

**Girdwood Housing and Economic Committee**  
**June 2, 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 6:00 p.m. Brett Wilbanks, Co-chair

Roll Call Attending are Lisa Miles (LM), Matt Schechter (MS), Krystal Hoke (KH), Larry Daniels (LD), Erin Eker (EE), Brett Wilbanks (BW)

Quorum confirmed

Guests are Assembly members Zack Johnson and Keith McCormick

**Agenda Revisions and Approval**

June 2 2025 meeting agenda approved KH/MS Amendments and Agenda pass by Assent

\*\* Amendment to add item #7 to Old Business: Girdwood Housing Action Plan. KH/LM

\*\* Amendment made to address items #9, #10 (6-134); #12 and #1 in that order. KH/MS

This will allow for good discussion on these items with Assembly members who represent Girdwood.

May 5 2025 meeting minutes approved with clerical changes by Assent MS/KH

**GBOS report:** Mike Edgington states that the Administration is making many proposals to address housing through the Planning Department. GBOS has determined that those involving policy should come to GHEC for review and consideration of if/how to apply to Girdwood.

**Announcements/Presentations:** None

**PUBLIC COMMENT:** None

Order of Business was changed with agenda adoption, items are related in the sequence they were discussed:

**Old Business:**

9. Update on STR regulation status through municipal process

Impact on residential housing from Short Term Rental is greater in Girdwood than in Anchorage and is increasing rapidly. GHEC has been working on and has proposed STR registration framework to register STRs via T21C9 code change. Eventually this will result in a request for use of funds collected from room tax to be allocated to Girdwood for the purpose of mitigating the negative impacts of STR in the community. It is estimated that 18-20% of room tax collected in the MOA is generated in Girdwood. Girdwood will need a sponsor and support for this from our Assembly members.

Zack Johnson reports that the Administration and 3 assembly members, including himself are working on a revised STR registration program areawide to replace the reporting request of STR platforms passed last year, which turned out to be ineffective. New ordinance under consideration is not yet publicly available for review. It is a no-fee registration and the concept is to manage registration enforcement by being tied to the owners use of property tax exemption. Project will also fix the language in code that pertains to Bed and Breakfasts, which is no longer pertinent as most B&Bs have moved to STR. This will also fix the fundamental question of whether STRs are and allowable use under code, as current code does not address STR at all. Prior registration scheme for Anchorage was approved by assembly but was likely to fail in re-vote, however it was vetoed by Mayor Bronson before that could occur.

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

GHEC members comment:

Some elements of B&B requirements should be considered as part of the STR requirements (business license, smoke detectors, etc.). Some STR's allow occupancy more like small lodge than a home.

STR registration should be public information so that neighbors have a method to contact owner if needed.

Anchorage and Girdwood impacts are not the same. Girdwood had 16% of available housing used for STR a few years ago and the estimated rate is now 23%. Girdwood will likely seek a somewhat different structure than Anchorage will pursue at this time. Request is for ordinance passed for Anchorage Bowl does not limit Girdwood efforts for additional elements to T21C9 code change addressing STR.

Assembly Member McCormick questions what problems are solved with STR Registration. GHEC members respond that creating a legal framework for STR to exist will be better for property owners. Additionally, accountability to the neighbors and community and an avenue for bed tax to be collected and transferred to offset the negative impacts to community and community housing. Also reporting of bed tax revenue by zip code will clarify where bed tax funds received from the MOA as a whole are coming from, specifically.

10. Parcels requested for Transfer: Specifically discussing 6-134: Across Karolius from 6-076. Parcel is under consideration for an RV Park. GHEC supports this project and has vetted it through the LUC with strong support. This is included in current HLB plans, which have now been adopted by the Assembly. GBOS is completing a Resolution of Support for the transfer of land from HLB to Girdwood Parks and Recreation. Assembly members are asked to support this transfer when it comes to the Assembly for review. Assembly member Johnson offers assistance if project progresses slowly once at HLB.

12. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS.  
Strongly related to the STR regulation discussed earlier. Girdwood will see portion of bed tax generated from Girdwood valley to help mitigate housing impacted by STR. This is a mechanism used in other resort communities in order to ensure that they have workforce housing. Current bed tax allocations are mandated to specific areas including Dena'ina Convention Center, Visit Anchorage and MOA General Fund. Discussion of the use of these funds will be included in topic #1, upcoming.

1. Consider GHEC Recommendation for action on Ruane/Alyeska Highway Proposed Plat (6-039) (Krystal Hoke)  
Krystal reviews the proposed public/private partnership for development of housing along Alyeska Highway just north of Ruane Road. In response to suggestions received, she has a new conceptual drawing of how mixed uses could be included on the same parcel. She has received input from HLB regarding number of units by right and number of units under Conditional Use, however these are based on current code, which are not in alignment yet with the new Girdwood Comprehensive Plan. Ultimately a Planned Unit Development will be required, and requirements of current code and land use plans followed.

The first step is to have HLB have the buildable land subdivided from the larger parcel. To initiate that, discussion must go forward to Land Use/GBOS for additional discussion and community support. Group discusses desire for restrictions on use of properties for STR and for local non-profit organization to be designated to carry out the project.

Motion:

GHEC moves to forward the proposed Ruane/Alyeska Highway proposed project for parcel 6-039 to Land Use Committee.

Motion by LM/2<sup>nd</sup> MS

Motion carries by Assent vote.

2. Consider GHEC recommendation for action on Planning Item 2025-0045) to promote development of smaller, modular housing in Anchorage. (Planning item 2025-0045). PCZ meeting 6/9/25.  
GHEC discusses if the current AO meets Girdwood needs. Concerns include impact to viewshed, lack of storage and lack of buffers in the current proposal. Other concerns are a need to ensure that housing generated from this would be used for residential housing and not as short term rental.

Group opts not to take action regarding the current planning item. Krystal moves and then withdraws a motion regarding engaging in consideration of cabins for Girdwood. At this time they take up New Business Item #6 and state that for the next meeting, members should bring ideas for Girdwood Specific action.

**New Business:**

3. Projects for GHEC generated from adoption of the Girdwood Comprehensive Plan (TBA)  
Mike Edgington will provide a list of items from the Girdwood Comprehensive Plan Implementation Plan that fit under GHEC responsibility to the July meeting.
4. Projects for GHEC generated from Municipal actions to promote residential development (Miles/Edgington)  
MOA is moving swiftly on some projects and many proposals are being introduced to Planning. This topic is intended to bring those to GHEC for discussion and determination if Girdwood has desire to be included and/or bring a similar Girdwood-specific proposal forward for consideration.
5. GBOS Request for GHEC to review Transit Supported Housing Development proposal to consider in Girdwood Group will consider what items in the Anchorage Bowl TSD are relevant for Girdwood. The element of Tax abatement for transit corridors is a separate item.
6. GBOS Request for GHEC to review ideas from PCZ case 2025-0045 to allow more flexibility for development of modular and mobile dwelling units in Girdwood.  
This item was discussed under Old Business Item #2. There may have ideas for Girdwood-specific development that address viewshed and concerns of use for Short Term rental.
7. Girdwood Housing Action Plan  
Housing Action Plan is part of the Girdwood Comprehensive Plan implementation items. Krystal provides some AI generated ideas, which can be considered with the earlier version and compared to existing Housing Action Plans from other resort communities. It is suggested that this conversation may be a Work Session or Joint Meeting in the future. See meeting packet for the draft Housing Action Plans.

**Program Updates:**

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|--|------------------------------------|
| 8. Update on housing projects under way, if any.                                     | No report.                         |
| 9. Update on STR regulation status through MOA Process                               | Discussed earlier                  |
| 10. Parcels requested for transfer:  |                                    |
| 6-076: Across Karolius, adjacent to California Creek Park (to GCLT):                 | No update                          |
| 6-039: Along Alyeska Highway/Across Ruane Road from the Industrial Park              | Discussed earlier                  |
| 6-011(C): Formerly 6—016;6.5 acre portion only within Holtan Hills now GIP.          | No update                          |
| 6-134: Across Karolius from 6-076. (RV park concept when transferred to GPR)         | In progress                        |
| 6-029: Behind Spoonline and Basecamp   | AWWU proposing this for wellhouse. |
| 11. Conversion of STR to LTR via incentive programs (Schechter)                      | No update                          |
| 12. Status of <u>GHEC 2023-03 Service Area Bed Tax</u> resolution forwarded to GBOS. | Discussed earlier                  |
| 13. Discuss any updates to program matrix and data collection on short-term housing  | No update                          |

Next meeting: July 7 2025 6PM

Adjourn 8:03PM

**Pending Business:**

14. Temporary Use of Commercial Land for Residential Occupancy (Edgington) Status: at MOA
15. 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