

Girdwood Housing and Economic Committee
February 3, 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 Brett Wilbanks (BW), Krystal Hoke (KH), Matt Schechter (MS), Erin Eker (EE)

Four members creates quorum

Agenda Revisions and Approval

February 3 2025 meeting agenda approved	MS/EE	Assent
December 2, 2024 rev meeting minutes approved	EE/MS	Assent
January 6 2025 meeting minutes approved	EE/MS	Assent
Amendment to item 6 re sr housing	BW/MS	Assent

GBOS report: Mike Edgington

Change to gC1 and gC2 zoning that was recommended by GHEC has now been formally adopted by the Assembly. Recent MOA GBOS meeting discussed a number of process items about methods of changing code, process for STR regulation and land transfer options for GVSA projects.

Several bills have been introduced at the State Legislature regarding housing:

HB13: Property tax exemptions for owners who convert to Long Term Rental from Short Term Rental

SB14: AIDEA funding streams to create workforce housing

HB80: change to statewide residential building code <https://www.akleg.gov/basis/Bill/Detail/34?Root=HB%20%2080>

GBOS plans a work session to discuss the Girdwood Industrial Park next steps.

Girdwood Comprehensive Plan goes before the Assembly on Feb 25.

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.

Lynne Doran: Read something about development proposed by the Alpenglow Coffee house. Wondering what progress has been made to include workforce housing as part of new developments.

This development is not known to this group, but there is a presentation planned for development in town center area at LUC MON Feb 10. This project includes a mix of retail/office and residential housing.

Old Business:

1. Develop organizational structure to handle receiving HLB property and strategy for executing a development project on that land
MOA and members of GBOS plan to hold a brainstorming meeting or GBOS work session to discuss options. Solution probably depends upon ultimate purpose of the specific parcel under discussion, the approach will be multi-faceted.
Winner Creek Extension Trail Parcel is to shift to Girdwood Parks and Rec once HLB has finished the 1 and 5 year plan documents.
2. Develop revenue strategies and funding options for future program needs
Having specific parcels allocated will help with securing grant and other funds.
STR room tax that is unallocated by ordinance to the convention center seems the most likely source of funds. This conversation continues under Item #4.

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

New Business:

3. Discussion on Ruane/Alyeska Highway Proposed Plat (6-039) (Krystal Hoke)
See meeting packet for concept drawing of possible mixed density housing development in cul-de-sacs along Alyeska Highway. This concept drawing stays out of the wetlands but does not include streams etc. This is an example of a location that the community could be more receptive to housing development than some others that have not been accepted by the community.

Discussions in the future include:

Land disposal; Possibilities for below market rate housing; Deed Restrictions; STR restrictions; ADUs

Program Updates:

4. Update on STR regulation status through municipal process.
This discussion took place at various times in the meeting.
New administration and Mayor's office are interested in STR Regulation and may initiate discussion again of the failed STR effort in 2024. GHEC and GBOS expressed concerns about that ordinance as it didn't address Girdwood-specific concerns. Those concerns should be forwarded to the MOA.

STR rate is currently calculated at about 25% of housing in Girdwood, according to AirDNA. This may be over-estimated by a bit, but the rate of STR has increased in the last several years and the rate of STR in new construction is high. The majority of new housing units created are being used for Short Term Rental. Within the Municipality, this is unique to Girdwood.

MOA legal dept is working with AirBNB as there has been pushback from AirBNB in providing the statistics of STR by zip code. This will likely create a delay in reporting, which was originally expected at the end of the first quarter of 2025.

GBOS needs to provide specific problem statements to the MOA to be solved by STR regulation/registration. These have been discussed previously at GHEC and GBOS.

5. Parcels requested for transfer: GHEC will designate what entity/entity type they envision transfer to:
6-076: Across Karolius, adjacent to California Creek Park (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 (GPR)
6-013: Land along Arlberg road across from Moose Meadow.
6-029: Behind Spoonline and Basecamp
6. Conversion of STR to LTR via incentive programs (Schechter)
No update
7. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS.
Discussed under item #4 also.
Mike Edgington is serving on the Budget Advisory Commission. This entity has provided a resolution to the MOA recommending directing funding to projects to mitigate impacts on residential housing from STR. GBOS should contribute a resolution once the amount of tax collected from STRs is known in Girdwood. It is also noted that services that are impacted by STR should also be supported by this revenue source. Currently this cost is handled only by property tax revenue (roads, parks, etc).
Timing for this is MOA budget discussions during the summer.
8. 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. Pending transfer of land to GVSA. (Hoke)
GBOS addressed this specifically in their comments on the HLB Work Plan.
9. Discuss any updates to program matrix and data collection on short-term housing (Schechter)
Air DNA discussion

Next meeting: March 3, 2025 6PM

Adjourn 7:20PM