

Girdwood Housing and Economic Committee
July 7, 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.

Between 6 and 6:15 the assembled group discussed topic #1 for information sharing only.

Call to Order 6:15 p.m. Krystal Hoke, Co-chair

Roll Call: attending are Krystal Hoke, Matt Schechter, Brett Wilbanks and Lisa Miles

Larry Daniels and Erin Eker are excused.

Quorum confirmed.

Agenda Revisions and Approval

July 7 2025 meeting agenda approved	BW/MS	Assent
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June 2 2025 meeting minutes approval	BW/MS	Assent
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GBOS report: No report.

Announcements/Presentations: None

PUBLIC COMMENT: None

Old Business:

Brett Wilbanks chairs for topic #1.

1. Status of GHEC Recommendation for consideration of Ruane/Alyeska Highway Proposed Plat (6-039) at LUC. Request for GHEC to recommend GBOS Resolution of Support for HLB to subdivide buildable lots from the parcel as a whole and designate them for development by a Girdwood non-profit for Public Private Partnership with 50% of the land dedicated to development of workforce/affordable housing purposes. (Krystal Hoke)

Krystal plans to modify the topic for LUC this month now that she has additional information from HLB on need for subdivision of the buildable acreage and softening language to set a goal 50% workforce housing achieved. It is old business at LUC and may be considered for a vote at that time. Recommendations from LUC and GHEC will be compiled for GHEC review in August, prior to moving forward to GBOS. Krystal receives input from GHEC regarding conditions for disposal of the land to a local non-profit. GHEC wants to ensure that the concept of public good is reflected in the final product and is concerned that private sale and possible resale don't change the purpose of creation of below market rate housing.

2. List of Projects for GHEC generated from adoption of the GCP Implementation Plan (Mike Edgington)

GHEC Motion: GHEC postpones this item to next month. BW/MS Assent vote

3. Projects for GHEC generated from Municipal actions to promote residential development (Miles/Edgington)
No report available. Group will consider next month.

4. GBOS Request for GHEC to consider Girdwood-oriented Transit Supported Housing Development proposal. Most discussion is related to Anchorage TSD effort.

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

5. GBOS Request for GHEC to consider Girdwood-oriented flexibility for development of modular/mobile dwelling Units (loosely based on PCZ case 2025-0045).

Most discussion is related to the use of Planned Unit Development and Conditional Use Permits to develop properties to increase density. GHEC members who have experienced this seem satisfied that current code and these options allow for desired density and housing types.

Brett Wilbanks chairs for item #6

6. Girdwood Housing Action Plan (Hoke)

Group reviews prior Housing Action Plan template and additional drafts that Krystal has submitted for review by GHEC. These item will be added to the meeting packet for this meeting. Group is encouraged to review these documents with a goal of having a comprehensive discussion on this topic and creation of a framework for review and adoption in the future.

New Business: None

Program Updates:

7. Update on housing projects under way, if any

Holtan Hills off-site work is beginning. This will bring utilities and road to the Holtan Hills site.

It currently sounds like the lots to be provided for below market value development will be 1 single family lot and 1 multi-family lot, total. Stipulations may mean that those are not turned over for development until all other lots are sold in all phases.

8. Update on STR regulation status through municipal process

LUC heard as new business in June. It is old business in July.

9. Parcels requested for transfer:

6-076: Across Karolius, adjacent to California Creek Park (to GCLT): This parcel is part of the subject area for the Girdwood Parks Master Plan effort. This space has been reviewed and accepted through GHEC and LUC for recreational use in form of an art center and cabins, however they would need to be accepted by the community as a whole via the parks plan process.

6-039: Along Alyeska Highway/Across Ruane Road from the Industrial Park. Discussed under topic #1.

6-011(C): Formerly 6—016; 6.5 acre portion only within Holtan Hills now GIP. Not subdivided with the rest of Holtan Hills. Krystal suggests that this would be a good site to test for new AWWU well. The well project seems to be on hold currently.

6-134: Across Karolius from 6-076. This parcel is under consideration for the RV park (to GPR), GBOS resolution for this has been submitted to HLB and transfer is being initiated.

6-029: Behind Spoonline and Basecamp. Noted that there is a plat note on this parcel that was discussed when reviewing suitability for a wellhead.

It is noted that HLB is nearing completion of transfer of the Winner Creek Extension Trail, making progress on platting the industrial park, working on transfer of parcel 6-134, and working on Ruane Road housing project (topic #1). HLB is a department of 3 and self-funded. Projects that have been in process for a long time are making headway, overloading with new requests will not speed this up.

Alyeska Resort has indicated plans for some recreation and community projects, including recreation and housing. Coordination is needed.

10. Conversion of STR to LTR via incentive programs (Schechter). No report.

11. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS. Members of GHEC express frustration that GBOS has not yet written a resolution on this item.

This item is item #2 on the draft MOA GBOS Quarterly meeting agenda for July 28 at 4PM.

Minutes from GBOS recent meetings are below:

May 2025:

1. Bed Tax allocation to Girdwood. (Edgington)
STR bed tax allocation for the purpose of mitigation of negative impacts of STR use in the community has been discussed on many occasions..

Motion:

GBOS moves to request GHEC take on this project.

Motion by JW. No second. Motion fails.

GHEC has previously requested such action. Until this year, all funds were tied to specific projects (convention center, Visit Anchorage, etc), however the threshold for how much should be held has now been met and there is an opportunity to request funds for other projects

It is suggested that this would be a good topic for a joint GBOS/GHEC meeting in the future.

June 2025:

Bed Tax allocation to Girdwood to mitigate negative impacts of STR. (Edgington)

Amount of bed tax received from Girdwood specifically is not known and the total number of STRS is estimated but not known. These questions would be resolved with creation of a registration for STRS. This would allow for plan to redirect funds from STR to Girdwood/neighborhoods impacted by STR to offset the impacts of STR. With additional information, GBOS can consider a resolution to send forward regarding mitigation of impacts of STR.

12. Discuss any updates to program matrix and data collection on short-term housing (Schechter): No update

Next meeting: August 4 2025 6PM

Adjourn 8:10PM