

Girdwood Housing Working Group Meeting

February 10, 2021

Minutes Draft

Due to the current spread COVID-19 virus, meetings are held virtually and telephonic indefinitely and are to be limited to critical issues only. Below is information on how to connect to the meeting. Please contact Margaret Tyler (343-8373) or Kyle Kelley (343-8374) if you need help in advance to connect to the meeting by either format.

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.

7:06PM Call to order, Mike Edgington

Agenda Approval for Feb 10, 2021 meeting

Move Action plans (3) to #7

Jeanne Hanson/John Hanson Unanimous via voice vote

Minutes Approval from January 13 meeting

Jeanne Hanson/Patrick Doran Unanimous via voice vote

Introductions & New Attendees:

Attending: Mike Edgington, Jeanne Hanson, John Hanson, Patrick Doran, Jenn Wingard, Lynné Doran, Shannon O'Brien, Kalie Harrison, Krystal Hoke, Reanne Krugger, Kim Van Sickle, Mauri Parks, Shelley Rowton, Brittney Blackledge

Announcements & Presentations: None

Business:

1. Review ongoing projects:

Mike Edgington: Schedule meetings regarding STR with MOA and Host Compliance (see item 3)

Krystal and Drew: Draft ordinance for ADU's (see item 6)

Shelley Rowton: Provide analysis of the HLB developable land in Girdwood.: Provided earlier

Jeanne Hanson: Report back on co-housing ideas: Spoke with Dave Whitfield and discussed Raven's Roost, similar to condo development, property is owned in common and units are individually owned. Need to have updated area plan complete with locations that would allow "upzone". Comprehensive plan needs to allow for this in this area. Amendments to code will still be legal "Grandfathered" under new code: legal non-conforming under new code. Construction not currently legal would require variance from new code.

Erin Eker/John Hanson: update on possible partnerships in affordable housing/development

John has been researching HLB and possible partnership for housing.

Research on Sitka Community Land Trust work on Affordable Housing and understanding metrics used to define "affordable".

Chugach Housing: Targeted housing population to serve; newer developments include commercial property.

2. Girdwood Area Plan: Gathered feedback from public meeting.

Feedback indicated confusion or lack of support from public regarding the following items:

Housing density – some language changes needed regarding duplex/tri-plex

General concern about increasing density too much, community wants to maintain existing character

RV Parking – use of this term created confusion regarding intent (recreational use vs housing), and confusion between RV and mobile homes.

ADU term was used without definition

Feedback also indicated items not covered in the plan so far, such as education, child care, healthcare infrastructure

Next steps are stakeholder interviews and engage professional to provide analysis

Approximately \$55,000 additional funding is needed to complete the GAP. GAP is seeking additional grants from MOA to assist. More grant opportunities exist once group is past the initial planning stage.

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



3. Short term rental regulation updates:
No update, probably take up again this fall, unless someone else wants to carry this sooner.
Seeking update from MOA on number of B&Bs currently available for rental.
4. Girdwood Community Land Trust:
Group holds meetings. Working as a private non-profit. Adopted articles of Incorporation and Bylaws, filed with the State of Alaska and submitted application to HLB and received punch list from HLB, which GCLT is completing to create strategic plan/timeline to be shared in the future upon GCLT officer approval.
GCLT polled community to determine CLT items of interest including permaculture development and other items that are not included in current Girdwood Land Use Plan and code (paving).
LUC recommending GBOS Resolution of Support text amendment to allow recycling drop off in gC-10 and gl-1; received donation for machine for recycling product creation. Other permitting required is not yet known.
5. Accessory Dwelling Units
 - Draft ordinance languageDrew and Krystal have draft to share next month to initiate code update process.
6. Review issues related to development of affordable housing
 - Zoning, utilities, infrastructure other restrictionsNo update, this is a placeholder. Group discussed Upzone earlier.
7. Status of creation of a Housing Action Plan
 - a. Role of Housing Working Group
Housing analysis to identify current conditions through Area Plan, then create Housing Action Plan
In the coming 6-12 months it is likely that HWG will evolve into steering group for Housing Action Plan, seeking grants and action plan itself contracted to professionals.
HWG needs help with grant search and writing, and in moving forward on Girdwood Area Plan.
8. Assign Actions
9. Confirm next meeting date/time: March 10, 2021 7PM RE: Housing Action Plan Work, review Housing Action Plans from other communities. Information to be provided prior to the meeting.

Adjourn 8:20PM