

Girdwood Housing and Economic Committee
November 29, 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 12:00 p.m. Brett Wilbanks, chair

Roll Call. Attending are Tim Cabana, Krystal Hoke, Brett Wilbanks, Matt Schechter, Erin Eker
Brooke Lavender and Thomas Meding are not attending.

Quorum confirmed

Agenda Revisions and Approval

November 29 2023 meeting agenda approved	Hoke/Schechter	Assent
October 25 2023 meeting minutes approved	Schechter/Hoke	Assent

Announcements:

- All GBOS Committees will hold elections at their January 2024 meetings.
- Foraker Group Board Training is scheduled for TUE Feb 27 at 5PM in the Girdwood Community Room. All are welcome to attend.

GBOS report: None

Old Business:

1. Discuss items that could immediately help with housing/affordability crisis
 - Update on Feasibility study for Gravel Extrication and infill/exfill storage within Girdwood (Wilbanks)
Concern raised about how lower cost of construction will be realized by purchasers in a market-based economy driven by supply and demand. It is understood that there is value to having gravel and exfill storage available locally and that this would lower the cost of development to the developer, who may be a private home builder. However, this lower cost may instead subsidize developers via taxpayer funding of pre-development costs that are not recouped by taxpayers through subsequent lower cost homes.

Motion:

GHEC moves to request a bid from MOA Term Contractor for Feasibility Study of Gravel Extrication and infill/exfill storage based on the scope of work presented.

Motion by Cabana/2nd by Schechter

Motion passes 5-0

- Update on Draft plans for developing formal RV Camping in Girdwood, proposed for HLB Parcel 6-134. (Hoke)
Discussions about operations, etc of the proposed campground would be addressed in the feasibility study.

Motion:

GHEC moves to request a bid from MOA Term Contractor for Feasibility Study of campground proposed for HLB Parcel 6-134 based on the scope of work presented.

Motion by Cabana/2nd by Hoke

Motion passes by Assent vote

Once bids are received from term contractor for these projects, GHEC will need to seek funding from Service Area/GBOS.

- Review progress of research of Soccer Field relocation to Girdwood Park and rezone of the current soccer field parcel for housing via Imagine!Girdwood, LUC and GBOS meetings. (Wilbanks)
Dedicated park land takes a vote of the entire MOA to change before any exchange could take place.
Soccer field is Girdwood Parks and Rec, land in the South Townsite is HLB.
There are concerns about what is under the soccer field as it was previously used as vehicle maintenance.
Discussion that land proposed in South Townsite for alternate location is dark and wet. Possible other locations for potential relocation of the field should be considered.

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

Land in parcel 6-103 across Arlberg from the soccer field is Girdwood Open Space and may be a better choice for development and has similar access to utilities and fewer constraints that could slow down the proposed project.

- Review other parcels most developable to produce housing (not assigned)
6-039 (Ruane – Not discussed); 6-103 (Open Space across from Moose Meadow discussed it item prior)

2. Set mechanisms to attaining goals: Matt Schecter introduces resolution for GHEC and public to review for possible vote at the next meeting. Resolution language is included in the meeting packet. Resolution draws on information collected in the project matrix.

Future work focused on financing options will be taken up shortly. Current list of organizations includes AK Housing Trust and Housing Alaskans.

3. Discuss AO 2023-110 Regulation to add licensing for Short Term Rentals throughout the MOA (Edgington)
It is understood that the AO is scheduled for hearing on Dec 5 but that an S amendment is likely to be introduced and a work session scheduled. At this time, it seems likely that the item will be pushed to January for Assembly vote.

GBOS currently is drafting a position statement that the proposed STR Ordinance does not address the key primary issues and specific conditions of the high density of STRS in Girdwood.

GHEC discusses various reasons that the ordinance doesn't help in Girdwood, including: encouraging black market of STRs, overreach of MOA without any distribution of accumulated funds from licensing to service area to offset the impact of STRs on long term housing market. Group discusses a variety of ideas. Brett Wilbanks recommends GHEC look at creation of an overlay district and provides resolution language of this.

No formal direction to GBOS is made at this meeting.

Meeting ended with remainder of agenda not discussed.

Next meeting: December 27 2023 at 12PM

Adjourn 1:50PM