

Girdwood Housing and Economic Committee
December 1, 2025
Regular Meeting
Minutes 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 6:02 p.m. Brooks Chandler, designee

Roll Call: Liam Coyle (LC), Matt Schechter (MS), Krystal Hoke (KH), Brooks Chandler (BC)

Quorum confirmed

Agenda Revisions and Approval

December 1 2025 meeting agenda approved LC/MS Assent

November 3 2025 meeting minutes approved MS/LC Assent

GBOS report: Mike Edgington: GBOS is working on a Resolution regarding the 50th Anniversary of the MOA. This document includes goals for the future, including GVSA self-management of land that is currently managed by MOA.

Announcements/Presentations: Girdwood Parks Master Plan draft parks concepts meeting is TUE Dec 16 at 6PM in the Girdwood Community Room. This includes parcels discussed by GHEC

PUBLIC COMMENT: Krystal Hoke: Thank you to GHEC for support for allocation that funds from Marijuana tax to the Girdwood Childcare Project. \$200,000 have been received from this fund to put toward the Little Bears project.

Old Business:

1. Update on STR regulation status through municipal process:

Several items are under discussion at the Assembly for consideration by the voters in the spring election. It is unlikely that all of the tax ideas will go forward, Assembly is determining which, if any, to propose to voters.

AO2025-97 STR 5% tax plus amendments: GBOS supports this scheme, as long as it includes amendment that states that funds received will be allocated to the area that they were received from. This item is on the agenda for Dec 2 Assembly meeting, although it may be postponed so that Assembly is considering all tax propositions at the same time.

AO2025-117 2% Room tax increase: GBOS has not commented on this proposal yet. This item does not allow for funds to be allocated to the service area, and is applied to all nightly room rental, including hotels, which do not negatively impact residential housing stock. This item is on the Assembly agenda for Dec 16

AO2025-115 Registration: This item requires Assembly action only, and will not go to voters. This action would make STR legal in the MOA. GBOS supports this, although notes that it does not go far enough in providing regulation of STR.

Health and safety items from prior b&b municipal code: No current Assembly action addresses these concerns in the STR proposed changes.

2. GBOS Request for GHEC to consider Girdwood-oriented flexibility of modular/mobile dwelling Units

AO2025-112 is source document, it was passed in the fall and is now in force in Anchorage and Eagle River. Girdwood Land Use Code does not allow modular/mobile dwelling units, however existing units are grandfathered in. Group discusses that Girdwood current code doesn't match the reality that higher density, less expensive housing is more achievable with modular homes, an option that didn't exist when the code was written. At this point, it seems like there are two methods to achieve change to code to make the option available:

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

- 1) Propose an AO and have it sponsored by Assembly to address this item specifically.
- 2) Address this in a re-write of T21C9

In either case, GHEC will need to identify what zones of Girdwood Land Use Code are to be considered and complete outreach to determine community support for the change. There are other ideas for consideration by the community. Group discusses that study of this would be element of the proposed Housing Plan, which would include various ideas for increasing housing and density.

Discussion ends without action at this time and will likely be taken up as part of the Housing Plan RFP in the future.

3. GHEC recommendations to GBOS for Holtan Hills Conditional Use/Planned Use Development

Item comes before Planning and Zoning commission January 5. Comments are due Dec 15. GBOS will be able to provide comments following their meeting on Dec 15.

Motion 1:

GHEC moves to recommend that GBOS require a plat note stating that Lot 12 or 13 has been required to be deeded to a Girdwood Non-Profit for community housing for residents by AO2023-037.

Motion by BC, 2nd MS

Motion carries 4-0

Discussion: Plat note is most effective way to assure the intent of the AO that stipulated the transfer of land and its purpose. AO2023-037 states that two lots (1 multi-family and 1 that may be single or multi-family) will be transferred to a local non-profit for the purpose of community housing and starting that in Phase 1 is critical.

Motion 2:

GHEC moves to recommend that GBOS requests that the plat and the Conditional Use Permit be denied a Land Use/Area Plan has been completed, as required by code.

Motion by BC, 2nd MS

Motion carries 4-0 in roll call vote

Discussion: It has been brought up before that code requires a Land Use Plan is completed in order to develop a parcel of this size in Girdwood. Previously Girdwood has been told that the Crow Creek Neighborhood Plan 2006 is being used for this purpose, however that plan is not being followed by this developer, including access roads, and specific language about the percentage of homes to be developed for community housing. The plan is being used based on development of the water road showing progress in use of the plan, which otherwise was dormant. It is unclear how development of the water system relates to the initiation of the Crow Creek Neighborhood Plan, and how the plan, if initiated under this action, can be otherwise dismissed in the development of this parcel. It is clear that this would not end development of Holtan Hills, however completion of an updated plan would provide opportunity to address the disconnect between planned development and community interests.

Motion 3:

GHEC moves to recommend that GBOS request a condition is added to the Conditional Use Permit limiting use of at least three (3) lots, specified as Block 1 Lot 1, Block 1 Lot 2 and Block 1 Lot 3 to be specified for 2-family dwellings (duplexes), in addition to Lot 12 or 13.

Motion by BC/2nd LC (motion amended to specify the preferred lots for this restriction)

Motion carries 4-0 in roll call vote.

Effort is to achieve a number of more affordable homes, to match more closely the 10% in the Crow Creek Neighborhood Plan.

Motion 4:

GHEC moves to recommend that GBOS request that the Conditional Use Permit to contain a condition requiring future conveyances of each of 4 specified lots to contain a 20-year restrictive covenant previously approved by the Planning and Zoning Commission that requires each dwelling unit on these lots to be used only as the principle place of residence of at least 1 person who during the entire period of their occupancy of the property earned 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.

Motion by BC/2nd LC

Motion carries 4-0 in roll call vote

Effort is to support the use of restrictive covenant to support long-term community housing and restricting amount of homes in Holtan Hills that will be developed as second homes. Group also discussed making the restriction 30 years.

Motion 5:

GHEC moves to recommend that GBOS request that the Conditional Use Permit contain a condition limiting dwelling unit size on 10 specified lots to not more than 2000 SF.

Motion by BC/2nd LC

Motion fails 1-3 in roll call vote (LC, MS, KH opposed)

Purpose here is to limit size to encourage development of smaller, more affordable homes.

Motion 6:

GHEC moves to recommend GBOS oppose the requested variance for a private road (cul de sac pictured in the plat).

Motion by BC/2nd MS

Motion carries 3-1 in roll call vote (KH opposed)

Discussion that the private road is steeper, narrower than roads built to MOA standard. Applications states that private road will be more quickly maintained than Service Area Road, which is unlikely.

Motion 7:

GHEC moves to recommend that GBOS receive input from GFD Chief regarding public safety concerns for cul de sac that is longer than is allowed by code.

Motion by BC/2nd LC

Motion carries 4-0 in roll call vote

4. Review draft RFP for Housing Consultant (Chandler) – Item is tabled to the next meeting, Jan 5.
5. MOA Grant opportunity: Subgrant of NPS Paul Bruhn Historic Revitalization Grant – No new information.

The grant cycle is next year.

New Business:

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

Krystal Hoke is interested in serving another term. Another person is needed to fill co-chair seat.

Program Updates:

7. Update on housing projects under way, if any

BC and LC are going to work on tracking the number of building permits issued in Girdwood.

8. Parcels requested for transfer: See announcements.

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 8:10PM