

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
Mike Edgington and Briana Sullivan, Co-Chairs
Jennifer Wingard, Amanda Sassi, Guy Wade*

Resolution 2022-17 Of the Girdwood Board of Supervisors **RESOLUTION OF SUPPORT FOR SHORT TERM RENTAL (STR) STUDY**

WHEREAS, Girdwood is a resort community within the Municipality of Anchorage (MOA), with associated concerns and needs that are unique to it within the MOA; and

WHEREAS, over the past few years the Short-Term Rental of rooms, apartments and whole residences has become an increasing segment of visitor accommodation, facilitated by popular platforms such as AirBnB, VRBO, etc. and the growth of regional management companies such as Vacasa; and

WHEREAS, Land Use code is silent on STRs, but does regulate other visitor accommodations such as Bed and Breakfasts, with licensing and permitting specific to that use, which created a trackable and regulated process for residential property used for temporary visitor housing; and

WHEREAS, studies in other resort communities have shown that the housing market is affected by increased number of STRs, increasing housing cost overall and especially shrinking the number of long-term rental properties as they are converted to STR use; and

WHEREAS, the community of Girdwood has expressed interest at various meetings, including Town Halls, Housing Working Group, Land Use Committee and Board of Supervisors, in understanding STRs better, including:

- number of rooms offered for STRs within the community
- the price points of STRs at various times of the year
- number of STRs associated with primary residence vs full-time STRs vs part-time STRs
- housing types offered as STRs
- seasonal fluctuation of STRs; and

WHEREAS, funding for such a study was encumbered by Assemblyman John Weddleton through Anchorage Assembly First Quarter Revisions of the 2022 Municipal budget in the amount of \$12,000 to the company Granicus, via contract with the Anchorage Planning Department; and

WHEREAS, opposition voiced for this study is based on privacy concerns of the owners of properties who advertise and rent STRs on line and concern that this funding could be spent elsewhere in more necessary studies for Girdwood planning purposes, which is not an item within the authority of the GBOS; and

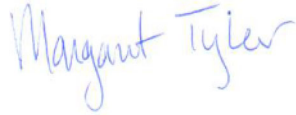
WHEREAS, the Girdwood Land Use Committee has requested this resolution of support by a vote of 7 in favor, 3 opposed and 7 abstaining at their regular meeting on August 8, 2022;

THEREFORE, the Girdwood Board of Supervisors supports the study of STRs in Girdwood in order to gain a better understanding of the volume, economic impact and annual fluctuation of capacity of Short Term Rentals in the community with the understanding that no location information that is not already accessible to public on line will be made public through this study.

PASSED AND APPROVED by a vote of 4 to 1 this 15th day of August 2022.



Mike Edgington
Land Use Chair, GBOS



Attest