

Municipality of Anchorage

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

Suzanne LaFrance Mayor



GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

*Mike Edgington & Jennifer Wingard, Co-Chairs
Briana Sullivan, Brian Burnett, Kellie Okonek*

Resolution 2025-22

Of the Girdwood Board of Supervisors

REQUESTING CONDITIONS ON PLANNING CASE 2026-0005 TO INCREASE THE AMOUNT OF OCCUPIED COMMUNITY HOUSING WITHIN THE HOLTAN HILLS DEVELOPMENT

WHEREAS, the Anchorage Assembly Housing Policy Priorities expressed in AR 2023-260(S) included the goal to “Increase the share of resident-occupied housing throughout the year and reduce the number of vacant units”; and

WHEREAS, the majority of Girdwood’s housing units are non-occupied residences or “dark homes”, often vacation or second homes, and increasingly used as commercial short-term rentals (STRs), with an estimated 25% of Girdwood’s housing units listed as STRs at some point during the 2024-25 season; and

WHEREAS, the proportion of non-occupied homes is even greater for new construction, with over 80% of new homes and condos built in Girdwood during the 2022-2024 period not occupied by primary residents during 2025; and

WHEREAS, planning case 2026-0005, application for a Conditional Use / Planned Unit Development for the Holtan Hills development seeks relief from aspects of Title 21 with the goal of providing market-rate developed lots

THEREFORE, the Girdwood Board of Supervisors (GBOS) RESOLVES that the best and highest use of the Holtan Hills development for present and future residents of Girdwood is by incentivizing occupied community housing rather than dark homes;

AND ALSO THEREFORE GBOS recommends the following conditions be added to Planning Case 2026-0005

- 1) the Conditional Use Permit to be denied pending completion of a land use study, as required by Anchorage Municipal Code section 25.40.025
- 2) Add a Plat Note to Block 1 Lot 12 & Block 1 Lot 13 requiring their transfer to a Girdwood non-profit for development of community housing per AO 2023-037; and
- 3) Add a Plat Note to three (3) lots, specified as Block 1 Lot 1, Block 1 Lot 2 and Block 1 Lot 3 limiting their use to only 2-family (duplex) dwellings; and

- 4) Require all future conveyances of each of four (4) lots (to be specified by the Planning and Zoning Commission) to include a 30-year restrictive covenant that each dwelling unit constructed on these lots be used only as the principal place of residence of at least 1 person, who during the entire period of their occupancy of the property earns their living by working at least 30 hours per week for a business or public institution located in and servicing the Girdwood Valley Service Area.

PASSED AND APPROVED by a vote of 5 in favor and 0 opposed this 15th day of December 2025.

Mike Edgington

Mike Edgington
GBOS Co-Chair

Jennifer Wingard

Jennifer Wingard
GBOS Co-Chair