

Some notes and updates from HLB commissioners meeting August 28th--

Management authority of HLB parcel 0-675 (portion containing lower Winner Creek trail) has been transferred to Girdwood Parks and Rec

Permit has been issued to Bikewood for construction of phase two of Girdwood Bike park

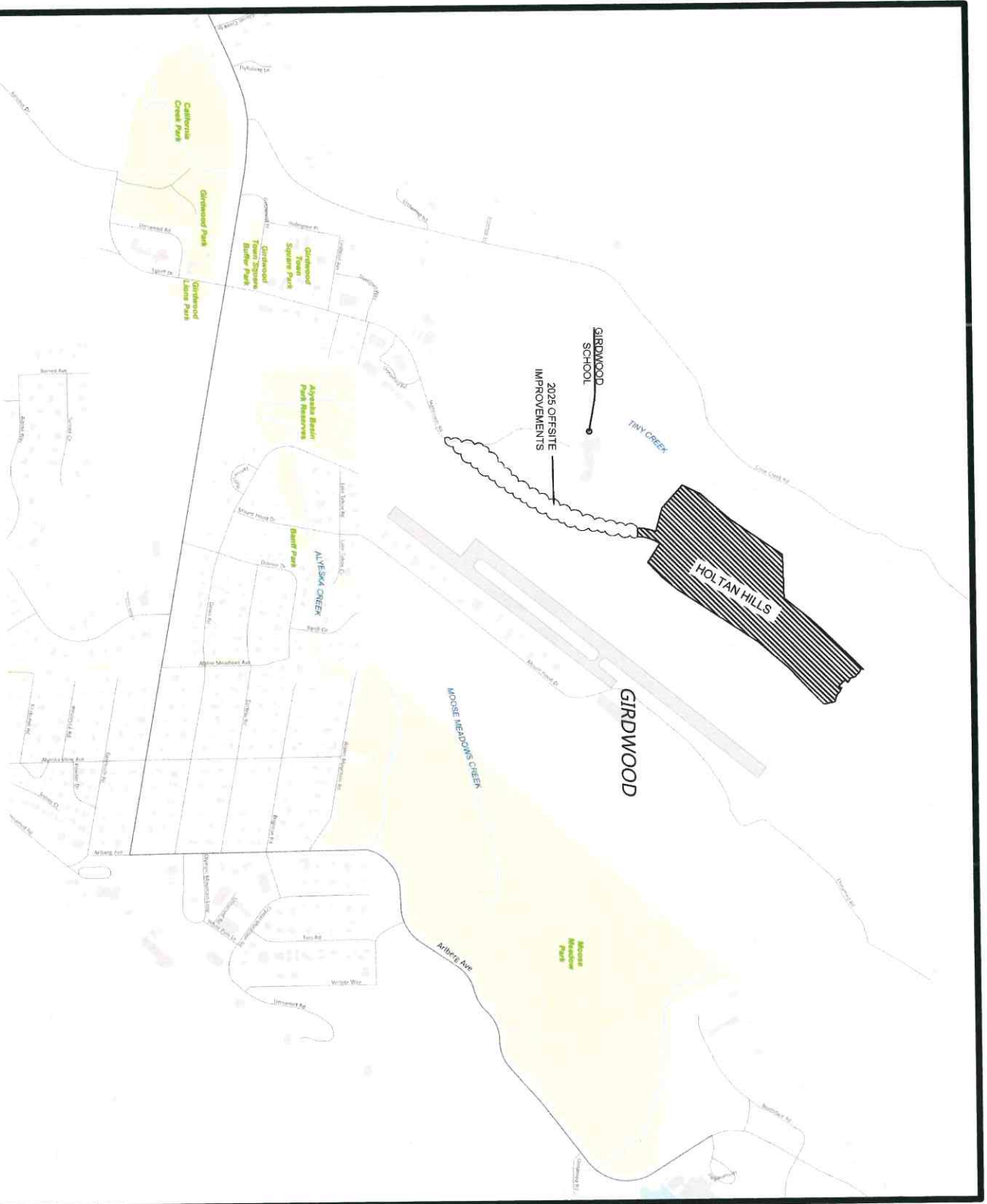
Platting by R and M consultants proceeds on the Phase 2 Industrial Park development

Platting is completed on Parcel 6-039 (lower Girdwood, just up valley from Ruane Road) for 3 parcels to be developed for housing. HLB staff will make a presentation to Girdwood Land Use on Sept 8th and GBOS Sept 15th)

The trash identified during road construction for Holtan Hills was tested and determined to be acceptable to transfer to Anchorage landfill. All known material has been excavated, removed and transferred

Vacancies remain on the HLB commissioners board. Administrative approvals are being sought to add a second designated seat that would represent Girdwood on the board.

Have a great week-- I will be away next week and unable to attend land use. Thanks, Tim

[illegible]

Date: Tuesday, September 23, 2025  
5:00 P.M. - 7:30 P.M. (Alaska Time)

Prsrt STD  
US Postage  
PAID  
Permit 845  
Anchorage, AK

In person: **The Meadows**

**Community Center**, Chapel of Our  
Lady of the Snows at 370 Northface  
Road, Girdwood AK 99587

Refreshments will be served.

See the Holtan Hills Website at  
[www.holtanhills.com](http://www.holtanhills.com) for more  
information.

Directions: From Anchorage, south  
on Seward Hwy, Turn left onto  
Alyeska Hwy,

Turn left onto Arlberg Ave, Turn left  
onto Northface Rd, The Meadows  
Community Center is on the left

CY Investments, LLC  
561 East 36th Avenue, Suite 200  
Anchorage, AK., 99503



SCH 5-DIGIT 99587\*\*\*0000084\*\*\*000001

GBOS

Or Current Resident

PO BOX 390

GIRDWOOD AK 99587-0390

## **Community Meeting Announcement**

You are invited to attend a presentation  
for Holtan Hills Phase 1 a CU/PUD, a  
conditional use for a planned unit  
development. The proposed phase will  
consist of approximately 50 lots and 3  
tracts. The tracts will consist of a large  
wetland tract along Glacier Creek, one  
tract will serve as an access tract for  
larger lots on the west and one tract is  
the remaining of existing Tract 2, that  
will be subdivided at a future date.

The legal descriptions are Tracts 1 and  
2, Holtan Hills Subdivision, plat 2024-  
018.

The tax ID's are 07531106000 and  
07531107000.

Please contact George Passantino,  
Community Liaison, at  
[george@holtanhills.com](mailto:george@holtanhills.com) or (907) 268-  
2648 with any questions.

# Orca Mountain View Subdivision

(Tract 18-B, HLB Parcel 6-039)



**Ryan Yelle**  
MOA Heritage Land Bank

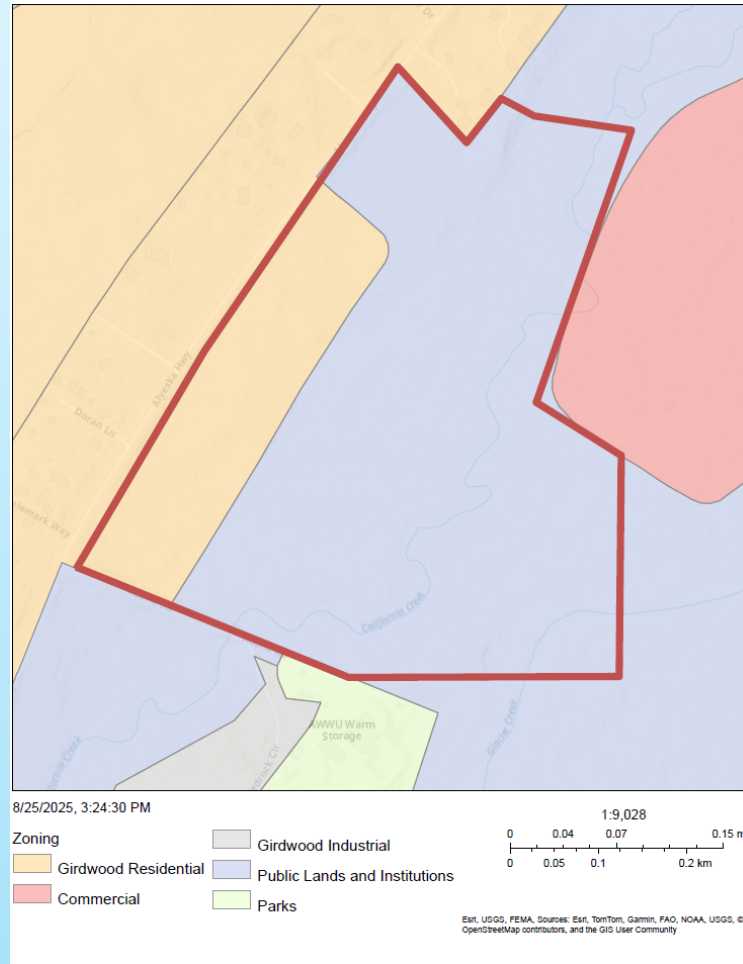
**Dave Hale, PLS**  
R&M Consultants



# Background

- This platting action is within the HLB 5-Year Workplan:  
“6-039 – Evaluate this parcel for potential replat into residential lots for disposal. HLB will coordinate with GBOS, LUC, and GVSA on the proposed subdivision.”
- The purpose of this platting action is to subdivide a residentially zoned (gR-1) area from those zoned as open space (GOS)
- Subdivision of HLB Parcel 6-039, legally known as Tract 18-B Supplemental Cadastral Survey from 1 Tract into 3 Tracts

# Zoning & Concept Plat



←  
Zoned gR-1 (Tan)  
and GOS (Purple)

3 Tracts created  
based on zoning  
boundaries  
→





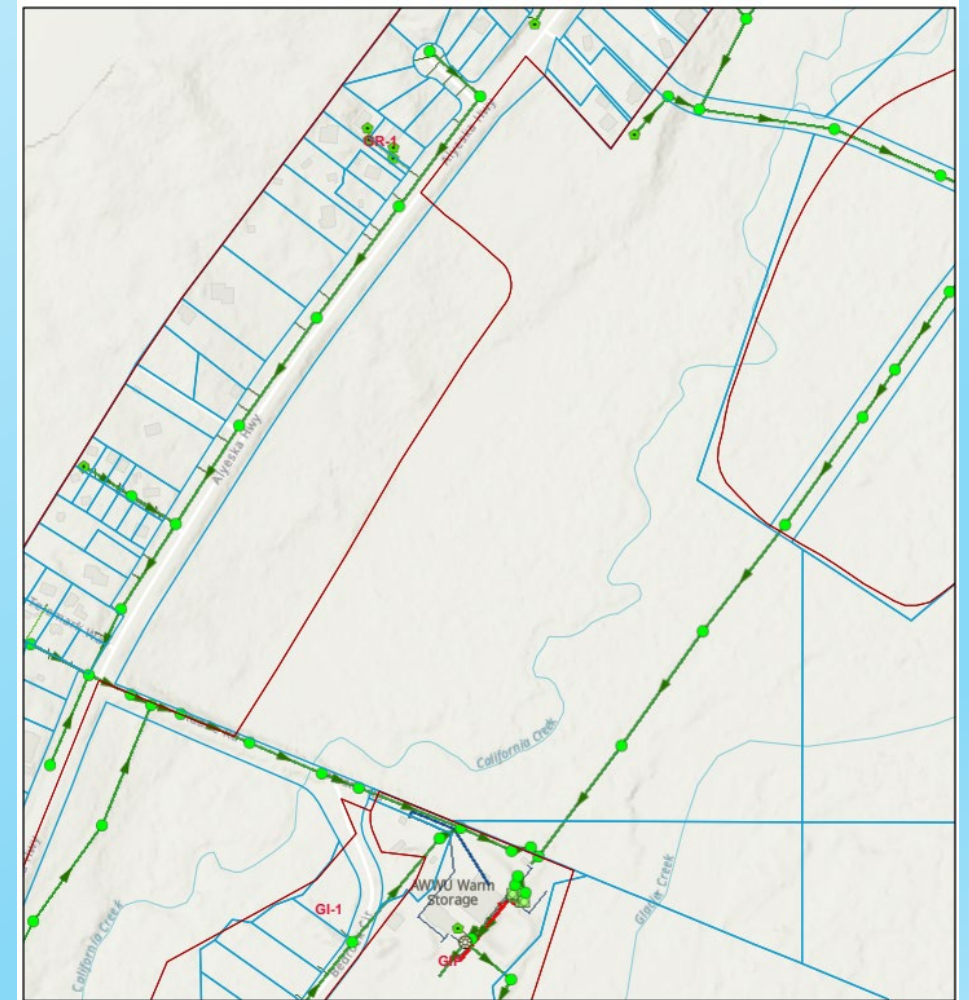
# Concept Plat

- Tract 1: ~50 acres, zoned GOS (Girdwood Open Space) and will remain undeveloped
- Tract 2: ~13.5 acres, zoned gR-1 (Alyeska Highway Mixed Residential) and is suitable for residential development. All residential use types are allowed within this zoning district.
- Tract 3: ~4 acres, zoned GOS (Girdwood Open Space) and will remain undeveloped at this time.



# Development Challenges

- Access options to the Alyeska Highway are unknown, but unlikely at this stage. ROW for Alyeska Highway will be dedicated through this action.
- Access to public utilities. Public water is not available, and public sewer may have difficulty achieving gravity flow to adjacent service lines
- Additional studies on utility development and funding opportunities need to be completed prior to any further subdivision of proposed Tract 2





# Platting Timeline

- Anticipated application submittal to the Planning Department in late September pending your feedback
- Public hearing before the Platting Board in December
- Recording of the final plat late Spring of 2026

# Questions?



Ryan Yelle  
MOA Heritage Land Bank  
907-343-7531  
[Ryan.J.Yelle@anchorageak.gov](mailto:Ryan.J.Yelle@anchorageak.gov)



Dave Hale, PLS  
R&M Consultants  
907-646-9651  
[dhale@rmconsult.com](mailto:dhale@rmconsult.com)

# COMMUNITY MEETING

Monday, September 8, 2025

7:00pm-8:00pm

Girdwood Community Room

250 Egloff Rd.

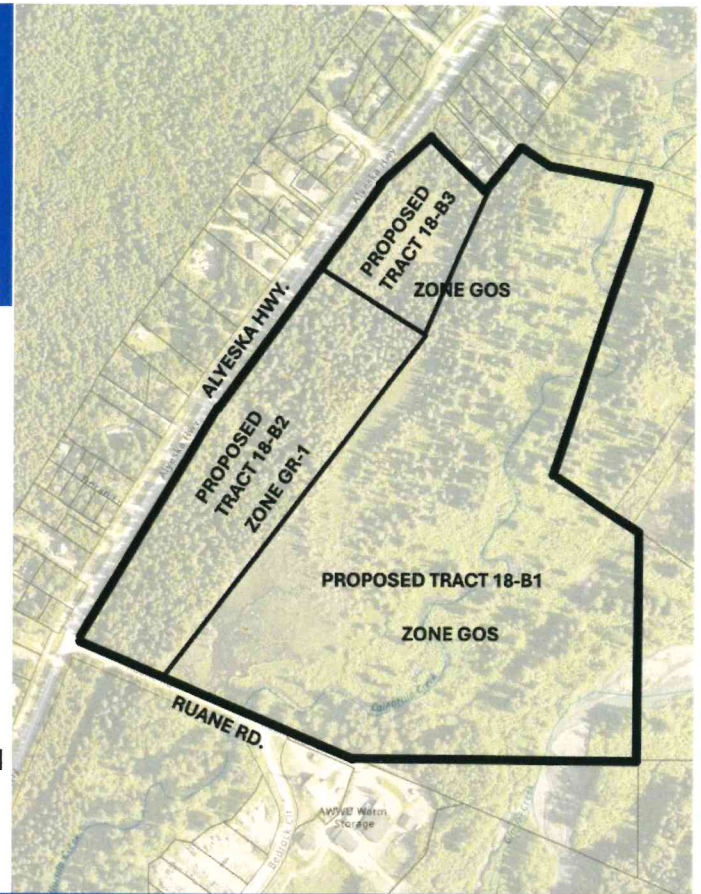
Girdwood, AK



**PLEASE JOIN US** at the Girdwood Board of Supervisors Land Use Committee Meeting to discuss the proposed subdivision of Tract 18-B, Supplemental Cadastral Survey.

The MOA Heritage Land Bank (HLB) is proposing to subdivide Tract 18-B, Supplemental Cadastral Survey, Township 10 North, Range 2 East, S.M., AK., per Plat No. 73-220, Anchorage Recording District.

The subdivision is located north of Ruane Road and would subdivide the large tract into two smaller tracts and a large remainder. Proposed Tract 18-B2 is intended to be along the lines of zoning between GR-1 and GOS.





## Community Meeting Location

**IN-PERSON** 250 Egloff Road  
(Girdwood Community Room)

**ON-LINE** Via Teams  
Meeting ID: 261 941 374 2378  
Passcode: d9Re9k7T

**DIAL IN BY PHONE** +1 907-519-0237  
424661379#  
Phone conference ID: 424 661 379#

### FOR ADDITIONAL INFORMATION CONTACT:

RYAN YELLE, LAND MANAGEMENT OFFICER  
Heritage Land Bank, MOA  
907-343-7531 • [ryan.j.yelle@anchorageak.gov](mailto:ryan.j.yelle@anchorageak.gov)

DAVE HALE, SENIOR LAND SURVEYOR  
R&M Consultants, Inc.  
907-646-9651 • [dhale@rmconsult.com](mailto:dhale@rmconsult.com)

FMMNMP 99519

IN SERVICE  
TESTED

MUNICIPALITY OF  
ANCHORAGE  
HERITAGE LAND BANK

CARE OF: R&M CONSULTANTS, INC.  
9101 Vanguard Dr., Anchorage, AK  
99507

US POSTAGE PAID PITNEY BOWES



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MOA HERITAGE LAND BANK ALL AWWU  
ORGS  
PO BOX 196650  
ANCHORAGE AK 99519-6650





# Girdwood Industrial Park, Phase II Subdivision

(HLB Parcel 6-057F)



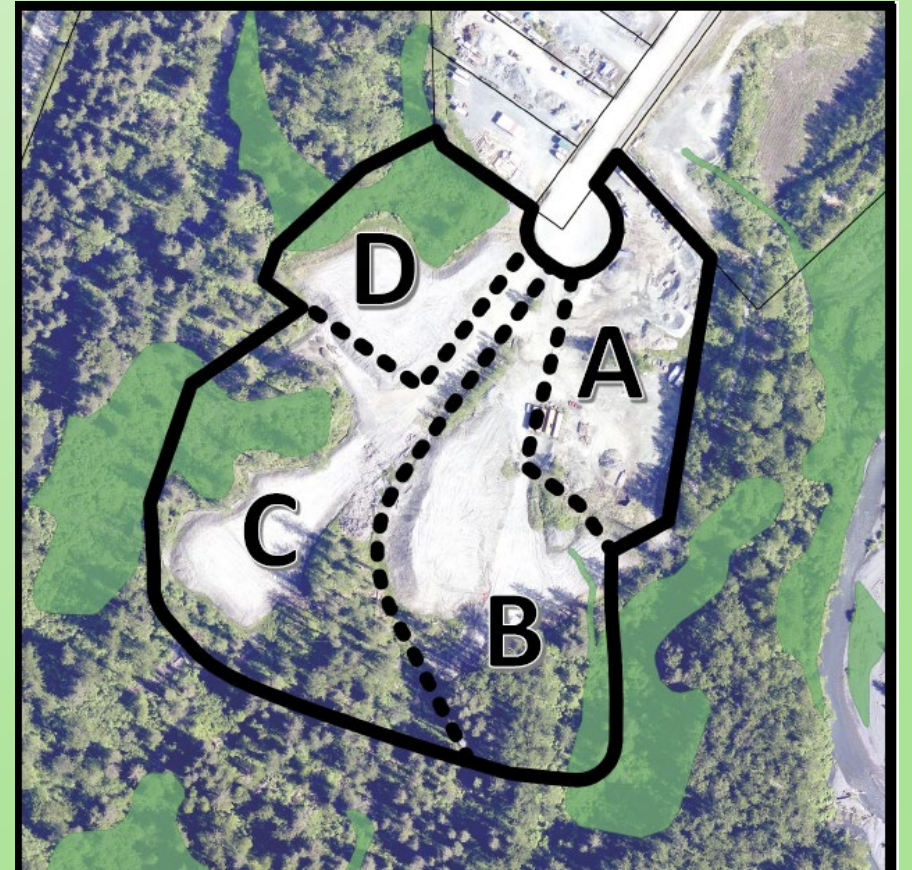
**Ryan Yelle**  
MOA Heritage Land Bank

**Dave Hale, PLS**  
R&M Consultants



# Background and Previous Concept

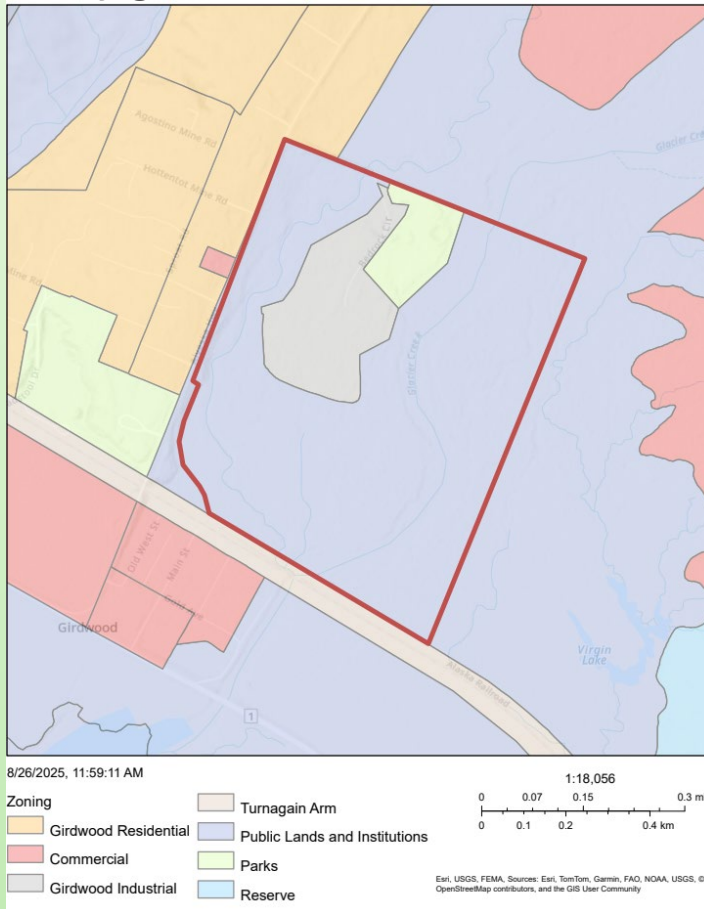
- Development of the Girdwood Industrial Park has been discussed for decades and was most recently subdivided via Girdwood Industrial Park, Phase 1 recorded in 2016.
- This platting action is within the 2025 HLB Workplan.
- Various development options were evaluated in 2024 and presented to HLBAC and GBOS. The current concept was derived from the HLBAC and GBOS supported option (shown on right).





# Zoning & Concept Plat

\*Only gl-1 zoned area in Girdwood\*



Zoned gl-1 (Gray)  
and GOS (Purple)



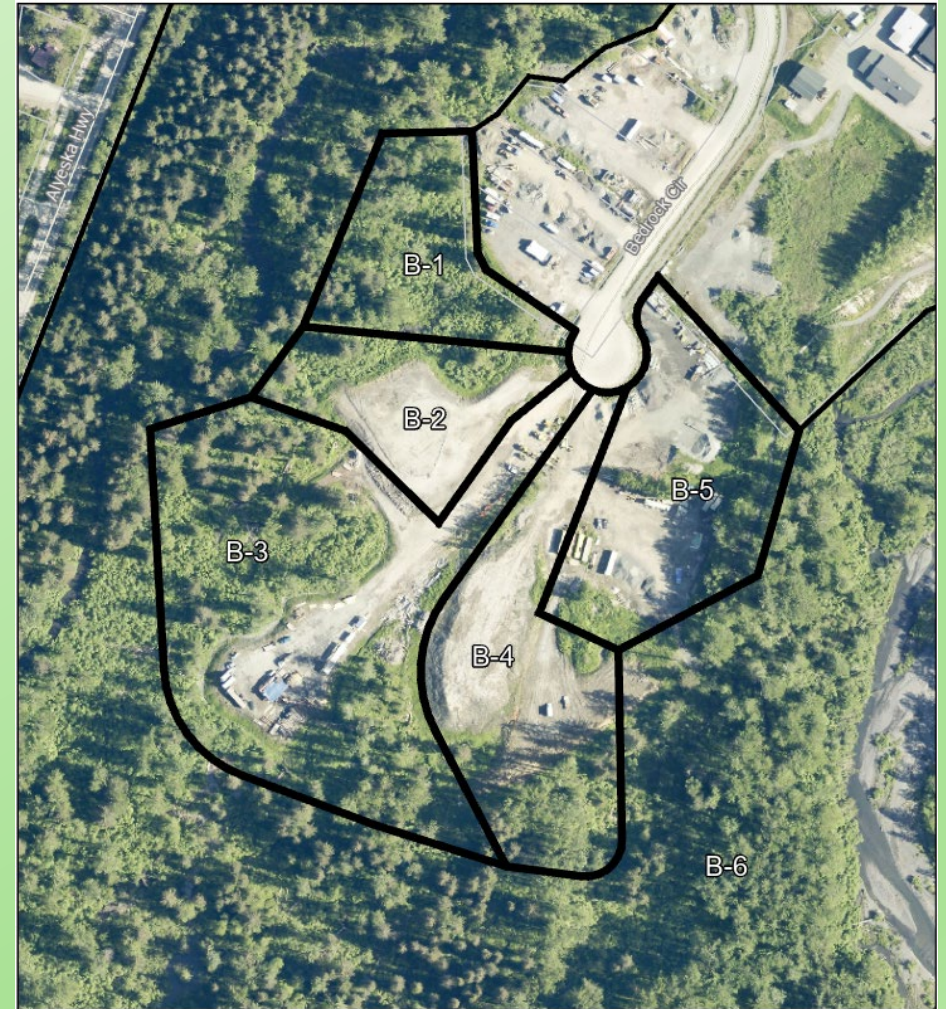
6 Tracts created  
based on natural  
and man-made  
features





# Concept Plat

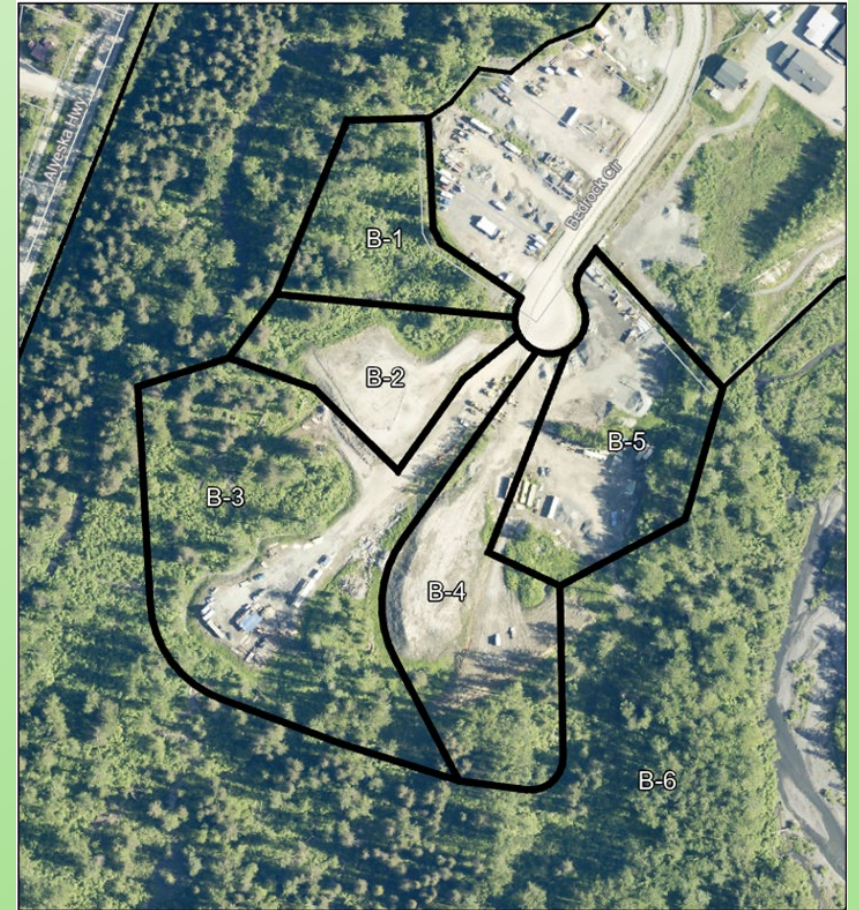
- Tract B-1: ~2 acres, majority Class A wetlands and will remain undeveloped at this time
- Tract B-2: ~2 acres, will remain in HLB inventory and made available for permitted activities
- Tract B-3: ~7 acres, will remain in HLB inventory and made available for permitted activities. Tract configuration in conjunction with dedicated public use easements will allow for potential future extension of Bedrock Circle
- Tract B-4: ~3.6 acres, HLB intends to sell this Tract through a competitive process to cover the cost of this and adjoining platting actions
- Tract B-5: ~3.25 acres, will be made available to GVSA for their use
- Tract B-6: ~137.5 acres, remainder tract zoned GOS, no development proposed at this time





# Development Challenges & Considerations

- Right-of-way connections
- Bedrock Circle extension, easements, and secondary access
- Public water and sewer service
- Constraints from California Creek, Glacier Creek, and wetlands.
- Amendment to Girdwood Comp Plan and Rezone necessary to expand the boundaries of the Girdwood Industrial Park



# Platting Timeline

- Anticipated application submittal to the Planning Department in late September, pending your feedback
- Public hearing before the Platting Board in December
- Recording of the final plat late Spring of 2026

# Questions?



Ryan Yelle  
MOA Heritage Land Bank  
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# COMMUNITY MEETING

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250 Egloff Rd.

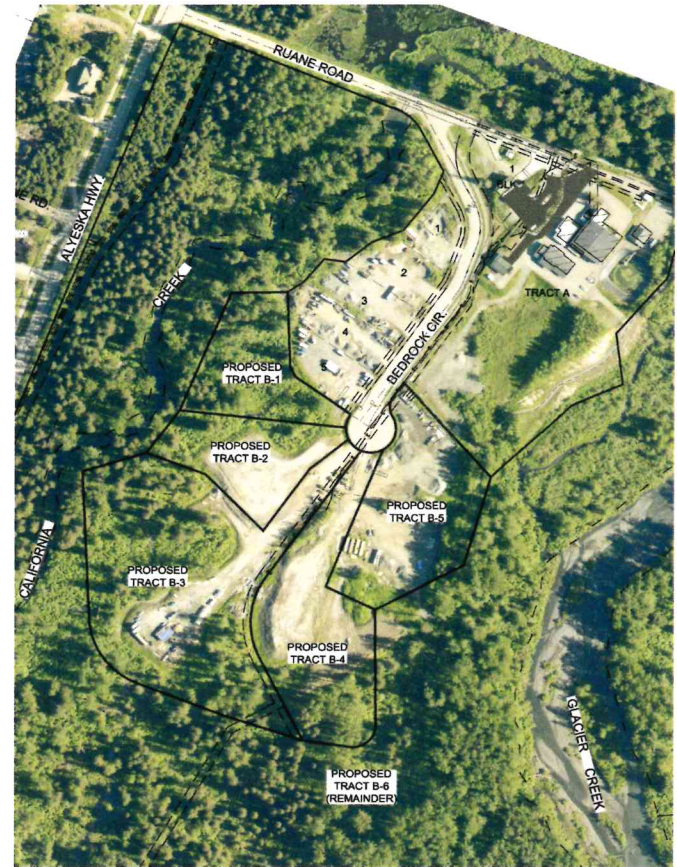
Girdwood, AK



**PLEASE JOIN US** at the Land Use Committee Meeting to discuss the proposed subdivision of Tract B, Girdwood Industrial Park Subdivision.

The MOA Heritage Land Bank (HLB) is proposing to subdivide Tract B, Girdwood Industrial Park Subdivision, Phase 1, per Plat No. 2016-67, Anchorage Recording District.

The subdivision would add five tracts at the end of Bedrock Circle, located south of Ruane Road. The sixth tract would be the remainder of the Tract B parcel.







## Community Meeting Location

**IN-PERSON** 250 Egloff Road

**ON-LINE** Via Teams

Meeting ID: 261 941 374 2378

Passcode: d9Re9k7T

**DIAL IN BY PHONE** +1 907-519-0237  
424661379#

Phone conference ID: 424 661 379#

FOR ADDITIONAL INFORMATION CONTACT:

RYAN YELLE, LAND MANAGEMENT OFFICER  
Heritage Land Bank, MOA  
907-343-7531 • ryan.j.yelle@anchorageak.gov

DAVE HALE, SENIOR LAND SURVEYOR  
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FMMNMF 99519

IN SERVICE  
REQUESTED

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ANCHORAGE  
HERITAGE LAND BANK

CARE OF: R&M CONSULTANTS, INC.  
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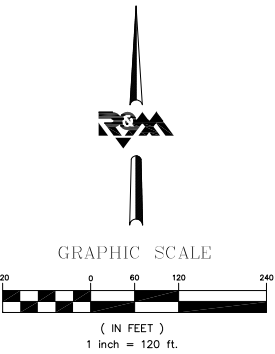
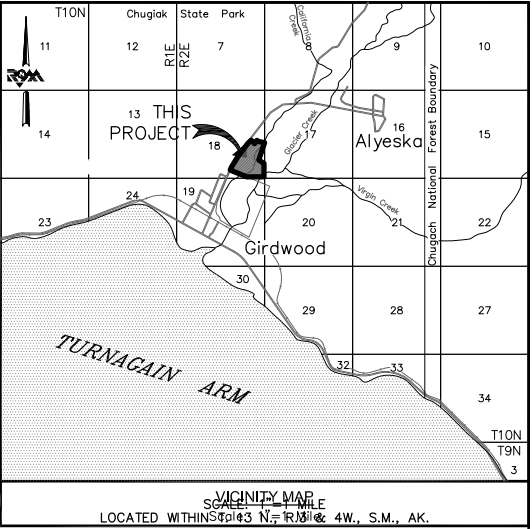
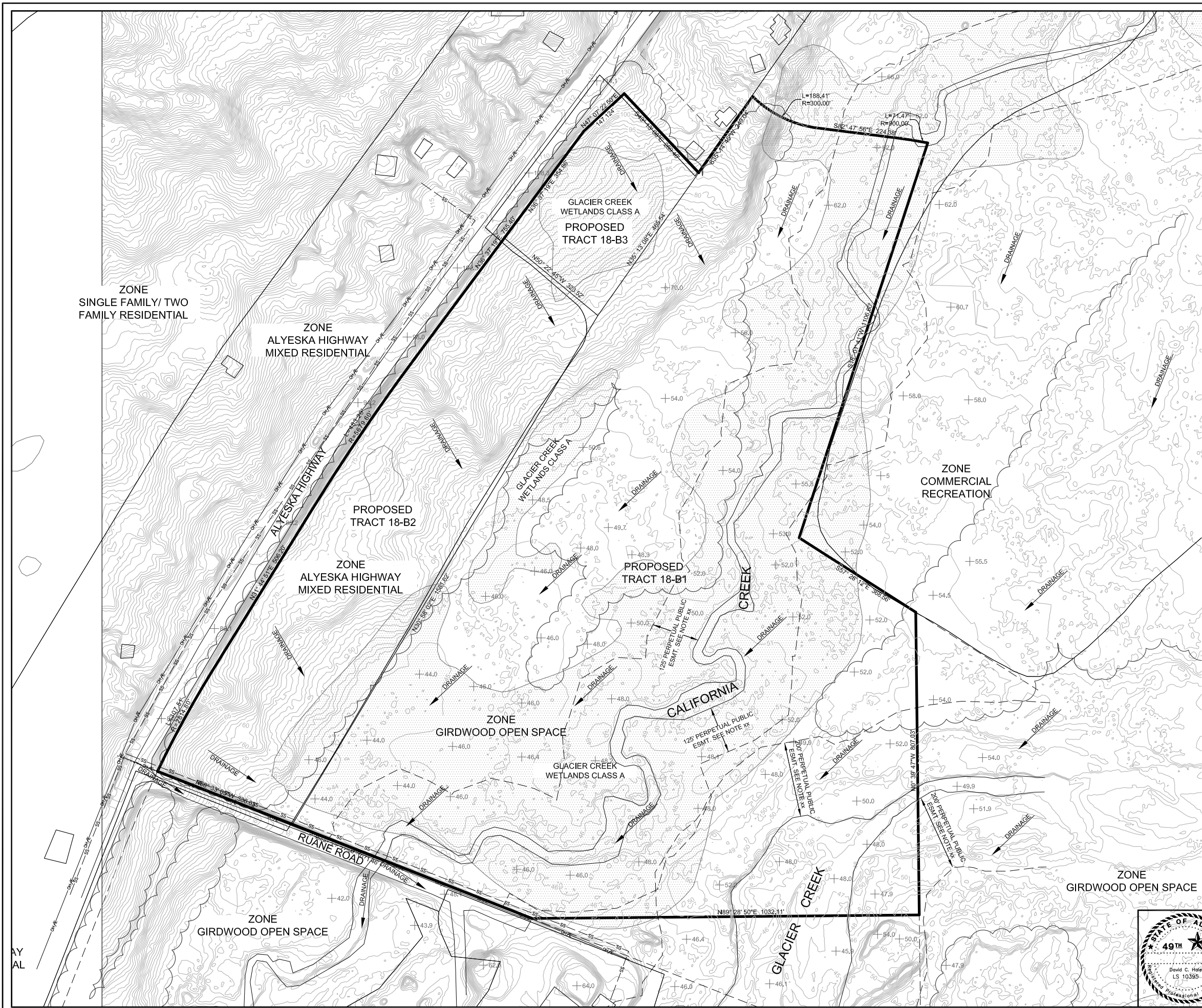
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02 7W  
0008032408 AUG 11 2025

MOA HERITAGE LAND BANK  
PO BOX 196650  
ANCHORAGE AK 99519-6650





ANCHORAGE RECORDING DISTRICT

PLAT OF  
HLB XXXXX SUBDIVISION  
CREATING TRACTS 1 & 2

A SUBDIVISION OF  
TRACT 18-B, CADASTRAL SURVEY TOWNSHIP 10 NORTH, RANGE 2 EAST,  
SEWARD MERIDIAN, ALASKA  
CONTAINING 69.89 ACRES, MORE OR LESS

LOCATED WITHIN THE SE¼, SECTION 18, TOWNSHIP 10 NORTH, RANGE 2  
EAST, SEWARD MERIDIAN, ALASKA

David C. Hale  
LS 10395

SURVEYOR:  
9101 Vanguard Drive, Anchorage, Alaska, 99507  
PH (907) 522-1707 FAX (907) 522-3403  
www.rmconsult.com

DRAWN:	DCH	SCALE:	1"=120'	R&M PROJ:	3203.12	GRID NO.	SE4913
CHECKED:	DCH	FIELD BK:	3203.12	DATE:	07/09/25	SHEET:	1 OF 1

Submitted by: Assembly Member Volland  
Assembly Chair Constant  
Prepared by: Assembly Counsel's Office  
For reading: August 26, 2025

**ANCHORAGE, ALASKA**  
**AO No. 2025-\_\_\_\_\_**

**AN ORDINANCE OF THE ANCHORAGE ASSEMBLY SUBMITTING TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE A BALLOT PROPOSITION AMENDING THE HOME RULE CHARTER TO AUTHORIZE A TAX ON SHORT-TERM RENTALS.**

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**WHEREAS**, Short-Term Rentals (STR) is a relatively new rental housing market that has grown exponentially in recent years through rental hosting platforms such as AirBnB, VRBO, and others; and

**WHEREAS**, the Municipality of Anchorage is facing a housing shortage and is working to increase housing supply in the Municipality through a variety of measures, including the Anchorage Assembly's commitment to increase housing development and fund initiatives and plans supporting these efforts; and

**WHEREAS**, and Short-Term Rentals have shown to be a factor in the housing crisis in some communities in the United States both for the positive and for the negative, and the Municipality has been significantly impacted; and

**WHEREAS**, the Anchorage Assembly passed and approved AO 2023-110(S-1), As Amended, on March 19, 2024, by a vote of 7-5, intended to regulate STR's within the Municipality by requiring a license and insurance coverage, to ensure compliance with applicable provisions of Municipal Code for land use, fire, health and other regulations, but it was vetoed by the Mayor and no vote to override was taken; and

**WHEREAS**, Anchorage Municipal Code section 12.20.031 requires a hosting platform for STRs to register with the Finance Department to collect the Municipality's room tax and remit to the Department on behalf of all operators for which it provides that service, reporting it in an aggregate amount only; and

**WHEREAS**, in the past the registered hosting platforms have taken a position that identification of each individual operator using its service and their individual room rental and collection information is considered proprietary information by platform hosts and is not provided to the Municipality; and

**WHEREAS**, if the voters of the Municipality authorize the additional room tax levied on only STRs through this proposed Charter amendment, it is the intent of the Assembly to utilize the existing system of hosting platforms to collect and levy all room tax from their operators-both the current total 12% room tax plus this additional 5% room tax levied on STRs-in order to efficiently and effectively build a housing fund for the dedicated net proceeds and offset the negative impacts of STRs on the housing market and inventory; now, therefore,

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** Pursuant to state law and the Anchorage Municipal Charter, a ballot proposition in substantially the following form shall be placed on the ballot and submitted to the qualified voters of the Municipality at the next regular municipal election on April 7, 2026.

**PROPOSITION NO. \_\_\_\_****CHARTER AMENDMENT TO AUTHORIZE A 5% TAX ON SHORT-TERM RENTAL TRANSACTIONS.**

The proposed Charter Amendment would authorize and enact a five percent (5%) tax on each transaction for a short-term rental within the Municipality of Anchorage, in addition to any other room tax applied to such transactions, which is currently a 12% tax.

The Anchorage Municipal Charter would be amended by adding the following new section to Article XIV:

**Section 14.08 Short-term rentals transactions tax.**

- (a) *Five percent room tax on short-term rentals.* The assembly is hereby authorized to levy, to the extent provided by law, a five percent (5 %) tax on each short-term rental transaction for residential units within the municipality. The assembly shall levy this tax as soon as practicable, but no later than July 1, 2026. This tax shall be separate from and in addition to any and all other taxes imposed on a short-term rental sales transaction.
- (b) *Dedication to housing and infrastructure.* The net receipts from the tax levied under this section, after payment of the costs of tax administration, collection, and audit to the municipality, are dedicated to and shall be available to use only for the purpose of supporting development of housing and related infrastructure. The assembly will determine the fund or establish a new fund for the dedicated tax proceeds.
- (c) *Exemptions and implementation.* The assembly may prescribe exemptions to the tax imposed by this section by ordinance. The assembly may enact by ordinance such additional provisions, not inconsistent with this section, as necessary or desirable to implement this section.
- (d) *Tax Cap Exclusion.* The tax levied by this section is excluded from the tax increase limitation calculation in section 14.03.
- (e) *Definitions.* For purposes of this section, the following definitions apply:



- (1) "Residential unit" means a separate and distinct living unit, which may be a condominium, town home, house, studio unit, condominium unit, bedroom or any such other similar unit, but does not include a room rental at a hotel, motel, or bed and breakfast.
- (2) "Short-term rental" or STR means the rental of a residential unit to any person, who, for consideration, uses, possesses or has the right to use or possess such residential unit for a period of less than thirty (30) consecutive days.

And amend Anchorage Municipal Charter Article II (4), Charter § 14.01(b), and Charter § 14.03(b), as follows (additions shown in **underline and bold**, deletions indicated by **[brackets, strikeouts in bold]**):

## ARTICLE II BILL OF RIGHTS

This Charter guarantees rights to the people of Anchorage that are in addition to rights guaranteed by the Constitution of the United States of America and the Constitution of the State of Alaska. Among rights guaranteed by this Charter are:

- \*\*\*      \*\*\*      \*\*\*
- (4) The right of immunity from sales taxes, except upon approval by three-fifths ( $\frac{3}{5}$ ) of the qualified voters voting on the question except the taxes imposed by Charter ~~§ [Section]~~ 14.05, ~~§ [and Section]~~ 14.07, **and § 14.08** shall be effective if approved by a majority (50 percent + one) of the qualified voters voting on the question.

\*\*\*      \*\*\*      \*\*\*

### Section 14.01 Taxing Authority

\*\*\*      \*\*\*      \*\*\*

- (b) The right of immunity from sales taxes, except upon approval by three-fifths ( $\frac{3}{5}$ ) of the qualified voters voting on the question except the ~~taxes~~ imposed by Charter ~~§ [Section]~~ 14.05, ~~§ [and Section]~~ 14.07, **and § 14.08** shall be effective if approved by a majority (50 percent + one) of the qualified voters voting on the question.

\*\*\*      \*\*\*      \*\*\*

### Section 14.03. Tax increase limitation.

\*\*\*      \*\*\*      \*\*\*

- (b) The limitations set forth in subsection (a) do not apply to the following:
- (1) Taxes on new construction or property improvements which occur during the current fiscal year.
- (2) Taxes required to fund additional services mandated by voter approved ballot issues.

- (3) Special taxes authorized by voter approved ballot issues.
- (4) Taxes required to fund the costs of judgments entered against the municipality or to pay principal or interest on bonds, including revenue bonds.
- (5) Taxes required to fund the cost of an emergency ordinance enacted pursuant to 10.03 of the Municipal Charter.
- (6) Taxes imposed pursuant to Charter § 14.06 prior to 2022.
- (7) Taxes imposed pursuant to Charter § 14.08.**

\*\*\*      \*\*\*      \*\*\*

If approved by more than 50% of the qualified voters voting on the question at the April 7, 2026 Regular Election, the Charter amendments will become effective 30 days after certification of the election.

Shall the Charter be amended as shown above and become law, authorizing a dedicated 5% tax on short-term rental transactions?

YES [    ]                      NO [    ]

**Section 2.** The Administration is directed to prepare and submit an ordinance to amend the Anchorage Municipal Code to implement and codify provisions necessary and reasonable to administer and collect the new short-term rental tax. Such ordinance should be introduced to the Assembly at a regular meeting as soon as practicable, but no later than 45 days before the required date of levy set out in Charter 14.08(a). Such ordinance shall include the following:

1. Exemptions identical to the exemptions provided in AMC chapter 12.20, Room Tax.
2. Integrate into AMC Chapter 12.20 and rely on as much of existing municipal code as possible to compel compliance, collection and remittance.
3. Designation of a fund, existing or newly established, to which the revenues from this new 5% STR tax are deposited, with parameters restricting use of the money only to support housing developments and related infrastructure. The net receipts from the dedicated tax shall never lapse to the general government operating fund.

**Section 3.** The Charter amendments set forth in the proposition in Section 1 of this ordinance and Section 2 of this ordinance shall become effective 30 days after certification of the election, if and only if, said proposition is approved by a majority of the qualified voters of the Municipality voting on the proposition during the regular Anchorage Municipal election held on April 7, 2026. The remainder of this ordinance shall be effective upon passage and approval by two-thirds of the total membership of the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

1  
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ATTEST:

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Municipal Clerk

# **Girdwood Short-Term Rental Registration & Regulation Framework**

## **Introduction**

The Girdwood Housing and Economic Committee (GHEC) recognizes the importance of Short Term Rentals (STR) as an integral part of our resort community. However, to ensure the sustainability of our local housing market and to mitigate the impact on workforce housing, we propose a comprehensive framework and code revisions to regulate STRs in the Girdwood Valley Service Area. This framework aims to balance the economic benefits of STRs with the need to maintain community standards and support local residents.

The Girdwood Housing and Economic Committee recommends the following framework, regulations, and restrictions on short-term rentals within the GVSA. Upon approval of this framework by GHEC, we request GBOS retain necessary legal counsel to finalize development of the recommended necessary code change under Anchorage Municipal Code Title 21 Chapter 9.

The Girdwood Board of Supervisors is fully authorized and empowered to develop, recommend code changes to the Anchorage Assembly, implement, and enforce short-term rental regulations squarely within the GVSA and GBOS Housing and Economic Stability service area authority passed under Proposition 7 in 2023 and defined in AMC 27.20.110.

## **Objectives**

1. **Regulate STR Activity:** Establish clear and enforceable regulations for STR operations to minimize negative impacts on neighbors and the community.
2. **Require Registration:** Ensure all STR operators register with the Girdwood Valley Service Area for proper monitoring, compliance, and safety.
3. **Enforce Compliance:** Implement mechanisms for effective enforcement of STR regulations, including penalties for non-compliance.
4. **Economic Balance:** Foster an environment where STRs can operate without creating hurdles for Girdwood residents while addressing the workforce housing crisis.



## **Proposed Amendments to Anchorage Municipal Code Title 21, Chapter 9**

Within Title 21 Chapter 9, the best place for short-term rental regulations is within section 21.09.050 Use Regulations. The below framework outlines which sections of code should be updated to include short-term rental use regulations.

### **Add New Allowed Use in Table 21.09-2: Table of Allowed Uses**

Add a new row and applicable code sections to allow for "Short-Term Rental" under "Commercial" > "Visitor Accommodations"

Add "Permitted (P)" to all zoning districts within this table

### **Add New Chapter 9 Definitions**

21.09.050.D.12	Short Term Rental (STR): A dwelling unit that is rented to an occupant for a period of less than 30 consecutive days.
21.09.050.D.13	Short Term Rental Operator: The owner or designated agent responsible for operating the STR.
21.09.050.D.14	Short Term Rental Owner: The individual or entity holding the title to the property being used as a STR.

### **Add New Short-Term Rental Regulation Provisions**

The below section outlines example code that may be considered for development and adoption.

#### *21.09.050.E.1 General Provisions*

- A. No person shall occupy, use, operate or manage, nor offer or negotiate to use, lease, or rent a dwelling unit within any zoning district defined in 21.09.040 for short-term rental occupancy except:
  - 1. A dwelling for which there is a short-term rental permit issued to the owner of that dwelling by the Girdwood Valley Service Area Board of Supervisors; or
  - 2. A property which is exempt from registration upon the owner attesting that the property has been used less than 14 days cumulative as a STR in the preceding 12 months.
- B. Permit Posting. The STR permit shall be posted within the dwelling unit in a clear and conspicuous place.
  - 1. Posting of public safety and operator contact information shall also be prominently displayed within the dwelling unit.
- C. Insurance Required. The owner and/or operator of the STR shall maintain liability insurance that also covers STR activities.

- D. Administration. The Girdwood Board of Supervisors shall retain staff and/or pursue retention of a third-party contract to administer short-term rental registration, education, investigation and administration.
- E. Funding shall be provided by the Girdwood Valley Service Area Housing and Economic Stability fund.

*21.09.050.E.2 Registration*

- A. All land use encompassing short term rental operations within the Girdwood Valley Service Area must register annually with the Girdwood Valley Service Area and obtain a license to operate.
- B. Registrants must pay an annual registration fee to the service area.
- C. A full listing of active short term rental registrations shall be made available to the Girdwood Volunteer Fire Department and Whittier Police Department on an annual basis, and updated as necessary.

*21.09.050.E.3 Enforcement, Fees and Penalties*

- A. The Girdwood Valley Service Area shall enforce STR regulations. All enforcement actions in the Girdwood Valley Service Area will be performed by municipal employees through the existing code enforcement mechanisms, reporting channels, adjudication and abatement.
- B. Complaints. Complaints may be submitted by GVSA to municipal code enforcement after preliminary investigation by GVSA employees or contractors, or by any member of the public through the existing municipal complaint request process.
- C. Penalties. Fines for non-compliance shall be levied upon the property owner.
- D. Collection. The Girdwood Valley Service Area shall use any legal means necessary to collect outstanding fines, including but not limited to a lien against the real property.
- E. All collected funds from levied fines shall be revenue within the Girdwood Valley Service Area for use in providing housing and economic stability goals.
- F. All GVSA fees and penalties are enumerated in the GVSA STR fee schedule;

FEE SCHEDULE TABLE

Item	Term	Fee
Registration	annual	\$150
Registration, Owner Occupied	annual	\$75
Renewal Registration; 1-3 validated complaints in prior 12 months	annual	\$300
Renewal Registration; 4+ validated complaints in prior 12 months	annual	\$600

Failure to register, 1st offense	Per occurrence	\$300
Failure to register, 2nd offense	Per occurrence	\$400
Failure to register, 3rd offense +	Per occurrence	\$500

**Items Not Developed in this Code Change**

Considerations within this framework that are not written include:

- Administrative review for grievances and appeals beyond existing code complaint framework
- Employee authorization for service area program management

**Conclusion**

The GHEC believes this framework offers a balanced approach to managing STRs in the Girdwood Valley Service Area. By regulating STR activity, requiring registration, and enforcing compliance, we aim to support the economic vitality of our community while preserving the quality of life for residents.

**Next Action**

The Girdwood Housing and Economic Committee recommends that this framework be fully developed and adopted into Title 21, Chapter 9 of the Anchorage Municipal Code. This will formalize the regulations and provide a structured path for the Girdwood Valley Service Area to manage STRs effectively.

**Agenda Item LUC 2506-02:** Public Comment (3 minutes each)

Amanda Tuttle requests return of her item LUC recommendation that GBOS formally request HLB conduct a Site Specific Land Use Study.

At LUC in October 2024:

**Agenda Item LUC 2406-04:** Status of request for HLB to initiate a Land Use Study in the Girdwood Valley before any land disposals occur (Amanda Tuttle/Supv Wingard)

Tuttle is frustrated that GBOS has not taken on writing a letter to HLB requiring that they are compliant with code.

Wingard clarifies that this is on the agenda for GBOS in October. It was new business in September at GBOS.

LUC moved of support from LUC in September.

This could come up at the MOA GBOS Quarterly meeting October 28.

When this came up related to Holtan Hills, the community was told that the Crow Creek Neighborhood MP was allowable to serve the required Land Use Study.

Item will shift to Pending status in case there is need for future action.

This item was a topic at the MOA GBOS Quarterly Meeting in October 2024:

- Girdwood Land Use Study  
This is addressed in the discussion responding to Tuttle's comments earlier in the meeting HLB states that municipal code requires Site Specific Land Use Study when the applicable Comprehensive Plan doesn't provide enough information on how future land use is to be completed. HLB has completed land use studies when zoning was not completed, citing specific instances in Eagle River. There is not a similar situation in Girdwood so no site-specific land use study is required.

Item returned to LUC in November 2024 with this information:

**Agenda Item LUC 2406-04:** Status of request for HLB to initiate a Land Use Study in the Girdwood Valley before any land disposals occur (Amanda Tuttle/Supv Wingard)\*

Refer to MOA GBOS Minutes for fuller discussion. Basically, HLB says that a land use study is not required by code.

June 2025 Tuttle requests that the item is re-opened and requests that LUC recommends a formal letter from GBOS to HLB.

Item will be added to LUC agenda in July. Tuttle will need to provide draft language for letter.

Item has appeared on LUC agenda in July.

Item has appeared on GBOS agenda in July and August. Tuttle appeared at GBOS in August and requested item to be re-opened. She indicated that she could provide additional information to present to the LUC/GBOS to support reconsideration with MOA. It is noted that she has slower season coming up and more time to spend on this after Labor Day.



**From:** [Spano, Liza M.](#)  
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**Cc:** [Honest, Miranda L.](#)  
**Subject:** Notice of Renewing Liquor Licenses for 2026-2027  
**Date:** Friday, August 22, 2025 3:44:43 PM  
**Attachments:** [2026-2026 MOA Alcohol License Renewals.xlsx](#)

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Dear Community Council:

Notice:

On or before September 1 of each year, the Municipal Clerk is required to notify all Community Councils of liquor licenses located within their boundaries that will be reviewed by the Assembly for the upcoming liquor license renewals (AMC 2.30.120C). To comply with this provision of the code, the Clerk's Office has attached a spreadsheet of the 2026-2027 liquor licenses which are anticipated to submit renewals and are sorted by community council for ease of review.

Public Hearings and Resolutions:

The Municipal Clerk is also required to advise Community Councils that they may request a legislative public hearing before the Assembly on any liquor license renewals within their boundaries (AMC 2.30.120C). To request a public hearing, the Community Council must adopt a resolution asking the Assembly to hold a public hearing on the liquor license renewal and must send the resolution directly to the Office of the Municipal Clerk at [munilicenses@anchorageak.gov](mailto:munilicenses@anchorageak.gov).

**The request for a public hearing should be in the form of a resolution** and preferably containing the following information: Number of community council member votes in favor of the request and the number of votes opposed; specific facts, including dates; and supporting documentation. **The resolution must be received no later than October 15, 2025.**

Please contact me if you have questions.

Thank you,  
**Liza Spano**  
Scheduling and Business License Assistant  
**Municipality of Anchorage**  
Municipal Clerk's Office  
907-343-4264

*Messages to and from this email address may be available to the public under Alaska Public Records Law.*

287	Crow Creek Mercantile #1839	Package Store License(PSL)	147 Hightower Road	Carr-Gottstein Foods Co.
996	La Bodega	Package Store License(PSL)	194 Olympic Mountain Loop, Unit #C107	Midtown Spirits, Llc
1632	Jack Sprat	Restaurant Eating Place License (REPL)	165 Olympic Mountain Lp	Weits Iii, Llc
3263	Chair 5 Restaurant	Beverage Dispensary License(BDL)	171 Lindblad Avenue	Ski Bum Ventures Inc.
3445	Hotel Alyeska	Beverage Dispensary Tourism License (BDTL)	1000 Arlberg Avenue	Alyeska Resort Operations Limited Partnership
6025	Sadie Romo's Restaurant	Restaurant Eating Place License (REPL)	194 Hightower Road	Sadie Romos Restaurant, Llc
15571	Girdwood Brewing Company, LLC	Brewery Retail License (BRL)	2700 Alyeska Hwy	Girdwood Brewing Company, Llc