

Girdwood Housing and Economic Committee
March 3, 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 6:04 p.m. Brett Wilbanks, Co-chair

Roll Call: Brett Wilbanks (BW), Erin Eker (EE), Krystal Hoke (KH), Larry Daniels (LD), Matt Schechter (MS)

Quorum confirmed

Agenda Revisions and Approval

March 3 2025 meeting agenda approved	EE/MS	Assent
Feb 3, 2025 meeting minutes approved	EE/LD	Assent

GBOS report: Mike Edgington

STR progress to MOA is part of discussion under item #1.

Edgington encourages GHEC members to review planning application 2025-0035. 11 units under consideration for administrative review with Directors Decision April 18, 2025. There is currently no way to require or encourage that Short Term rental is not the primary use of these new homes, continuing the trend of new construction not fulfilling residential housing needs. <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18166>.

Girdwood Comprehensive Plan continuing with Assembly. Assembly work session scheduled for March 6 and anticipate final vote on amendments to the proposed GCP March 18. Other amendments may be introduced at that time as well.

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.

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.

GBOS goals for STR were stated in GBOS Resolution 2023-26. GHEC recommended framework that was accepted by GHEC and LUC in Oct 2024 doesn't address primary use of residences for STR versus the accessory use of residences of STR, whether by the homeowner or a long term renter. Supervisor Edgington requests that GHEC consider addressing this element in the proposed framework before GBOS takes this to the MOA. This relates directly to the earlier discussion of planning application 2025-0035 and finding methods to encourage primary occupancy, long term rental over Short Term rental. Currently new construction is 15% used for primary residency; 30% of older homes are used for primary residency.

Motion is made and then withdrawn for GHEC to make change to the framework that was passed in October 2024. GHEC discusses keeping the registration/regulation proposal simple and getting it passed. Future work can occur after some registration/regulation exists.

Because of pushback from booking platforms regarding reporting by zip code of STR activity, it is likely that an areawide proposal is introduced to implement registration requirement relatively soon. Girdwood may end up pushing for changes to that proposal to address the Service Area concerns.

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

2. Develop organizational structure to handle receiving HLB property and strategy for executing a development project on that land

GBOS has requested legal opinion regarding the issue of what entities may receive land and land management authority.

3. Develop revenue strategies and funding options for future program needs

STR Bed tax allocation to the Girdwood Valley Service Area:

This discussion is part of the First Quarter Budget revisions by the Assembly. The MOA Budget Advisory Commission has produced a resolution regarding 2024 and 2025 overage funds. Also the 10-year Visit Anchorage contract is up for renegotiation this year; bed tax funds fund this entity focused on marketing Anchorage as a destination. Although discussion will occur in 1Q budget revisions, it is likely that substantive change will more likely occur in Fall Municipal Budget meetings.

Sale of HLB Parcels with multiple beneficiaries of proceeds from the sale:

For example, a portion to non-profit (GCLT), portion to the Service Area; portion to MOA General Fund; portion to HLB.

Visitor Tax:

Separate tax to support services that visitors use that are currently paid for solely by residential taxes.

4. Discussion on Ruane/Alyeska Highway Proposed Plat (6-039) (Krystal Hoke)

Krystal states that based on feedback and additional information, the plan will be for space for snow removal/storage at the east edge of the lots, which the current drawings allow for, easement could be expanded to make additional space. Sewer line would be along that edge of the parcel also.

Group discusses Deed Restrictions, Shared Equity Housing Cooperative (restricts maximum amount of equity that the owner can recoup in resale).

Sweat Equity Loan: owners do some of the work themselves in exchange for some advantage in real estate transaction.

Multi-faceted approach including direct Sale, Long Term Rental, and Condominium options to mix the revenue options and impact to housing.

Group discusses that there may be private entities interested in public/private partnership.

The parcel is gR-1 in the current Girdwood Area Plan; Moderate Intensity Residential in the Girdwood Comprehensive Plan, once adopted.

New Business:

Next month will add Regulatory changes to promote private residential development.

Discussion that there may be property tax incentives for development of long term rental properties.

Program Updates:

5. Update on STR regulation status through municipal process:

Addressed earlier in the meeting

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

HLB 1 and 5 year plans are awaiting approval by the Assembly.

6-134 transfer to Girdwood Parks and Rec will be initiated once plans are approved. Related to this, Project Anchorage sales tax initiative that could provide funds for development of this parcel as promoted in the Girdwood Arts and Recreation proposal goes to the Assembly for additional hearing on March 18. If it passes this would be provided to voters in a special election in the fall, 2025.

Non-residential parcels under HLB:

Transfer to GPR of the corridor for the Winner Creek Extension Trail is priority once 1/5 year plans are complete. GBOS has provided input regarding the Girdwood Industrial Park requesting transfer of GVSA lot to GVSA management.

7. Conversion of STR to LTR via incentive programs (Schechter):

Group is encouraged to review and follow HB13. This is an option to provide property tax exemptions to support conversion from Short Term Rental to Long Term Rental. [Alaska State Legislature](#)

8. Status of GHEC 2023-03 Service Area Bed Tax resolution forwarded to GBOS.

Addressed earlier in the meeting.

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)

Addressed earlier in the meeting, in process with land management transfer to Girdwood Parks and Rec once HLB 1 and 5 year plans are approved.

10. Discuss any updates to program matrix and data collection on short-term housing (Schechter)

No changes

Next meeting: April 7 2025 6PM

Adjourn 8PM