

Girdwood Housing and Economic Committee
May 6, 2024
Regular Meeting
Minutes Draft
6 p.m. via Microsoft Teams & Girdwood Community Room

This hybrid meeting is taking place via Microsoft Teams & at the Girdwood Community Room, 250 Egloff Rd:

This Advisory Committee is subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.

All committees of the GBOS operate under the Girdwood Public Meetings Standards of Conduct.

Call to Order 6:00 p.m. Matt Schechter co-chair

Roll Call: Matt Schechter, Erin Eker, Krystal Hoke, Brett Wilbanks, Tim Cabana, Larry Daniels

Quorum confirmed

Agenda Revisions and Approval

May 6 2024 meeting agenda approval

Krystal Hoke/Erin Eker

Assent Vote

April 1 2024 meeting minutes approval

Erin Eker/Brett Wilbanks

Assent vote

GBOS report: Mike Edgington reports that STR regulation and housing goals discussion with GBOS is May 13.

Temporary Workforce Housing proposal is moving forward as LUC advised.

Text amendment for gC-2 is moving forward (this is discussed later in the meeting also)

HLB work plan and management plan are currently scheduled for hearing and likely vote by Assembly on May 7.

Old Business:

1. STR discussion
Concepts that GHEC could consider:
Zoning Overlay
Grandfather rights to STR
Fees for STR
License requirements for STR
Penalties for infraction of license parameters
Penalties for having no license
Enforcement options of above

As discussed earlier, any STR regulation would require Assembly approval. GVSA has some enforcement options under Prop 7; enforcement would be via Land Use enforcement officers.

Discussion points:

Concern expressed about restriction of STR without clear understanding of the market and the impact of the restriction to property value and current owners.

Support for license fee/permit fee at this time and less of regulation of them.

Need for more housing at a rate that is affordable.

Difference between housing as shelter, housing as investment, housing for residential use.

STR is not a right by code, but no one has challenged this or complained about it to the MOA to enact enforcement and/or change to formally allow STR.

Concern for private property rights.

2. GCLT Request for Information on HLB parcel 6-076 (Krystal Hoke)
Krystal updates that GCLT is moving forward with RFI and has set up multiple dates for contractors/developers to tour the property to assess the developable land on the parcel.
Cost of road access is estimated at \$5M.

Meeting Agendas and minutes are available: [Municipal Road Maintenance Service Areas gbos-hes](#)

3. Develop organizational structure to handle receiving HLB managed property and strategy for executing a development project on that land. HLB 1 and 5 year plans are likely to be adopted at the Assembly hearing tomorrow. There is no amendment to HLB plans for transfer of land to other entities, this does not preclude withdrawal and transfer of land within the MOA (ie GVSA).
4. Conversion of STR to LTR via incentive programs (Schechter): Group decides to move this to pending business for now.
5. Discuss times/dates for GHEC meetings starting in July 2024
6PM June 3; July 1 tentatively. Release of date for consistent GHEC meetings is likely in June. July 1 may not be a good date for meeting due to holiday.

Program Updates:

6. Discuss any updates to program matrix and data collection on short-term housing (Schechter)
No changes.
7. Updates on GHEC 2024-01 Parcel Request of HLB and management transfer to be included in 5-yr and 1-yr plan:
 - 6-076: Across Karolius, adjacent to California Creek Park
 - 6-039: Along Alyeska Highway/Across Ruane Road from the Industrial Park
 - 6-016: 6.5 acre portion only within Holtan Hills but not included in current Development Agreement.
 - 6-134: Across Karolius from 6-076. This parcel is under consideration for the RV park
 - 6-013: Land along Arlberg road across from Moose Meadow.
 - 6-029: Behind Spoonline and Basecamp
 - 6-022: Adjacent to park and ride lot

As previously discussed these are included in the 1 and 5 year plans which are expected to be approved at the Assembly meeting on May 7. Amendments can be made to the plan.
Brian Burnett inquires about land in the Girdwood Industrial park, between Alyeska Highway and California Creek. After review of map of the area, the group determines that between Stream Setback for California Creek, road easement for Alyeska Highway and the existence of the main gas line for Enstar, there may be just a small piece of land that has potential. Group discusses noting this potential for development in the Girdwood Comprehensive plan, but opts not to add it as an amendment to the HLB 1 and 5 year plans and not to pursue having HLB set it aside in plat at this time.
8. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS.
Mike Edgington has presented at the Budget Advisory Commission and commission will hold a follow-up meeting this week. BAC seems to support using funds from bed tax for other projects. Any recommendation would go to the Assembly to approve.
9. Status of LUC input re: ADU use as specified in AMC 21.09.050.C.2 (Wilbanks)
Discussion at LUC was productive and resulted in a positive vote from LUC. However, at this time, the topic has been tabled pending the broader STR discussion.
10. Update on possible feasibility studies: No change in status
 - a. Feasibility study for Gravel Extraction and infil/exfil storage within Girdwood @ NTE \$77,000 from the GVSA TBA account. (Wilbanks): Pending public/private partnership
 - b. Update on Feasibility study and 30% design for RV Camping in Girdwood, proposed for HLB Parcel 6-134 @ NTE \$39,000 from the GVSA TBA account as recommended by GHEC to GBOS. This is pending transfer of land to GVSA. (Hoke) This land is not part of the group that are being requested to transfer in the current 1 and 5 year plans.

New Business:

11. HLB Parcel 6-039 Site Concept Map (Krystal Hoke)
Concept map shown to GHEC for their review and comment:
This map shows what is currently allowable by code.

Input received is:

Snow storage concerns at bottom of cul de sacs

Need to consider connection to sewer line and wells for water

Group also discusses how restrictions could be placed on resulting housing to maintain if for residential use via deed restrictions or HOA.

Move driveway access to first set of lots to Ruane so that only 3 driveways are needed from DOT to access Alyeska Highway.

Group discusses waiting for the Girdwood Comprehensive plan to be completed and then working to change zoning to match.

Pending Business:

12. Status of GHEC recommendation to allow mixed residential and commercial use on GC-2 zoning east of Main Street. (Wilbanks). Proposed language and text amendment presented. Language needs to match the Girdwood Comprehensive Plan that is in effect. Text amendment will take 6 months, by that time the Girdwood Comprehensive Plan may be complete.

Motion:

GHEC moves to recommend that the Girdwood Board of Supervisors write a resolution of support for the text amendment to place a P in the table of allowed uses and change intent language as presented.

Motion by Tim Cabana, 2nd Krystal Hoke

Motion carries by Assent vote

13. Request HLB to release smaller parcels of land on a more consistent basis. Review draft resolution (Hoke)
No change in status, item remains in pending.
14. Review GHEC Operating Rules. No change in status, item remains in pending.
15. Temporary Use of Commercial Land for Residential Occupancy (Edgington). Item has moved on to MOA with LUC approval.
16. Review HLBAC agenda and consider a member of GHEC attending HLBAC meeting if a relevant Girdwood item is under consideration. No change.
17. GBOS Housing Goals (GBOS GHEC Joint meeting May 13)
Pending meeting May 13.

PUBLIC COMMENT: None

Next meeting: June 3 6PM

Adjourn 8PM