

**Girdwood Housing and Economic Committee**  
**January 6, 2025**  
**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:

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, Chair

Roll Call attending are Matt Schechter, Larry Daniels, Krystal Hoke, Erin Eker, Tim Cabana, Brett Wilbanks

Lisa Miles arr 6:10.

Quorum confirmed

**Agenda Revisions and Approval**

January 6 2025 meeting agenda approved EE/KH Assent vote

Amend to move item #4 to #1 to allow KH to participate fully

December 2, 2024 meeting minutes postponed TC/KH Assent

Changes to be forwarded from KH and approval delayed to Feb meeting.

**GBOS report:** Mike Edgington

GVSA request for change to mixed use in gC1 and gC2 should be approved by the Assembly early in Jan.

MOA is considering some actions to encourage swifter construction of multi-family housing in Anchorage. These are not necessarily inclusive of Girdwood, but may be elements that should be carried over to Girdwood housing code also.

GBOS has approved funding for park plan request for proposals and approved AWWU to add Girdwood line extensions to their list of projects to see grant funding to complete.

HLB 1 and 5 year plans are open for comment, GBOS has draft letter for GHEC to review at this meeting. GBOS and LUC will address this letter at a Special Joint Meeting Jan 13 at 5:30PM.

Administration is interested in considering area-wide STR regulation again. Clarification of the HLB and GVSA relationship is also under discussion and lessons learned from the Holtan Hills by this administration includes the idea that disposal of public land should include public benefit.

GBOS members are setting up a meeting with the new planning director and will include members of GHEC as well. Girdwood Comprehensive plan is expected to be heard again on Jan 21 and may be voted on by the Assembly at that time.

**Announcements/Presentations:**

Matt Schechter: GHEC applied for the EPA grant as noted in December. Awaiting response.

**PUBLIC COMMENT:** None

**Old Business:**

1. HLB 2025/2026-2030 Plans

GHEC reviews the draft letter by GBOS responding to the draft 2025 Work Plan and 2026-30 Management Plan.

Topics of concern to GHEC are included in topics GBOS.03; GBOS.11 and GBOS.12.

GHEC is satisfied that the concerns of the committee are reflected in the draft letter.

Letter will be reviewed at GBOS LUC Joint meeting Jan 13 at 5:30. Individuals may also provide their own input to the plans.

2. Officer Elections: GHEC positions are Chair/Co-chair

Motion:

GHEC moves to nominate 2 co-chairs.

Motion by LM/2<sup>nd</sup> EE

Motion carries by Assent

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

Motion:

GHEC moves to nominate Brett Wilbanks and Krystal Hoke to serve as co-chairs

Motion by EE/2nd TC

Motion carries by Assent

GHEC thanks Brett and Matt for their service since inception of the GHEC. GHEC Operating Rules should be updated to reflect the preference for co-chairs to share the duties.

3. Develop organizational structure to handle receiving HLB managed property and strategy for executing a development project on that land  
This topic is to be addressed at an information meeting including GBOS, GHEC and Planning.  
Topic is pending.
4. Develop revenue strategies and funding options for future program needs  
STR report by zip code will begin as of Jan 1 and first report should be received in April. This will help to provide information needed to document the funds available through STR and support discussion of use of those funds to offset impact of STR in the community.  
Topic is pending.

**New Business:** None

**Program Updates:**

5. Update on STR regulation status through municipal process – already discussed
6. Confirm that parcels requested for transfer to GVSA are included in adopted 2024 HLB Plans:  
Parcels discussed at this meeting are:
  - 6-016: 6.5 acre portion only within Holtan Hills but not included in current Development Agreement now. This parcel now appears on maps as 6-011C and is zoned Girdwood Institutions and Parks.
  - 6-013: Land along Arlberg road across from Moose Meadow.  
Land has been studied by HLB and determined to be more than 50% wetland and therefore not a candidate for transfer by HLB.
  - 6-029: Behind Spoonline and Basecamp  
Group reviews maps and discusses options. Flood plain and space required for road to access it are impediments to development. Area next to condominium is valuable snow storage for the townsite snow removal. Group discusses potential of recommending owners of adjacent property accessed from Hightower for their own use/development.
  - 6-022: Adjacent to park and ride lot:  
Request removal of this from the ongoing discussion as parcel is undevelopable with setbacks/flood concerns.
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.  
Previously discussed under item #4
9. 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)  
Previously discussed under item #1
10. Discuss any updates to program matrix and data collection on short-term housing (Schechter)  
Video has been added regarding Bozeman, Butte and Big Sky housing. Group is encouraged to access the matrix and review materials there:  
[https://docs.google.com/spreadsheets/d/1S6EBZguJ0nVfNmAN5PifGpTG9oRX0GU2t6\\_SPZ8odCI/edit?usp=drivesdk](https://docs.google.com/spreadsheets/d/1S6EBZguJ0nVfNmAN5PifGpTG9oRX0GU2t6_SPZ8odCI/edit?usp=drivesdk)

Larry Daniels inquires about having member from Cook Inlet Housing present to GHEC.

Next meeting: February 3, 2025 6PM

Adjourn 7:30PM