

Girdwood Housing and Economic Committee
May 5, 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. Brett Wilbanks, or Krystal Hoke, Co-chairs

Roll Call, confirmation of quorum

Agenda Revisions and Approval

May 5 2025 meeting agenda approval

April 7 2025 meeting minutes approval

GBOS report: Mike Edgington

Announcements/Presentations:

Girdwood Parks Master Plan project is kicking off with steering committee meeting in June, community survey and stakeholder interviews. Project website is: www.girdwoodparksplan.com.

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. Discussion on Ruane/Alyeska Highway Proposed Plat (6-039) (Krystal Hoke)
2. Status of transfer of parcel 6-134 to Girdwood Parks and Recreation from HLB
Update on Feasibility study and 30% design for RV Camping in Girdwood, proposed for HLB Parcel 6-134 @ NTE \$39,000 from the GVSA TBA account as recommended by GHEC to GBOS. (Hoke)
Discuss framework for RV proposal
3. Regulatory changes to promote residential development
Property tax incentives to promote development of rental properties
4. Review other clarifications from Municipal Legal Dept

New Business:

Program Updates:

5. Update on STR regulation status through municipal process
6. 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
7. Conversion of STR to LTR via incentive programs (Schechter)
8. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS.
9. Discuss any updates to program matrix and data collection on short-term housing (Schechter)

Next meeting: June 2 2025 6PM

Adjourn

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

Pending Business:

10. Temporary Use of Commercial Land for Residential Occupancy (Edgington) Status: at MOA
11. 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