

**Girdwood Housing and Economic Committee**  
**June 20, 2024**  
**Short Term Rental Work Session**  
***Minutes Draft***  
**12 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 12:00 p.m. Brett Wilbanks, Chair or Matt Schechter, Co-chair

Roll Call attending are Matt Schechter, Lisa Miles, Erin Eker, Krystal Hoke, Tim Cabana

Confirmation of quorum

Welcome Lisa Miles to the GHEC board.

**Agenda Revisions and Approval**

June 20 2024 Agenda approval                      Krystal Hoke/Tim Cabana

**Business:**

1. Short Term Rental discussion

Review of prior discussion about regulation via use of zoning overlay.

Zoning overlay would be an amendment to Chapter 9, requiring approval of Planning and Zoning.

Registration fee collected via contracted vendor, likely online.

Registration to be posted within the premises.

Discussion of graduation of penalties for not complying with registration and for poor management of property (ie neighborhood/police complaints), starting with warning and then escalation of penalties. Eventual loss of license for repeat infractions within a 2 year period.

Requirement to have local contact to handle complaints in a timely manner would be part of the registration.

Authority to collect fines and ability to enforce them needs to be established.

Typically something like license and registration fees would be handled by Clerks Office and most funds collected pay for that work. Issues related to enforcement are handled by MOA Land Use Code Enforcement.

GHEC prefers to use funds to pay a contractor to handle registration and enforcement.

Group discusses potential use of the Ombudsman for appeal before loss of license/registration.

Group leans toward as simple a plan as possible. Rental under 14 days does not require registration.

Group wants to meet with Planning about use of zoning overlay.

Group wants to meet with Land Use Enforcement regarding the specifics of regulation.

Matt Schechter will make updates to the document he has presented to reflect the discussion. This will be presented at the GHEC regular meeting in July. Once complete and agreed upon at GHEC, item to be presented and discussed at Land Use and then at GBOS, if LUC supports it.

**PUBLIC COMMENT:** None

Next meeting: July 1 6PM

Adjourn      1PM

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