



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

Department of Natural Resources

COMMISSIONER'S OFFICE

550 W. 7<sup>th</sup> #1400  
Anchorage, AK 99501  
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Fax: 907.269.8918

**MEMORANDUM**

TO: House Finance Committee Members

FROM: Commissioner Andy Mack

DATE: November 7, 2017

Committee Members:

During your committee hearing on October 26, 2017, a question regarding DNR land sales was asked. The question was related to the ability for DNR to dispose of State lands as an option for raising additional revenues to fill the current budget deficit. Unfortunately, we did not have a department representative available to address that question. I am writing this memo to do so now.

While I appreciate the current need for revenues, and I agree that we should evaluate all options to generate revenues, it does not appear that there is significant demand for State lands to generate the type of revenues that were given during the hearing. DNR currently has a land disposal program in place to promote the sale of State lands. That program offers, on average, 233 parcels of land per year. Of those lands offered for sale, only 33% are typically sold during the initial auction.

It is true that the State owns over 100 million acres of land. However, most of that land is not suitable for settlement. Those lands are either too far from infrastructure, are not in areas safe for construction, or do not have soils that would support settlement activities. Due to the costs of developing and selling subdivision parcels to comply with local platting authorities, the Division concentrates on selling the most valuable land available which are often those lands requiring the least amount of infrastructure construction to recoup cost incurred during the development.

I am not aware of any attempt to withhold valuable land or to offer only lands that are not desirable. If there are State lands not currently offered for sale that individuals are interested in purchasing, we have a process to nominate parcels of land for sale. I am attaching a form for anyone you know that may be interested in nominating land to be sold.

It should also be noted that State law and the Alaska State Constitution set forth specific parameters that must be met before State lands may be sold. First, land must be classified through the planning process. Then, a best interest finding must be made. Both are lengthy public processes.

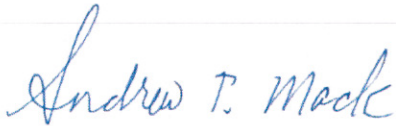
Finally, the value of the land must be determined. Statute requires that land be sold for no less than 70% of "appraised fair market value" (AS 38.05.055). To establish that value, AS 38.05.840 requires that "land may not

be sold...unless it has been appraised within two years before the date fixed for the sale..." Prior to the preparation of a compliant appraisal, a survey is required.

In addition to the best interest finding and public notice procedures required by statute, land projects offered for disposal must be reviewed and approved by the local platting board of established municipalities. This process typically takes between 2 and 5 years from conceptual planning to actual auction.

I am happy to discuss any issues that members may have and address any questions you may have. I am confident that my department is doing everything it can to work in the best interest of the State. If you would like to speak about this issue further, please don't hesitate to call.

Sincerely,

A handwritten signature in blue ink that reads "Andrew T. Mack". The signature is written in a cursive style with a large initial 'A'.

Andrew T. Mack  
Commissioner  
Department of Natural Resources



# Fact Sheet

## Title: Nominating Land for State Land Sale Programs



Alaska Department of  
**NATURAL  
RESOURCES**

Division of Mining, Land & Water  
December 2008

The Department of Natural Resources seeks nominations from the public for state land sales and considers public interest when offering land through the subdivision sales auction program or the remote recreational cabin site staking program. You have an opportunity to make your interest known by participating in the land nomination process, or requesting specific land is included under one of these programs. The request must be in writing. The land sale nomination form is used to document public input in the land sale planning process.

**Land sale nomination forms and information on previously accepted nominations are available at Public Information Centers and online at [www.dnr.alaska.gov/mlw/landsale](http://www.dnr.alaska.gov/mlw/landsale).**

If you are interested in nominating land for state land sale programs fill out a nomination form and return it to a Public Information Center. You must include basic information about the location of the nominated land, whether or not the land is owned by the State of Alaska, and if it is classified for settlement under land use plans, or designated for some other use. The nomination form lists additional resources you can use to check that land you nominate can be considered for sale.

You may nominate land for residential use, recreational use, or remote sites for the stake-it yourself program.

**Nomination forms must be submitted before March 31 in order to be considered for review in the current year.**

Nominations received after March 31 will be considered the following year. You may submit land sale nomination forms year round. There is no fee for nominating land for a state land sale. You may submit a nomination form for more than one area.

**Nominations are used in a multi-year process by the Department of Natural Resources land sale programs.**

After the land nominations are received the Department researches the nominations. Acceptable nominations may be incorporated into future land sale offerings.

Land sale offerings are subject to a formal decision-making process. The Department considers state laws, regulations, and established policies when issuing decisions. The character of the land, recommendations made by resource experts, and public input are also considered. The Department accepts public comment for specific land sale decisions before land is offered.

**The Department uses many ways to inform the public about land sales.**

Look for display ads in local and statewide newspapers for public notices, information on open houses, and land sale brochure availability. Additional information is posted online. Questions may be directed to a Public Information Center. Contact information is available online at [www.dnr.alaska.gov/pic](http://www.dnr.alaska.gov/pic).

**Land sale nomination forms do not confer rights or priority in the lands nominated to any member of the public.**

Submitting a nomination form notifies the state that there is specific land you would like offered through one of the state land sale programs. The nomination is not a claim, does not imply that you have the right to use or occupy the land nominated, nor is the state obligated to sell or otherwise dispose of the land.

### **For further information, contact:**

DNR Public Information Center  
550 W. 7th Ave., Suite 1260  
Anchorage, AK 99501-3557  
Phone: 907-269-8400  
Fax: 907-269-8901  
TDD: 907-269-8411  
E-Mail: [dnr.pic@alaska.gov](mailto:dnr.pic@alaska.gov)

DNR Public Information Center  
3700 Airport Way  
Fairbanks, AK 99709  
Phone: 907-451-2705  
Fax: 907-451-2706  
TDD: 907-451-2770  
E-mail: [fbx-pic@alaska.gov](mailto:fbx-pic@alaska.gov)

DNR Land Information Office  
400 Willoughby Ave., 4th Floor  
Juneau, AK 99801  
Phone: (907) 465-3400  
Fax: (907) 586-2954  
E-mail: [sero@alaska.gov](mailto:sero@alaska.gov)



For DNR Use Only (Tracking # \_\_\_\_\_)

☐ **Fairbanks**

DNR Public Information Center  
3700 Airport Way  
Fairbanks, AK 99709  
(Corner of Univ. & Airport Way)  
Phone: (907) 451-2705  
Fax: (907) 451-2706  
TDD: (907) 451-2770  
E-mail: [fbx-pic@alaska.gov](mailto:fbx-pic@alaska.gov)  
Business Hours: 10:00 am to 5:00 pm, M-F

☐ **Anchorage**

DNR Public Information Center  
Robert B. Atwood Building  
550 W. 7th Ave., Suite 1260  
Anchorage, AK 99501-3557  
Phone: (907) 269-8400  
Fax: (907) 269-8901  
TDD: (907) 269-8411  
E-mail: [dnr.pic@alaska.gov](mailto:dnr.pic@alaska.gov)  
Business Hours: 10:00 am to 5:00 pm, M-F

☐ **Juneau**

DNR Land Information Office  
400 Willoughby Ave., 4th Floor  
Juneau, AK 99801  
Phone: (907) 465-3400  
Fax: (907) 586-2954  
E-mail: [sero@alaska.gov](mailto:sero@alaska.gov)  
Business Hours: 8:00 am to 5:00 pm, M-F

### NOMINATION OF STATE LAND FOR SALE

Use this form to nominate land owned by the State of Alaska to sell for private ownership. The nominated land cannot be within legislatively designated areas such as state parks, state critical habitat areas, state recreation river corridors, etc., or land conveyed by the State to the University of Alaska, Mental Health Trust, boroughs, municipalities, or already conveyed to private ownership. The land must also be classified for settlement. To confirm that the land you nominate can be considered for sale, please visit the following websites:

- Public Information Center Website: [www.dnr.alaska.gov/pic](http://www.dnr.alaska.gov/pic)
- Status Plats, Surveys and Land Records: <http://plats.landrecords.info>
- Area Plans: <http://dnr.alaska.gov/mlw/planning/areaplans>
- Current Land Offerings: [www.dnr.alaska.gov/mlw/landsale](http://www.dnr.alaska.gov/mlw/landsale)

Name (print) \_\_\_\_\_ Date \_\_\_\_\_

**Mailing Address**

City/State/Zip \_\_\_\_\_ E-Mail: \_\_\_\_\_

Message Phone ( ) \_\_\_\_\_ Day Phone ( ) \_\_\_\_\_ Fax ( ) \_\_\_\_\_

What type of sale are you nominating this land for?

- ☐ **Residential lots (approx. 1-5 acres)**  
☐ **Recreational lots (approx. 5-10 acres)**  
☐ **Remote sites to stake on your own (approx. 5-20 acres)**  
☐ **Other** \_\_\_\_\_

Is the land you are nominating state owned land? ☐ **yes** ☐ **no**. If no, the land cannot be considered at this time.

Is the land you are nominating classified for settlement? ☐ **yes** ☐ **no**. If no, the land cannot be considered for sale at this time. Your nomination will be kept on file and considered if/when the land is classified for settlement.



Where is the nominated land located? **Attach a map (1:63,360 USGS), state status plat or sketch plat showing the location of the nominated area in relation to fixed geographical features or survey monuments, the location of any buildings and improvements on the land, and any known access routes to the land.**

Legal Description: Meridian \_\_\_\_\_, Township \_\_\_\_\_, Range \_\_\_\_\_, Section(s) \_\_\_\_\_

(If applicable): Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ or Tract # \_\_\_\_\_ of ASLS (Alaska

State Land Survey) No: \_\_\_\_\_ or USS (US Survey) No.: \_\_\_\_\_

(If applicable): Subdivision Name \_\_\_\_\_

Municipality or Borough \_\_\_\_\_ Acres \_\_\_\_\_ Lat/Long (optional) \_\_\_\_\_

Geographic Location: \_\_\_\_\_

Is there any current activity on the state land? ☐ yes ☐ no. If yes, what is the activity? \_\_\_\_\_

Are there any improvements on the land now? ☐ yes ☐ no. If yes, who owns the improvements, and what is the estimated value? \_\_\_\_\_

Is the land nominated subject to any existing leases, permits or mining claims? ☐ yes ☐ no. If yes, what name is the lease/permit/mining claim issued under? \_\_\_\_\_

Alaska Division of Lands (ADL) casefile number (if known): \_\_\_\_\_

#### NOTICE TO NOMINATOR:

This does not constitute an application for state land under AS 38.05.035. AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. The director has determined the above requested information is the minimum necessary in order to process a nomination for the sale of state land. Should all or part of this requested information not be provided then the division will be unable to consider the nomination.

The filing of this nomination form vests the nominator with NO right or priority in the lands nominated. Filing a nomination serves the purpose of notifying the state that an individual is interested in the land being offered in one of the state land sale programs in the future. It is not a claim, it does not imply that the nominator has any right to use or occupy the land nominated, nor does it in any way obligate the state to sell or dispose of the land. Nominations that are selected for inclusion in state land sale programs will be posted on the DNR web site. Those that were not accepted may have been inappropriate for land sale or may be considered in future years.

This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(9) and confidentiality is requested). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached.

#### DNR Use Only

Nomination received by: \_\_\_\_\_ (Public Information Center) Date: \_\_\_\_\_

- ☐ Name and contact information for the nominator is complete.
- ☐ Legal description is sufficient to locate the land.
- ☐ USGS map, state status plat or sketch plat is attached.
- ☐ The land is state-owned land and not in a legislatively designated area (state park, critical habitat area, etc.).
- ☐ The land has not already been conveyed out of state ownership (municipal entitlement, land sale, etc.).
- ☐ The area is classified for settlement.
- ☐ Other \_\_\_\_\_

Nomination accepted: \_\_\_\_\_ (date) Included in offering: \_\_\_\_\_