

Girdwood Housing and Economic Committee
May 5, 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. Krystal Hoke, Co-chair
Attending are Krystal Hoke, Matt Schechter, Lisa Miles, Tim Cabana;
Excused are Erin Eker, Larry Daniels, Brett Wilbanks
Quorum confirmed

Agenda Revisions and Approval

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|---------------------------------------|-----------------|--------|
| May 5 2025 meeting agenda approved | Miles/Schechter | Assent |
| April 7 2025 meeting minutes approval | Miles/Schechter | Assent |

GBOS report: Mike Edgington:

Girdwood Comprehensive Plan adopted by Assembly formally on April 22. Now the focus shifts to policies and actions to implement the Plan. GHEC will need to review plan and initiate projects for Housing and Economic Stability objectives in the plan.

Assembly and Administration have been making changes to address housing also. Mayor's goal is 10,000 homes in 10 years. Toward that end, changes have been proposed and are in various stages of review and approval:

- Creation of housing for Multifamily and Lower Income threshold through tax incentives to developers AO 2025-035. As written, this AO does not apply to GVSA, but it could be amended to do so.
- STR Registration in the Anchorage Bowl. Although this failed in Anchorage last year, the ordinance to compel STR platforms to provide data has failed via challenge that the MOA seeks this information for tax reasons only and will provide only the total amount of tax throughout the MOA. Registration would change this dynamic. Language for this ordinance is expected to be available mid/late May. It is expected to be minimal, mainly for the purpose of receiving the data originally desired. GVSA has different interest in STR registration and has discussed this and provided the GHEC framework to administration and should continue working on Girdwood-specific ordinance that is related to this Areawide one.
- Proposed code change 2025-0045 to allow development of smaller, modular homes. This also is not currently proposed to include GVSA, but it could be changed to do so. Information available here:

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18179>

Announcements/Presentations: Girdwood Parks Master Plan project is starting: www.girdwoodparksplan.com.

PUBLIC COMMENT:

Krystal Hoke: Progress on the new Little Bears Child care center. Work has begun on the building pad and construction will begin shortly. Construction is anticipated to be mostly complete in a year.

Old Business:

1. Discussion on Ruane/Alyeska Highway Proposed Plat (6-039) (Krystal Hoke)

Krystal has updated the meeting packet with a presentation on the proposal and is seeking comments from GHEC. Suggest removing MOA General Fund from distribution proposed (1/3 Non-Profit; 1/3 GVSA; 1/3 HLB).

Consider more density in the model and showing model with distribution of housing types in each cul-de-sac as the project will likely be phased and each cul-de-sac will have private and public builds.

Discussion of the 4 driveways joining Alyeska Highway. This is more cost-effective and more efficient use of land than building a municipal road along the back the connects to Ruane. Cost and loss of buildable land would kill this project.

2. Status of transfer of parcel 6-134 to Girdwood Parks and Recreation from HLB:

Transfer is on the 2025 HLB Work Plan. GBOS is to discuss and vote to send a letter to HLB at their June meeting.

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

Transfer to GPR would shift feasibility study to GPR to initiate. GPR is starting the Parks Master Plan, which includes this parcel. Original estimate was \$39,000 for feasibility study and 30% design for RV Camping in Girdwood. Expectation is for GPR to manage the RV campground, either directly or through contractor. It is noted that process is underway for HLB transfer to GPR of the Winner Creek Extension Trail parcel. This is the first transfer from HLB to GPR.

3. Regulatory changes to promote residential development

As discussed under GBOS Supervisor Report, several Ordinances and code changes have been proposed recently and are under consideration at the MOA. GHEC should review these, determine how the proposals could be shaped to meet GVSA needs, and engage to be included.

Mike Edgington and Lisa Miles will collaborate on a list for GHEC next month for introduction as New Business.

4. Review other clarifications from Municipal Legal Dept:

At the April GHEC meeting the legal review email was shared. GBOS and Municipal attorneys discussed the explanations at their joint meeting last week. MOA GBOS minutes provide additional details and recording is available on the GBOS webpage.

- Ability for GBOS to initiate code change amendment to T21C9: Under current municipal code GBOS does not have this ability. Administration is working on code change to make this possible.
- Land Management Control: Under code GVSA cannot have land management authority, however, Administration proposes code change that requires another HLBAC member to be from Girdwood. Consideration of creation of a separate HLB-like entity in the MOA that handles Girdwood property. Consideration of making GVSA a department of the MOA.
- Legality of operation of Short Term Rentals in the MOA. Item has not been responded to yet. STR did not exist at the time code was written. It could be that the regulation proposed for STRs will achieve making them legal.
- Subcommittees of GBOS subject to Open Meetings Act. MOA Legal is learning more about various committees of GBOS. OMA determination may be based on the type of membership of the committee: Committees where all participate and vote (one-person, one vote) like LUC and GTC likely not subject to OMA. Committees that are representative by appointment (GHEC, PSAC) likely are subject to OMA.

New Business: None

Program Updates:

5. Update on STR regulation status through municipal process: Discussed under GBOS report.

6. Parcels requested for transfer:

6-076: Across Karolius, adjacent to California Creek Park (to GCLT): GCLT continues to work with HLB on this for purpose of creation of art space.

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. Krystal Hoke will follow up on this with HLB. She has suggested that this would be a good place for AWWU to site the new well that is needed for Girdwood water. She envisions park space on this parcel.

6-134: Across Karolius from 6-076. Discussed under item #2.

6-029: Behind Spoonline and Basecamp: This parcel has been suggested by AWWU for new well.

7. Conversion of STR to LTR via incentive programs (Schechter): No Update

8. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS.

GBOS will be discussing this at their next meeting. Bed tax distribution will be discussed in 2026 as Visit Anchorage contract is up for re-negotiation. GVSA will pursue percentage of bed tax to return to the community to offset the impact to housing and to other community infrastructure, such as roads, parks, trails, police, fire, all of which are paid by Service Area Tax.

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

Group discusses additional engagement:

- Assembly Representatives for Girdwood: Zac Johnson and Keith McCormick. Matt Schechter and Brett Wilbanks are working on scheduling a meeting with them.
- Developments (CY Investments, Pomeroy Lodging, Other developers)

Next meeting: June 2 2025 6PM

Adjourn 7:25PM