

**Girdwood Housing Working Group**  
**Work Session**  
**August 11, 2021**  
**Minutes Final**

The Girdwood Board of Supervisors, its committees, and subcommittees are subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.

The Girdwood Housing Working Group operates under the Girdwood Public Meetings Standards of Conduct.

7:07PM Call to order, Mike Edgington

Connie Yoshimura is attending to discuss Pomeroy Lodging proposal for development of HLB land and provides copies of proposal, as redacted by HLB. Copies are available at the library reference section for public review.

Agenda Approval for August 11, 2021 meeting LM/SA  
Minutes Approval from July 14 2021 meeting LM/ME  
Minutes Approval from May 12 2021 meeting LM/ME

**Introductions & New Attendees:**

**Announcements & Presentations:**

**Business:**

1. Review of ongoing projects:

a. ADU ordinance update:

Proposed liberalization for ADUS has been approved locally, will be submitted to MOA planning this week. Process in MOA includes staff review, planning & zoning review, eventual Assembly review and approval

b. "Girdwood Residential 2021" aka Holtan Hills/Alyeska Village proposal w/HLB

Connie Yoshimura provides copies of the full proposal. Group remains in early stages of negotiation with HLB, meeting weekly.

Goal is to be under construction with lots for sale for individual builders next year. There are a lot of steps to be achieved before the project is shovel ready. Connie is eager to hear about what the community's needs are. She is aware of long-term rental and fee simple, entry level affordable housing needs in Girdwood and that some residents desire detached multi-family with small yard space, although triplex and other condominium style homes are also desirable. She believes high end market will take care of itself. There may be need for code changes in order to implement the eventual proposal. Infrastructure needs in order to develop the property include extension of road, water, sewer lines.

c. Imagine! Girdwood housing conditions/needs analysis

Agnew Beck is completing a housing conditions and analysis survey. Modeling showing population has remained fairly steady over the past several years and that most of the housing is not overcrowded, nor substandard. This doesn't match what is known about Girdwood housing needs. Agnew Beck is working on revising their model to better reflect what is occurring in Girdwood. Most residential development in Anchorage achieves about 18 lots developed per year under a single developer. To achieve greater amount of development and a variety of product, this proposal is based engaging a variety of builders. Pomeroy Lodging is also working on a study through McKinley Capital (fka McDowell Group), it would be helpful to share some information.

Connie Yoshimura explains that shifts in marketplace nationwide are fueled by low interest rates as baby boomers downsize and millennials are ready to upsize from condominiums to single family homes. Ability to telecommute increases potential for people to live and work in communities such as Girdwood and Homer may provide even greater demand.

The Huddle / Agnew::Beck presentation to Imagine! Girdwood is at the August regular meeting which has been rescheduled for Monday August 23.

d. Girdwood Employer survey via Chamber of Commerce

Project pending. Small survey to get employer perspective. Link will be on the GBOS webpage: [www.muni.org/gbos](http://www.muni.org/gbos)

2. Short Term Rental (STR) Regulations

a. Overview of other resort communities

Mike has reviewed many other communities, there's no one single solution. Effort to manage STRS with regulations have a variety of success rates in their communities. It is important to have clear goals to be met through regulation.

Girdwood Housing Committee Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

Some of the typical issues cited about STRs are:

- Negative impact of STRs on the neighborhood: traffic, parking, noise, trash, character impact (ie empty homes when not in use)
- Negative impact on community: STR removing stock of long term rentals and homes rented instead of being available for sale.
- Lack of parity in nightly lodging: Most lodging is highly regulated, including hotels, hostels, inns and B&B's are regulated. STRs have fallen outside of this regulation.

Goals would be based on fixing the above issues.

Risks:

Local risks: Local economy is strongly tied to STR market in Girdwood: STRs help people pay their mortgage, income generated by others offering cleaning services.

Political risks – There are people who dislike regulation in general. Because we are part of MOA, regulation would be Areawide, although the problem is primarily an issue in Girdwood.

STRs are just one factor in a larger and substantive housing issue in Girdwood. In other communities, STR have been eliminated entirely, but this is detrimental to property owners and is an over-correction that HWG hopes to avoid.

b. Discuss options for STR permits in Girdwood.

Considerations include:

- i. Stand-alone or part of a general update to lodging? Hotels, hostels, inns, B&B's.  
STR could be seen as part of all lodging and update could apply to all lodging. This could bring in partnership with other lodging groups.
- ii. Relationship to ADUs? ADU regulations proposed include restrictions that should keep them from becoming STRs, but it would be better for this to occur under STR regulation.
- iii. Limits by location/primary residence/duration?  
Examples are less restriction in area close to resort base, restrict total number of STRs in the valley.  
Examples are length of rental – 30 days, max number or rentals per year, etc.  
This seems difficult to manage and enforce.
- iv. Enforcement?  
Possible to outsource – permit revenue pays for businesses have formed to handle local government permitting, compliance and enforcement

HWG formed 18 months ago to address housing, as housing was coming up frequently in Land Use Committee meetings. Earlier work was working on Accessory Dwelling Units. Need to draft a formal regulation to propose to the community and then to Planning and eventually to Assembly to change code. Housing Working Group will need to be active advocates for the proposed regulation throughout the adoption process. Goal of Housing Working Group as it relates to STRS is to create regulation that supports community in finding balance of short term rentals and long term rental needs.

3. Confirm next meeting date/time: Sept 15 – work session re concrete STR regulation proposal

Adjourn 8:39PM