SHORT-TERM RENTAL TASK FORCE (STRTF) MEETING MINUTES

May 15, 2025 at 12:10 PM

Assembly Chambers/Zoom Webinar

A. CALL TO ORDER

Mr. Bryson called the Short-Term Rental Task Force (STRTF) to order at 12:10pm in the Assembly Chambers and online.

B. LAND ACKNOWLEDGEMENT

Mr. Coleman provided the following land acknowledgement: "We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!"*

B. ROLL CALL

Present: Chair Wade Bryson, Carole Triem, Erik Pedersen, Adam Dordea, Joyce Niven, Dan Coleman, Patty Collins, Ryan Kauzlarich, Meilani Schijvens, Alicia Hughes-Skandijs

Absent: Greg Smith

Staff present: Deputy Manager Robert Barr, Deputy Clerk Andi Hirsh, Special Project Planning Manager Rob Dumouchel, Attorney Clinton Mitchell, Meeting Technician Kevin Allen, Treasurer Ruth Kostik

D. APPROVAL OF AGENDA - approved

E. APPROVAL OF MINUTES

1. April 3, 2025 STRTF Meeting Minutes - Draft

2. May 1, 2025 STRTF Meeting Minutes – Draft

Ms. Collins provided a correction to the May 1 minutes.

MOTION by Mr. Byson to approve the minutes as amended. Motion passed by unanimous consent.

F. AGENDA TOPICS

3. Staff recommended amendment to Ordinance 2025-23

Mr. Barr said the staff amendment proposed would make it clear that an operator could start advertising as soon as CBJ issues a registration number.

MOTION by Ms. Hughes-Skandijs to support for this amendment to the Assembly and asked for unanimous consent. Motion passed by unanimous consent.

4. Recommendation from Task Force Member Schijvens

MOTION by Ms. Schijvens for the STRTF to recommend to the CBJ Assembly that revenue collected from online short-term rental (STF) facilitators support housing in Juneau.

Mr. Coleman and Ms. Triem spoke in support of the motion.

Ms. Hughes-Skandijs said the Assembly decided to make a choice every year about what would go to Affordable Housing Fund. She said she supported the idea conceptually but thought it was outside the scope of this taskforce.

OBJECTION by Mr. Bryson. Mr. Bryson said he understood the purpose but did not want to limit the Assembly.

Roll Call Vote:

Ayes: Ms. Hughes-Skandijs, Ms. Triem, Mr. Dordea, Ms. Coleman, Ms. Schijvens, Ms. Collins, Ms. Niven, Mr. Kauzlarich

Nays: Mr. Bryson, Mr. Pedersen

Motion passed 8 yeas to 2 nays.

5. Report from Task Force Member Coleman

Coleman said there was no direct correlation between regulating STRs and long-term rental vacancies. He said Bellingham used rental vacancy rates as lever for STRs and removed some restrictions when vacancy rates went up. He recommended CBJ look at limitations based on available housing instead of number of STR.

6. Continued discussion/deliberation on draft STR matrix

Mr. Bryson said they needed to decide which metric to use to look at implementing restrictions and that if they could not come to consensus, they should move it to the Assembly.

Mr. Petersen recommended simplifying the STR matrix to reduce the number of levels.

Ms. Hughes-Skandijs said she felt more comfortable with regulatory language instead of a matrix.

MOTION by Ms. Schijvens to support using year-round STRs and percentage of rental stock for the matrix.

OBJECTION by Ms. Triem. She said she preferred using the rental vacancy rate and rental cost burden. Mr. Coleman said vacancy rate was flawed tool. Ms. Collins said they should be using seasonal STR numbers.

OBJECTION by Ms. Hughes-Skandijs, who said they should send a more simplified version of the matrix to Assembly.

Mr. Barr left at 1:00pm and was replaced by Mr. Dumouchel.

Roll Call Vote:

Ayes: Mr. Dordea, Mr. Coleman, Ms. Schijvens

Nays: Ms. Hughes-Skandijs, Ms. Triem, Ms. Collins, Ms. Niven, Mr. Kauzlarich, Mr. Pedersen, Mr. Bryson

Motion to use year-round STRs and percentage of rental stock failed, 3 yeas to 7 nays.

MOTION by Ms. Collins use rental vacancy rate and rental cost burden for the matrix. She said that staff should use a consistent data source when looking at these factors.

AMENDMENT by Mr. Pedersen to strike rental cost burden and only use rental vacancy rate. Motion passed by unanimous consent.

OBJECTION on the main motion as amended by Mr. Coleman.

Roll call vote on the main motion as amended:

Ayes: Ms. Hughes-Skandijs, Ms. Triem, Mr. Collins, Ms. Niven, Mr. Kauzlarich, Mr. Pedersen

Nays: Mr. Dordea, Mr. Coleman, Ms. Schijvens, Mr. Bryson

Motion to use rental vacancy rate as the matrix lever passed, 6 yeas to 4 nays.

MOTION by Ms. Hughes-Skandijs to direct staff to simplify and consolidate the matrix into a different format.

OBJECTION Mr. Coleman for purposes of a question regarding the intent of the motion maker. He retained his objection.

Roll call vote:

Ayes: Ms. Hughes-Skandijs, Ms. Triem, Mr. Pedersen, Mr. Kauzlarich, Ms. Niven, Ms. Collins, Mr. Bryson

Nays: Ms. Schijvens, Mr. Coleman, Mr. Dordea

Motion to simplify the matrix passed, 7 yeas to 3 nays.

7. **Information only: Public comment forms received to date**

G. STAFF REPORTS

H. COMMITTEE MEMBER COMMENTS AND QUESTIONS

I. NEXT MEETING DATE

J. SUPPLEMENTAL MATERIALS

K. ADJOURNMENT

Having no more business to come before the Short-Term Rental Task Force, the meeting ended at 1:22pm.