

Girdwood Housing and Economic Committee
October 25, 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 12:05 p.m. Matt Schechter co-chair

Roll Call: attending are Matt Schechter, Krystal Hoke, Brooke Lavender, Brett Wilbanks

GHEC supervisor Mike Edgington

Quorum confirmed

Agenda Revisions and Approval

October 25 2023 meeting agenda approved	B. Lavender/K. Hoke	Assent vote with amendments
Amendment to add items under New Business:		
#8 RE: Assembly STR Registration		
#9 RE: Proposed Bond for public restrooms in Anch	B. Lavender/K. Hoke	Assent vote
Sept 27 2023 meeting minutes approval	B. Lavender/B. Wilbanks	Assent vote

GBOS report: Addition of Item 8: Short Term Rental Registration requested to be added to the meeting. Supervisor Edgington also notes the Assembly's Strategic Planning Initiatives, which relate to housing.

Old Business:

1. Discuss items that could immediately help with housing/affordability crisis
 - Review LUC and GBOS discussion in Sept/Oct at the request of GHEC:

Gravel Extrication and infill/exfill storage within Girdwood: Item has been discussed at LUC and received non-objection to the concept thus far. GBOS is awaiting action from GHEC.

Motion:

GHEC moves to go forward with feasibility study.

Motion by B Wilbanks, 2nd K Hoke.

Motion carries by Assent vote

Discussion:

Creation of a scope of work for the feasibility study will include items brought forward by GHEC. Group reviews draft resolution provided by B. Wilbanks and has made suggestions, in particular working on language that gravel is a "renewable" resource – opting for language about it replenishing, rather than renewable. Group discusses that there are environmental concerns about the time of year, duration and timing of such extraction. GHEC expresses a desire that the financial benefit is studied and explained in the study. Coordination of details will be handled by Brett and staff in drafting the scope of work. GBOS will take action once estimate is known for the feasibility study.

Developing formal RV Camping (recreational and residential) in Girdwood, HLB Parcel 6-134. This item also has been heard at LUC twice, focus is on recreational camping use with some additional residential use benefit to the community. A more solid plan to bring forward and approach Heritage Land Bank with will help in finding structure for next steps, however such planning has a cost. Krystal is to discuss next steps with Kyle as Parks and Recreation/GVSA has likely heavy involvement in this plan, either as a land manager or contract manager. Action on this item is postponed to a future meeting. It is noted that Land Use Code has a definition and rules for such camping, Krystal will review and add this to draft plans.

- Review other parcels most developable to produce housing

6-039 (Ruane); 6-103 (Open Space across from Moose Meadow): Not discussed

Discuss research of Soccer Field Land Swap idea (Wilbanks) Brett provides a draft resolution for GHEC members to review in the meeting packet. This item has not been discussed at LUC. It will be added to LUC agenda in November. Idea is to swap soccer field land for So. Townsite land that is in the floodplain. Some question if a swap is

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needed or if this should be a different sort of transfer. Group also discusses that this is perhaps 2 part: 1) support to move the soccer field into the flood plain adjacent to Girdwood Park and 2) support to rezone the current soccer field parcel from GIP to residential.

An element still to be determined is how land can be redesignated from GIP to another use; this should fall under Imagine! Girdwood mapping and draft Girdwood Comprehensive Plan, which is currently accepting public comments. Group discusses land maps provided by Imagine!Girdwood and that it would be beneficial to provide this input to Imagine! Girdwood to include in the concepts for the updated Girdwood Comprehensive Plan (Girdwood Area Plan rewrite).

Specific discussion at LUC regarding housing on the parcel that is currently the Soccer Field will occur once more is known about changing the land use from its existing one.

Motion:

GHEC moves to recommend to Imagine! Girdwood and GBOS that HLB parcel 6-134 should be identified as a park parcel in the new Girdwood Area Plan.

Motion by K Hoke/2nd B Wilbanks

Motion passes 4-0 in roll call vote

2. Set mechanisms to attaining goals

Review matrix (Schechter): Matt Schechter reports that he is continuing to evaluate data and will provide an assessment and recommendation for GHEC at the next meeting. This will help GHEC to narrow the scope of the problems that they are trying to address and solve.

3. Secondary Goals: Not discussed.

New Business:

4. **Research how to have HLB change to achieve releasing smaller parcels on an annual basis,** something like less than 5 acres. (Wilbanks): Idea is that smaller parcels would allow for smaller scale growth and opportunities for community members access to parcels to develop for housing, instead of solely being available to large developers unconnected to the community concerns.

5. **Research change of building limit to build higher than current limit of 40 feet.** (Schechter) Idea is that taller buildings can provide better opportunities for higher density housing. Correction that the residential height is 35', calculated as an average of the height of the roof surface, which ends up producing a number of heights of residential housing. Other uses have other height restrictions. Location of development is a key factor in this discussion. Group discusses perhaps a change to T21C9 (Girdwood Land Use code) that would allow for a site specific waiver to be sought when necessary.

6. **Investigate how to have Girdwood be included in homelessness Point in Time (PIT) counts** specifically (Lavender) Research found that Girdwood is included in the PIT count, via study by the Clinic staff. Further recommendation is for the PIT study to be conducted twice per year, in January and July, as the homeless population in Girdwood is thought to shift significantly seasonally.

7. **Consider assigning a member of GHEC to attend HLBAC meetings.** Group discusses that when items of Girdwood and GHEC concern are addressed at HLBAC, member(s) should attend.

8. **Discuss AO 2023-110 Regulation to add licensing for Short Term Rentals throughout the MOA** (Edgington) Assembly is considering adopting this resolution, which requires licensing for STRs. License is \$400 annually and is intended just to cover the cost of license processing, not as a revenue generator for the MOA. Concern that this doesn't provide additional location or amount of STRs information than is already available. It is noted that the flat rate fee is a greater burden to lower cost STRs than for expensive ones. B Wilbanks expresses interest in using this information to support STR room tax funds coming back to Girdwood. Group is encouraged to read the AO, which will be added to the meeting packet and shared on line.

9. **Discuss proposed bond for public restrooms in Anchorage** (Lavender) New bond proposed to add public restrooms to Anchorage locations. B Lavender wants to see about getting Girdwood needs for public restrooms added to this bond for 3 restrooms. Lavender is encouraged to find out more about the proposition, talk to GVSA manager, and bring this item to LUC/GBOS for further action.

PUBLIC COMMENT: None

Next meeting: November 29 2023 at 12PM
Adjourn 1:55PM