

# **Snow Raven Property Management**



**Victor & Kimberly Duncan**  
**P.O. Box 414**  
**2914 Alyeska Highway**  
**Girdwood, Alaska 99587**  
**Phone 907-229-8538 Fax 1-877-737-5115**  
**Email [kaduncan@gci.net](mailto:kaduncan@gci.net)**

**April 27, 2022**

**Girdwood Board of Supervisors**

**RE: Lack of housing for Potential Employees**

**To Whom it May Concern:**

**I am writing in regards to the Lack of Employees due to lack of affordable housing. I manage Properties Rentals and have had many difficulties in finding local help. It has definitely been much more noticeable the past couple of years. I am also a Real Estate Agent, and I do know that it is very difficult for people in certain wage categories to afford to live in Girdwood due to lack of inventory. I do believe there needs to be a solution to this problem, I am not sure what that solution should be, but hope that something can be done to provide affordable housing for the lower income.**

**Sincerely,**

**Kimberly Duncan**

Andy Hoyt  
Glacier Valley Builders  
P.O. Box 1842  
Girdwood, AK 99587

April 29, 2022

To whom it may concern,

I am writing this letter to describe the impact that the current housing situation in Girdwood is having on my business as a general contractor.

This summer I find myself having to turn down a record number of building projects that have been presented to me because of the direct effect of the affordable housing crisis in Girdwood. I've lost 2 of my 6 summer employees to these circumstances. One who has been renting a dry cabin for several years, and despite being paid excellent wages as a carpenter, and knowing many members of the community, has been unable to upgrade his housing and decided to spend the summer in Crested Butte Colorado where he was able to find more civilized and affordable accommodations.

Among my other employees, one that is a homeowner and a long-time ski patroller in the winter lives in the small renovated outbuilding in his backyard while renting the house he purchased several years ago to help pay the mortgage and ever increasing property taxes. Another lives in Anchorage and commutes to Girdwood to work, while constantly but so far unsuccessfully attempting to secure housing in the valley.

Having lived in Girdwood for the past two decades I feel has given me a perspective of the changes that are occurring in the housing market and community. The housing crisis has a trickle down effect on the economy and character of our town. More and more businesses are forced to cut hours, services, or turn down potential clients due to this from the Bake Shop, to the local cleaning services, no one seems immune to the situation. And particularly in my field as local contractors lose or are unable to grow their labor force, large out of town contractors that have access to a labor pool in Anchorage that enables them to take on projects that ordinarily would be a boon to our local tradesmen and perpetuate growth in locally owned business's.

While I don't know what the perfect solution to this situation is, there are a few certainties in my opinion. The Holton Hills development has the potential to either help solve this problem, or to exacerbate it. The public lands in the RFP should be used to benefit the community and not solely to line the pockets of developers who aren't members of the community that are actively feeling the pain of the housing crisis. True affordable and or low income housing absolutely must be a priority and part of the Holton Hills development. This is currently the only remaining land that can be developed in the valley, and if it simply becomes a subdivision of luxury second homes Girdwood will never be the same town that I've loved and lived in for 20 years. The local character of Girdwood is a large part of what make it special, in addition to the beauty of the landscape and proximity to the mountains. Let's keep it that way by responsibly developing our valley.

Sincerely,  
Andy Hoyt



# Jack Sprat

165 OLYMPIC MTN LOOP GIRWOOD AK 99587

907-783-5225 | [WWW.JACKSPRAT.NET](http://WWW.JACKSPRAT.NET) | FAT & LEAN WORLD CUISINE

Apr 12, 2022

To Whom It May Concern,

As a Girdwood business owner for 21 years and year-round resident, I believe I have a current understanding of community needs. The most critical need is for our community to supply affordable work-force housing. Girdwood is at risk of becoming a true “bedroom community”. Without affordable work-force housing, the valley will continue to be bought up by second home owners and services will become stagnant or disappear. We need land to create housing that will remain affordable for the long-term. If unrestricted, developers will continue to supply the market with high dollar projects to make the most profit.

Community services will continue to decline without regulations. My business has cut service times in half due to the lack of affordable housing. We have applicants to work, but no rentals for them. Workers do not want to commute from Anchorage.

The municipal land that is part of the Heritage Land Bank, is a perfect example of non-privatized land that can help remedy this situation. All or at least a good portion of the buildable land, should be designated for work-force housing. The following should be considered when allowing purchase or rentals:

- The applicants must work in Girdwood full time for local businesses.
- The rental or sale of the property must not go for market value when sold or leased. Only basic inflation will be applied.
- Subletting leased spaces will not be allowed.
- No short-term nightly rentals will be allowed in work-force housing.
- An application process with oversight by a local governing body should be implemented.

Thank you,

Frans Weits

Owner, Jack Sprat

**From:** [stay@alYESkahideaway.com](mailto:stay@alYESkahideaway.com)  
**To:** [Tyler, Margaret S.](#); [Kelley, Kyle T.](#)  
**Cc:** [Winguard, Jen](#)  
**Subject:** FW: Housing Anecdote  
**Date:** Wednesday, April 27, 2022 10:48:57 AM

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**[EXTERNAL EMAIL]**

Hi Kyle and Margaret,

I just received this letter from Eddie Parks regarding the Holtan Hills project. Can you please include it in the packet you are creating to be submitted to the HLB Advisory Board.

Thank you,  
Lynne'

**From:** Edward Parks <ed.parks@gmail.com>  
**Sent:** Wednesday, April 27, 2022 10:25 AM  
**To:** stay@alYESkahideaway.com <stay@alYESkahideaway.com>  
**Subject:** Housing Anecdote

Hi Lynne',

Thank you for all the work you've been doing with this Holtan Hills project and for helping to hopefully improve the workforce housing situation here in Girdwood. Following last night's meeting, we briefly chatted about your submitting letters along with the resolution. While I'm not a business owner here, my housing expense has increased dramatically as a direct result of the short-term rental market here. I'm providing some details below; feel free to use them or share if you think it might be helpful.

I moved to Girdwood in October 2019, to work at Powder Hound Ski Shop. I came with 12 years experience as an outdoor industry professional, and worked there as a boot fitter, lead bicycle tech, and manager. I was with them for two seasons. After Powder Hound, I helped Amanda Tuttle with her acquisition of CoasT Pizza, where I was the general manager for just over a year. While at CoasT I saw multiple employees come and go, some of whom left because they were no longer able to afford their rent here, or worse, they lost their living situation here because the owner of their rental property was no longer interested in a long-term lease, but instead wanted to join the short-term market. I've lived in the same one-bedroom apartment since moving here, and have experienced quite the financial pinch as well. When I moved here, my rent was \$1450/mo, which was steep, but manageable. Since then, my landlord has raised rent at a much greater rate than is sustainable for me - but there aren't other housing opportunities here for me choose from - so if I want to remain in Girdwood, my only option is to continue renting in my current space until I'm able to purchase a place of my own here. I understand rent rate increases as a result of an increase in property tax, but the increases I've experienced are far greater than that - recently I was told that she was interested in turning my apartment into an AirBnb rental, which would displace me from Girdwood. Recently my rent was increased to \$1900/mo, as that would bring the homeowner closer to what she believes

she'd be able to get from my unit as a short-term rental. In order to keep my housing expenses at 1/3 of my income, I'll need to earn \$68,400 after taxes this year. When I moved here, the same equation meant that I'd only need \$52,200 to be able to reasonably afford my housing expenses. The 24% increase in under three years is much greater than wage growth. I love our community here in Girdwood, and enjoy contributing through being a member of our CERT team in addition to participating with GBOS and Trails Committee meetings, and have recently been getting involved with Chamber of Commerce, HWG, and LUC meetings in order to hopefully help improve our workforce housing situation and ensure that my voice, along with others that may be in a similar situation as mine, are heard.

Hope this helps - and thanks again,  
Eddie

Eddie Parks  
319-310-4718

**Girdwood Trails Committee:** Special meeting to work on the Trails Master plan scheduled May 24. June meeting will be a work party on Lower INHT. July meeting canceled. Minutes are available here: [www.muni.org/gtc](http://www.muni.org/gtc)

**Cemetery Committee:** No report, next meeting likely in June. Minutes are available here: [www.muni.org/gc](http://www.muni.org/gc)

**Housing Working Group (HWG):** Next meeting is slated for June 13. Working out closeout report. Minutes available here: [www.muni.org/gluc](http://www.muni.org/gluc)

**Imagine! Girdwood** Imagine! Girdwood is focused on technical analysis and next steps. Funds are needed to continue the effort. Visit [imaginegirdwood.org](http://imaginegirdwood.org)

**Girdwood Board of Supervisors:** Minutes are available on GBOS website: [www.muni.org/gbos](http://www.muni.org/gbos)  
Input to Federation of Community Councils re: current area activities is below

**HLBAC Report:** HLBAC website is: <https://www.muni.org/Departments/hlb/Pages/HLBCommission.aspx>  
Next meeting is likely May 26 via teams. Check website for agenda and meeting links.



**GIRDWOOD HEALTH CLINIC - PHASE 2  
LANDSCAPE CODE NOTES**

ALL TITLE 21 LANDSCAPE REQUIREMENTS WERE MET AS A PART OF PHASE 1. PHASE 1 LANDSCAPING AND SITE AMENITIES ARE GRAPHICALLY DEPICTED ABOVE. NO ADDITIONAL LANDSCAPING WILL BE REQUIRED AS A PART OF THE PHASE 2 BUILDING EXPANSION

131 LINDBLAD AVENUE  
GIRDWOOD, ALASKA  
FLOOR PLAN - LEVEL 1

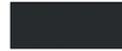
2022.03.16



131 LINDBLAD AVENUE  
GIRDWOOD, ALASKA  
EXTERIOR ELEVATIONS

2022.03.16

EXTERIOR FINISH LEGEND

-  PHENOLIC LAMINATE PANEL  
BOD: FIBERESIN STONEWOOD, 4'x8' PANELS  
COLOR: METROPOLITAN WALNUT
-  PHENOLIC LAMINATE PANEL  
BOD: FIBERESIN STONEWOOD, 12" PLANK  
COLOR: CARBON OAK
-  PHENOLIC LAMINATE PANEL  
BOD: FIBERESIN STONEWOOD, 4'x8' PANELS  
COLOR: WHITE ALUMINUM
-  PHENOLIC LAMINATE PANEL  
BOD: FIBERESIN STONEWOOD, 4'x8' PANELS  
COLOR: BLACK



NORTH ELEVATION



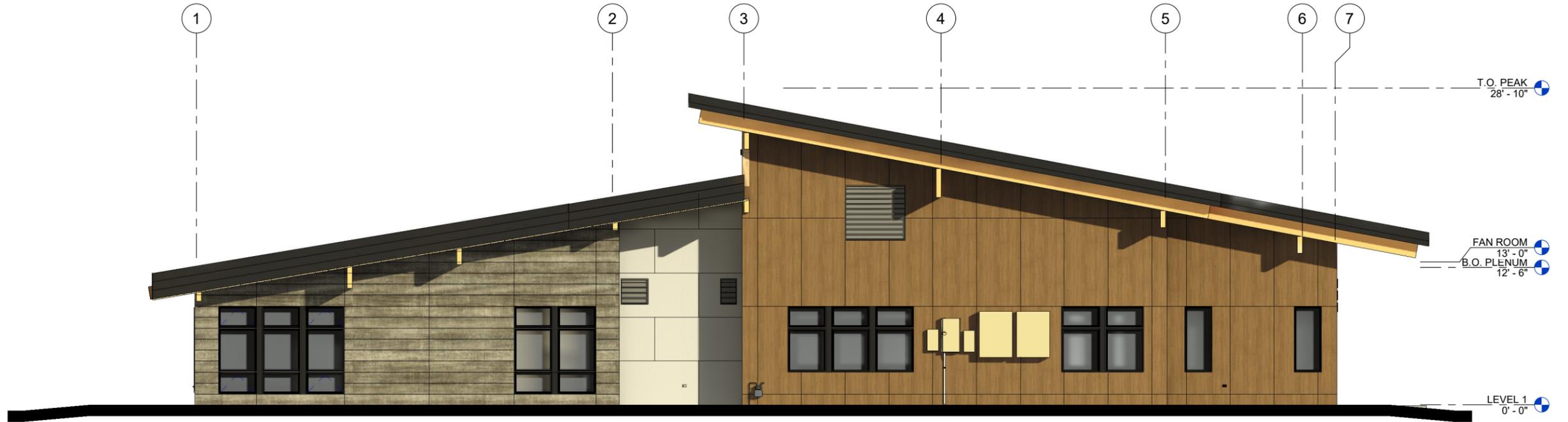
EAST ELEVATION

**131 LINDBLAD AVENUE  
GIRDWOOD, ALASKA**  
EXTERIOR ELEVATIONS

2022.03.16

**EXTERIOR FINISH LEGEND**

-  PHENOLIC LAMINATE PANEL  
BOD: FIBERESIN STONEWOOD, 4'x8' PANELS  
COLOR: METROPOLITAN WALNUT
-  PHENOLIC LAMINATE PANEL  
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-  PHENOLIC LAMINATE PANEL  
BOD: FIBERESIN STONEWOOD, 4'x8' PANELS  
COLOR: BLACK



**SOUTH ELEVATION**



**WEST ELEVATION**

Dear Community Council:

**Notice:** On or before May 1 of each year, the Municipal Clerk is required to notify each Community Council of all the marijuana establishment licenses located within its boundary that are anticipated to be renewed. Attached is the list of marijuana licenses that expire August 31, 2022 (AMC 10.80.036E). To comply with this provision of the code, the Clerk's Office has attached a spreadsheet of the current marijuana licenses anticipated to renew, sorted by Community Council.

**Public Hearings and Resolutions:** The Municipal Clerk is also required to advise Community Councils that they may request a legislative public hearing before the assembly on any marijuana establishment license renewal within its boundaries (AMC 10.80.036E). To request a public hearing, the community council must adopt a resolution asking the Assembly to hold a public hearing on the renewal of the marijuana establishment license and must send the resolution directly to the Office of the Municipal Clerk at [munilicenses@muni.org](mailto:munilicenses@muni.org). **The request should be in the form of a resolution and preferably containing the following information: Number of Community Council member votes in favor of the request and the number of votes opposed; specific facts regarding the reason for the public hearing request, including dates; and any supporting documentation. The resolution must be received no later than June 1, 2022.**

Please contact the Clerk's Office if you have any questions regarding marijuana establishment license renewals or requests for public hearings.



Thank you,  
**Mandy Honest**  
Business License Official

***Municipality of Anchorage***  
Municipal Clerk's Office  
907-343-4316

*Messages to and from this email address may be available to the public under Alaska Public Records Law.*

April 20, 2022

Girdwood Board of Supervisors and Land Use Committee

**Regarding: Resolution Opposing the Constitutional Convention ballot question on the November 8, 2022 General Election ballot.**

Dear members of the Land Use Committee and Girdwood Board of Supervisors,

I am the Girdwood Community Sponsor, writing to request that you consider adopting a **resolution opposing a ballot question on the November 8, 2022 General Election ballot.**

**That ballot question is, “Shall there be a Constitutional Convention?”.**

This ballot question comes before voters every 10 years, in accordance with Article 13 of the Alaska State Constitution.

As you consider the LUC and GBOS position on this question, I believe you will recognize that such a Convention is unnecessary, expensive and dangerous.

I am sponsoring this request in partnership with Cathy Giessel, one of the co-chairs of Defend Our Constitution Coalition.

I am submitting a draft Resolution Opposing the Constitutional Convention question to you for consideration and potential edits. In addition, I am supplying you with a FAQ document. Vastly more information is available on the DefendAKConstitution.com website.

Thank you for your consideration of this important topic for Girdwood and all of Alaska.

Respectfully submitted,

Donna Phillips PO Box 1178 (204 Donner Dr.) Girdwood 907.830.5333

Additional Presenter

Cathy Giessel, 12701 Ridgewood Rd, Anchorage, 907.242.5450

<https://defendakconstitution.com/faqs/>

# DEFEND OUR CONSTITUTION

## ALASKA CONSTITUTION DAY FAST FACTS & FAQs

April 24 marks **Alaska Constitution Day** and is the anniversary of the 1956 date on which voters approved the drafted document. Alaska wouldn't be fully admitted into the Union for three more years, but the delegates to the original Constitutional Convention had aspirations of statehood when they came together to lay the foundation for the 49th state.

2022 is the first year **Alaska Constitution Day** will be formally recognized, and in November of this year, the Constitution will be in the public eye once again. That's because every 10 years, voters are asked if we should open up our entire Constitution again and hold another convention. That makes this year a great time to learn more about Alaska's founding document.

THE CONVENTION



The original Constitutional Convention convened on November 8, 1955, and adjourned on February 6, 1956. Alaska voters ratified the document on April 24, 1956, which is why April 24 is recognized as Alaska Constitution Day.



The Constitutional Convention was held on the Fairbanks campus of the University of Alaska. Delegates wanted to provide a solid foundation for state government and hoped a high-quality document would increase the chances that the Territory of Alaska would be admitted as a state.



55 delegates were elected to serve at the Constitutional Convention. Of those delegates, only one, Vic Fischer, is still alive today.

THE CONSTITUTION

1959



Alaska's Constitution went into effect when Alaska became a state on January 3, 1959.

### Model Constitution

Our Alaska Constitution was drafted by policymakers, political scientists, and Alaska residents dedicated to developing an equitable, fair, and sustainable document.

12,000 words



The ratified version of Alaska's Constitution was incredibly concise – a mere 12,000 words. Louisiana's Constitution was drafted in 1921, and it contained over 200,000 words.



### Considered one of the finest constitutions in the U.S.

- Nonpartisan selection of judges and a system of retention elections for all appointed judges
- A strong executive branch
- An equally strong and truly representative bi-cameral legislature

28 amendments

Alaska's Constitution has been amended 28 times since ratification.



April 24

Legislation designating April 24 as Alaska Constitution Day became law in 2021.

Qdcdqinbdr 9.@k rj' z Bnnt stst snn9@B1shydnr Ft lcd~Fnq:nmR- G' qfr nm\*Og-C-'1/10(-@k rj)' z Gdq lcdc Bnnt stst snn9Sgd Enqs,Mmng Rs' sd Rdsr ' mDw' l oId~' l ngmR- Gdldmng' k '0847(



LEARN MORE AT  
DEFENDAKCONSTITUTION.COM

A constitutional convention is unnecessary, expensive, and dangerous. We don't need it.



# HAVE WE HAD A CONSTITUTIONAL CONVENTION BEFORE?

Since our constitution was ratified in 1956, the question of whether or not to open the constitution has appeared on the ballot six times and ultimately been defeated each time.

The first vote on a constitutional convention was held in 1970, and while it passed by a very narrow margin, the courts found that the wording of the question was biased and threw out the results. Consequently, the question "Shall there be a constitutional convention?" was posed in 1972. That year, voters resoundingly rejected it and have voted against a constitutional convention every time since.

THIS NOVEMBER, ALASKANS WILL BE ASKED TO **VOTE ON THE QUESTION:**  
**SHALL THERE BE A CONSTITUTIONAL CONVENTION?**

Alaska's Constitution has stood the test of time, balancing the flexibility to adapt to future needs with stability and protection of fundamental rights. **NO, we don't need a constitutional convention.**

- Calling a constitutional convention opens the entire document to revision – with **few safeguards**.
- Holding a convention is **unnecessary, expensive, and dangerous** – the risks outweigh the rewards.
- Alaskans should **vote "no" on the constitutional convention** question this November.



## WHAT'S AT STAKE?

**It opens the entire Constitution for revision on a variety of issues.** This can create years of economic and political uncertainty at a time when we need stability.

### UNNECESSARY

Alaskans have consistently voted against a constitutional convention and, instead, have opted for the more targeted, transparent constitutional amendment process for change.

Even though we face political dysfunction today, a constitutional convention is not the solution. Solving policy issues requires our elected leaders to take responsibility, roll up their sleeves, and get things done.

### EXPENSIVE

A constitutional convention would cost Alaska taxpayers an estimated \$17 million dollars, and that number may be low. Associated estimated costs assume 60 days of pre-event support, a 75-day convention, and 30 days post-event wrap-up.

Alaska's economic future would be thrown into disarray, with economic, legal, and regulatory uncertainty stymieing future investment. Taxes, environmental regulations, education, and more will all be up for revision, and final approval of any changes made would come at the end of a multi-year process. We can't afford that kind of uncertainty, expense, and economic paralysis.

### DANGEROUS

Our state government is already dealing with dysfunction and gridlock. Calling a convention will create just one more space for partisan bickering and fighting, making it even harder to move past our differences and work together to improve Alaska's future.

There is also no certainty a convention and its delegates will produce meaningful change. Even still, there's no guarantee those changes will be beneficial OR that they will be approved by voters.

A convention would bring an unprecedented amount of outside special interest groups and dark money to change Alaska's laws to promote their own agendas and make Alaska a guinea pig for national political agendas.



# DEFEND OUR CONSTITUTION

## A CONSTITUTIONAL CONVENTION IS *UNNECESSARY, EXPENSIVE, AND DANGEROUS.*

The risks outweigh the rewards. Alaskans should vote “no” on the constitutional convention question this November.

### FREQUENTLY ASKED QUESTIONS

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#### WHY IS A CONSTITUTIONAL CONVENTION AN ISSUE THIS YEAR?

The Lt. Governor is required to put before voters the ballot question: “Shall there be a constitutional convention?” if a convention hasn’t been called within the last 10 years. This question will appear on the November 8, 2022, ballot.

#### HAS ALASKA EVER APPROVED A CONSTITUTIONAL CONVENTION BEFORE?

Alaska’s Constitution was ratified in 1956. Since that time, the question to open the Constitution has appeared on the ballot six times and ultimately been defeated each time. The first vote on a constitutional convention was held in 1970, and while it passed by a very narrow margin, the courts found that the wording of the question was biased and threw out the results. Consequently, the question “Shall there be a constitutional convention?” was posed in 1972. That year, voters resoundingly rejected it and have voted against a constitutional convention every time since.

#### WHY WAS THE COALITION *DEFEND OUR CONSTITUTION* FORMED?

Defend Our Constitution is a group of Alaskans with a broad spectrum of political views. They formed this coalition to oppose the constitutional convention ballot question. In short, the Alaska Constitution isn’t broken and remains a stabilizing guide through these politically turbulent times.

#### WHO ARE THE MEMBERS OF *DEFEND OUR CONSTITUTION*?

There are hundreds of members from across the state who have joined, and the list continues to grow. They include your neighbors, businesses, Alaska Native organizations, and leaders from across the political spectrum.

The eight campaign co-chairs include:

- ★ Cathy Giessel – Anchorage
- ★ John Coghill – Fairbanks
- ★ Bruce Botelho – Juneau
- ★ Representative Bryce Edgmon - Dillingham
- ★ Gail Schubert – Bering Straits Native Corp.
- ★ Joelle Hall – Anchorage
- ★ Bill Corbus – Juneau
- ★ Luke Hopkins – Fairbanks



## WHAT'S AT STAKE?

A convention is **unnecessary, expensive, and dangerous** for Alaskans, businesses, and future generations. It opens the entire Constitution for revision on issues ranging from abortion to guns, climate change, environmental regulations, gay marriage, and the PFD. The unintended consequences on hot-button issues are endless.

A convention will unnecessarily create years of economic and political uncertainty at a time when we need stability.

### **UNNECESSARY**

Alaskans have consistently voted against a constitutional convention and, instead, have opted for the more targeted, transparent constitutional amendment process for change.

Even though we face political dysfunction today, a constitutional convention is not the solution. Solving policy issues requires our elected leaders to take responsibility, roll up their sleeves, and get things done.

### **EXPENSIVE**

A constitutional convention would cost Alaska taxpayers an estimated \$17 million dollars, and that number may be low. Associated estimated costs assume 60 days of pre-event support, a 75-day convention, and 30 days post-event wrap-up.

Alaska's economic future would be thrown into disarray, with economic, legal, and regulatory uncertainty stymieing future investment. Taxes, environmental regulations, education, and more will all be up for revision, and final approval of any changes made would come at the end of a multi-year process. We can't afford that kind of uncertainty, expense, and economic paralysis.

As the state tries to recover from COVID-19, the lack of stability will make hiring, recruitment, and retention of Alaskans far more difficult, and contribute to out-migration to more economically stable places.

## **DANGEROUS**

Our state government is already dealing with dysfunction and gridlock. Calling a convention will create just one more space for partisan bickering and fighting, making it even harder to move past our differences and work together to improve Alaska's future.

Public schools, hunting and fishing, the right to privacy, public services, the court system, and responsible limits on political campaign fundraising would all be at risk in political popularity contests. The unintended consequences on hot-button issues are endless.

There is also no certainty a convention and its delegates will produce meaningful change. Even still, there's no guarantee those changes will be beneficial OR that they will be approved by voters.

A convention would bring an unprecedented amount of outside special interest groups and dark money to change Alaska's laws to promote their own agendas and make Alaska a guinea pig for national political agendas.

## **COULD HOLDING A CONSTITUTIONAL CONVENTION THREATEN OUR PFDs?**

Yes. Currently, our Constitution protects the Permanent Fund, the ultimate source of our PFDs. Reopening the Constitution at this fragile and divisive political moment allows extremists to raid the Fund, putting our dividends at risk—an outcome we cannot afford.

Moreover, opening the Constitution solely to address concerns about the PFD opens a Pandora's box of potential problems - and there's no guarantee that changes made will ultimately be approved.



**LEARN MORE AT**  
**DEFENDAKONSTITUTION.COM**





## Sample resolution to oppose the Constitutional Convention

Whereas; Article XIII Section 3 of the Alaska Constitution provides that If during any ten-year period a constitutional convention has not been held, the lieutenant governor shall place on the ballot for the next general election the question: "Shall there be a Constitutional Convention?", and

Whereas; Alaska's original Constitutional Convention delegates drafted one of the strongest state Constitutions in the nation and it has served our state well for the last 60 years, and

Whereas; Alaskan voters have rejected the proposal of a Constitutional Convention every time in our history, and

Whereas; Article XIII, Section 4 of the Alaska Constitution gives plenary power to a constitutional convention to amend or revise the constitution, which could result in a wholesale rewriting of the document with unpredictable and unintended consequences, and

Whereas; Article 13, Section 1 of the Alaska Constitution provides that any changes wanted by the public can be accomplished through an existing targeted and transparent amendment process, including ratification by a public vote, and

Whereas; the constitutionally provided process for amendments to our Constitution has been used 40 times, 28 times successfully, and

Whereas; a convention would bring an unprecedented amount of outside special interests and "dark money" to influence the required election of Convention delegates, creating an opportunity to influence the drafting of the new constitution to promote outside interests' own agendas, and

Whereas; delegates are likely to be the same people populating our dysfunctional political climate in Juneau today, rather than Alaskans focused on working together for the best interest of all Alaskans, and

Whereas; the establishment of a convention would create years of economic, legal and regulatory uncertainty, preventing investment in Alaska, and

Whereas; a convention could seek to impede intergovernmental relations between the state, local governments and Tribes, thus thwarting the Alaska Constitution's call for "maximum local self-government" and compacts made between the state and Tribes, and



## Sample resolution to oppose the Constitutional convention

Whereas; the financial impact to the State coffers of a convention is estimated to include 60 days of support prior to the commencement, 75 days of actual convention, followed by a 30-day wind-down period, a budget of nearly \$17 million is envisioned which would constitute a first-claim on the State Treasury, as stated on Article XIII, Section 3, and so

Therefore be it resolved that we oppose the establishment of a new Constitutional Convention as unnecessary, expensive and dangerous, with the risks outweighing the rewards, and

Further be it resolved that we encourage voters to oppose the question on the November 8, 2022 ballot.

GIRDWOOD BOARD OF SUPERVISORS  
RESOLUTION No. 22-0\_

**A RESOLUTION OF THE GIRDWOOD BOARD OF SUPERVISORS REQUESTING THE MUNICIPALITY OF ANCHORAGE HERITAGE LAND BANK CANCEL REQUEST FOR PROPOSALS NO. \_\_\_\_\_ [HOLTAN HILLS], AND PREPARE A NEW REQUEST FOR PROPOSALS THAT ADVANCES POLICIES OF; 1) INCREASING THE SUPPLY OF AFFORDABLE HOUSING IN ANCHORAGE; 2) INCREASING THE SUPPLY OF WORKFORCE HOUSING IN GIRDWOOD AND 3) LIMITING THE USE OF THE HOLTAN HILLS PROPERTY FOR SHORT TERM RENTALS**

Whereas, the community of Girdwood recognizes the importance of developing Heritage Land Bank (HLB) lands for a variety of critical needs; and

Whereas, the Holtan Hills RFP was issued with no notice or discussion with the public or citizens of Girdwood, or with Imagine Girdwood!, who are currently updating the Girdwood Area Plan; with the Housing Committee of the Girdwood Board of Supervisors; and

Whereas, numerous important service groups in Girdwood have raised valid questions about the impact of the RFP, but no plan to identify or address these issues was done or communicated prior to or since the RFP was awarded; and

Whereas, a severe lack of available workforce has been developing in Girdwood, a problem that impacts numerous local businesses, first responders, health care providers, education, day care and local government entities.

Whereas, the most urgent need for land development in Girdwood is to provide workforce housing, which is critically under-supplied and becoming less available each year; and

Whereas, a successful workforce development process requires prior analysis, planning and many features not addressed in the RFP; and

Whereas, there are other critical needs for HLB lands including residential, commercial, industrial, access, and for recreational purposes; and

Whereas, this RFP is set up just to perform land sales, and does not require construction of an identified amount of workforce housing, limit use of the property for short term rentals, or engage specific developers with qualifications that can result in a more predictable, successful final product; and

Whereas, there has been no information released about a suggested Alpine Village that is to be constructed on a portion of the lands included in the RFP; and

Whereas, RFP lands have a significant footprint and impact on mountain resort trail use areas, the airport, school, community water source, utility lines and access roads. However, the HLB has not released any information confirming how much of this has been considered, or that its own internal trail and access plans will support the community's needs and priorities that can be identified at this time; and

Whereas, successful land development also has to be commercially viable; and

Whereas, given the lack of notice, pre-planning, and failure of this RFP to respond to the most critical needs, it is urgent a viable process be implemented that will result in land development beneficial to Girdwood’s residents, businesses, and many users while advancing a public policy of increasing the supply of workforce housing.

**NOW, THEREFORE BE IT RESOLVED:**

1. That the Girdwood Board of Supervisors requests the Heritage Land Bank to immediately cancel the Holtan Hills Heritage Land Bank RFP ; and

2, That the HLB, in consultation with the Girdwood Board of Supervisors develop a new RFP that can be released by early 2023 with conditions and covenants intended to increase the supply of affordable housing in Anchorage, increase the supply of workforce housing in Girdwood and limit the use of the property identified for disposal for short term rentals.

Adopted by a duly-constituted quorum of the Girdwood Board of Supervisors on this \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
, Co-Chair

\_\_\_\_\_  
Co-Chair

PROPOSED