** This ordinance shall be effective immediately after passage and  
 40 approval by the Assembly.

41  
 42 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_ day of \_\_\_\_\_, 2023.

43  
 44  
 45  
 46 ATTEST: \_\_\_\_\_  
 47 Chair of the Assembly

48  
 49 \_\_\_\_\_  
 50 Municipal Clerk

## **Federal Housing Administration Expands Access to Mortgage Financing for Homes That Have or Will Include Accessory Dwelling Units**

*New Accessory Dwelling Unit policy provides expanded financing options for borrowers and reinforces Biden-Harris Administration housing supply and homeownership goals.*

**WASHINGTON** – The U.S. Department of Housing and Urban Development, through the Federal Housing Administration (FHA), today announced a new policy which allows lenders to count income from small units of housing built inside, attached to, or on the same property as a primary residence ([Accessory Dwelling Units](#) (ADU)) when underwriting a mortgage. This change allows for the inclusion of rental income from the ADU in the borrower’s qualifying income and would allow more borrowers to qualify for FHA financing for properties with ADUs, including 203(k) Rehabilitation mortgages. ADUs can be rented out to tenants, thereby adding to the supply of housing in a community. In addition, this new policy will enable more first-time homebuyers, seniors, and inter-generational families to leverage the power of ADUs to enhance the generational wealth building potential of homeownership. Today’s announcement supports the Biden-Harris Administration’s [Housing Supply Action Plan](#) and reinforces the importance the Administration places on addressing the nation’s affordable housing challenges and increase access to homeownership. See a fact sheet released today, [from the White House, announcing new actions on homeownership](#).

“Increasing the supply of affordable housing and helping families to create generational wealth is what today’s action making it easier to finance an accessory dwelling unit is all about. This is a part of our work to help address the critical shortage of affordable housing in communities across the country and help people increase the value of their homes,” said **HUD Secretary Marcia L. Fudge**. “The Biden- Harris Administration is committed to increasing the housing supply so that more people have access to quality housing that they can afford so that their families can thrive.”

“With our new ADU policy, we’ll help households of more modest means maximize the potential benefits of homeownership to build wealth,” said **Assistant Secretary for Housing and Federal Housing Commissioner Julia Gordon**. “This new policy also contributes to the supply of affordable housing in many neighborhoods where it’s most needed and least available.”

“The new policies provide greater flexibility for the use of rental income from ADUs, which will help more borrowers qualify for FHA-insured financing on homes with ADUs,” said **Deputy Assistant Secretary for Single Family Housing Sarah Edelman**. “We’re pleased that we’ve had such widespread support from the housing industry – support that has helped us deliver this meaningful solution for the nation’s homebuyers.”

FHA defines an ADU as a single habitable living unit with a means of separate ingress and egress that meets the minimum requirements for a living unit. An ADU is a private space that is subordinate in size and can be added to, created within, or detached from a primary one-unit single-family dwelling.

The new policies:

- Allow 75% of the estimated ADU rental income for some borrowers to qualify for an FHA-insured mortgage on a property with an existing ADU. This additional income flexibility will help to increase access to homes with ADUs for homebuyers with limited incomes, allowing them to benefit from the wealth-building opportunity of a property with an ADU.

- Use 50% of the estimated rental income, for some borrowers, from a new ADU the borrower plans to attach to an existing structure, such as in a garage or basement conversion, to qualify for a mortgage under FHA's Standard 203(k) Rehabilitation Mortgage Insurance Program. This will enable more homeowners with limited incomes to build ADUs, helping them sustain homeownership and expanding the production of ADUs as rental housing.
- Include ADU-specific appraisal requirements for appraisers to clearly identify, analyze, and report on ADU characteristics and the estimated rent the ADU can be expected to generate. The guidance provided in the Mortgagee Letter will assist appraisers to more accurately determine the market value of a property with an ADU and also will help advance the maturation of ADU valuation, thereby increasing access to ADU financing as more cities and states remove zoning barriers.
- Add ADUs to the types of improvements that can be financed under FHA's mortgages for new construction. This allows new homes to be built with ADUs from the ground up, an important source of ADU production in addition to rehabilitating existing structures.

FHA-approved lenders may begin offering borrowers mortgages on properties with ADUs under the new policies effective immediately.

###

*HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. More information about HUD and its programs is available at [www.hud.gov](http://www.hud.gov) and <https://espanol.hud.gov>.*

*You can also connect with HUD on [social media](#) and follow Secretary Fudge on [Twitter](#) and [Facebook](#) or sign up for news alerts on [HUD's Email List](#).*

**[HUD COVID-19 Resources and Fact Sheets](#)**

**[Learn More About HUD's Property Appraisal and Valuation Equity Work](#)**

Whereas, Municipality of Anchorage voting data shows the Girdwood population has seen a small increase in voter registration counts since 2013;

Whereas, Public Tableau data shows the Girdwood K-8 school has seen moderate declines in enrollment since 2013;

Whereas, US census data based on limited data has shown over time a decline in population in demographics from ages under 35, while ages 35-44 and 65-74 have seen increases in population;

Whereas, US census based on limited data shows income for households skewing away from those earnings \$75,000-\$150,000 and towards those earnings \$150,000 or more;

Whereas, MOA property tax data shows approximately 29% of owners of property within the zoning districts of 99587 claim a property exemption in Girdwood for a primary residence. And whereas approximately 13% of those properties zoned condos or townhomes claim a property exemption in Girdwood for a primary residence. And whereas approximately 36% of those properties zoned single family homes claim a property exemption in Girdwood for a primary residence.

Whereas, total properties within zoning districts total approximately 1,700

Whereas, total rental units total approximately 156 currently (Glacier City Mobile Home Park of roughly 16 units, Creekside Apartments of roughly 60 units, and 1 buildings from the Alyeska Resort totaling 80 units) and an additional 80 units to be supplied by the Alyeska Resort for a total of 236 units;

Whereas, long-term rentals and being squeezed out by short-term rentals, with approximately 140 properties listed on Airbnb as short-term rentals from a total population of residential properties total almost 1,700 units;

#### **BUYING POWER TO PURCHASE A HOUSE HAS BEEN CUT IN HALF**

The Girdwood Economic and Housing Committee hereby drafts a resolution noting an acute shortage of workforce rental housing and the need for additional workforce rental housing.

A resolution advising GBOS to pursue adding a zoning overlay district to Title 21, Chapter 9, that describes the entire Girdwood Valley and includes all zoning definitions therein.

Whereas:

- Short Term Rentals (STR) are a necessary activity of and an integral part of a resort community
- Girdwood Housing and Economic Committee is looking for solutions that result in mitigation of the impact that STR activity has on available workforce housing
- Girdwood valley represents approximately 10% of the total bed tax revenue for STR activity in the entire Municipality
- The Anchorage Assembly is debating implementing Municipal wide regulations for Short Term Rentals (STR)
- The Girdwood STR market is substantially different than that of the city of Anchorage
- The goals of the Anchorage Assembly for STR regulations do not address the needs of Girdwood
- Girdwood has a low primary occupancy rate, with 25% of the residential properties used as primary residence and 75% non-primary residence used as STR or left vacant
- The proposed Municipal STR regulations will be detrimental to Girdwood if implemented as written
- It has already been suggested by the proposing Assembly member that the Municipal STR regulations be applied differently to Girdwood because of the unique short term rental market and realities of being a resort town
- There are 29 zoning districts defined for Girdwood in Title 21, Chapter 9
- The Municipality of Anchorage allows a path to define a zoning overlay within the Girdwood district, as defined in AMC 21.03.160.H

Therefore let it be resolved that GHEC advises GBOS to fully pursue the implementation of a zoning change under AMC 21.03.160 that would describe the entire Girdwood valley, as defined in AMC 21.09.020.E, with a zoning overlay district. This action may be initiated by the Assembly, the Planning and Zoning Commission, or the Administration, by a request from GBOS.

A zoning overlay district under Title 21, Chapter 9, will act as a tool that will allow Girdwood to categorize and describe the allowed use of short term rentals as a land use activity, describe registration requirements for allowed STR activity, and describe necessary regulatory policy that would apply specifically to Girdwood as a whole.

This overlay zoning district is a tool that will allow these overarching land use policies to apply to Girdwood entirely, without the need to modify numerous current zoning definitions individually defined in AMC 21.09.040.

A zoning overlay district will allow Girdwood the specific capability to modify other general Title 21 land use regulations that may be detrimental to, or have negative impacts on Girdwood. Whenever there is a conflict between the district regulations and those of the overlay district, the requirements of the overlay district would apply, as it does in other districts, like Chugiak-Eagle River.

