

Municipality of Anchorage



P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>

David Bronson, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

*Briana Sullivan & Mike Edgington, Co-Chairs
Jennifer Wingard, Brian Burnett, Guy Wade*

May 13, 2024
GBOS GHEC Joint Meeting RE: GVSA Housing Goals
Minutes Draft
4PM Hybrid meeting via Teams

This meeting is taking place via Microsoft Teams and in-person in the Girdwood Community Room, 250 Egloff Rd.

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 Board of Supervisors operates under the Girdwood Public Meetings Standards of Conduct.

Call to Order Briana Sullivan or Jennifer Wingard, Co-Chair

Land Acknowledgement: The Girdwood Board of Supervisors acknowledges the indigenous peoples of Alaska, whose land we reside on. The community of Girdwood, situated between the areas known to be Dena'ina and Alutiiq homeland, respects the people who were stewards of this land for generations. We commit to the continued stewardship of this land and are grateful to be part of a wider community that seeks to maintain a sustainable use of Girdwood Valley for present and future peoples.

Roll Call

GBOS attending: Mike Edgington (ME), Jennifer Wingard (JW), Brian Burnett (BB), Briana Sullivan 4:25 (BS), Guy Wade 4:35 (GW)

GHEC attending: Krystal Hoke, Larry Daniels, Matt Schechter, Brett Wilbanks, Erin Eker, Tim Cabana

GBOS Disclosures may be made during the meeting

Agenda Revisions and Approval

May 13 2024 GBOS GHEC Joint Meeting Re: GVSA Housing Goals and STRs JW/BS Assent of GBOS

Agenda:

1. Discuss housing goals for GVSA: Group reviews packet items, which includes the Assembly's Housing Action Plan, Girdwood Comprehensive Plan housing materials, materials from other communities (Bozeman, Crested Butte, Whitefish), Housing goals suggestions, and a document regarding timeline to check progress and accountability in meeting the goals.

Group discusses:

- local land control is a goal that is unique to Girdwood.
- Infrastructure, including utilities, roads, site preparation are high costs of development in Girdwood
- Municipal planning/zoning department is not solution-based
- Following passing of the new Girdwood Comprehensive Plan, work will begin on changing code in T21C9 to match
- Maintain Girdwood's mountain town culture and interest in trails
- GHEC main goal currently is to acquire land and build housing on specific parcels of HLB land.
- 3 part exercise: determine the vision, goals and strategies.

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

Motion:

GBOS moves to adopt the following Housing Goals:

1. Increase the supply of safe, affordable housing units for sale and for rent
2. Diversity the housing market: housing types, sizes, price points, locations, accessibility, and ownership models
3. Increase the share of resident-occupied housing throughout the year and reduce the number of vacant units
4. Reduce housing development cost burden
5. Streamline municipal process to achieve Girdwood Comprehensive Plan Goals

Motion by JW, 2nd BS

Motion carries 5-0 in roll call vote

Motion:

GBOS moves to adopt the following Vision Statement:

Girdwood has good-quality, stable, affordable housing for residents across the community's income distribution while maintaining the characteristics of the outdoor recreation community.

Motion by BS/2nd JW

Motion carries 5-0 in roll call vote

Motion:

GBOS moves to adopt a 6th item to the Housing Goals:

6. Increase Girdwood local control and management of public land.

Motion by JW/2nd BB

Motion carries 4-1 in roll call vote (ME opposed)

Vision:

Girdwood has good-quality, stable, affordable housing for residents across the community's income distribution while maintaining the characteristics of the outdoor recreation community.

Housing Goals:

1. Increase the supply of safe, affordable housing units for sale and for rent
2. Diversity the housing market: housing types, sizes, price points, locations, accessibility, and ownership models
3. Increase the share of resident-occupied housing throughout the year and reduce the number of vacant units
4. Reduce housing development cost burden
5. Streamline municipal process to achieve Girdwood Comprehensive Plan Goals
6. Increase Girdwood local control and management of public land

Strategies and implementation timeline metric can be discussed at a future meeting. Many of the strategies have been discussed throughout the meeting.

2. Discuss Girdwood-based STR regulation potential

Assembly passed STR regulation however it would have been re-voted upon and failed. Mayor vetoed it before that could occur. Current direction for Girdwood could be for Girdwood only registration/regulation or for a program that is areawide and exercised based on volume of STRs in an area of the city. Currently Girdwood experiences higher density of STRs compared to the rest of Anchorage.

GHEC has discussed:

Low cost for registration to encourage all STRS to register

Fee for non-compliance in registration

Fee structure for nuisance STRs to re-register as mitigation of negative impacts to neighbors

Goal of fees is to pay for program administration.

Program should be as simple as possible

Discuss ADU regulation proposed by GHEC:

Goal of this is to encourage ADUS for Long Term Rental, not Short Term

Group discusses Overlay District and Improvement Districts briefly. Some ask if a member of the Planning Department could attend a meeting to explain options for implementing Girdwood-specific action. Planning department has been contacted and request written questions.

Public Comment: None

Adjourn 6:10