

**Girdwood Housing and Economic Committee**  
**June 3, 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 6:03 p.m. Brett Wilbanks, Chair

Attending are: Brett Wilbanks, Matt Schechter, Erin Eker, Krystal Hoke (until 6:30), Larry Daniels (arrive 6:10)  
Quorum Confirmed

It is noted that Mike Edgington and Krystal Hoke are attending the Planning and Zoning Commission meeting at 6:30PM for hearing of the Alyeska Resort Master Plan. Agenda items are shifted to allow topics that they are presenting to be heard early in the meeting.

**Agenda Revisions and Approval**

June 3 2024 meeting agenda approved

Assent

May 6 2024 meeting minutes approval

Eker/Schechter

Assent

**GBOS report:** Mike is headed to Anchorage for the Planning and Zoning Commission hearing.

- Girdwood Comprehensive Plan goes before P&Z in July.
- Process for community's desire to add mixed use to gC-2 has been unclear, however advice is for GVSA to use the new Housing and Economic Power to submit an ordinance to the Planning Director instead of having the Assembly do this. Mike is working on a draft ordinance.
- Mike has been researching and lobbying for review of funding from bed tax by the Assembly via the Budget Advisory Commission. Assembly has indicated that they want to hold a broader discussion of funding sources. Mike recommends continuing to develop ideas on how bed tax collected from STRs can be put to use for programs to offset STR impacts in communities.
- GBOS will initiate new business item soon to budget funds to hire a consultant for a Housing Implementation Plan. The project would work on housing policies for resort towns, specifically.

**Old Business:**

1. Program Update: (item 8b)

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)

HLB 1 and 5 year plans have been adopted.

No Service Area funds should be spent on this until land is GVSA-managed.

2. Pending Business (item 14)

GCLT Request for Information on HLB parcel 6-076 (Krystal Hoke) Pending result of RFI.

Tours are scheduled in June for parcel behind the ballfield.

3. STR discussion

Matt Schechter has provided ideas in the meeting packet for possible STR registration project.

Registration provides for authorization to run STRS, which could allow for enforcement if business is operated poorly.

Group has many questions and concerns about specifics of registration, including compliance and enforcement of poor operation to be considered more fully.

Group needs to review the ordinance that was produced by the Assembly in 2023 as this has already been vetted by Legal dept, and see what should be incorporated in Girdwood-specific policy.

Group will hold a work session or special meeting in June to focus on this discussion.

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

4. Develop organizational structure to handle receiving HLB managed property and strategy for executing a development project on that land  
Focusing on the goal of how to manage land so that it can be used to generate workforce housing below market rate to fill need in long term rental market.  
When land is transferred from HLB to GVSA, what entity then is able to manage it and coordinate resources to develop the needed housing and who holds title?  
GHEC members are assigned project to provide their ideas to answer this for the next meeting.
5. Discuss times/dates for GHEC meetings starting in July 2024. Discuss July Meeting date  
GHEC is 1<sup>st</sup> MON monthly at 6PM.  
July 1 is the next regular meeting.

**Program Updates:**

6. Discuss any updates to program matrix and data collection on short-term housing (Schechter)  
Program matrix needs to be updated with more recent activity.  
No new information to discuss.
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; 6-039; 6-016; 6-134; 6-029; 6-022)  
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

HLB 1 and 5 year plan has been adopted. GHEC members should review the adopted plan to assess status of the parcels that were requested for process to be transferred to GVSA.

Parcel maps will be added to the meeting packet. Full review of HLB parcels is available on the GHEC website: HLB review of Girdwood parcels: [AR2023-40 Report](#)

8. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS.  
This item was discussed under GBOS report.
9. Status of LUC input re: ADU use as specified in AMC 21.09.050.C.2 (Wilbanks)  
This item is now part of the STR discussion and will be a part of the upcoming work session on STR.
10. 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  
Item remains pending.
  - b. Moved to start of meeting under topic #1.

**New Business:** None

**Pending Business:**

11. Request HLB to release smaller parcels of land on a more consistent basis. (Hoke) Status: on hold  
No change.
12. Review GHEC Operating Rules Status: pending GBOS update of their Rules and Procedures  
GBOS will add GHEC to their Rules & Procedures.  
GHEC discusses that they like the current set-up of GHEC with targeted membership from within the GVSA. Other possibilities would allow for non-residents to participate as members, but this system still allows for them to participate, just not vote. GHEC plans to continue sending ideas through LUC for 1 person, 1 vote input.

13. Temporary Use of Commercial Land for Residential Occupancy (Edgington) Status: at MOA  
No update.
14. Moved to start of meeting
15. 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  
No items for GHEC on the HLBAC agenda at this time.
16. GBOS Housing Goals; Status: As determined GBOS GHEC Joint meeting on May 13, housing goals are included in the meeting packet. Strategies are still to be added.
17. Conversion of STR to LTR via incentive programs (Schechter) Pending STR discussion
  - a. Different fees for full-time vs part-time STRs
  - b. Enforcement for non-compliance of rules.Item is related to the STR discussion.
18. HLB Parcel 6-039 Site Concept Map (Krystal Hoke) Pending Girdwood Comprehensive Plan adoption and then pursue code changes to match. Pending Girdwood Comprehensive Plan adoption to work on code changes  
No update at this time.

**PUBLIC COMMENT:** none

Next meeting: July 1 6PM

Adjourn 7:20PM