

Girdwood Housing and Economic Committee
July 1, 2024
Regular Meeting
Minutes 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

Roll Call, attending are: Brett Wilbanks (BW), Matt Schechter (MS), Lisa Miles (LM), Larry Daniels (LD), Krystal Hoke (KH); Tim Cabana (TC) (arr. approx 6:45PM)

Quorum confirmed

Agenda Revisions and Approval

July 1 2024 meeting agenda approved LD/MS

June 3 2024 meeting minutes approved LM/MS

June 20 2024 Work Session minutes approval LM/MS

GBOS report: Mike Edgington, Items of interest to GHEC since the last meeting are:

GBOS provided a Resolution of Support for the Girdwood Comprehensive Plan

GBOS appointed Lisa Miles to GHEC.

GBOS is reviewing their operating procedures and will hold a work session in August on them. Once GBOS has made changes, they will be available for review and comment as required before adoption.

GBOS began discussion of how to initiate a study for a Housing Implementation Plan, consistent with the goals of the Girdwood Comprehensive Plan. This item is New Business at GHEC this month.

Old Business:

1. STR Registration discussion (from WS June 20)

GHEC discusses the updated registration document, which was reviewed extensively in the Work Session on June 20. Questions remain about a zoning overlay vs code change to T21 C9. GHEC needs input from Planning and Zoning to understand better which approach is best.

Purpose initially is to have all STRS register, and a fee that only covers the cost of maintaining this information. There may be a difference between registration and licensing.

Items not addressed is what issues it will work to resolve, including nuisance issues such as impact to neighbors via trash, noise, parties, parking, increased vehicle traffic.

GBOS wrote to Assembly that the STR registration that was under consideration originally did not address Girdwood's specific goals. Girdwood-based proposal should address these.

Negative neighborhood impact of STRS

Funds to put toward addressing negative impacts of STRS

Increasing LTR from STR inventory

Residential vs Commercial Use of STRs

Scope of the STR registration currently is the GVSA only. Potential to make it areawide based on volume of STR activity.

Enforcement and adjudication will need to be clarified.

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

Motion:

GHEC moves to put STR registration on the LUC agenda for discussion and input.

Motion by Matt Schechter, 2nd Lisa Miles

Amendment 1

Amendment to proposed document to change 2 hour response requirement to 12 hours

Motion by KH/2nd TC.

Roll call vote 3 in favor 3 opposed.

Motion fails

Amendment 2

Amendment to proposed document to change 2 hour response requirement to 6 hours.

Motion by KH, 2nd LD

Motion carries unanimously in Assent vote

Amendment 3

Amendment to change language under Exemption section. Registration is required but at no charge for use under 14 days per year. Other requirements still pertain.

Motion by MS/2nd KH

Motion carries unanimously in Roll Call vote

Return to original motion with amendments:

GHEC moves to put STR registration on the LUC agenda for discussion in July with the amendments as discussed.

Motion carries unanimously in roll call vote.

Matt Schechter will update the draft for LUC and GBOS as New Business in July.

ADU use as specified in AMC 21.09.050.C.2 (Wilbanks)

ADU element of the STR discussion has received some support from LUC but the larger issue at this time is STR overall. Group considers taking the request to put language into code consistent with residential use but determines their effort should be spent addressing STRS as a whole, not focused on the ADU item.

2. Develop organizational structure to handle receiving HLB managed property and strategy for executing a development project on that land

Postponed for a future meeting.

Program Updates:

3. Discuss any updates to program matrix and data collection on short-term housing (Schechter)

No update.

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

6-134 – RV Park parcel is in the HLB work plans for transfer to Girdwood Parks and Rec. This requires Girdwood Comprehensive Plan approval first and then potential to move forward.

6-013 - Group discusses selecting another parcel to work on for housing, 6-013 is across from Moose Meadows. This parcel is also on the HLB plans, with the first step to be a review of the parcel for wetland and understanding of what would have to occur to allow transfer of the property. GHEC requests update from HLB on the status of this walk-thru.

5. Conversion of STR to LTR via incentive programs (Schechter)

No update

6. Status of [GHEC 2023-03 Service Area Bed Tax](#) resolution forwarded to GBOS.

Revenue discussions by the MOA will be forthcoming this fall.

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

This is likely 60-90 days from additional information. Item remains pending.

- 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)

As discussed, the next step on this is adoption of the Girdwood Comprehensive Plan. Plan is before P&Z in July and for a vote in support of it August 3, and then would go to the Assembly, where it could be voted upon in October at the earliest.

New Business:

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

There is frustration over this topic coming to GHEC after discussion at GBOS, and anticipation that GHEC input is not being solicited as part of the process.

GBOS included budget for housing and economic items in their 2024 budget last summer, as GHEC was forming.

No specific projects have been encumbered with the funds. GHEC is considering both the feasibility study for the RV park and now is discussing the housing implementation plan. Neither project is likely to occur in 2024; there is potential for both to be funded between 2024 and upcoming 2025 budget cycles.

It is clarified that in spending taxpayer dollars, both GHEC and GBOS are in advisory roles.

GBOS provides advisory budgets after budget sessions and local approval to MOA.

Housing Implementation Plan study is a part of the Girdwood Comprehensive Plan. Professional study by those who have studied other ski and resort area towns will provide information to help Girdwood achieve housing needs.

Project may either be via Request for Proposal or via Sole Source. Sole Source is fairly unusual at this time by MOA. It is difficult to create an RFP via public process.

Goal for the next GHEC meeting is to have a draft scope of work with deliverables for the committee to consider.

Pending Business: Not addressed

- 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 8PM