

Introduced: 6/3/81  
Referred: State Affairs and  
Finance

1 IN THE SENATE

BY THE RULES COMMITTEE BY  
REQUEST OF THE GOVERNOR

2 SENATE BILL NO. 586

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 TWELFTH LEGISLATURE - FIRST SESSION

5 A BILL

6 For an Act entitled: "An Act relating to relocation of the state capital:  
7 repealing and reenacting the law enacted by the ini-  
8 tiative popularly known as the 'FRANK Initiative' to  
9 provide for the determination of the costs of capital  
10 relocation."

11 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

12 \* Section 1. AS 44.06.196 is repealed and reenacted to read:

13 Sec. 44.06.196. CAPITAL RELOCATION EXPENDITURES. (a) Except for  
14 money used for planning, design, studies, and field investigations in  
15 accordance with the provisions of AS 44.06.200 -- 44.06.290, state  
16 money may be spent to relocate the state capital from its present  
17 location to the new capital site at Willow only after a majority of  
18 those voting on the proposition at the 1982 general election have  
19 approved a ballot proposition which includes the total cost to the  
20 state of providing for completion of relocation of a functional state  
21 capital at the new capital site at Willow as provided in this section.

22 (b) The ballot must contain an estimate from each of the branches  
23 of government of the number of central state employees reasonably ex-  
24 pected to be relocated by it from Juneau and other existing, named lo-  
25 cations to the new capital site at Willow and a breakdown of costs es-  
26 timated by the commission for capital improvements, relocation of per-  
27 sonnel and equipment, and indemnification under AS 44.08. The sum of  
28 the following, as estimated by the New Capital Site Planning Commis-  
29 sion, shall be the costs submitted to the voters on the ballot proposi-

1 tion:

2 (1) the cost to the state as of the relocation completion  
3 date of the land development, capital improvements, and furnishings ne-  
4 cessary to provide a functional state capital;

5 (2) the cost to the state as of the relocation completion  
6 date of relocating the central state employees and their dependents and  
7 household goods to Willow;

8 (3) the cost to the state as of the relocation completion  
9 date of moving offices, office equipment, and office contents suffi-  
10 cient to accommodate the central state employees at Willow;

11 (4) the cost to the state as of the relocation completion  
12 date of the indemnification requirements of AS 44.08;

13 (5) the cost to the state of the plans, designs, studies,  
14 and field tests for relocation of the capital through the relocation  
15 completion date;

16 (6) the cost to the state of the elements set out in the de-  
17 tailed development plan described in AS 44.06.230, including payments  
18 deferred beyond the relocation completion date, to the extent those  
19 costs are not otherwise provided for in items (1) - (5) of this subsec-  
20 tion; and

21 (7) the cost to the state of financing the costs specified  
22 in this section.

23 (c) The New Capital Site Planning Commission shall make the cost  
24 estimates provided in (b) of this section by updating its detailed de-  
25 velopment plan and cost estimates of March 15, 1978, to reflect the  
26 passage of time. In making its update, the commission shall revise  
27 those assumptions in the plan, if any, which are shown by substantial  
28 evidence to be erroneous and shall use the average rate of growth for  
29 central state positions and the average annual rate of inflation for

1 construction costs and for other costs for the preceding 10 years, tak-  
2 ing into account any unusual growth or decline in growth caused by spe-  
3 cial circumstances.

4 (d) The commission shall update its estimate of the net proceeds  
5 (increased value less current value) reasonably expected to be received  
6 from the disposal of land at the capital site through the relocation  
7 completion date. The commission shall also estimate the costs for con-  
8 struction of new or enlarged public facilities or new or expanded  
9 leases at Juneau through the relocation completion date, based on the  
10 state's past and current practice of providing public facilities at  
11 Juneau, which may reasonably be expected not to be incurred by the  
12 state, if the capital is relocated by the relocation completion date.  
13 These costs and the net proceeds from land disposal, together with the  
14 total costs of relocation, as estimated under (b) of this section,  
15 shall be included in the explanation in the Official Election Pamphlet  
16 (AS 15.58) of the proposition prepared under (a) of this section.

17 (e) In making its estimates, the commission shall neither over-  
18 state nor understate the costs, but rather shall make the most realis-  
19 tic estimates possible with the evidence available to it.

20 (f) The commission shall, on August 16, 1982, provide the legis-  
21 lature, the governor, the lieutenant governor, the director of elec-  
22 tions, and the public with its updated plan and a report setting out  
23 the cost estimate required by this section and the number of central  
24 government employees to be relocated from existing, named locations to  
25 the new capital.

26 (g) After receipt of the report of the commission, the director  
27 of elections shall prepare a ballot proposition in accordance with (a)  
28 of this section and place it on the ballot at the 1982 general election.

29 (h) In this section

1 (1) "functional state capital" means a city which has the  
2 public buildings, public utilities, access roads, streets, and other  
3 facilities necessary to meet the operational needs of state government  
4 and to accommodate the numbers and classifications of central state em-  
5 ployees estimated in (b), the population estimated in (b), and the gen-  
6 eral public;

7 (2) "central state employees" means employees principally  
8 involved in matters which concern statewide activities of the state  
9 government rather than regional or local activities of the state gov-  
10 ernment; and

11 (3) "relocation completion date" means the date which the  
12 commission, based on substantial evidence, estimates is the earliest  
13 practical date by which a functional state capital can be established  
14 in Willow.

15 \* Sec. 2. AS 44.06 is amended by adding new sections to read:

16 Sec. 44.06.270. GENERAL DEVELOPMENT PLAN. (a) Simultaneously  
17 with the update of the basic development plan, the commission shall be-  
18 gin preparation of a general development plan and preparation of a spe-  
19 cific development plan for the new capital site at Willow. To the ex-  
20 tent that they are not adequately covered by the 1978 basic development  
21 plan prepared by the commission, the general development plan shall in-  
22 clude, but is not limited to,

23 (1) an estimate of the proposed uses of land throughout the  
24 entirety of the new capital site at Willow, with a general allocation  
25 of the amounts and proportions of land to be devoted to governmental,  
26 residential, commercial, industrial, institutional, and public uses,  
27 and indicating the anticipated population and building densities for  
28 the new capital site at Willow based on the proposed uses of the land;

29 (2) an estimate of the cost, number, nature, and general lo-

1 cations of governmental and institutional facilities relating to use of  
2 the site as the new capital of the state, public transportation and ma-  
3 jor arterial street systems, parks and recreational facilities, water,  
4 sewer and drainage systems, electric, telephone and other energy or  
5 communications systems or utilities, and health, educational and com-  
6 munity facilities;

7 (3) the approximate time schedule for the stages of develop-  
8 ment of the new capital site at Willow with reference to both the vari-  
9 ous parts of the new capital site and to the various types or categories  
10 of land uses proposed;

11 (4) the means of financing the facilities described in (2)  
12 of this subsection, the anticipated sources of money for completion of  
13 the facilities, and the means by which borrowed money required to com-  
14 plete the facilities is to be repaid; and

15 (5) any additional statements or documentation the corpora-  
16 tion considers necessary or appropriate.

17 (b) The commission shall include in the general development plan  
18 an estimate of

19 (1) the minimum acreage of land to be allocated for the lo-  
20 cation and construction of state offices and related state facilities;  
21 and

22 (2) the minimum acreage of land to be set aside and allo-  
23 cated for parks, lakes, recreation and open space use, which, when de-  
24 veloped, is available for the use and enjoyment of the general public.

25 (c) The commission shall hold at least one hearing in each judi-  
26 cial district of the state to receive comments from interested parties  
27 on the general development plan proposed by the commission. Each hear-  
28 ing shall be held in a community of the state selected by the commis-  
29 sion. Public notice of a hearing under this subsection shall be given

1 by the commission by publication in a newspaper of general circulation  
2 in the community.

3 (d) Following the completion of public hearings, the commission  
4 shall approve the general development plan. The plan may be approved  
5 with or without amendment. To be adopted, the general development plan  
6 requires approval by at least two-thirds vote of the full membership of  
7 the commission upon a finding that the plan is in accordance with and  
8 furthers the purposes of this chapter. The commission shall submit the  
9 general development plan to the assembly of the Matanuska-Susitna Bor-  
10 ough and becomes effective only after review and comment by the assem-  
11 bly. The assembly shall submit its comments on the general development  
12 plan to the commission not later than 60 days after submission of the  
13 plan to the assembly.

14 (e) Major amendments to the general development plan may be made  
15 in accordance with the same procedure set out in this section for ap-  
16 proval of the plan. Minor amendments of limited application may be  
17 made without following the procedure of this section. However, when  
18 adopting a minor amendment, the commission shall publish notice of the  
19 proposed amendment which it considers appropriate and shall invite  
20 written comments on the proposed amendment before its adoption. An  
21 amendment to the general development plan takes effect on the date set  
22 by the commission. However, a major amendment may not take effect un-  
23 less it is reviewed by the Matanuska-Susitna Borough in accordance with  
24 (d) of this section.

25 Sec. 44.06.280. SPECIFIC DEVELOPMENT PLANS. (a) After adoption  
26 of the general development plan, the commission shall also prepare one  
27 or more specific development plans for the new capital site at Willow.  
28 A specific development plan includes, but is not limited to,

29 (1) a description of the area to be developed;

1 (2) a detailed and specific statement of the proposed uses  
2 in the area to be developed, including proposed locations of all build-  
3 ings and structures;

4 (3) a general description of the land-use restrictions or  
5 covenants proposed for the area to be developed;

6 (4) a map of the existing and proposed transportation and  
7 utility systems in the area to be developed;

8 (5) a statement of the methods by which the property in the  
9 area to be developed may be disposed of;

10 (6) a statement of the relationship between the specific de-  
11 velopment plan and the general development plan; and

12 (7) any additional statements or documentation which the  
13 commission considers necessary or appropriate.

14 (b) A specific development plan shall be approved by the commis-  
15 sion. A specific development plan becomes effective only after review  
16 and comment by the assembly of the Matanuska-Susitna Borough. The as-  
17 sembly shall submit its comments within 60 days of submission of the  
18 plan to the assembly.

19 (c) Amendments to a specific development plan may be made accord-  
20 ing to the procedure established in this section for approval of a spe-  
21 cific development plan.

22 (d) The commission shall record a specific development plan and  
23 any amendments in the appropriate recording district.

24 (e) A specific development plan constitutes the controlling docu-  
25 ment and land use plan for the area to be developed.

26 (f) Approval of a specific development plan is an amendment to  
27 the relevant portion of the general development plan. A specific de-  
28 velopment plan which constitutes a substantial change from the general  
29 development plan is subject to the provisions applicable to amendments

1 to the general development plan under AS 44.06.270(d) and (e).

2 Sec. 44.06.290. As used in AS 44.06.195 - 44.06.290, the word  
3 "commission" means the New Capital Site Planning Commission.

4 \* Sec. 3. FILLING VACANCIES IN COMMISSION MEMBERSHIP; MEETING. Within 15  
5 days after the effective date of this Act, the governor shall fill any  
6 vacancies in the membership of the commission and shall call the first  
7 meeting of the commission.