

SB.227

"An Act relating to sale or other disposition by an organized borough or agricultural land.

COMMITTEE REPORT

4/22/75

HOUSE

Mr. Speaker:

Date 4-29

The Committee on CBRA has had SB 227 am

under consideration. A Majority of the members of the Committee

() recommends it DO PASS

() recommends it DO NOT PASS

() recommends it DO PASS WITH ATTACHED AMENDMENT(S)

(4) recommends it BE REPLACED WITH CS FOR SB 227 am AND THAT

CS FOR SB 227 am DO PASS

() "and" recommends it BE REFERRED TO THE _____

COMMITTEE

() reports it back WITHOUT RECOMMENDATION

() "other"

Members signing the Majority report:

<u>Sam P. Utter</u>	<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>	<u>_____</u>

Members NOT concurring in the Majority report:

_____ recommends:

_____ recommends:

_____ recommends:

_____ recommends:

_____ recommends:

Sam P. Utter Chairman

TAPE # 11
side 2
1409-end

TAPE #12
side 1
0-333

House Committee on
COMMUNITY & REGIONAL AFFAIRS

meeting Minutes
April 29, 1975

Meeting was called to order to discuss SB 227am. Present were:

Rep. Cotten	Barbara Englert Thomas, Staff
Rep. Davis	Andrea Guernsey, Staff
Rep. Ostrosky	Kevin Waring, Director, Community Planning
Rep. Freeman	Senator Kertulla, Sponsor
Rep. Ose	Mr. Honsinger, Division of Agriculture

PURPOSE OF
BILL

Senator Kertulla told the committee the reason for the bill. This will help the assemblies from bending under the public pressure they might get to reclassify lands from agricultural to where they can subdivide. This will keep people from buying land at special agriculture prices and then subdividing and selling for a profit.

TO PURCHASE
AGRICULTURAL LAND

He said it is a very simple process presently to acquire agricultural land from the State. One merely asks the State to sell under an agricultural preference and then the land is kept for one year and the person may do whatever he wants with it after that. The difference in price is approx. 1/3. Under the State homestead program the purchaser only pays 1/10 of the amount bid and then must put the rest into improvements on the land.

PRICE DIFFERENCE

The Borough assembly presently makes the decision on what to classify the land (on the 10% of land they have chosen from the State).

20 YEARS

Ose asked why the 20 year figure? Kertulla had 55 years originally then put it down to 30 because that was the extent of mortgages. He had trouble in the Senate with such a high figure and 20 was a good compromise. Ose wants to change the figure to 50. After 20 years the owner may do what he wants.

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TAPE #12
side 1
0-333

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KEVIN WARING

Kevin Waring objects to the dead hand on use of land for such a long time. He gave the example of Anchorage and Fairbanks 25 years ago. Is it wise to limit for so long. It also might cause the borough assembly to be reluctant to classify the land. Probably some good reason to abrogate will arise before the time is up in some cases

MR. HONSINGER

He mentioned an article in Time magazine he suggested the Committee read (April 21. He said the bill only address a small portion of land in Alaska- 50 million acres. Good agricultural land needs to be protected from development. He is on the Agriculture revolving loan fund and would like to see a 30 year figure used because this is the extent for long term agriculture loans.

AMENDMENT

There being no objection to Ose's motion for 50 years it was adopted. There was a motion to make a committee substitute and pass out.

REPORT OUT

So moved.

ADJOURN

Meeting was adjourned at 10:00/

4/29

SB 227 am

Notified Present Testified

Sen. Kertulla

X

Dept. of Natural Resources (Kathy ²⁴¹⁹ Jacobson)

X

→ Hansinger (ask Kathy)

X

C & RA, (Kevin & Jack)

X

Municipal League

X

division of agric

DuZier

X