

July 27, 2025

To MOA representatives at the quarterly GBOS/MOA meeting,

Thank you for hearing us and helping us.

AKDOT continues to act as though the local community around the Girdwood Airport has zero input to their development of any part of land they manage.

AKDOT simply ignores the MOA as well. MOA, as we understand from emails, has attempted to make clear that the local community will have input, yet AKDOT ignores MOA as well.

We are asking for two specific actions and they are time critical as Mr. Brill has had his lot marked and surveyed:

1. File an immediate stop work order preventing any alteration of Parcel H.
  - Currently MOA is allowing up to an acre of trees to be cut before a stop work order will be issued. *That means the entire lot can be cleared and still no stop work order.* MOA is also saying “turning of dirt” will trigger a stop work order. We have asked what that phrase means but have not heard an answer. Does that mean grading of the land is ok? Does it mean actual digging has to take place? Does removing a fence or installing a fence qualify? (see text of email from July 23, 2025 attached below)
  - Isn't there enough reason to issue a stop work order in that AKDOT and Mr. Brill have already violated MOA's direction to work with the municipal planning department? At every step in the rush to develop this parcel AKDOT simply ignores the MOA and our local GBOS.
  - Please defend us and issue a stop work order that will guarantee the various landholders time to have sensible engagement regarding development.*
2. Please defend us by requiring adherence to the various official government planning documents that apply to this proposed development.

- The newly approved and adopted Girdwood Comprehensive Plan (GCP) was created with tremendous public input. It has a section that speaks directly to the Girdwood Airport. Per the GCP if development is to occur at the Girdwood Airport it is to be “appropriate” and it must “recognize the community, sense of place, and natural environment.” The agencies are required to work together to make these determinations, MOA Planning Department, GBOS, and AKDOT&PF. (See Goal T5 of the Girdwood Comprehensive Plan)
- Defend us by requiring adherence to this planning document. Defend us by requiring AKDOT&PF adhere to their own planning document, the Girdwood Airport Master Plan.

Without help from our municipal government, we will be ignored. Please see the attached airport layout plan of the Girdwood Airport and you’ll see that there are many thousands of feet of airport boundary and only a couple hundred feet of boundary is next to homes. This is where DOT intends to develop a commercial helicopter operation. There is really no way to judge that this Parcel H development is “appropriate”. It is quite literally the only parcel of land bordering right up against privately owned municipal land. There are acres and acres of other land managed by AKDOT at the Girdwood Airport. This development is not “appropriate”, it does not “recognize the community”, it does not recognize “sense of place”, and it does not recognize “natural environment”.

There are current and recent planning documents that apply here. Please defend us. We need your help.

Thank you,

Alaskans for Responsible Airport Development

Steve Halverson, Camilla Seifert, Debra Croghan, Robyn Kenney, Amy Seifert

Text of email received from Ms. Windt Pearson, Municipal Manager, Municipality of Anchorage. July 23, 2025 5:56pm

*"Steve,*

*Apologies for the delayed response. Our Code Enforcement team has been engaged and will reach out to Mr. Brill tomorrow.*

*To the extent tree clearing begins, this will not trigger a stop work order until clearing exceeds an acre. Any turning of dirt is not permitted without a municipal land use permit. This message will be conveyed by Code Enforcement.*

*Becky*

**Becky Windt Pearson**  
Municipal Manager  
Municipality of Anchorage  
632 W. 6<sup>th</sup> Avenue, Suite 850  
Anchorage, Alaska 99501  
(907) 343-7110  
[Rebecca.A.WindtPearson@anchorageak.gov](mailto:Rebecca.A.WindtPearson@anchorageak.gov)

*"*

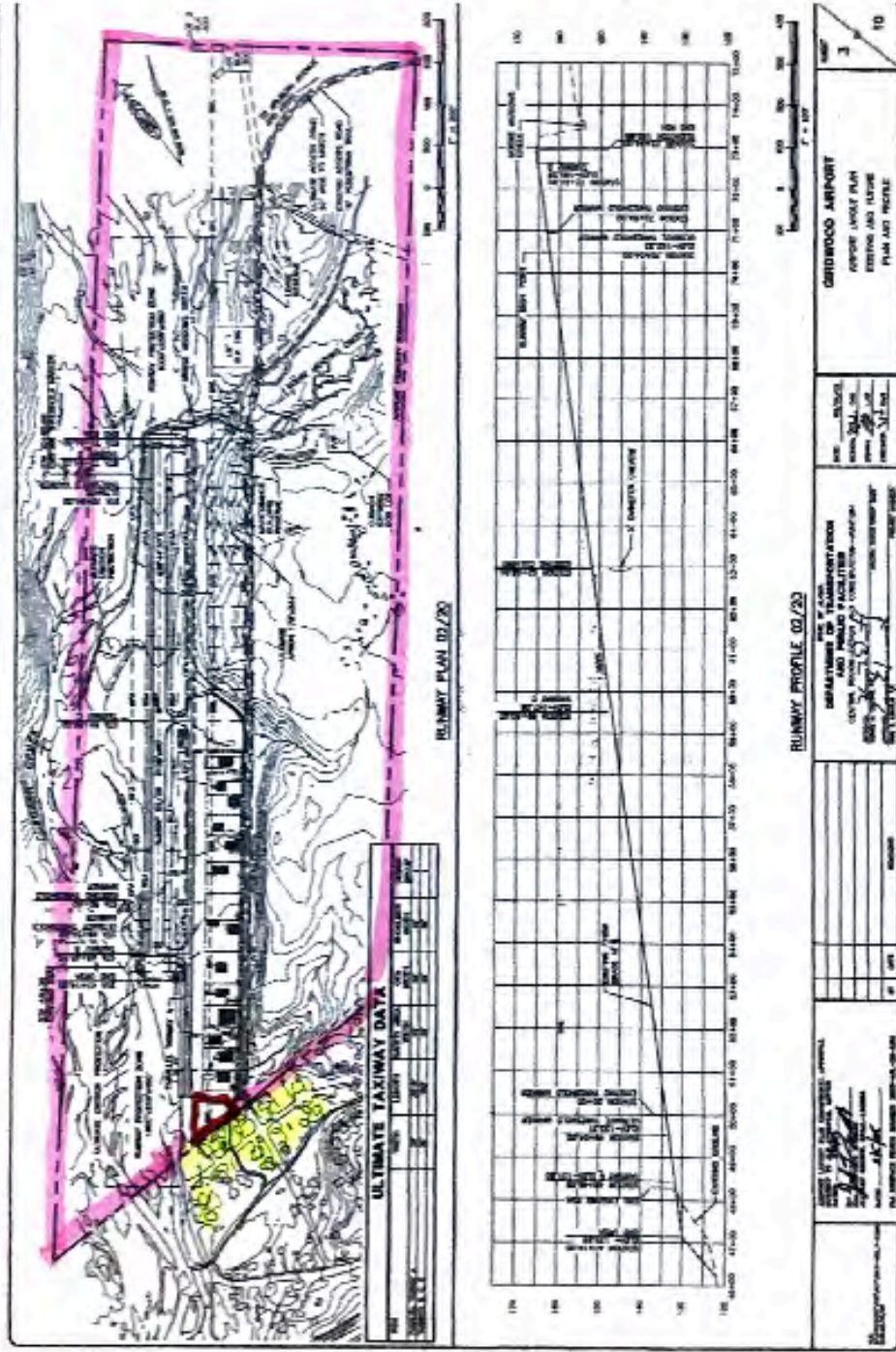
We are concerned because this email makes the clearing of Parcel H allowed because the entire parcel is less than an acre. It is also unclear as to what "turning of dirt" means. We hope MOA will amend this.

Why does AKDOT:PF insist on development at Parcel H? (The red marked area)  
 There are thousands of feet of airport boundary, why develop a small area closest to homes?

Pink is airport boundary

Yellow is the place where homes are adjacent to the airport boundary

Parcel H





## **Rural Airport Lease Application Review And Record of Decision**

Policy & Procedure 01.03.060  
LARC (Lease Application Review Committee)  
Central Region Aviation Leasing Office

Airport:	Girdwood Airport	
Date Received:	5/14/2025	
Date Application Fee <b>PAID</b> :	5/14/2025	Amount: \$250.00
Applicant:	Silverton Mountain Guides LLC	
Site Requested:	Expansion of Parcel H for taxiway connection	
ADA Number:	ADA-09669	
Type of Agreement:	Supplement to Executed Land Lease	

### **Requested Action and Scope:**

On May 14, 2025, Aviation Leasing received an application from Silverton Mountain Guides LLC for a lease supplement for the use of additional square footage at the Airport for a taxiway connection.

### **Processing of Application:**

- 5/14/2025 - Received Application from Silverton Mountain Guides LLC via eLeasing.
- 5/19/2025 - Application sent through the Lease Application Review Committee (LARC) via the electronic eLeasing program.
- 5/19/2025 - 6/4/2025 - Received responses to application from LARC members via eLeasing with unanimous approvals.

#### **(DESIGN): RECOMMENDATION**

**Approval**

Recommend approval of extended lease lot for the purposes of building an entryway to the existing taxiway. The use of the extended lease lot shall be used solely for the purposes of taxiing aircraft. No structures shall be built or equipment/aircraft stored in the extended lot. Placement of the proposed hangar should attempt to be built behind the BRL. If not feasible, for reasons such as stream set back requirements, the building location can be re-evaluated. It should not encroach any further than what's necessary to meet setback requirements. This recommended approval does not constitute any building approval which includes any clearing of the property. A complete layout needs to be reviewed.

#### **(PLANNING): RECOMMENDATION**

**Approval**

No objections to the amendment from planning. From our conversations this additional lease space is likely necessary for the practical use of Parcel H and access to the taxiway. I still have questions that will need to be answered in the building permit phase.

#### **(RIGHT OF WAY): RECOMMENDATION**

**Approval**

No Comments

#### **(ENVIRONMENTAL): RECOMMENDATION**

**Approval**

Please see previous comments

#### **(M&O AIRPORT MANAGER): RECOMMENDATION**

**Approval**

No Comments

**(M&O DISTRICT MANAGER): RECOMMENDATION**

**Approval**

No Comments

**(UTILITIES): RECOMMENDATION**

**Approval**

No Comments.

**(CHIEF, AVIATION LEASING): RECOMMENDATION**

**Approval**

As no member of this Lease Application Review Committee has recommended disapproval of the submitted lot expansion, final disposition is entered as RECOMMEND APPROVAL. Any alteration to the premises is to be reviewed via an Airport Building Permit as laid out in 17 AAC 45.280.

- 6/4/2025 - CR Aviation Leasing Chief approved lease supplement based on LARC recommendations.
- 6/11/2025 - Aviation Leasing communicates the final LARC decision to applicant via email

**LARC DECISION: Preliminary review of application has shown the application is eligible for further processing and subject to Public Notice and comment.**

Application is eligible for further processing as requested for expansion of Parcel H.

The application was considered and is eligible for further processing and is consistent with Title 17, Chapter 45.210 of the Alaska Administrative Code.

Record of LARC Meeting and Decision REVIEWED AND APPROVED:

  
\_\_\_\_\_  
Chair or Designee

  
\_\_\_\_\_  
Date

- 6/11/2025 - Issued 30-day on-line Public Notice and mailed PN to be posted locally in Girdwood.
- 6/13/2025 - Leasing received confirmation of Public Notice posting for application (ADA-09669) by email from the Girdwood Airport Manager, Paul Bertholl, with a posting date of 6/12/2025 and posted at the Girdwood Library, Crow Creek Mercantile, and Girdwood Post Office.
- 7/14/2025 - By expiration of Public Notice on 7/11/2025, Leasing received forty eight (48) written comments in response to the Public Notice posting.
- 7/14/2025 - 7/17/2025 - Leasing reviewed and considered written comments received in response to the Public Notice. The following is a summary of the comments received and DOT response:

1. **PUBLIC COMMENT SUMMARY:** A large number of substantially similar comments and several form letters were received by the Department. Common points of contention provided are:
  - a. Parcel H is too close to residences.
  - b. Development of Parcel H would contribute to noise and dust pollution;
  - c. Rotary wing operations create nuisance and interfere with the right to use and enjoy neighboring property;
  - d. Parcel H does not conform to the Girdwood Airport Master Plan regarding rotary wing operations;
  - e. An assertion that rotary wing operations will be taking place within ten feet of neighboring property lines; and
  - f. Parcel H lease should be rescinded by the Department and the area designated as green space or vegetative buffer zone.

**DOT RESPONSE:** The issue under consideration is the expansion of leased area within the airport property, with the purpose of facilitating a connection to the Girdwood Airport taxiway from currently leased land. The executed lease's existence, rescinding the lease, or any physical alteration to airport property is not under consideration as a portion of this application. Any comments to that effect are not germane.

The area under consideration in this application does not share a boundary line with any neighboring residential properties and is at its nearest point approximately forty-five feet away from said properties.

The 2005 Girdwood Airport Master Plan is cited in multiple comments, the relevant section being page 5-6, section 5.3.1: "Leasing for helicopter operations should be located to the northeast end of the airport to minimize noise effects on the community."

A Master Plan is not a document that precludes development not originally envisioned or included in said document. A suggestion rotary wing operations be located on the north end of the airport property was included as part of the Plan. There is no mandate rotary wing operations be limited to certain areas of the airport property. Master Plans have a 20-year useful life, and the Department is initiating a new Master Planning process.



**FINAL DECISION:**

- The submitted application was considered and is **APPROVED for additional lease area to facilitate taxiway connection** and is consistent with Title 17, Chapter 45.210 of the Alaska Administrative Code. The formal procedure used by the Lease Application Review Committee to reach the decision was in accordance with Policy & Procedure 01.03.060. The LARC (Leasing Application Review Committee) followed its policy and procedure in the review and decision in the processing of this land-use application. The case file is complete and the requirements of all applicable statutes and regulations have been satisfied.

  
\_\_\_\_\_  
Britton Goldberg  
Chief, Central Region Office  
Statewide Aviation Leasing

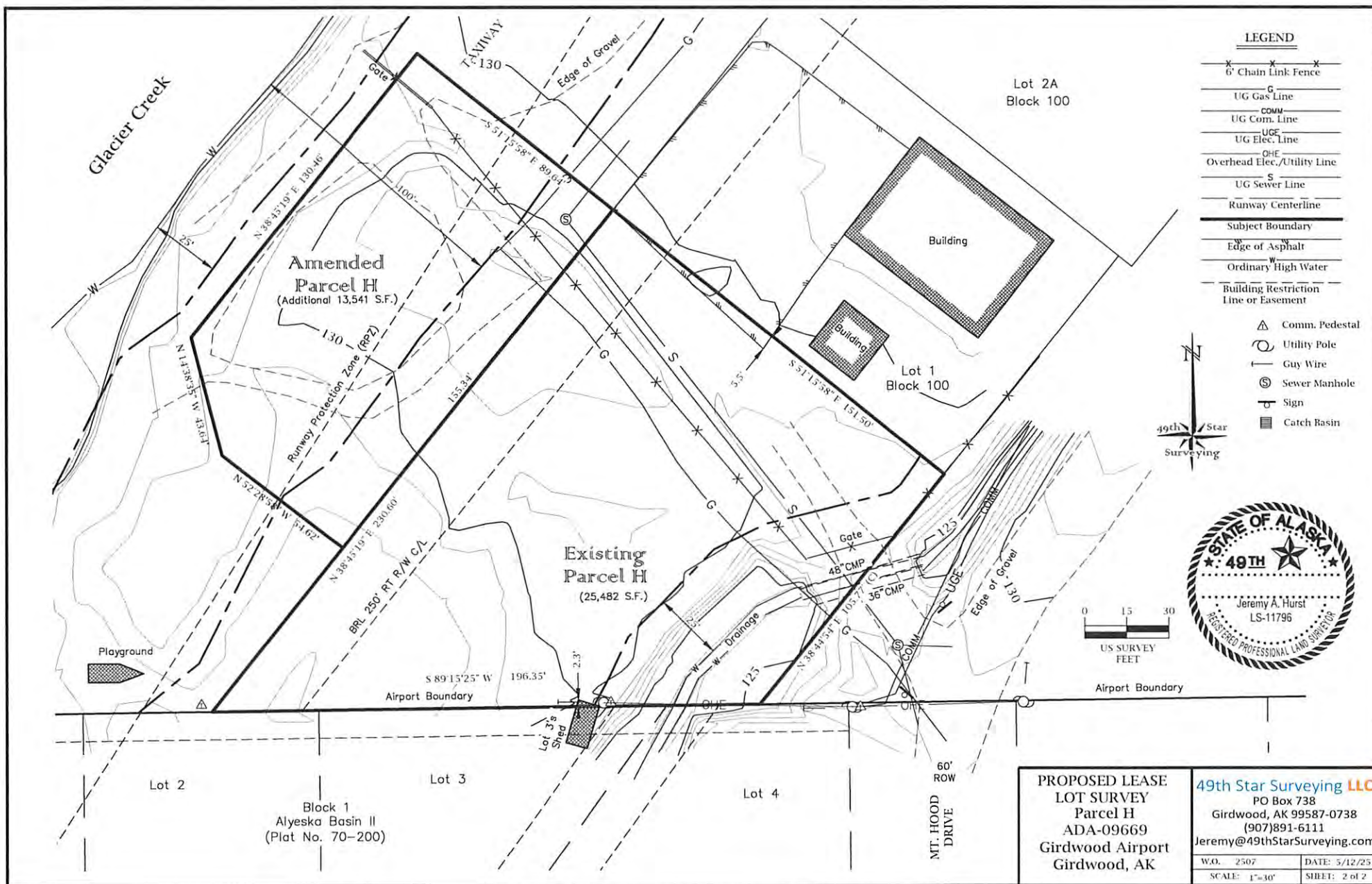
7/18/2025  
\_\_\_\_\_  
Date

Should you dispute this action or facts on which it is based, you have the right under 17 AAC 45.910 to protest to the Program Manager, Statewide Aviation Leasing, Department of Transportation and Public Facilities, Post Office Box 196900, Anchorage, Alaska 99519-6900.

Any protest must be filed in writing within 30 days of your receipt of this notice and meet all requirements of 17 AAC 45.910 including, among other items, a detailed statement of the factual and legal basis of the protest.

This Record of Decision is sent by first class mail and by email. A delivery date of three calendar days after the date of this Record of Decision is conclusively presumed. This means that the 30-day protest period, as stated in this Decision, will start on the third day from the date of the Record of Decision.





**From:** [Steve Halverson](#)  
**To:** [Sen. Cathy Giessel](#)  
**Cc:** [Camilla Seifert](#); [Mike Edgington](#); [Jennifer Wingard](#); [Tyler, Margaret S.](#); [Rep. Ky Holland](#); [Johnson, Zachary H.](#); [McCormick, Keith](#)  
**Subject:** Re: Girdwood Airport / ADA-09669 Supplement No. 1 // Review and Record of Decision  
**Date:** Sunday, July 20, 2025 12:37:05 PM

---

**[EXTERNAL EMAIL]**

Thank you Sen. Giessel for your support. We are trying very hard to be heard and to receive communication back from the various agencies and divisions. You are a real positive influence.

Steve Halverson

On Sat, Jul 19, 2025 at 9:24 PM Sen. Cathy Giessel <[Sen.Cathy.Giessel@akleg.gov](mailto:Sen.Cathy.Giessel@akleg.gov)> wrote:

yes, by all means share my comments, Camilla.

thank you for keeping me informed.

I am pondering what else I can do.

Its just outrageous – last year they told my staff and I, in a zoom meeting, that this would be a long process, several years, lots of public comment.

Now they are throwing out the plan to rewrite it to fit their decision.

It's a violation of the public trust.

cg

---

**From:** Camilla Seifert <[mcseifert1950@gmail.com](mailto:mcseifert1950@gmail.com)>  
**Sent:** Saturday, July 19, 2025 9:07 PM  
**To:** Sen. Cathy Giessel <[Sen.Cathy.Giessel@akleg.gov](mailto:Sen.Cathy.Giessel@akleg.gov)>  
**Cc:** Mike Edgington <[gbos.medgington@gmail.com](mailto:gbos.medgington@gmail.com)>; Jennifer Wingard <[girdwoodgalaxy@gmail.com](mailto:girdwoodgalaxy@gmail.com)>; Margaret Tyler <[tylerms@muni.org](mailto:tylerms@muni.org)>; Rep. Ky Holland <[Rep.Ky.Holland@akleg.gov](mailto:Rep.Ky.Holland@akleg.gov)>; Zac Johnson <[Zac.Johnson@anchorageak.gov](mailto:Zac.Johnson@anchorageak.gov)>; [Keith.McCormick@anchorageak.gov](mailto:Keith.McCormick@anchorageak.gov); Steve Halverson <[stevesoutside@gmail.com](mailto:stevesoutside@gmail.com)>  
**Subject:** Re: Girdwood Airport / ADA-09669 Supplement No. 1 // Review and Record of Decision

Thank you, Senator, for continuing to be engaged. We so very much appreciate it. May I share your comments? Camilla

On Jul 19, 2025, at 2:55 PM, Sen. Cathy Giessel  
<[Sen.Cathy.Giessel@akleg.gov](mailto:Sen.Cathy.Giessel@akleg.gov)> wrote:

Massively disappointing but not a surprise, knowing Aviation Division of DOT.

The establishment of the residential area was informed by the Girdwood Airport Master Plan. No reasonable person would have invested their life savings into building a home in that residential area without the “protection” of the elements in that Master Plan. To now have the Master Plan distained as outdated is disrespectful of the State’s citizens. The Department is now initiating a new Master Planning process to justify itself and is an affront to the citizens.

A state department of government should focus on serving the citizens it was created to benefit. This blatantly violates that mandate to serve Alaskans.

There are statements in this Record of Decision DOT response that are blatantly false: “does not share a boundary line with any neighboring residential properties” and “approximately 45 feet away from said properties”. That alone is worth a challenge!

Best Regards,

Cathy

**Senator Cathy Giessel**

Alaska State Senate, District E

Majority Leader, Alaska Senate Bipartisan Coalition

(907)465-4843

[Sen.cathy.giessel@akleg.gov](mailto:Sen.cathy.giessel@akleg.gov)

[Click to get my weekly newsletter](#)

---

**From:** Camilla Seifert <[mcseifert1950@gmail.com](mailto:mcseifert1950@gmail.com)>  
**Sent:** Saturday, July 19, 2025 12:00 PM  
**To:** Mike Edgington <[gbos.medgington@gmail.com](mailto:gbos.medgington@gmail.com)>; Jennifer Wingard <[girdwoodgalaxy@gmail.com](mailto:girdwoodgalaxy@gmail.com)>; Margaret Tyler <[tylerms@muni.org](mailto:tylerms@muni.org)>; Sen. Cathy Giessel <[Sen.Cathy.Giessel@akleg.gov](mailto:Sen.Cathy.Giessel@akleg.gov)>; Rep. Ky Holland <[Rep.Ky.Holland@akleg.gov](mailto:Rep.Ky.Holland@akleg.gov)>; Zac Johnson <[Zac.Johnson@anchorageak.gov](mailto:Zac.Johnson@anchorageak.gov)>; [Keith.McCormick@anchorageak.gov](mailto:Keith.McCormick@anchorageak.gov)  
**Subject:** Fwd: Girdwood Airport / ADA-09669 Supplement No. 1 // Review and Record of Decision

Here is the response from Aviation Leasing regarding Lease Amendment ADA-09669.

Begin forwarded message:

**From:** "Mueller, Johann P (DOT)" <[johann.mueller@alaska.gov](mailto:johann.mueller@alaska.gov)>  
**Subject:** Girdwood Airport / ADA-09669 Supplement No. 1 // Review and Record of Decision  
**Date:** July 18, 2025 at 3:14:54 PM AKDT  
**To:** "Mueller, Johann P (DOT)" <[johann.mueller@alaska.gov](mailto:johann.mueller@alaska.gov)>  
**Cc:** "Bertholl, Paul H (DOT)" <[paul.bertholl@alaska.gov](mailto:paul.bertholl@alaska.gov)>, "Goldberg, Britton B (DOT)" <[britton.goldberg@alaska.gov](mailto:britton.goldberg@alaska.gov)>

Good afternoon, please see the attached.

Very respectfully,

Johann Mueller



Airport Leasing Specialist

Department of Transportation & Public Facilities

Central Region, Aviation Leasing

907.269.0731

## Parcel H Report for GBOS July 21, 2025

- DOT Aviation Leasing has approved an amendment, ADA-09669, increasing the size of Parcel H. The offering was not sent to property owners, only posted on the website. About 50 comments were sent in the 30-day comment window. Aviation Leasing approved the Lease Amendment. Remarkably, the decision states they are not guided by the Girdwood Airport Master Plan: *"Master Plan is not a document that precludes development not originally envisioned or included in said document."* I have sent the Record of Decision to GBOS.
- New locates have been conducted on and around the property, most notably for Enstar gasline. A locate tech reported unofficially that the line that lies parallel to the airport fence is scheduled to be moved. No confirmation on this.
- A public records request submitted and paid for in March has not been filled. We are pursuing that.
- We are again submitting letters to MOA and DOT asking for cooperation between the departments as regards permitting. We are asking to be informed of the progress.
- We have formed a non-profit organization, Alaskans for Responsible Airport Development.
- We have retained a lawyer, Andrew Erickson of Landye Bennett Blumstein LLP

# **Girdwood Short-Term Rental Registration & Regulation Framework**

## **Introduction**

The Girdwood Housing and Economic Committee (GHEC) recognizes the importance of Short Term Rentals (STR) as an integral part of our resort community. However, to ensure the sustainability of our local housing market and to mitigate the impact on workforce housing, we propose a comprehensive framework and code revisions to regulate STRs in the Girdwood Valley Service Area. This framework aims to balance the economic benefits of STRs with the need to maintain community standards and support local residents.

The Girdwood Housing and Economic Committee recommends the following framework, regulations, and restrictions on short-term rentals within the GVSA. Upon approval of this framework by GHEC, we request GBOS retain necessary legal counsel to finalize development of the recommended necessary code change under Anchorage Municipal Code Title 21 Chapter 9.

The Girdwood Board of Supervisors is fully authorized and empowered to develop, recommend code changes to the Anchorage Assembly, implement, and enforce short-term rental regulations squarely within the GVSA and GBOS Housing and Economic Stability service area authority passed under Proposition 7 in 2023 and defined in AMC 27.20.110.

## **Objectives**

1. **Regulate STR Activity:** Establish clear and enforceable regulations for STR operations to minimize negative impacts on neighbors and the community.
2. **Require Registration:** Ensure all STR operators register with the Girdwood Valley Service Area for proper monitoring, compliance, and safety.
3. **Enforce Compliance:** Implement mechanisms for effective enforcement of STR regulations, including penalties for non-compliance.
4. **Economic Balance:** Foster an environment where STRs can operate without creating hurdles for Girdwood residents while addressing the workforce housing crisis.

## **Proposed Amendments to Anchorage Municipal Code Title 21, Chapter 9**

Within Title 21 Chapter 9, the best place for short-term rental regulations is within section 21.09.050 Use Regulations. The below framework outlines which sections of code should be updated to include short-term rental use regulations.

### **Add New Allowed Use in Table 21.09-2: Table of Allowed Uses**

Add a new row and applicable code sections to allow for "Short-Term Rental" under "Commercial" > "Visitor Accommodations"

Add "Permitted (P)" to all zoning districts within this table

### **Add New Chapter 9 Definitions**

21.09.050.D.12	Short Term Rental (STR): A dwelling unit that is rented to an occupant for a period of less than 30 consecutive days.
21.09.050.D.13	Short Term Rental Operator: The owner or designated agent responsible for operating the STR.
21.09.050.D.14	Short Term Rental Owner: The individual or entity holding the title to the property being used as a STR.

### **Add New Short-Term Rental Regulation Provisions**

The below section outlines example code that may be considered for development and adoption.

#### *21.09.050.E.1 General Provisions*

- A. No person shall occupy, use, operate or manage, nor offer or negotiate to use, lease, or rent a dwelling unit within any zoning district defined in 21.09.040 for short-term rental occupancy except:
  - 1. A dwelling for which there is a short-term rental permit issued to the owner of that dwelling by the Girdwood Valley Service Area Board of Supervisors; or
  - 2. A property which is exempt from registration upon the owner attesting that the property has been used less than 14 days cumulative as a STR in the preceding 12 months.
- B. Permit Posting. The STR permit shall be posted within the dwelling unit in a clear and conspicuous place.
  - 1. Posting of public safety and operator contact information shall also be prominently displayed within the dwelling unit.
- C. Insurance Required. The owner and/or operator of the STR shall maintain liability insurance that also covers STR activities.



- D. Administration. The Girdwood Board of Supervisors shall retain staff and/or pursue retention of a third-party contract to administer short-term rental registration, education, investigation and administration.
- E. Funding shall be provided by the Girdwood Valley Service Area Housing and Economic Stability fund.

*21.09.050.E.2 Registration*

- A. All land use encompassing short term rental operations within the Girdwood Valley Service Area must register annually with the Girdwood Valley Service Area and obtain a license to operate.
- B. Registrants must pay an annual registration fee to the service area.
- C. A full listing of active short term rental registrations shall be made available to the Girdwood Volunteer Fire Department and Whittier Police Department on an annual basis, and updated as necessary.

*21.09.050.E.3 Enforcement, Fees and Penalties*

- A. The Girdwood Valley Service Area shall enforce STR regulations. All enforcement actions in the Girdwood Valley Service Area will be performed by municipal employees through the existing code enforcement mechanisms, reporting channels, adjudication and abatement.
- B. Complaints. Complaints may be submitted by GVSA to municipal code enforcement after preliminary investigation by GVSA employees or contractors, or by any member of the public through the existing municipal complaint request process.
- C. Penalties. Fines for non-compliance shall be levied upon the property owner.
- D. Collection. The Girdwood Valley Service Area shall use any legal means necessary to collect outstanding fines, including but not limited to a lien against the real property.
- E. All collected funds from levied fines shall be revenue within the Girdwood Valley Service Area for use in providing housing and economic stability goals.
- F. All GVSA fees and penalties are enumerated in the GVSA STR fee schedule;

FEE SCHEDULE TABLE

Item	Term	Fee
Registration	annual	\$150
Registration, Owner Occupied	annual	\$75
Renewal Registration; 1-3 validated complaints in prior 12 months	annual	\$300
Renewal Registration; 4+ validated complaints in prior 12 months	annual	\$600

Failure to register, 1st offense	Per occurrence	\$300
Failure to register, 2nd offense	Per occurrence	\$400
Failure to register, 3rd offense +	Per occurrence	\$500

### **Items Not Developed in this Code Change**

Considerations within this framework that are not written include:

- Administrative review for grievances and appeals beyond existing code complaint framework
- Employee authorization for service area program management

### **Conclusion**

The GHEC believes this framework offers a balanced approach to managing STRs in the Girdwood Valley Service Area. By regulating STR activity, requiring registration, and enforcing compliance, we aim to support the economic vitality of our community while preserving the quality of life for residents.

### **Next Action**

The Girdwood Housing and Economic Committee recommends that this framework be fully developed and adopted into Title 21, Chapter 9 of the Anchorage Municipal Code. This will formalize the regulations and provide a structured path for the Girdwood Valley Service Area to manage STRs effectively.

## Room Tax Q&A for GBOS (Jun 16, 2025)

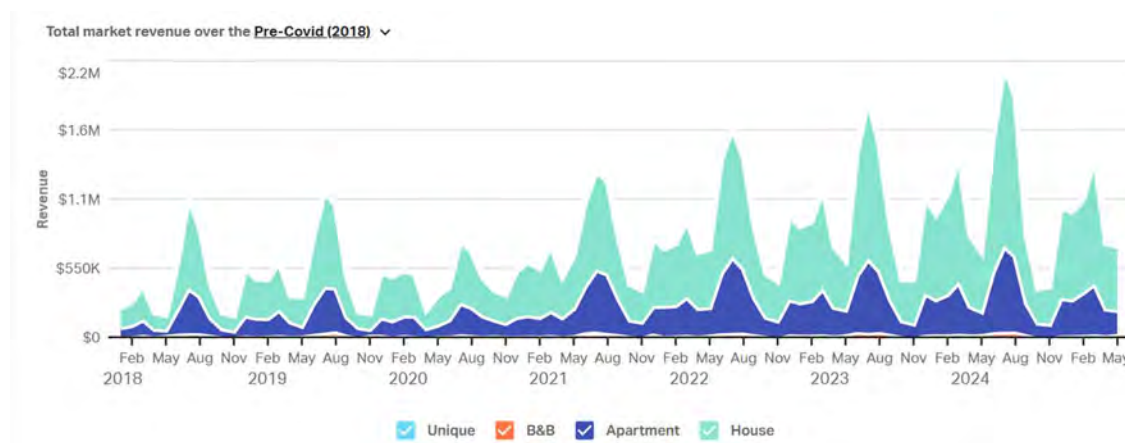
### How much room tax is collected in Girdwood?

We don't have a confirmed number. This is for two main reasons:

- a large part of Room Tax is paid by a single establishment (Alyeska Hotel), so can't be shared publicly by code (AMC ).
- the MOA does not receive geographic breakdown of room tax from STR platforms. AO 2024-required STR platforms to start reporting tax revenue by location, but the STR platforms refused to comply since the MOA does not have a legal need for that data.

### Estimating STR room taxes collected from Girdwood

We can estimate the STR taxes paid by properties operating in Girdwood from an analysis published by AirDNA ([airdna.co](https://airdna.co)). A previous unpublished analysis indicated that the AirDNA revenue estimates are fairly accurate across a set of STRs by comparing the estimates against actual market performance provided confidentially by two STR property management business operating in Girdwood. The following graph shows the estimated revenue by property type for the Girdwood submarket, which includes a handful of properties in Indian/Bird.



Since the winter season spans a calendar year boundary, here is the total estimated revenue for the 12 month periods June-May, and an estimate of the STRs paid from Girdwood.

Season (June-May)	Estimated Revenue (Gross)	Percentage taxable	Estimated Revenue (Taxable)	Estimated STR Taxes(Girdwood)
2018/19	\$ 6,099,639	96%	\$ 5,855,653	\$ 702,678
2019/20	\$ 6,471,849	96%	\$ 6,212,975	\$ 745,557
2020/21	\$ 6,603,791	96%	\$ 6,339,639	\$ 760,757
2021/22	\$ 9,796,736	96%	\$ 9,404,867	\$ 1,128,584
2022/23	\$ 11,643,443	96%	\$ 11,177,705	\$ 1,341,325
2023/24	\$ 12,882,856	96%	\$ 12,367,542	\$ 1,484,105
2024/25	\$ 13,322,672	96%	\$ 12,789,765	\$ 1,534,772

## Where does room tax revenue go?

The Anchorage Charter states that the 12% gets split three ways:

- 4% (one third) going to the Convention Center operations and capital reserves
- 4% going to promote tourism and
- 4% going to the general fund

However, the revenue bonds that funded the convention center have multiple clauses that redirected some of the general fund and most of the tourism fund to prop up the revenue bonds. Through FY23 the average payment to the convention center operation and reserves was significantly higher at just over 7%:

Actual split 2006-2023:

- 7.0% to the Convention Center operations and capital reserves
- 1.0% going to promote tourism
- 3.7% going to the general fund
- with the remainder, 0.3%, going overhead costs

## Change in FY2024

The clauses in the revenue bonds that redirected more money to the reserve fund expired if the overall room tax receipts reached a high enough level over two consecutive years. They reached that threshold in both 2022 and 2023, so the 2024 revenues and beyond are now split closer to the equal thirds described in the Charter language.

## What's next?

There are several proposals being discussed in the administration and among Assembly members. None of these have reached the point of publishing a draft Ordinance.

### 1) STR Registration

There is a proposal in development to require registration of STRs. This will be similar to the failed proposal from 2023/24 but will allow the MOA to get additional information from the STR platforms. We are expecting to see a draft ordinance in the next month or so.

### 2) Additional STR tax

Several Assembly members are working on a new STR tax of 5% which would be in addition to the Room Tax and directed to fund housing. This proposal would require a ballot question go the voters.

### 3) Broadening the interpretation of "promoting tourism"

By Charter, one third of the net Room Tax revenue should go to "promoting tourism". So far this has been through a contract with Visit Anchorage for destination marketing. A broader interpretation of "promoting tourism" could be established through resolution to include items like facility & trails development, public bathrooms etc. But it would need to match the intent of the Charter and could be subject to legal challenges.



4) Update the Charter language for using room tax

The fourth idea is to broaden the Charter language directly to allow room tax to be spent on a wider range of projects. This would require a Muni-wide vote at an April ballot.

# 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 2023-26 Of the Girdwood Board of Supervisors

### **Resolution of the Girdwood Board of Supervisors (GBOS) Identifying Goals for Short-Term Rental (STR) Regulation within Girdwood**

WHEREAS, housing throughout the Municipality is listed on STR platforms such as AirBnB, and VRBO, with approximately 1.5% of housing units involved in the STR market Municipality-wide; and

WHEREAS, according to commercially available STR data, almost 20% of the housing units in Girdwood were listed on an STR platform during the previous 12 months; and

WHEREAS, the Anchorage Assembly is considering an ordinance, AO 2023-110, to regulate STRs across the Municipality, requiring registration of STRs and certain commitments to reduce their impact on the quiet enjoyment of neighboring properties; and

WHEREAS, the impact of STRs in Girdwood goes beyond their effect on immediate neighboring properties, creating a distinct set of pressures on the wider housing supply and creating incentives for non-residential use of housing; and

WHEREAS, notwithstanding the above, STRs provide additional visitor accommodation which is a necessary component of Girdwood's economy and can provide both direct and indirect economic benefit to residents; and

WHEREAS, the housing market in Girdwood is distinct from that in Anchorage, with very limited inventory, and median sales prices over twice that of other areas of the Municipality; and

WHEREAS, other outdoor recreation communities with a similar or higher percentage of active STRs have shown that STRs have a negative impact on the availability of Long-Term Rentals and have led to increased housing costs in both rental and purchase of housing.

THEREFORE GBOS resolves that while AO 2023-110 may be a suitable vehicle to address the limited impacts of STRs on other areas of the Municipality, it fails to adequately address the significant impacts of STRs within Girdwood

AND GBOS further RESOLVES that regulation of short-term rentals applied in Girdwood should meet the following four goals:

- Set requirements on STRs to reduce negative impacts on immediate neighbors and provide a reporting and response mechanism
- Direct any fees in excess of administrative cost, and taxes where allowed by charter, to a dedicated fund to mitigate the impact of STRs on the local Girdwood housing market
- Directly or indirectly provide incentives to increase the amount of housing available for long-term rentals as primary-occupancy, and
- Encourage primary-occupancy of housing in Girdwood by distinguishing between:
  - use of primary-occupied residential housing for STRs (either part of the property or for part of the year), and
  - use of housing which is not a primary residence for STRs

PASSED AND APPROVED by a vote of 3 to 1 this 18th day of December 2023.

*Mike Edgington*

Mike Edgington  
GBOS Housing and Economic Committee Supervisor

*Margaret Tyler*

Attest

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Dept. of \_\_\_\_\_  
For reading: \_\_\_\_\_ (always blank)

**ANCHORAGE, ALASKA**  
**AO No. 2025-\_\_\_\_\_**

**AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.09.030 TO DESIGNATE THE GIRDWOOD BOARD OF SUPERVISORS AS A REVIEWING BOARD ON LAND USE MATTERS AFFECTING GIRDWOOD, AND WAIVING PLANNING AND ZONING COMMISSION REVIEW.**

**WHEREAS**, the Girdwood Board of Supervisors desires input into the planning and zoning decisions affecting Girdwood; and

**WHEREAS**, the communities of Chugiak and Eagle River have representation from the Chugiak-Eagle River Advisory Board; and

**WHEREAS**, this ordinance proposes to mirror the language designating the Chugiak- Eagle River Advisory Board as an advisory board on land use matters for the Girdwood Board of Supervisors; now, therefore,

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** Anchorage Municipal Code section 21.02.020 is hereby amended to add a new subsection as follows (*the remainder of the section is not affected and therefore not set out*):

**21.02.020 Table of decision and review authority.**

- A. Table 21.02-1 summarizes the major review and decision-making responsibilities of the assembly, the municipal staff, and the other entities that have roles in the procedures set forth in Chapter 21.03, Review and Approval Procedures. Such other entities are referred to as the "land use boards and commissions" and include: the planning and zoning commission, the platting board; the zoning board of examiners and appeals; the board of adjustment, the urban design commission; and the geotechnical advisory commission. Any application, not including an appeal, to be heard and decided by these land use boards and commissions that is for development in the Chugiak-Eagle River area, as defined in Section 21.10.020C., shall be sent to the Chugiak-Eagle River Advisory Board and the matter heard not sooner than 30 days after transmittal. Any application, not including an appeal, to be heard and decided by these land use boards and commissions that is for development in the Girdwood area, as defined in Section 21.09.020C., shall be sent to the Girdwood Board of Supervisors and the matter heard not sooner than 30 days after transmittal.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2020-38, § 10, 5-28-20)

**Section 2.** Anchorage Municipal Code section 21.09.030 is hereby amended to add a new subsection as follows (*the remainder of the section is not affected and therefore not set out*):

**21.09.030 Administration and review procedures.**

\*\*\* \*\*

**G. Girdwood Board of Supervisors.**

1. The Girdwood Board of Supervisors shall act as an advisory board to review and make recommendations on actions addressed in Section 21.02.020 which affect Girdwood.
2. The Girdwood Board of Supervisors does not amend or abridge the ability of individual community councils to provide input to any other board or commission, or to the administration or assembly, on any matters for which it exercises review authority.
3. The Girdwood Board of Supervisors shall provide review and make recommendations to the municipality and its boards and commissions on matters including the following:
  - a. Changes to the Girdwood Comprehensive Plan and changes to the other comprehensive plans and studies which impact Girdwood.
  - b. Actions involving the platting board, planning and zoning commission, zoning board of examiners and appeals, and the urban design commission that require public notice to multiple community councils in Girdwood.
  - c. Code changes, public facility site selection, overlay districts, and large retail establishments in Girdwood.
4. Applications and proposals for developments in Girdwood, not including appeals, to be heard and decided by land use boards or commissions shall be first transmitted to the Girdwood Board of Supervisors and the hearing by such board or commission held not sooner than 30 days after transmittal. Failure of the Girdwood Board of Supervisors to meet and provide recommendations prior to such hearing shall not preclude the board or commission from proceeding with the hearing and decision.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

**Section 3.** Planning and zoning commission review of this Title 21 text



1 amendment is waived under AMC 21.03.210C., as amended by AO 2024-64; this  
2 ordinance shall comply with Charter § 10.01(b) notice requirements.  
3

4 **Section 4.** This ordinance shall be effective immediately upon passage and  
5 approval by the Assembly.  
6

7  
8 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day  
9 of \_\_\_\_\_, 2025.  
10

11  
12  
13  
14 \_\_\_\_\_  
Chair of the Assembly

15 ATTEST:

16  
17  
18 \_\_\_\_\_  
19 Municipal Clerk  
20



# MUNICIPALITY OF ANCHORAGE

## Assembly Memorandum

AM No.        - 2025

Meeting Date:                     

**FROM: MAYOR**

**SUBJECT: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.09.030 TO DESIGNATE THE GIRDWOOD BOARD OF SUPERVISORS AS A REVIEWING BOARD ON LAND USE MATTERS AFFECTING GIRDWOOD, AND WAIVING PLANNING AND ZONING COMMISSION REVIEW.**

The community of Girdwood, often through the Girdwood Board of Supervisors (“GBOS”), has long been involved in planning, zoning, and other land use development decisions affecting Girdwood. However, under existing Anchorage Municipal Code, Title 21, GBOS is not included as a “review or decision-making body” capable of initiating Title 21 text amendments or comprehensive plan amendments. This proposed code change would amend Anchorage Municipal Code, Title 21, to designate the Girdwood Board of Supervisors as a reviewing board. The communities of Chugiak and Eagle River have representation from the Chugiak-Eagle River Advisory Board; this ordinance proposes to mirror the language in AMC 21.10.030 establishing and designating the Chugiak-Eagle River Advisory Board as a reviewing board on land use matters affecting Chugiak and Eagle River.

There are no private sector economic effects and local government effects are less than \$30,000.00, and therefore pursuant to AMC 2.30.053B.1., no Summary of Economic Effects is attached to this ordinance.

**THE ADMINISTRATION RECOMMENDS APPROVAL.**

Prepared by:	Department of Law
Approved by:	Eva Gardner, Municipal Attorney
Concur:	Mélisa R.K. Babb, Planning Director
Concur:	Lance Wilber, Director, Planning, Development, & Public Works
Concur:	Ona R. Brause, Director, OMB
Concur:	William D. Falsey, Chief Administrative Officer
Concur:	Rebecca A. Windt Pearson, Municipal Manager
Respectfully submitted:	Suzanne LaFrance, Mayor

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Dept. of \_\_\_\_\_  
For reading: \_\_\_\_\_ *(always blank)*

**ANCHORAGE, ALASKA**  
**AO No. 2025-\_\_\_\_\_**

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE (AMC) 4.60.200, HERITAGE LAND BANK ADVISORY COMMISSION, TO REQUIRE TWO MEMBERS THAT RESIDE IN THE GIRDWOOD AREA.**

**WHEREAS**, Anchorage Municipal Code currently requires one of the seven seats on the Heritage Land Bank Advisory Commission to be a resident of the Girdwood area;

**WHEREAS**, forty-nine percent of the Heritage Land Bank inventory is located in Girdwood;

**WHEREAS**, this ordinance designates a second seat on the Heritage Land Bank Advisory Commission to a resident of the Girdwood area;

**WHEREAS**, designating a second seat on the Commission provides a more proportionate representation; now, therefore,

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** Anchorage Municipal Code 4.60.200, Heritage Land Bank Advisory Commission, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**4.60.200 Heritage Land Bank Advisory Commission.**

There is established a Heritage Land Bank Advisory Commission, to perform those functions assigned to it by chapter 25.40.

- A. The Heritage Land Bank Advisory Commission shall be composed of seven voting public members appointed by the mayor and confirmed by the assembly. When appointing members to the Heritage Land Bank advisory commission, the mayor shall consider public members selected from a diversity of geographic residence, occupations, and civic involvement in the Anchorage community. At least two members [ONE MEMBER] shall reside in the Girdwood area and at least one member shall reside in the Eagle River-Chugiak area. No more than three members shall have professional interests in acquisition, financing or development of private real property within the municipality. Those persons appointed and confirmed shall serve a term of three years. No person may serve more than two consecutive three-year terms on the commission.

\*\*\*      \*\*\*      \*\*\*

**Section 2.** This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Chair of the Assembly

ATTEST:

\_\_\_\_\_  
Municipal Clerk



# MUNICIPALITY OF ANCHORAGE

## Assembly Memorandum

No. AM - 2025

Meeting Date: \_\_\_\_\_

**From: MAYOR**

**Subject: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE (AMC) 4.60.200, HERITAGE LAND BANK ADVISORY COMMISSION, TO REQUIRE TWO MEMBERS THAT RESIDE IN THE GIRDWOOD AREA.**

This proposed ordinance designates a second seat on the Heritage Land Bank Advisory Commission to a resident of the Girdwood area. Currently, AMC 4.60.200 requires one of the seven seats shall be a resident of the Girdwood area. While the mayor is not precluded from appointing more than one Girdwood area resident to the Commission, this ordinance recognizes that 49% of the Heritage Land Bank inventory is located in Girdwood and thus, designating a second seat on the Commission provides a more proportionate representation.

There are no private sector economic effects and local government effects are less than \$30,000.00, and therefore pursuant to AMC 2.30.053B.1., no Summary of Economic Effects is attached to this ordinance.

### THE ADMINISTRATION RECOMMENDS APPROVAL.

Prepared by:	Department of Law
Approved by:	Eva Gardner, Municipal Attorney
Concur:	Tiffany Briggs, Real Estate Director
Concur:	Ona R. Brause, Director, Office of Management and Budget
Concur:	William D. Falsey, Chief Administrative Officer
Concur:	Rebecca A. Windt Pearson Municipal Manager
Respectfully submitted:	Suzanne LaFrance, Mayor