

Girdwood Housing and Economic Committee
March 2, 2026
Regular Meeting
Minutes Draft
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:
All committees of the GBOS operate under the Girdwood Public Meetings Standards of Conduct.

Call to Order 6:00 p.m. Matt Schechter

Roll Call: attending are Erin Eker (EE), Matt Schechter (MS), Krystal Hoke (KH), Tim Cabana (TC), Brooks Chander (BC) (6:05)

Quorum confirmed

Agenda Revisions and Approval

March 2 2026 meeting agenda approved	EE/KH	Assent
Feb 2 2026 meeting minutes approved	EE/KH	Assent

BC arrives and takes over chair duties.

GBOS report: Mike Edgington

GBOS postponed consideration of cottage food ordinance for Girdwood, opted not to send formal comment on Safer Seward Highway Environmental Assessment, took no action re vacancies on GHEC as there were no applications. GBOS awaits input from GHEC regarding vacancies.

Announcements/Presentations: None

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. GHEC Vacancies: No applications received. GHEC members will help publicize openings. Staff will continue recruitment. Recruitment will be open-ended.
2. GHEC proposal for code change similar for flexibility of modular/mobile dwelling units (Hoke/Eker)
MOA passed an ordinance easing restriction of modular/mobile dwellings in Anchorage that did not include Girdwood, possible that Girdwood could request inclusion of specific areas. Consideration at the last meeting was for areas zoned gC-5 and gC-8. gC-5 is the area south of the ball field on Karolius; gC-8 is the current trailer park and two other lots adjacent to the post office. One of them is vacant, the other is being built on by the Ellis'. Trailer court is grandfathered in, but when dwellings there become uninhabitable, they cannot be replaced. This recently occurred when a fire destroyed one of the mobile homes.
Group discusses that changing zoning in one or two areas is a quicker fix to the zoning problem than T21C9 revision to match the Girdwood Comprehensive Plan.
Group discusses studying gC-1 property for inclusion.

Motion:

GHEC moves to continue work on proposal for code amendment to allow modular/mobile dwelling units in Girdwood in specific gC areas.

Motion by EE/MS

Motion passes unanimously.

BC and MS will continue study of gC-8, gC-5 and look into gC-1 for potential inclusion. Plan is to take a more polished concept to LUC for consideration and input in the future.

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

3. GHEC Recommendation for GBOS funding for an RFP for a Housing Action and Implementation Plan (Chandler/Schechter)
Item was introduced at GBOS and will be discussed and possibly voted on at the GBOS March 23 meeting. GHEC should have someone attending to answer questions.
4. 2026 Committee Goals (Chandler)
Goals are presented in the meeting packet.

Motion:

GHEC moves to approve 2026 goals as presented.

Motion by EE/2nd MS

Motion carries by assent vote.

5. GHEC Operating Procedure update (Chandler)
Group reviews proposed changes to the Operating procedures.
Group discusses changing membership number as there have been no applications for existing vacancies, however as they have not had trouble achieving quorum, they opt not to take this action now.
Group discusses adding routing through LUC but determines this is on a case-by-case basis.

Motion:

GHEC moves to adjust the meeting date/time statement in the Operating Procedures to state:

Regular Meetings are held monthly.

Motion by KH/2nd EE

Motion carries unanimously

New Business: None

Program Updates:

6. Update on housing projects under way, if any
New pre-construction sale of condos to be built adjacent to the Merc in Town Square are listed at \$899K.
Feasibility study by HLB for potential Ruane project has been completed and appears positive.
7. 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
8. Discuss any updates to program matrix and data collection on short-term housing (Schechter)
BC and KK discuss that the result of higher assessment and addition of new construction is a lowering of the the GVSA mill rate. Tax cap for GVSA services is 6 mills.

Next meeting: April 6 2026

Adjourn EE/MS