

Girdwood Housing and Economic Committee
December1, 2025
Regular Meeting
Agenda Final
6 p.m. via Microsoft Teams & Girdwood Community Room

This hybrid meeting is taking place via Microsoft Teams & at the Girdwood Community Room, 250 Egloff Rd:

This Advisory Committee is subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.

All committees of the GBOS operate under the Girdwood Public Meetings Standards of Conduct.

Call to Order 6:00 p.m. Krystal Hoke or designee

Roll Call, confirmation of quorum

Agenda Revisions and Approval

December 1 2025 meeting agenda approval

November 3 2025 meeting minutes approval

GBOS report: Mike Edgington

Announcements/Presentations:

PUBLIC COMMENT: Persons offering public comment must state their full name and address. Public Comment is limited to three (3) minutes per person and must be on subjects not listed on the agenda.

Old Business:

1. Update on STR regulation status through municipal process
AO2025-97 STR 5% tax plus amendments
AO2025-117 2% Room tax increase
AO2025-115 Registration
TBD Health and safety items from prior b&b municipal code
2. GBOS Request for GHEC to consider Girdwood-oriented flexibility of modular/mobile dwelling Units
AO2025-112 is source document.
3. GHEC recommendations to GBOS for Holtan Hills Conditional Use/Planned Use Development
4. Review draft RFP for Housing Consultant (Chandler)
5. MOA Grant opportunity: Subgrant of NPS Paul Bruhn Historic Revitalization Grant

New Business:

6. GHEC Annual election of officers 2026; Positions are 2 Co-chairs

Program Updates:

7. Update on housing projects under way, if any
8. Parcels requested for transfer:
6-076: Across Karolius, adjacent to California Creek Park (to GCLT)
6-039: Along Alyeska Highway/Across Ruane Road from the Industrial Park
6-011(C): Formerly 6—016; 6.5 acre portion only within Holtan Hills now GIP.
6-134: Across Karolius from 6-076. This parcel is under consideration for the RV park (to GPR)
6-029: Behind Spoonline and Basecamp
9. Conversion of STR to LTR via incentive programs (Schechter)
10. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS.
11. Discuss any updates to program matrix and data collection on short-term housing (Schechter)

Next meeting: January 5 2026

Adjourn

Meeting Agendas and minutes are available: [Municipal Road Maintenance Service Areas gbos-hes](#)

Pending Business:

12. Temporary Use of Commercial Land for Residential Occupancy (Edgington) Status: at MOA
13. Review HLBAC agenda and consider a member of GHEC attending HLBAC meeting if a relevant Girdwood item is under consideration. Status; ongoing for HLBAC meetings