

**Girdwood Housing Working Group
Work Session Re STRs
November 10, 2021
Minutes Final**

This meeting is held via Microsoft Teams.

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.

7:03PM Call to order, Mike Edgington

Patrick Doran will take over chair duties at 8PM as Mike Edgington must exit then.

Attending are: Doug Menish, Shelley Rowton (HLB), Mike Edgington, Patrick Doran, Lynne Doran, Jennifer Wingard, Drew Harlos, Nathen Ellis, Kalie Harrison, Krystal Hoke
Connie Yoshimura, Charlotte Gaston, Seth Anderson w/Holtan Hills development

Agenda Approved for November 10, 2021 meeting	Patrick Doran/Doug Menish
Minutes Approval from Aug 11, 2021 meeting	Jennifer Wingard/Patrick Doran
Minutes approval from Sept 15, 2021 meeting	Jennifer Wingard/Patrick Doran

Introductions & New Attendees: Group introduces themselves.

Announcements & Presentations: None

Business:

1. Review of ongoing projects:
 - a. ADU ordinance update: Item has not shown up on P&Z agenda yet. Request for staff to follow up. Michelle McNulty has announced her departure as MOA Director of Planning.
 - b. "Girdwood Residential 2021" aka Holtan Hills/Alyeska Village proposal w/HLB.

Name on the RFP was Girdwood Residential 2021. Girdwood Life LLC is the overall organization; Holtan Hills is Phase 1 behind the school/Crow Creek Road and Alyeska Village (Phases 2 and 3) are farther up Crow Creek Road. Phase 2 includes 2nd access on to Crow Creek Road and will have mixed density. There are some challenges with mapping this area currently. Phase 3 includes large lots on septic. Some elements of the planning for Phases 2 and 3 will depend on Phase 1 outcome.

Proposal under discussion currently relates only to Phase 1. Mixed housing plan with single family lots, multi-family units and larger lots. (1) 4-plex, (1) duplex, (3) 8-plex approx. 8-plexes are planned for 900SF with garage on ground floor and exterior staircase to each unit; variety of sized lots for single family homes. 40 lots total, 65 units. 5 planned lots were lost due to wetlands survey to the west of the current water road. Another wetland is within the 8plex area.

Master Home Owners Association will apply rules to development. Committed to variety of housing products and streetscape that is consistent with Girdwood. Added 50' buffer to Iditarod Trail (from center line) and Athabascan Trail (from parcel edge) as requested by LUC as those trails area adjacent to the parcel to be developed

Discussion:

Owner Occupancy is of great interest to Girdwood. Presentation several years ago by Mayor of Breckenridge discussed that one of the solutions to housing in Breckenridge was to set aside housing for owner occupancy. In that case, city of Breckenridge owned the land and, as primary landowner applied covenants and restrictions. There may be differences in CO and AK law. In this case the land belongs to the Municipality of Anchorage, not Girdwood specifically. Determining an application of this may require legal advice. Mike requests that staff seek advice from MOA Planning Dept on this.

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

Otherwise:

8-plexes will require 50% owner occupancy if financed through Fannie Mae.

Change to short-term rental code would deal with Short Term Rental issue.

Narrow lots are planned to be developed at more moderate price range and it is expected that they will be lucrative for owner-occupancy through financing (5-7% down) this requires they live in the property for 1 year.

Generally, however, it is hard to manipulate private property rights legally.

Support Mixed Use:

Support of Mixed Use housing with a very strong Home Owners Association (HOA).

Plan for building:

This plan is being developed by residential land developers, not builders. Goal is to sell lots to builders. Each of the higher density projects are likely to be developed by one builder. Likely that some of the single family lots will be built on spec and/or privately purchased and built independently. This will keep the area from being developed in one predominant style.

Better map for location was requested at Land Use to help public understand the orientation of this development compared to current landmarks. Shelley shows the area on GIS. This and other display material from the meeting are included as screenshots at end of minutes.

Timelines:

Working toward Phase 1 to be shovel ready by June 1, so that road and utility infrastructure can go in. Lots cannot be sold and closed until the lots are platted and recorded. A reservation can be taken prior to platting. This schedule is pretty aggressive and there is a lengthy process for approval. Planned Unit Development under Conditional Use, so development approval ends at Planning and Zoning. Rezone of land at entry of the project by HLB requires Assembly approval

Phases 2 and 3:

Current Girdwood k-8 has approximately 200 students in attendance and has room for 79 additional students. Concern that additional housing bring the school to capacity.

Rezone of GIP to gR-3

6.5 acres is being requested to be rezoned from Girdwood Institutions and Parks (GIP) to gR-3 (residential). There is no plan to replace GIP land with other HLB holding elsewhere as this rezone does not remove uses available to that property. HLB gives up 17 acres of residential land to Cemetery.

Entry/exit on Hightower Road:

Will there be construction route to mitigate traffic on Hightower? Recommend alternate access off Crow Creek Road. There will be appropriate measures for pedestrian access during construction.

c. Girdwood Employer survey via Chamber of Commerce

Survey has been developed with Survey Monkey. Kalie offers to help Mike.

d. Girdwood Community Land Trust update

GCLT meeting earlier on the 10th. Putting forward a business plan for South Townsite application to HLB. Need to specifically address town development and attainable housing needs in Girdwood. There may be a couple of vacancies on the GCLT board.

Making progress on recycling and community garden projects.

e. Imagine! Girdwood update

Existing Conditions survey completed previously.

Housing forecast didn't take into account Girdwood-specific elements and determined 20-30 units per year needed, but it is anticipated that demand is higher than that. Plan to revise the document to include the elements that account for this miscalculation and provide a guide of what that amount actually is.

Economic analysis also due, which should help fill in the gaps in the housing.

Group discusses that there was other parts of analysis of the Existing Conditions is also flawed, including rental market.

Group has list of remaining tasks but need funding to accomplish this work. Group is researching grant research and applications, as well as MOA Grants and local fundraising.

2. Short Term Rental Regulations

a. Review initial draft document -- pending.

Patrick Doran states that his family owns several rentals near their owner occupied home.

Increase in number of STRS is an element in lack of affordable housing for those who want to live in Girdwood.

Approximately 250 STOs in the valley currently. In addition to volume of STRs there are some that are not managed responsibly, which as brought about the discussion of regulation of STRs to Housing Working Group.

Ideas have been:

Owner Available/in reach if neighbors have issues with renters.

Owner Occupy requirement

Glacier Creek Condo has Home Owners Association (HOA) allow but heavily regulate with fines if needed.

Emphasize personal responsibility while respecting private property rights.

Concern of Girdwood becoming an investment community.

Concern expressed that Short Term Rental has been targeted as a main element in issues with Long Term Rental opportunities in the Girdwood Valley. Testimony from local realtors and others at the last HWG meeting was that there have been no buyers whose purpose buying real estate in Girdwood was to engage in Short Term Rental. Inappropriate for a small group such as HWG to make recommendation for such a key item impacting so many in the community. Recommend stronger community engagement and discussion through some mechanism other than monthly meetings.

HWG first started working on ADUs and had some success in determining some adjustments to ADU development that seemed to be received well by the community and has made those recommendations to GBOS, which are currently working through process to amend code through vote. Next logical step seemed to be to address STRs.

Discussion:

Affordability is changing and will continue to get worse.

Address who exactly we are trying to help, for example: Workforce housing, essential workers, single parent families

Addressing involves community subsidization instead of limiting homeowners/property owners.

High demand, short supply for housing generally in Girdwood: housing is hard to find at any price.

Few business owners and few long term renters have been part of this conversation although they are the primary groups impacted by lack of housing.

Recommend that HWG consider bringing about a community conversation about housing, perhaps phased virtual meetings with professional input from economists.

GCLT concept is to receive land from the MOA through HLB to subsidize housing, so no direct negative impact to Girdwood home owners. Use bylaws and purchase agreement to establish how housing ownership is transferred without losing the continued benefit of affordability.

HOA in a condo is easier than in a neighborhood. Creation of neighborhood HOA requires 51% of properties to opt in.

Creating covenants in a new development, such as the one proposed in Holtan Hills is also easier since the buyers have not purchased yet.

WPD will respond to STR issues and have authority to cite those who are responsible for nuisance properties. This is typically a warning to start, however multiple calls result in legal action from WPD.

How do we make this information clear to the community?

Audiences: Homeowner/property manager and neighbor owners.

Make clear to management of properties that they will be held responsible for dealing with their problem properties.

Vacasa and VRBO will de-list problem properties. It is key for those who are frustrated with problem properties to get help via owner, property manager and/or police.

Anecdotal discussion of Long Term Rentals converting to Short Term Rental is not uncommon.

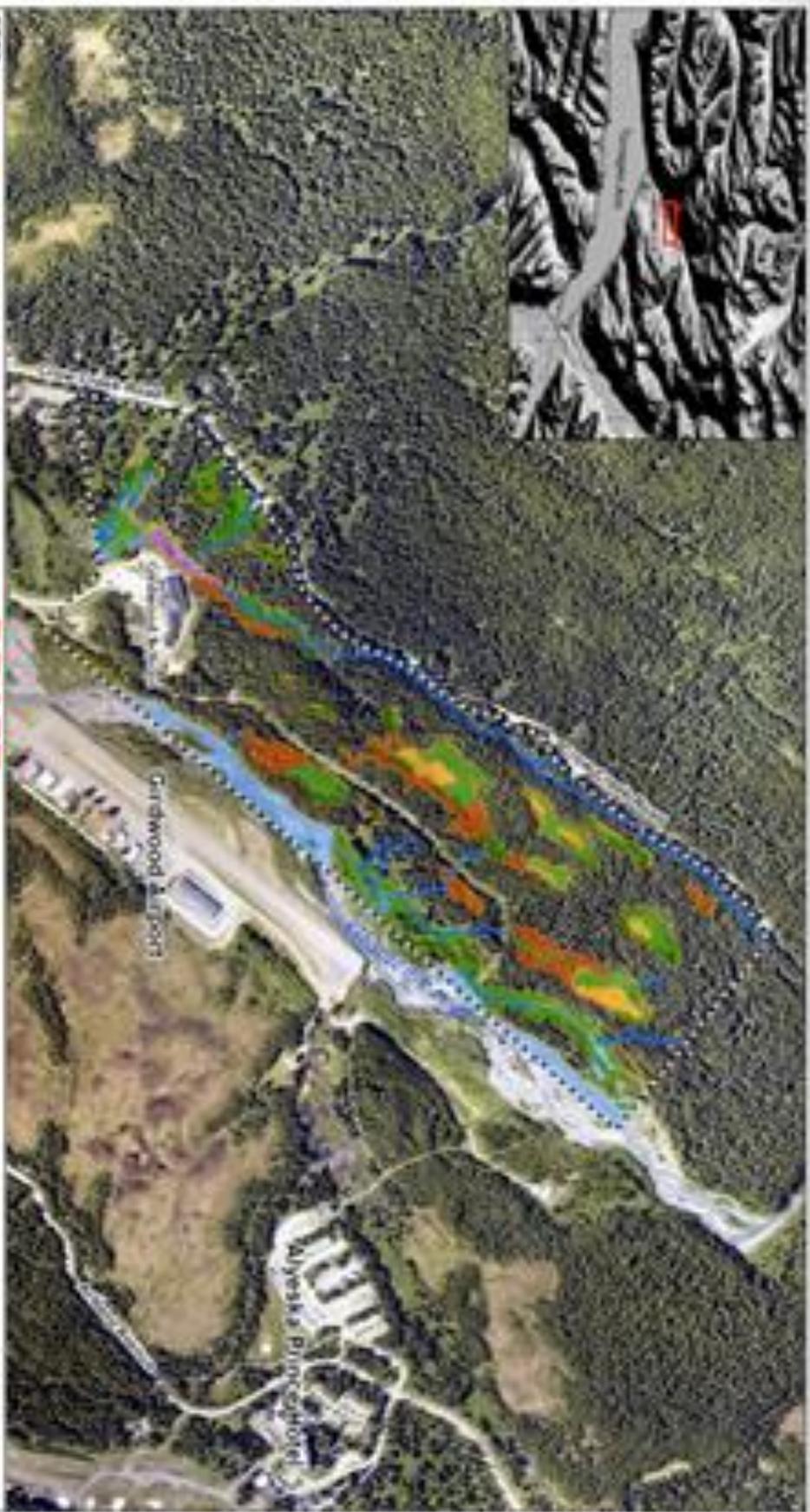
HWG can make a report to LUC on this and allow LUC to determine further direction.

Information regarding how to deal with nuisance properties or other STR rental concerns could be done via bulletin boards, social media, etc. This could come from GBOS via staff.

3. Confirm next meeting date/time: Nov 10 – work session vs general meeting TBA

Adjourn 9:10PM





- Study Area
- Stream
- Emergency Floodplain
- Flooded Standard
- Single-Channel Floodplain
- Facility
- Storm and Drainage
- Upland

DRAFT



Prepared with Contract, under
 Preliminary Study Area Studies, Investigations
 and Studies
 NOT APPROVED BY US ARMY CORPS OF ENGINEERS

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