

Municipality of Anchorage

*P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>
David Bronson, Mayor*



*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Briana Sullivan & Jennifer Wingard, Co-Chairs
Mike Edgington, Amanda Sassi, Guy Wade*

Resolution 2024-01
Of the Girdwood Board of Supervisors
RESOLUTION OF SUPPORT
For Amendments to Municipal-wide Short Term Rental (STR) Regulations
AO 2023-110 (S)

WHEREAS, the market for Short-Term Rental of property has increased dramatically in the past decade, with the Municipality of Anchorage's own Room Tax records showing more than a ten-fold increase between 2015 to 2023; and

WHEREAS, commercially available STR data shows approximately 20% of the housing units in Girdwood are listed on STR platforms during the year, compared to a rate of under 2% across the rest of the Municipality; and

WHEREAS, it has been established that a significant number of housing units which were previously homes for Girdwood residents under long-term rentals agreements, have since become full-time or seasonal STRs; and

WHEREAS, Girdwood Board of Supervisors identified four goals of effective STR regulation in Girdwood, as expressed in GBOS Resolution 2023-26; and

WHEREAS, the proposed STR regulation ordinance, AO 2023-110(S), addresses one of those four identified goals, by providing a permitting scheme which provides a path to reduce impact to immediate neighbors; and

WHEREAS, the sponsors of AO 2023-110(S) have acknowledged and stated publicly that the proposed STR regulations do not attempt to address Girdwood-specific STR regulation needs; and

WHEREAS, a proposal for Girdwood-specific STR regulations is anticipated later in 2024 for consideration by the Anchorage Assembly; and

WHEREAS, this request is made at the recommendation of the Girdwood Housing and Economic Committee via unanimous vote at their Dec 27 2023 Regular meeting.

THEREFORE, be it resolved that GBOS requests the following amendments to AO 2023-110(S) to align with future Girdwood-specific STR regulations:

- require that STR platforms report room tax remittance by zip code, or some similar indication of location
- allow for additional future Land Use requirements for STRs
- adjust the STR license fee incentive for part-year long-term rental of an STR unit to also incentivize year-round long-term rental of other units on the same parcel
- allow additional fee to STR license fee in areas of high STR density to fund mitigation of the negative impacts of STRs

PASSED AND APPROVED by a vote of 5 to 0 this 26th day of February 2024.

Mike Edgington

Mike Edgington
GBOS Housing and Economic Committee Supervisor

Margaret Tyler

Attest

Certificate Of Completion

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Subject: please sign	
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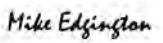
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2/28/2024 1:09:21 PM	margaret.tyler@anchorageak.gov	
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Signer Events

Mike Edgington
 gbos.medgington@gmail.com
 Security Level: Email, Account Authentication (None)

Signature




Signature Adoption: Pre-selected Style
 Using IP Address: 174.231.136.43
 Signed using mobile

Timestamp

Sent: 2/28/2024 1:10:51 PM
 Viewed: 2/28/2024 1:30:15 PM
 Signed: 2/28/2024 1:31:03 PM

Electronic Record and Signature Disclosure:
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Margaret Tyler
 margaret.tyler@anchorageak.gov
 MOA
 Security Level: Email, Account Authentication (None)



Signature Adoption: Pre-selected Style
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 Signed: 2/28/2024 1:59:39 PM

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Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	2/28/2024 1:59:39 PM
Completed	Security Checked	2/28/2024 1:59:39 PM

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