

Girdwood Housing and Economic Committee
March 3, 2025
Regular Meeting
Agenda 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, or Krystal Hoke, Co-chairs
Roll Call, confirmation of quorum

Agenda Revisions and Approval

March 3 2025 meeting agenda approval
Feb 3, 2025 meeting minutes approval

GBOS report: Mike Edgington

Announcements/Presentations:

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.

Old Business:

1. Status of LUC recommended GBOS Resolution of Support for Service Area STR registration and regulation. (Wilbanks/Schechter/Edgington)
GBOS vote requires amendment of STR framework to include definition of STR as accessory use v primary use of property.
2. Develop organizational structure to handle receiving HLB property and strategy for executing a development project on that land
3. Develop revenue strategies and funding options for future program needs
4. Discussion on Ruane/Alyeska Highway Proposed Plat (6-039) (Krystal Hoke)

New Business:

Program Updates:

5. Update on STR regulation status through municipal process
6. Parcels requested for transfer:
 - 6-076: Across Karolius, adjacent to California Creek Park (to 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 (to GPR)
 - 6-013: Land along Arlberg road across from Moose Meadow.
 - 6-029: Behind Spoonline and Basecamp
7. Conversion of STR to LTR via incentive programs (Schechter)
8. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS.
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)
10. Discuss any updates to program matrix and data collection on short-term housing (Schechter)

Next meeting: April 7 2025 6PM
Adjourn

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