

Girdwood Housing and Economic Committee
July 1, 2024
Regular Meeting
Agenda Final
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. Brett Wilbanks, Chair or Matt Schechter co-chair
Roll Call, confirmation of quorum

Agenda Revisions and Approval

July 1 2024 meeting agenda approval

June 3 2024 meeting minutes approval

June 20 2024 Work Session minutes approval

GBOS report: Mike Edgington

Old Business:

1. STR Registration discussion (from WS June 20)
ADU use as specified in AMC 21.09.050.C.2 (Wilbanks)
 - a. Different fees for full-time vs part-time STRs
 - b. Enforcement for non-compliance of rules.
2. Develop organizational structure to handle receiving HLB managed property and strategy for executing a development project on that land

Program Updates:

3. Discuss any updates to program matrix and data collection on short-term housing (Schechter)
4. Confirm that parcels requested for transfer to GVSA are included in adopted 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
5. Conversion of STR to LTR via incentive programs (Schechter)
6. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS.
7. Update on possible feasibility studies:
 - 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. Pending transfer of land to GVSA. (Hoke)

New Business:

8. Housing Implementation Plan: Discuss options for contracting for a housing consultant specializing in resort communities and scope of work

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

Pending Business:

9. Request HLB to release smaller parcels of land on a more consistent basis. (Hoke) Status: on hold
10. Review GHEC Operating Rules Status: pending GBOS update of their Rules and Procedures
11. Temporary Use of Commercial Land for Residential Occupancy (Edgington) Status: at MOA
12. Review HLBAC agenda and consider a member of GHEC attending HLBAC meeting if a relevant Girdwood item is under consideration. Status; ongoing for HLBAC meetings
13. GBOS Housing Goals; Status: set at GBOS GHEC Joint meeting on May 13
14. GCLT Request for Information on HLB parcel 6-076 (Krystal Hoke) Pending result of RFI.
15. HLB Parcel 6-039 Site Concept Map (Krystal Hoke) Pending Girdwood Comprehensive Plan adoption and then pursue code changes to match.

PUBLIC COMMENT: Persons offering public comment must state their full name and address. Public Comment is limited to three (3) minutes per person and must be on subjects not listed on the agenda.

Next meeting: Aug 5 6PM

Adjourn