

SHORT TERM RENTAL TASK FORCE (STRTF) MINUTES

April 17, 2025 at 12:10 PM

Assembly Chambers/Zoom Webinar



<https://juneau.zoom.us/j/85489869354> or call 1-253-215-8782 Webinar ID: 854 8986 9354

Assembly Chambers at 155 Heritage Way

A. CALL TO ORDER - Chair Bryson called the meeting to order at 12:10 p.m.

B. LAND ACKNOWLEDGEMENT – read by Committee Member Dordea

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!*

C. ROLL CALL

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

Absent: Deputy Mayor Greg Smith

Staff/Others: Deputy City Manager Robert Barr, Deputy Clerk Di Cathcart, CBJ Assistant Attorney Clinton Mitchell, Special Projects Manager Rob Dumouchel, and CBJ Treasurer Ruth Kostik

D. APPROVAL OF AGENDA – agenda approved as presented

E. AGENDA TOPICS

1. Discuss and Deliberation on Draft STR Matrix

Task Force members reviewed the first part of the matrix – a starting point for Impact levels, and whether to utilize a year-round number or a seasonal number; noting it is a bit of a chicken and egg scenario when discussing impact levels vs. regulatory options. Mr. Barr reminded members of Ms. Schijvens previous presentation where she discussed the number of short-term rentals that are operation for 270+ days; however, the con would be if you use that number you may miss the impact of seasonal short-term rentals. If you choose to use a seasonal number and make regulatory decisions based on that seasonal number you may be discounting the long-term rentals that happen in those housing units in the off season, such as legislative housing.

From Packet Memo for Reference:

Level	Seasonal STRs	% of Rental Stock	Year-round STRs	% of Rental Stock
1	<300 ¹	<6.4%	<80	<1.7%
2	300-450 ²	6.4% - 9.5%	80-130	1.7% - 2.8%
3	450-600	9.5% - 12.7%	130-180	2.8% - 3.8%
4	600-750	12.7% - 15.9%	180-230	3.8% - 4.9%
5	>750	>15.9%	>230	>4.9%

For reference: Juneau has approximately 14,170 housing units. Approximately 1/3rd, or 4,723, are considered part of the rental stock.

Ms. Collins suggested the task force not use the numbers in the matrix but instead use Juneau vacancy rate and the rental cost burdens. These are numbers that are provided annually in March by the State. These are the only numbers that will actually show us what the housing market actually looks like.

Ms. Schijvens commented that as a technical issue, if we use the 70 Units, the year-round units that are the entire house then we can use the denominator as the rental stock since those are the units that act as rental stock; otherwise, we would need to use the entire Juneau housing stock as the denominator because the other housing units are not acting as rental stock, they aren't part of the rental market or being used year-round in that way. So, the denominator for a table like this would need to be the just over 14,000 housing units.

Ms. Hughes-Skandijs asked for clarification from Ms. Schijvens.

Ms. Schijvens responded that when she's tracking short-term rentals as part of the overall rental market, she looks at the 270 days or longer entire house rental because those are the housing units that look like rental units. If we're looking at as a percentage of the total rental units in a community, that's how we do the percentage. If we're looking at short-term rentals in a different way, then we need to use the denominator as all housing units in a community because a lot of these units are not acting as rental units or displacing rental units; they're part of the larger housing economy. So, we would need to use the full housing unit as the denominator.

Discussion continued on options and the committee landed on requesting Mr. Barr to work with Ms. Collins on her suggestion and bring that information on impact levels back to the next meeting.

The committee moved on to Regulatory Options discussion. Chair Bryson noted that regulations A, B, & C are either already enacted or in the process of being enacted. The committee started discussion with D and got through option F to add to the Draft Matrix Levels 1-5 before running out of time and needing to adjourn.

From Packet Memo for Reference:

- A. Requirement that STR operators obtain a free, annual permit
- B. Requirement that software platforms post valid STR permit numbers on advertisements
- C. Requirement that software platforms collect, and remit required taxes
- D. Institute a fee for the annual permit, increasing per number of STRs permitted per person/entity.
- E. Increase/change fines for non-compliance of permit terms – currently \$25/day for failing to register. Proposed change to \$100/day or the amount of the gross daily rate last advertised for the rental, whichever is greater.
- F. Cap the number of STRs permissible per person or entity.

Level	Regulations
1	A, B, C, D-
2	A, B, C, D
3	A, B, C, D
4	A, B, C, D+
5	A, B, C, D+

A minus (-) sign indicates the associated option at a lesser degree of regulatory burden and a plus (+) sign indicates the opposite. As an example, D- could be interpreted as "Fee required, but fee waived for onsite [parcel or dwelling unit] residency."

MOTION: by Ms. Triem to add (D-) to level 2 and define (D-) as no fee; (D) is defined as some fee that covers administrative costs starting at level 3 and (D+) at levels 4 and 5 remain. **Motion Passed 6 yays – 4 nays**

Yays: Triem, Schijvens, Coleman, Niven, Dordea, and Bryson

Nays: Collins, Kauzlarich, Hughes-Skandijs, and Pedersen

MOTION: by Ms. Triem define (E) as increasing the fine to \$100/day with a warning built-in and applies at all levels. **Motion Passed 8 yays – 2 nays**

Yays: Triem, Schijvens, Coleman, Niven, Collins, Kauzlarich, Hughes-Skandijs, and Bryson

Nays: Pedersen and Dordea

MOTION: by Ms. Hughes-Skandijs to apply (F) to all levels and further define that cap number later on.

Motion Passed 6 yays – 4 nays

Yays: Hughes-Skandijs, Pedersen, Kauzlarich, Niven, Collins, and Triem

Nays: Dordea, Coleman, Schijvens, and Bryson

Amendment 1: by Mr. Pedersen to only apply (F) to levels 4 and 5. **Motion Failed 5 yays – 5 nays**

Yays: Pedersen, Dordea, Coleman, Schijvens, and Bryson

Nays: Triem, Hughes-Skandijs, Kauzlarich, Niven, and Collins

Amendment 2: by Mr. Dordea to have (F-) on levels 1 and 2, (F) on level 3, and (F+) on levels 4 and 5.

Motion Failed 5 yays – 5 nays

Yays: Dordea, Pedersen, Collins, Coleman, and Bryson

Nays: Triem, Schijvens, Hughes-Skandijs, Kauzlarich, and Niven

Amendment 3: by Ms. Collins to apply (F) only to levels 2 through 5. **Motion Failed 4 yays – 6 nays**

Yays: Collins, Dordea, Pedersen, and Bryson

Nays: Hughes-Skandijs, Triem, Schijvens, Coleman, Niven, and Kauzlarich

2. Presentation of a Recommendation Option from Task Force Member Schijvens

Due to time constraints, the presentation from Ms. Schijvens was postponed to the next meeting.

F. STAFF REPORTS

1. Information Only: Public Comment To-Date.

An excel document of all public testimony received to-date was sent to task force members via email by Mr. Barr along with the April 17, 2025 STRTF packet.

G. COMMITTEE MEMBER COMMENTS AND QUESTIONS

The members discussed the need to hold two public testimony sessions prior to final wrap up of the task force. They will review potential dates and times at a future meeting.

H. NEXT MEETING DATES

May 1, 2025 at 12:10pm Assembly Chambers/Zoom

May 15, 2025 12:10pm Assembly Chambers/Zoom

I. SUPPLEMENTAL MATERIALS - None

J. ADJOURNMENT

There being no further business to come before the committee meeting adjourned at 1:15 p.m.