

## Background on proposed land trade to provide land access to Point Bridget State Park

- Point Bridget State Park was established by statute in 1988. The statute recognized there were land access issues and authorized a purchase or exchange with the following:

***AS 41.21.182 Purchase or exchange authorized***

***If requested by an owner of land, the department may purchase or enter into an exchange under AS 38.50 if the purchase or exchange will improve access to the park, consolidate the ownership of land, or otherwise enhance the purposes of the park as expressed in AS 41.21.180. Land acquired by the department under this subsection becomes a part of the Point Bridget State Park.***

- There is currently no state land access to the main portion of Point Bridget State Park from the nearest road, the Glacier Highway.
- The public has accessed the main portion of the park from the Glacier Highway via a social trail that was in use before the park's creation. This trail (see dashed black line on attached map) traverses an open meadow system, part of which is located on private land owned by the Echo Ranch Bible Camp (ERBC).
- Developing a different trail that would avoid traversing private land is not practicable because of the topography and vegetation in the area.
- ERBC has on numerous occasions requested DNR to pursue a remedy to this situation through a land trade. The most recent request was received by the commissioner's office in July of this year. ERBC is not willing to sell either the land or a public easement to the state, leaving a land trade as the only realistic solution to this access issue.
- Previous attempts to accomplish a land trade have failed due to lack of funds as well as a lack of expertise and knowledge within the Division of Parks & Outdoor Recreation on how to accomplish a land trade according to AS 38.50.
- Land trades are very difficult to accomplish and require expertise from Division of Mining, Land & Water employees working in the title, survey, appraisal and RAD sections.
- Funds needed to accomplish trade:
  - 7100 --- 48K DNR personnel costs (survey, appraisal, reality services, negotiation, etc)
  - 7400 - 1.5K printing and production costs for maps, advertising and public notices, etc
  - 7300 - 10K appraisal and survey work

*Resource Assessment & Development*

