

Girdwood Housing and Economic Committee
Resolution 2023-02

A resolution of Girdwood Housing and Economic Committee in response to AO 2023-110, advising GBOS to pursue regulatory dispensation for the Girdwood area by modification of the proposed Short Term Rental regulation in Title 10 and adding a zoning overlay district to Title 21, Chapter 9, that describes the entire Girdwood Valley, including all zoning definitions therein.

Whereas:

- Short Term Rentals (STR) are a necessary activity of and an integral part of a resort community like Girdwood
- Girdwood Housing and Economic Committee is looking for solutions that result in mitigation of the impact that STR activity has on available workforce housing
- There is approximately \$13M in STR activity in Girdwood annually
- The Anchorage Assembly is debating implementing Municipal wide regulations for Short Term Rentals in the proposed AO 2023-110
- 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 or goals 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 members that the Municipal STR regulations be applied differently to Girdwood because of the unique STR 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 the following mechanisms to ensure continuation of Girdwood's economic activity while addressing the impacts of STRs on workforce housing:

1. Work with the Assembly to modify AO 2023-110 to describe in the Title 10 language, a special "carve-out" designation where Girdwood defines service area specific regulations, fees, and other aspects of STR regulation and activity that is structured to meet local service area needs and stated goals of GBOS;
 - a. Method to deal with impact on the neighbors (noise, people, parking)
 - b. Incentivize long term rental
 - c. Mechanism to provide funds to be used to relieve workforce housing crisis in Girdwood
 - d. It is specifically noted that the goal is NOT to make hurdles for residents using property for Short Term Rental
2. 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. Use the Girdwood zoning overlay district to define general area-wide provisions that describe use, such as STRs and ADUs.

- b. Describe other general design standard deviations from Title 21 requirements for development in Girdwood; building height, streets, sidewalks, lighting.
 - c. Define allowed, seasonal, and temporary gravel borrow operations as a unique land use activity within the zoning overlay district
 - d. Describe the area's unique characteristics that are to be maintained, land use that is to be encouraged, and development that is suited for the local area
3. Prepare to fund a part-time service area employee authorization or to contract with the Municipality to administer the STR registrations and/or other housing service area incentive programs.

Passed and approved by GHEC by a vote of 5 of 0 on this 27th day of December 2023.

B Wilbanks

Brett Wilbanks, GHEC Chair