

H B

148

# Alaska State Legislature

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Randy Phillips  
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Don Clocksin  
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Mike Szymanski



Room 104  
State Capitol  
Juneau, Alaska 99811  
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Juneau, Alaska 99811

## House of Representatives Committee on Community & Regional Affairs

APR 26 '84

### MEMORANDUM

TO: Representative Al Adams  
House Finance Committee Chairperson

FROM: Representative Barbara Lacher  
House Community and Regional Affairs Committee Chairperson

DATE: May 29, 1983

RE: CS HB 148, "An Act relating to the preservation of agricultural land."

The intent of this legislation is to provide a mechanism to preserve and protect existing, productive agricultural lands in Alaska. Several other states in the Union have enacted legislation similar to this with effective and economically beneficial results. This particular legislation is patterned from one of the most successful: King County, Washington State.

It has been the policy of the Legislature and the Administration to encourage the development of agriculture in Alaska, but little attention has been given to the protection of existing agricultural lands from the pressures of subdivision and development. Our existing farm land is a nonrenewable resource; once the land is converted to subdivisions, this important resource is lost permanently to the people of Alaska.

In the Matanuska-Susitna Valley, for example, glacial geologic history has resulted in two main types of lands that run parallel to each other the entire length of the valley. Extremely rich agricultural soils, over a foot thick, lie next to glacial gravels. Existing agricultural lands on this rich soil can not be developed on glacial gravels. Subdivisions and industrial development, on the other hand, can be built on either sedimentological deposit. Furthermore, development on a gravel deposit is, in the long run, more economically prudent due to the drainage that is more effective for sewage in a predominantly gravel deposit. The long range merits of this legislation outweigh the short term profits of development on lands with existing access roads and utilities. Sufficient lands are available in the Matanuska-Susitna Valley and in other regions of the state to permit subdivision and development along with agricultural land preservation.

The fact that the state is investing millions of dollars every year for the development of new agricultural lands, makes it difficult for some legislators and administrators to imagine the need for protection of existing agricultural lands. The land use patterns in this state, unfortunately, have resulted in urban settlement on some of the best agricultural lands in the state. Once shopping malls and subdivisions are in place, these rich agricultural lands will never be recovered. It is only through intelligent planning now that we can invest in the future economic stability of this vital industry.

The intent of CS HB 148 is to permit the Director of the Department of Natural Resources to very selectively purchase the agricultural rights of only those lands which are of high quality farm value and are being threatened by urban sprawl such as we are presently experiencing in some parts of the state. The protection of these productive farm lands will result in developing the necessary security to encourage the growth of a healthy private sector infrastructure for the agricultural industry.

I urge your support of this important legislation.



## Will Alaskan Farmers Sell the Development Rights to their Land?

by William G. Workman\*, Edward L. Arobio\*\*,  
and Anthony F. Gasbarro\*\*\*

### INTRODUCTION

In Alaska, as in many other parts of the country, market forces are producing a change in land-use patterns that is resulting in the conversion of highly productive agricultural lands to nonagricultural uses. Property on the urban fringes of Anchorage and Fairbanks that once produced vegetables and grains or supported dairy farms appears most vulnerable to this conversion to residential or industrial sites. Within the last three years

alone, for example, 27 farms have been subdivided in the Palmer-Butte area of the Matanuska Valley. Many of the subdivisions along the Parks Highway between Willow and Talkeetna are located on lands with high agricultural potential.

This displacement of farms by subdivisions, roads, shopping centers, and other nonagricultural enterprises is viewed by some Alaskans as not being in the state's best interest. Those concerned about the loss of agricultural lands argue that the areas most likely to be converted represent some of the best agricultural lands in the state and are vital to the maintenance and further development of an agricultural economy in Alaska. In addition, it is suggested that the preservation of these areas will help to maintain a much-desired way of life and to provide needed open space and other environmental amenities at the urban fringe. These concerns have resulted in actions by the

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UNIVERSITY OF ALASKA, FAIRBANKS  
Fairbanks, Alaska 99701  
School of Agriculture and Land Resources Management  
Agricultural Experiment Station

August 14, 1978

Dear

The Agricultural Experiment Station at the University of Alaska is conducting a survey of Alaskan farmers. This survey is part of a study concerning the future use of agricultural lands near population centers of Alaska. We need your assistance to make this study a success.

Agricultural lands are rapidly being converted to other uses such as residential lots, airports, and shopping centers. Land is becoming more expensive and some farmland owners are convinced that it makes more sense to develop agricultural land than to farm it. Other people are concerned that we are converting too much of the farmland near cities to nonagricultural uses and that it would be wise to preserve these lands so that food can be grown close to large population centers and so that there will continue to be open space near urban areas.

Many ways are being tried to preserve agricultural lands in other areas of the United States. Some of these include tax incentives, zoning and the trading of land. Another way is for a state or municipality to purchase from the farmland owner his right to develop his land for anything but farming. For a price, the farmer would give up his option to use his land for nonagricultural purposes; the land would still be his, but he could do nothing that would impair its agricultural potential.

The principal objective of our study is to determine (1) farmers' interest in selling development rights and (2) what it might cost the State of Alaska to purchase these rights. A short questionnaire is enclosed and we would be grateful if you will fill it out and return it to us in the enclosed postage paid envelope before September 1, 1978. All information will be kept confidential. If you desire we will be happy to send you a final report at the completion of the study.

Thank you for your cooperation,

*William G. Workman*

Dr. William G. Workman  
Resource Economist

WGW :s  
Enclosures

A division of the University of Alaska statewide system of higher education

Figure 1

state and municipal governments in Alaska to intervene in the land market to slow down or stop the loss of agricultural land. Methods employed include tax incentives (use-value assessment of farmland) and the sale of only the agricultural rights on state and municipal lands.

Recently, some state government officials have developed an interest in a new method of agricultural land preservation that is being adopted in some of the eastern states. This method involves the public purchase of nonagricultural development rights on agriculture lands currently held in the private sector. Usual development rights associated with a parcel of real property permit the landowner to develop his land beyond its current agricultural use, and because these rights can be separated from the total bundle of rights, they can be sold, thus transferring from the landowner the right to develop his land. This, then, is the concept behind the purchase of development rights as an agricultural land control device. In order that land remain in agriculture use in areas being converted to other uses, govern-

ALASKA AGRICULTURAL LANDS SURVEY

1. How many acres do you currently farm or ranch?

Your own land \_\_\_\_\_  
Land rented or leased \_\_\_\_\_  
From other landowners \_\_\_\_\_  
From the government \_\_\_\_\_  
Total acres \_\_\_\_\_

2. What crops or livestock do you produce?

Crops	Acres		
	Your own	Rented from others	Leased from government
Vegetables or potatoes	_____	_____	_____
Small grains	_____	_____	_____
Hay or silage	_____	_____	_____
Planted Pasture	_____	_____	_____
Native Pasture	_____	_____	_____
Livestock	Number of Head	Livestock	Number of Head
Dairy cattle	_____	Swine	_____
Beef cattle	_____	Poultry	_____
Sheep	_____	Other (specify)	_____

3. What do you estimate is the per acre market value of agricultural land:

Your own land: Cleared \_\_\_\_\_\$/acre Uncleared \_\_\_\_\_\$/acre.  
That you rent (exclude government leases): Cleared \_\_\_\_\_\$/acre.

4. Would you be interested in selling development rights to your agricultural land?

Selling such rights would mean that your land could be used for agricultural or forestry purposes only.

Degree of interest	Cleared	Uncleared
Not interested	_____	_____
Slightly interested	_____	_____
Moderately interested	_____	_____
Highly interested	_____	_____

5. At what price would you sell the development rights to your agricultural land:

\_\_\_\_\_\$/acre.

6. Please describe the location of your farm or ranch.

Nearest town \_\_\_\_\_ Distance from town \_\_\_\_\_

Direction from town \_\_\_\_\_  
Thank you for your cooperation. A summary of the results of this survey will be available to you on request.

Figure 2

ments might purchase the development rights from agricultural lands. These lands could then be used only for agricultural purposes.

In June of 1978, the Agricultural Experiment Station at Fairbanks was asked by the Alaska Department of Natural Resources to evaluate such a program for Alaska. As a part of this assessment, a survey of Alaska farmers and ranchers was conducted primarily to determine their interest in such a program and to obtain estimates of the costs of purchasing these development rights. The results of this survey are reported here.

SURVEY RESULTS

During August of 1978, a questionnaire, with a brief explanation of the development rights concept in the cover letter (Figure 1 and 2), was mailed to 263 agricultural landowners in the most important farming or livestock areas of the state. Since there is no statewide, farmers' organization in Alaska, the names of landowners were obtained from the mailing lists of state and federal agencies that distribute agricultural information. Undoubtedly these lists did not include all of the people who consider themselves farmers. Of the questionnaires mailed, 18 were returned as undeliverable, leaving 245 that actually reached their destination, of which 112 (46%) were returned completed (Table 1).

Questionnaire recipients were asked to indicate their degree of interest in selling the development rights to their cleared and uncleared agricultural lands. Specifically they were asked to indicate whether they were highly, moderately, slightly, or not interested in selling these rights. Approximately 94%, 106 of 112 respondents, answered this question. The distribution of these expressions of interest can be seen in Table 2.

Most of the respondents in all regions except the Matanuska-Susitna area expressed little or no interest in selling develop-

Table 1: Questionnaire Response by Region

Region	No. Questionnaires Delivered	No. Questionnaires Returned (%)
Fairbanks	52	24 (46)
Delta	34	10 (29)
Copper River Basin	15	10 (67)
Matanuska-Susitna	106	41 (39)
Kenai-Kodiak	38	27 (71)
TOTAL	245	112 (46)

Table 2: Degree of Interest in Selling Development Rights to Agricultural Land

	Number of Respondents (%)			
	No Interest	Slight Interest	Moderate Interest	High Interest
Fairbanks	14	2	4	4
Delta	7	2	0	0
Copper River Basin	6	1	2	1
Matanuska-Susitna	13	6	7	12
Kenai-Kodiak	13	4	3	4
Statewide	54 (51%)	15 (14%)	16 (15%)	21 (20%)

Table 3: Perceived Market Value of Cleared and Uncleared Land by Number and Percentage of Respondents in Dollars per Acre

Per Acre Value	Number of Respondents (%)	
	Cleared Land	Uncleared Land
0-999	18 (26)	24 (39)
1,000-1,999	11 (16)	5 (8)
2,000-2,999	10 (14)	11 (18)
3,000-3,999	8 (12)	4 (6)
4,000-4,999	6 (9)	4 (6)
5,000-5,999	4 (6)	4 (6)
6,000-6,999	3 (4)	3 (3)
7,000-7,999	3 (4)	3 (5)
8,000-8,999	1 (1)	0
9,000-9,999	0	0
10,000	5 (5)	4 (6)
TOTAL	69	62

ment rights. Those respondents living in the Matanuska-Susitna region were evenly divided on the question: half indicated little or no interest and half expressed moderate to high interest. On a statewide basis, 65% expressed little or no interest and 35% indicated moderate to high interest. Over half of all those moderately or highly interested in selling development rights were from the Matanuska-Susitna region.

Questionnaire respondents were also asked to estimate the value of their farmland. Sixty-nine of the 112 respondents indicated what they perceived as the market value of their cleared land and 62 answered the same question about uncleared land. The distributions of these values are shown in Table 3. On a statewide basis, most of the respondents perceived the market values of both uncleared and cleared land to be less than \$5,000 per acre. Uncleared land was valued at less than \$5,000 per acre by 77% of the respondents and at less than \$3,000 per acre by 65% of the respondents. Correspondingly, for cleared land 77% of the respondents valued their land at less than \$5,000 per acre while 56% indicated a value of less than \$3,000 per acre.

Average market values for cleared and uncleared land as perceived by the respondents were calculated for each region. These data are summarized in Table 4. Average values for cleared land ranged from \$1,500 per acre in Delta to \$3,900 per

Table 4: Average Perceived Market Values of Land by Region (Dollars per Acre)

Region	Cleared Value	Number Respond.	Uncleared Value	Number Respond.
Fairbanks	\$3,900	13	\$2,900	11
Delta	1,500	9	1,300	8
Copper River Basin	1,900	6	900	6
Matanuska-Susitna	3,800	28	3,600	24
Kenai-Kodiak	3,700	13	3,100	13
TOTALS		69		62
WEIGHTED AVE.	\$3,300		\$2,800	

Table 5: Value of Development Rights (Dollars per Acre)

Value	Number of Respondents (%)	Value	Number of Respondents (%)
0-999	6 (15)	5,000-5,999	3 (8)
1,000-1,999	8 (21)	6,000-6,999	2 (5)
2,000-2,999	7 (18)	7,000-8,999	0
3,000-3,999	6 (15)	9,000-9,999	1 (3)
4,000-4,999	2 (5)	10,000	4 (10)

Table 6: Average Development Rights Values (Dollars per Acre)

Region	Value	No. of Respondents
Fairbanks	\$3,200	5
Matanuska-Susitna	3,600	21
Kenai-Kodiak	3,100	8
TOTAL		34
WEIGHTED AVERAGE	\$3,400	

acre in the Fairbanks region. Three of the regions (Fairbanks, Matanuska-Susitna, Kenai-Kodiak), accounting for nearly 80% of the respondents, differed by only \$200 per acre in the perceived average value of cleared land with values ranging between \$3,700 and \$3,900 per acre. The weighted-average, cleared-land value for the five regions was \$3,300 per acre.

Uncleared land values averaged slightly lower than cleared land values and ranged from \$900 per acre in the Copper River region to \$3,600 per acre in the Matanuska-Susitna region. As with cleared land, the Fairbanks, Matanuska-Susitna, and Kenai-Kodiak regions accounted for nearly 80% of the survey respondents and showed a relatively narrow range of perceived land values. Average land values for uncleared land in these regions were between \$2,900 and \$3,600 per acre. The weighted average for all five regions was \$2,800 per acre.

Questionnaire recipients were asked to assess the value of the development rights associated with their farmland. A value of development rights was reported by 39 of the 112 respondents (35%). Thirty-four of these responses were from the Fairbanks, Matanuska-Susitna, and Kenai-Kodiak areas. Nearly 70% of the respondents valued their development rights at less than \$4,000 per acre. The distribution of development rights values can be seen in Table 5.

Average development rights values as perceived by the respondents were calculated for the Fairbanks, Matanuska-Susitna, and Kenai-Kodiak regions. These values are shown in Table 6. Average values were not calculated for the Copper River and the Delta regions because so few of these contacted in these areas responded to this part of the questionnaire. Average development rights values in the three areas mentioned ranged between \$3,100 per acre and \$3,600 per acre. Values were highest in the Matanuska-Susitna region.

Table 7: Farm Distance from Nearest Community Related to Degree of Interest

Distance Category	Percentage of Respondents		
	Reporting	Moderate to High Interest	Little or No Interest
0-5	41	39	43
6-10	24	29	21
11-15	16	12	19
16-20	7	5	9
21+	12	15	9

<sup>a</sup>Based on 111 farmers reporting.

Average development rights values were also calculated by degree of interest, again using data from the Fairbanks, Matanuska-Susitna, and Kenai-Kodiak regions. Calculations showed that those with a moderate or high interest in a development rights program on the average valued these rights at \$2,145 per acre. Those not interested in the program put a much higher value on these rights, \$4,662 per acre. Respondents in the moderate-to-high interest categories accounted for 63% of the total acreage represented in the survey responses.

Additional analysis of the survey data was undertaken to determine whether or not a landowner's interest in a development rights purchase program and/or his perceived value of these rights were related to the distance between his farm and the nearest population center. Table 7 presents a summary of the data relating to the interest/distance question. One can observe that the distributions of responses are similar between the moderate-or-high and low-or-no interest categories and are, therefore, similar to the pattern shown for all responses.<sup>1</sup> This close relationship suggests that farmers' interest in selling development rights is not significantly influenced by the location of his farm relative to a population center. When data for just those farm owners living near Palmer and Wasilla were broken out and analyzed in the same way, the identical conclusion was drawn.

We also addressed the issue of whether a landowner's perception of the value of the development rights to his property was influenced by the location of the farm relative to a population center. The expectation was that the closer the farm was to a town or city, the more attractive would be that land for development purposes and that this relative attractiveness would be reflected in the perceived value of the development rights. Unfortunately the quality of the data obtained through the survey did not allow a rigorous test of this proposition on either a local or statewide basis.

The data in Table 8 are presented to show the nature of the relationship or lack thereof between distance and development rights value as perceived by farmers near Palmer. No clear pattern emerges but, again, this conclusion must be qualified by recognizing that the data are not taken from a random sample. The fact that the expected relationship did not occur may perhaps also be explained by the existence of unrealistic expectations on the part of some landowners regarding the development value of their property. Consequently, these perceived values may not represent the minimum payments that these landowners might be willing to accept to forego their development options.

<sup>1</sup>Using the chi square test for independence with the data on which Table 7 is based, we were not able to reject the hypothesis of independence of interest and distance at any reasonable level of significance. One must recognize, however, that these data were not obtained through random sampling. Thus, any inferences about the views of farmers in Alaska must be regarded with caution.

Table 8: Relationship Between Development Rights Value and Distance from Palmer

Distance (Miles)	Stated Values
0-1	\$10,000
	7,700
1	3,000
2	10,000
	3,500
	1,500
3	3,500
	1,000
	5,500
4	2,000
5	600
6	—
7	3,000
8	500
9	—
10	850
11	1,000

### CONCLUDING REMARKS

The survey described here was designed to assess Alaska farmers' interests in participating in a development rights acquisition program for preserving agricultural lands and to provide an estimate of the cost to the state of purchasing these rights. While agricultural landowners in the Matanuska-Susitna Valley areas appeared the most receptive to this land use control concept, farmers surveyed statewide were generally not interested in selling the development rights to their farmland. When faced with the hypothetical proposition of selling these rights, nonetheless, farmers on the average valued the development options at \$3,400 per acre.

While it would be difficult to state confidently why farmers lack enthusiasm for the development rights purchase concept, several explanations appear plausible. First, as reflected in written comments on the returned questionnaires, some landowners may feel this approach to be just another invasion in their lives by "big government." Also, questionnaire respondents may have felt it to be a wise strategy, considering possible future price negotiations, to appear initially uninterested in disposing of their development rights.

Another possible explanation is that agricultural landowners might not be interested in selling development rights now since they anticipate that these rights will be worth more at some later date. This explanation, however, is not entirely satisfactory, since land prices and, therefore, development rights values presumably reflect the discounted value of future development benefits. Thus, in order for this reasoning to offer any promise, one must also argue that these farmers view the market as presently failing to accurately anticipate future development patterns.

The results obtained in this survey should be viewed with caution. Although a high percentage (46%) of delivered questionnaires was completed and returned, the sampling technique and the fact that some respondents did not answer all questions may have biased the results. Also, the concept of purchase of development rights was new to many farmers and this lack of familiarity may account for some of the negative interest shown by farmers. Still, the conclusion that must be drawn from this survey, keeping in mind the preceding caveats, is that Alaskan farmers at this time show little enthusiasm for the idea of selling their farmland development rights and place a significant value on these rights *vis-a-vis* the total market value of their agricultural land. □

STATE OF ALASKA  
THE LEGISLATURE  
LEGISLATIVE AFFAIRS AGENCY

*filed  
W/B*

POUCH Y - STATE CAPITOL  
JUNEAU, ALASKA 99811  
907-465-3800

MEMORANDUM

April 12, 1983

SUBJECT: Preservation of agricultural land  
(CSHB 148 (C&RA))

TO: Representative Barbara Lacher

FROM: Richard A. Bradley *B*  
Legislative Counsel

You have requested a sectional analysis of the above described bill. You have also asked that I comment on a particular set of circumstances.

As a preliminary matter, I must advise you that a sectional analysis or summary of a bill should not be considered an authoritative interpretation of the bill; the bill itself is the best statement of its contents. For a full explanation of any point, please consult the bill itself.

I. Sectional Analysis.

Sec. 1 of the bill establishes a new chapter at AS 03.07 relating to "preservation of agricultural land.

Sec. 10(a) provides that the director [of agriculture] may acquire an "agricultural preservation easement" in certain privately owned agricultural land.

Sec. 10(b) requires the privately owned agricultural land to meet the requirements of AS 03.07.020. It also requires the state land to be exchanged to be classified for a purpose consistent with the exchange.

Sec. 10(c) requires the land offered to have the same monetary value as the land to be exchanged; an exchange with the transfer of money to equal the difference in value is permitted.

Sec. 10(d) provides that the director may not acquire an easement or exchange state land "except to preserve the agricultural use of the land."

Sec. 10(e) establishes public notice requirements for the acquisition of an easement or exchange. It also provides that the basic documents involved in the acquisition of the easement or the exchange remain public documents.

Sec. 10(f) provides that the operation of the chapter is "voluntary." A parcel may be considered for exchange only on the application of the owner of the land. And after the exchange or acquisition, the owner may not be required to carry out affirmative "agricultural activities" so long as the land is not subdivided or used for "residential, commercial, or industrial purposes or activities which are not related to agricultural uses."

Sec. 10(g) provides that the director may not use funds appropriated from the general fund of the state for the purpose of implementing AS 03.07 unless the appropriation is "specifically stated to be for that purpose." Funds from other sources may be used.

Sec. 20 describes the land eligible for agricultural preservation. It must be privately owned. The soil under no less than 40 percent of the surface of the parcel must meet stated standards established by the U. S. Soil Conservation Service. It is also required to be either (1) a parcel not less than 40 acres in cultivation or farm use; or (2) a parcel not less than 20 acres in cultivation or farm use which is adjacent to an established farm or farms totalling no less than 40 acres that has been in operation as a farm for no less than 10 years.

Sec. 30 establishes priority districts for the situation where the director does not have adequate funds to purchase easements in all offered land. Five levels of priority are established.

Sec. 40 establishes criteria for the selection of land within a single priority district. Five levels of criteria are offered.

Sec. 50 relates to agricultural land within a municipality. It requires the director to consider "any comprehensive plan or ordinances of the municipality on municipal farmland

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preservation priorities adopted by the municipality" before making an allocation of "easement money" to a farmland preservation priority district within the municipality. Before making the allocation, the director shall also consider recommendations from the municipality regarding priorities.

Sec. 60 relates to the acquisition of the easement or the exchange. Sec. 60(a) requires that an offer from a private land owner for participation under this chapter be in writing.

Sec. 60(b) requires the owner to specify the price at which the owner will agree to the sale. Also required is a complete description of land and an appraisal in support of the price.

Sec. 60(c) requires the director to respond within 30 days on the "sufficiency of the offer." This apparently relates to the extent to which an offerer has fully complied with the specific requirements of sec. 60(b). If insufficient, the director must specify the area of the insufficiency and give 30 days for compliance. If the compliance is made within the 30 days after notification by the director, the land is determined to qualify as land that meets the requirements of AS 03.07.020." Note an unstated requirement: that the land also meets acreage requirements.

Sec. 60(d) requires notification to a municipality of the determination made under (c). The municipality may request reconsideration. If reconsideration is requested, the director shall hold a public hearing in the municipality before an offer to sell or exchange is given to the owner. The municipality may appeal an adverse decision to the commissioner.

Sec. 70 provides that the director may accept the offer to buy or exchange land or make a counter-offer. The section appears to contain some awkward language; it provides that "The director may accept the offer . . . or may make a counter offer . . . within 90 days after approval of the landowner's offer to sell or exchange an agricultural preservation easement." I suspect that the emphasized phrase should rather read: "a determination of eligibility for exchange or sale of an easement under AS 03.07.060." Another unstated requirement is likely to be that the priority districts have been established; an eager owner may

move too fast for the time threshold established in the bill.

The section gives an owner of land 30 days for a response to the offer or counter offer of the director.

Sec. 80(a) provides that the maximum valuation of an easement acquired under this chapter is either (1) the asking price or (2) the difference between the fair market value of the land and the agricultural value of the land, -- whichever is less.

Sec. 80(b) requires the director to use appraisals by qualified appraisers, a defined term.

Sec. 90(a) outlines uses of the land under an agricultural preservation easement. Five broad uses are permitted.

Sec. 90(b) provides that the establishment of an agricultural preservation easement does not grant a member of the public access to the property or affect existing easements, rights-of-way, or rights of access that did not exist before. And "residential subdivision and the removal from the land of minerals or materials [which usually means gravel] for commercial purposes are not permitted."

Sec. 100 establishes definitions. While they are somewhat technical, they do not require review in this analysis. Among the terms defined are "agricultural operations", "agricultural preservation easement", "agricultural use", "agricultural value", "development rights", "fair market value", "qualified appraiser", and "residential subdivision". As suggested at the beginning of this memorandum, "director" means the director of agriculture in the Department of Natural Resources.

Sec. 2 amends AS 29.53.035(a); the amendment specifically provides that

The owner of farm land subject to this subsection who grants an agricultural preservation easement under AS 03.07 may not be required to reimburse the state under this subsection for revenue losses.

The section amended generally permits land not subject to an agricultural preservation easement to receive tax protection so long as it is used for farm purposes. The section

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requires a certain reimbursement to the state for its payments of municipal taxes if it is subdivided.

Sec. 3 amends AS 29.53 to provide that land receiving protection under AS 03.07 shall be assessed on the basis of value as farm land.

Sec. 4 conforms AS 38.05.345 to the amendments to the amendments made in this section; sec. 345 relates to notice to the public on the disposition of state land.

Sec. 5 requires a report by the commissioner of natural resources on six aspects of the implementation of AS 03.07.

STATE OF ALASKA 1984 LEGISLATIVE SESSION  
FISCAL NOTE

Revision Date: \_\_\_\_\_

REQUEST

FISCAL DETAIL

Bill/Resolution No.: CSHB 148 (Fiscal Year) 1984  
 Title: Preservation of agricultural lands  
 Sponsor: Lacher, Larson, Zharoff  
 Requestor: \_\_\_\_\_  
 Date of Request: 2-22-84

Agency Affected: Natural Resources  
 Program Category Affected: \_\_\_\_\_  
 BRU, Program or Subprogram(s) Affected: \_\_\_\_\_

EXPENDITURES/REVENUES: (Thousands of Dollars)

	FY 84	FY 85	FY 86	FY 87	FY 88	FY 89
OPERATING						
100 PERSONAL SERVICES						
200 TRAVEL						
300 CONTRACTUAL						
400 SUPPLIES						
500 EQUIPMENT						
600 LAND & STRUCTURES						
700 GRANTS, CLAIMS						
800 MISCELLANEOUS						
TOTAL OPERATING		-0-	-0-	-0-	-0-	-0-
CAPITAL		-0-	-0-	-0-	-0-	-0-
REVENUE		-0-	-0-	-0-	-0-	-0-

FUNDING: (Thousands of Dollars)

GENERAL FUND						
FEDERAL FUNDS						
OTHER						
TOTAL						

POSITIONS:

FULL-TIME		-0-	-0-	-0-	-0-	-0-
PART-TIME						
TEMPORARY						

SOURCE OF FUNDS TO OFFSET FISCAL IMPACT OF BILL:

The zero fiscal note assumes that an appropriation would be made to cover both administrative and easement purchase costs specific to any implementation of the program.

ANALYSIS: Attach a separate page for analysis

Prepared By: Sharon Barton Phone: 465-2400  
 Division: Commissioner's Office Date: 2-22-84

*MH* Approved by Commissioner: Wm D Arnold, Deputy Date: 2-22-84  
 Agency: Department of Natural Resources

Distribution (by Agency preparing fiscal note):

Legislative Finance  
 Legislative Sponsor  
 Requestor  
 Office of Management and Budget  
 Impacted Agency(ies)

12/1/83

# Alaska State Legislature

REPRESENTATIVE  
BARBARA LACHER  
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WHILE IN JUNEAU  
POUCH V  
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## House of Representatives

### M E M O R A N D U M

TO: HOUSE RESOURCES COMMITTEE

FROM: REPRESENTATIVE LACHER

SUBJECT: HB 148

DATE: April 9, 1983

Several questions were raised in regard to the intent of HB 148 in its first hearing in the House Resources Committee on March 30, 1983. I would like to take this time to address these issues in turn.

Concern was expressed as to the extent to which this bill effects areas of the state other than the Mat-Su valley. In other words, is this a Mat-Su bill? Agricultural lands are endangered throughout the state. Farmer's Loop Road in Fairbanks was mostly farms, and is now predominantly subdivided. A 160 acre dairy farm, also in Fairbanks, is subdivided and partially developed. The Bench area in Homer was originally all farmland, while today there are but a few small farm acres left due to subdivisions. Several farmers from the Bench area testified in the teleconference held on this bill in the C&RA Committee, earlier this session. The rate of subdivision is best documented for the Mat-Su area, where about 1,000 acres per year are being subdivided. The Department of Agriculture has not been keeping records for other regions of the state, but the absence of these records should not be interpreted as an indication that this is only a Mat-Su phenomena.

The \$77,000.00 fiscal note attached to this bill has been questioned for its reasonableness. On this note, Sharon Barton of the DNR testified, in the 3/30/83 hearing, that "...were HB 148 to pass it would not be a Department priority and that the funds provided in the bill would be spent for staff work on other priority projects." It should be pointed out that the legislative intent and direction of this bill is quite clear. The DNR should be reminded of the consequences of intentional failure to comply with legislative direction. The \$77,000 fiscal note, provided by the DNR, is quite reasonable. It is intended to cover the costs of administering the enabling legislation of HB 148. The administration of HB 148 will not require two full time staff positions. Most assessment valuations conducted under this program would be contracted to private assessors or use present state employee assessors.

These expenses would probably not total the \$77,000 provided in the fiscal note. HB 148 is enabling legislation and therefore the fiscal note does not provide funds for the acquisition of any agricultural preservation easements. These funds must be specifically designated and appropriated by the legislature.

HB 148 does not mandate that the DNR, Division of Agriculture purchase all property submitted for purchase by the program; nor does this legislation mandate that the Director or Commissioner purchase at any price. The State's liability in regard to questionable land valuations is guarded on two counts. First, the bill requires the use of an assessor ( member of the organizations or a state employed assessor). Secondly there is no obligation stipulated in the bill that the Department purchase all submitted purchase applications.

Some members of this legislative body have raised questions as to the status of agriculture in Alaska and its overall value to the state as a whole. One could equally ask if Alaska is a forestry state, a fishing state, a trapping state, a mining state, a tourism state, and so on. The answer to all of these questions is an obvious yes. Alaska is a diverse state with multiuse lands and many growing and developing industries. The relevant question here is what does and will Alaskan agriculture do for Alaskans. Quite simply, farmland in Homer, Delta, Fairbanks, and Mat-Su is capable of providing employment and food for many thousands of Alaskans at a lower price than the same commodity shipped up from the lower 48.

The Workman, Arobio and Gasbarro report [An Examination of A Development Rights Purchase Program For Alaskan Agricultural Lands; January, 1979, DNR] noted that some small Alaskan farms are currently underproductive due to the impending threat of development. The report argued that these farmers were holding off from necessary investments into more productive equipment, etc., in the anticipation that they will be driven out of business and are therefore keeping their losses at a minimum. The effects of passage of HB 148 on this trend would be an obvious reversal. A second factor which has been a drawback for smaller Alaskan farms has been the absence of a well-developed transportation and marketing infrastructure. As the Workman, Arobio and Gasbarro report indicates, were state support of this industry given to the smaller produce, dairy and potatoe farmers then the inducement to develop this industry and the necessary infrastructure would follow within the private sector.

It is ironic that the state is currently spending millions of dollars to develop new agricultural lands while we're building subdivisions on existing farmlands that happen to be the best in the state. Most of these farms have been productive for years (see attached statistics); but the pressure of high prices offered by developers is causing a loss of these lands at the same historical moment that the state is investing in the clearing and development of new agricultural lands and grain terminals for the storage and export of the anticipated production.

An identical bill has been sponsored on the Senate side by Representative Moss; this is SB 237.

TABLE 1

TOTAL VALUE OF AGRICULTURAL PRODUCTION AND SALES  
(In Thousands of Dollars)  
1959-1977

Year	Value of Production	Sales	Used on Farm	Percent of Production Sold
1959	\$4,978	\$3,443	\$1,535	69
1960	5,517	4,004	1,513	73
1961	5,651	4,426	1,225	78
1962	5,781	4,394	1,387	76
1963	5,451	4,056	1,395	74
1964	5,860	4,453	1,407	76
1965	5,518	4,283	1,235	78
1966	5,560	4,315	1,245	78
1967	5,524	4,023	1,501	73
1968	5,353	4,070	1,283	76
1969	4,574	3,505	1,069	77
1970	5,476	3,975	1,501	73
1971	5,474	3,927	1,547	72
1972	5,997	4,257	1,700	72
1973	6,987	5,142	1,845	74
1974	8,080	5,588	2,492	69
1975	9,226	6,937	2,289	75
1976	8,802	6,882	1,920	78
1977	9,777	6,914	2,863	71

SOURCES: Alaska Crop and Livestock Reporting Service, Alaska Agricultural Statistics, (Palmer: Alaska Crop and Livestock Reporting Service, 1978); Alaska Department of Economic Development, Alaska Statistical Review, (Juneau: Alaska Department of Economic Development, 1972), pp. 181-190.

TABLE 2

ESTIMATED VALUE OF PRODUCT BY AREA  
(In Thousands of Dollars)  
1960-1977

Year	Matanuska Valley		Tanana Valley		Kenai Peninsula		Southeast		Southwest	
	Value	%	Value	%	Value	%	Value	%	Value	%
1960	\$3,663	67	\$ 907	16	\$ 278	5	\$ 264	4	\$ 272	5
1961	3,945	69	842	14	326	5	219	3	319	5
1962	3,939	68	938	16	334	5	217	3	348	6
1963	3,721	68	781	14	383	7	174	3	357	6
1964	4,017	68	872	14	333	5	156	2	458	7
1965	3,406	63	950	17	481	8	134	2	414	7
1966	3,793	69	847	12	453	8	33	1	559	10
1967	3,876	70	673	12	397	7	30	1	548	10
1968	3,021	74	399	10	159	4	8	-	483	12
1969	3,260	71	448	10	305	7	29	1	532	12
1970	4,003	73	634	12	263	5	37	1	541	10
1971	4,102	75	676	12	206	4	22	-	467	9
1972	4,615	77	917	15	219	4	14	-	231	4
1973	5,116	73	1,246	18	274	4	1	-	345	5
1974	6,181	76	1,060	13	405	5	17	-	416	5
1975	6,602	72	1,791	19	506	5	10	-	317	3
1976	6,488	74	1,532	17	407	5	9	-	365	4
1977	7,282	74	1,601	16	597	6	12	-	284	3

SOURCE: Alaska Crop and Livestock Reporting Service, Alaska Agricultural Statistics, (Palmer: Alaska Crop and Livestock Reporting Service, 1978); Alaska Department of Economic Development, Alaska Statistical Review, (Juneau: Alaska Department of Economic Development, 1972). pp. 181-190.

TABLE 1

## AGRICULTURAL COMMODITIES PRODUCED - ALASKA (Selected Years)

Commodity		1960	1965	1970	1975	1979	1980
- - - - - thousand units - - - - -							
<u>CROP PRODUCTION</u>							
OATS							
FOR GRAIN	Bu.	79.8	42.0	22.5	16.8	15.6	26.1
BARLEY							
FOR GRAIN	Bu.	87.4	67.2	46.5	70.0	287.0	339.0
ALL SILAGE	Tons	20.2	21.7	13.6	15.2	12.4	12.4
GRAIN SILAGE	Tons	15.8	17.7	7.4	4.8	4.2	4.7
GRASS SILAGE	Tons	4.4	4.0	6.2	10.4	8.2	7.7
ALL HAY	Tons	10.5	8.8	9.4	21.4	15.8	15.0
GRAIN HAY	Tons	2.5	2.2	1.5	7.1	1.6	2.7
GRASS HAY	Tons	8.0	6.6	7.9	14.3	14.2	12.3
POTATOES	Cwt.	131.4	131.0	106.8	108.7	85.0	77.0
CABBAGE	Cwt.	3.6	3.0	3.5	3.0	4.0	4.1
LETTUCE	Cwt.	6.2	6.5	7.9	9.5	13.6	11.3
CARROTS	Cwt.	7.6	2.9	1.5	2.0	2.4	3.3
OTHER							
VEGETABLES	Cwt.	2.8	2.1	3.0	1.8	3.5	4.6
<u>LIVESTOCK AND POULTRY PRODUCTS</u>							
EGGS	Doz.	529.8	766.7	408.0	417.0	558.0	367.0
POULTRY	Lbs.	55.0	89.0	73.0	167.0	170.0	172.0
BEEF	Lbs.	357.0	824.0	963.0	664.0	748.0	767.0
PORK	Lbs.	151.0	205.0	135.0	150.0	221.0	232.0
MUTTON	Lbs.	12.0	28.0	52.0	30.0	24.0	18.0
WOOL	Lbs.	125.0	209.0	239.0	67.0	32.0	38.0
REINDEER	Lbs.	450.0	637.0	615.0	345.0	NA	NA
- - - - - million units - - - - -							
MILK	Lbs.	20.4	20.7	18.6	16.8	13.0	12.5

Source: Alaska Crop and Livestock Reporting Service 6/81.

TABLE 2

ESTIMATED VALUE OF PRODUCT BY AREA  
(In Thousands of Dollars)  
1960-1977

Year	Matanuska Valley		Tanana Valley		Kenai Peninsula		Southeast		Southwest	
	Value	%	Value	%	Value	%	Value	%	Value	%
1960	\$3,663	67	\$ 907	16	\$ 278	5	\$ 264	4	\$ 272	5
1961	3,945	69	842	14	326	5	219	3	319	5
1962	3,939	68	938	16	334	5	217	3	348	6
1963	3,721	68	781	14	383	7	174	3	357	6
1964	4,017	68	872	14	333	5	156	2	458	7
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1971	4,102	75	676	12	206	4	22	-	467	9
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1974	6,181	76	1,060	13	405	5	17	-	416	5
1975	6,602	72	1,791	19	506	5	10	-	317	3
1976	6,488	74	1,532	17	407	5	9	-	365	4
1977	7,282	74	1,601	16	597	6	12	-	284	3

SOURCE: Alaska Crop and Livestock Reporting Service, Alaska Agricultural Statistics, (Palmer: Alaska Crop and Livestock Reporting Service, 1978); Alaska Department of Economic Development, Alaska Statistical Review, (Juneau: Alaska Department of Economic Development, 1972). pp. 181-190.

AGRICULTURAL COMMODITIES PRODUCED: 1960-72

	1960	1965	1970	1972
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- - - - - thousand units - - - - -

CROPS

<u>OATS</u>					
<u>FOR GRAIN</u>	Cwt.	25.5	13.4	7.2	4.8
<u>BARLEY</u>					
<u>FOR GRAIN</u>	Cwt.	42.0	32.3	22.3	24.9
<u>GRAIN</u>					
<u>SILAGE</u>	Tons	15.8	17.7	7.4	10.7
<u>GRASS</u>					
<u>SILAGE</u>	Tons	4.4	4.0	6.2	8.6
<u>GRAIN HAY</u>	Tons	2.5	2.2	1.5	3.0
<u>GRASS HAY</u>	Tons	8.0	6.6	7.9	11.5
<u>POTATOES</u>	Cwt.	131.4	131.0	106.8	99.0
<u>CABBAGE</u>	Cwt.	3.6	3.0	3.5	3.4
<u>CARROTS</u>	Cwt.	7.6	2.9	1.5	1.8
<u>LETTUCE</u>	Cwt.	6.2	6.5	7.9	6.3
<u>OTHER</u>					
<u>VEGETABLES</u>	Cwt.	2.8	2.1	3.0	2.2

LIVESTOCK AND POULTRY PRODUCTS

<u>EGGS</u>	Doz.	529.8	766.7	417.0	583.0
<u>POULTRY</u>	Lbs.	55.0	89.0	73.0	76.0
<u>BEEF</u>	Lbs.	357.0	824.0	963.0	691.0
<u>PORK</u>	Lbs.	151.0	205.0	135.0	135.0
<u>MUTTON</u>	Lbs.	12.0	28.0	52.0	30.0
<u>WOOL</u>	Lbs.	125.0	209.0	239.0	145.0
- - - - -		million pounds	- - - - -	- - - - -	- - - - -
<u>MILK</u>	Lbs.	20.4	20.7	18.6	17.6

BARLEY - ALASKA 1975-80

District	Year	Area	Area Harvested for Grain				
		Planted Acres	Acres	Yield Bu.	Production Bu. (000)	Cwt.	Value (000)
Tanana Valley	1975	300	250	21.7	5.4	2,600	23.4
	1976	157	175	34.3	6.0	2,900	26.0
	1977	1,350	1,300	47.6	61.9	29,700	240.0
	1978	2,500	2,450	33.9	83.1	39,900	310.0
	1979	4,400	4,080	45.6	186.0	89,300	536.0
	1980	12,500	10,600	29.2	309.6	148,600	904.0
Matanuska Valley	1975	1,200	1,200	52.4	62.9	30,200	255.0
	1976	1,175	1,125	54.2	61.0	29,300	235.0
	1977	1,720	1,300	49.3	64.1	30,800	239.0
	1978	1,710	1,550	43.2	66.9	32,100	260.0
	1979	2,050	1,720	58.7	101.0	48,500	325.0
	1980	1,400	900	32.7	29.4	14,100	113.0
Kenai Peninsula	1975	100	50	33.3	1.7	800	8.6
	1976	50	-	-	-	-	-
	1977	30	-	-	-	-	-
	1978	90	-	-	-	-	-
	1979	50	-	-	-	-	-
	1980	100	-	-	-	-	-
State Total	1975	1,600	1,500	47.0	70.0	33,600	287.0
	1976	1,400	1,300	51.5	67.0	32,200	261.0
	1977	3,100	2,600	48.5	126.0	60,500	479.0
	1978	4,300	4,000	37.5	150.0	72,000	570.0
	1979	6,500	5,800	49.5	287.0	137,800	861.0
	1980	14,000	11,500	29.5	339.0	162,700	1,017.0

KING COUNTY, WASHINGTON

PROPOSITION ONE: FARM AND OPEN SPACE BONDS

Shall King County, for the purpose of acquiring and preserving voluntarily offered farm and open space lands in the county, issue its general obligation bonds in the principal amount not to exceed \$50,000,000 in one or more series over a period of up to 6 years, to mature serially commencing in from two to five years and maturing in not to exceed 30 years from date of issue of each series and to be paid by annual tax levies upon all the taxable property within King County in excess of constitutional and statutory limitations, all as more specifically provided in King County Ordinance No. \_\_\_\_\_.

BONDS, YES .....

BONDS, NO .....

SECTION 16. Severability.

Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance be declared unconstitutional or invalid for any reason, that determination shall not affect the validity of the remaining portions of this ordinance.

INTRODUCED AND READ for the first time this 29<sup>th</sup> day of May, 1979.

PASSED this 18<sup>th</sup> day of June, 1979.

KING COUNTY COUNCIL  
KING COUNTY, Washington

Ruby Chow  
Chairman

ATTEST:

Ruby H. Chow  
Deputy Clerk of the Council

APPROVED this 20<sup>th</sup> day of June, 1979.

Paul 27<sup>th</sup>  
John D. Hollman  
King County Executive

WASILLA SOIL CONSERVATION SUBDISTRICT

John Antoni	SR Box 3070	Wasilla, AK	99687
Ed Baker	PO Box 1742	Anchorage, AK	99501
Michael Barring-Gould	SR Box 3203	Wasilla, AK	99687
Greg Bell	1501 W 11th Ave, #5	Anchorage, AK	99687
Ted Berry	Box 1990	Wasilla, AK	99687
Edgar Best	SR Box 2823	Wasilla, AK	99687
David Botens	SR Box 5492	Wasilla, AK	99687
Big Lake School	Box AB	Palmer, AK	99645
Ralph Bradley	SR Box 5135	Wasilla, AK	99687
Dave Campion	2211 Muldoon Rd, #542	Anchorage, AK	99502
Robert Carlson	PO Box 1276	Palmer, AK	99645
Charles Carney	SR Box 3054	Wasilla, AK	99687
Pat Carney	PO Box 680	Wasilla, AK	99687
William Church	SR Box 2051	Wasilla, AK	99687
Joe Clapp	PO Box	Wasilla, AK	99687
Lamond Collier	PO Box 1452	Wasilla, AK	99687
Benny Cottle	PO Box 67	Wasilla, AK	99687
Mahala Dickerson	Box 617	Wasilla, AK	99687
Max Elliott	PO Box 201	Wasilla, AK	99687
Betty L Farris	SR Box 2050	Wasilla, AK	99687
John Faeo	7225 E 17th Ave	Anchorage, AK	99504
Thomas Furbush	PO Box 313	Anchorage, AK	99510
John Gannon	SR Box 2931	Wasilla, AK	99687
Carl Gonder	SR Box 2524	Wasilla, AK	99687
Richard Gregg	SR Box 2998	Wasilla, AK	99687
Gryte Haaken	1511 L Street	Anchorage, AK	99501
Ralph Hanson	Box 4-1516	Anchorage, AK	99509
LeRoi Heaven	SR Box 5113	Wasilla, AK	99687
Ed Hess	SR Box 2928	Wasilla, AK	99687
D. J. Holman	PO Box 318	Wasilla, AK	99687
Gene Holmberg	SR Box 3058	Wasilla, AK	99687
Peter Holobinko	Box 161	Wasilla, AK	99687
William Imlach	1644 11th Avenue	Anchorage, AK	99501
Leah Jenkin	PO Box 234	Wasilla, AK	99687
Douglas Jones	SR A Box 6865	Palmer, AK	99645
Kelly Lankford	SR A Box 540	Willow, AK	99688
Douglas Logan	5025 Seton Court	Anchorage, AK	99504
Norwood Long	1835 Bannister Dr	Anchorage, AK	99504
William Lorentzen	Box 57	Willow, AK	99688
George Lustig	SR Box 2970	Wasilla, AK	99687
Dick Mackey	SR Box 2905	Wasilla, AK	99687
Paul Mahoney	SR Box 2960	Wasilla, AK	99687
William Mahoney	General Delivery	Wasilla, AK	99687
Thomas Marshall	1569 Birchwood	Anchorage, AK	99504
Curtis Menard	PO Box	Wasilla, AK	99687
William Merry	SR Box 3185	Wasilla, AK	99687
A J Miller	SR Box	Wasilla, AK	99687
Jon Moss	SR Box 2953	Wasilla, AK	99687
John Murphy	PO Box 638	Wasilla, AK	99687
Harold Newcomb	Box 276	Wasilla, AK	99687
Manvil Olson	SR Box 2990	Wasilla, AK	99687
Claud Oxford	Box 85	Wasilla, AK	99687

Jack Oxford	Box 85	Wasilla, AK	99687
Tom Pickworth	2707 W 31st	Anchorage AK	99501
C W Reynolds	Box 198	Willow, AK	99688
Robert Risley	SR A Box 6820	Palmer, AK	99645
Kenneth Rivard	PO Box 1099	Wasilla, AK	99687
James Ryan	SR A Box 1731	Anchorage, AK	99507
Claude StAmand	SR A Box 6858	Palmer, AK	99645
Scott Schwald	SR Box 3033	Wasilla, AK	99687
Monroe Sitze	SR Box 2991	Wasilla, AK	99687
John Streu	SR Box 2822	Wasilla, AK	99687
Norm Sundby	SR Box 5162	Wasilla, AK	99687
Bacel Tellier	SR Box 210	Wasilla, AK	99687
Teen Challenge of Ak	SR A Box 6912	Palmer, AK	99645
Al Thomas	SR Box 2951	Wasilla, AK	99687
Opal Toomey	SR Box 2992	Wasilla, AK	99687
Larry Vandersloot	SR Box 2150	Wasilla, AK	99687
Mark Weaver	1135 G St	Anchorage, AK	99501
Dewey Welch	SR Box 3193	Wasilla, AK	99687
Wilderness Farms	SR D Box 9300	Palmer, AK	99645
Robert A Williams	SR B Box 7298	Palmer, AK	99645
Tom Williams	SR Bo Box 7440	Palmer, AK	99645
Sande Wright	6930 Old Seward Hwy	Anchorage, AK	99502
Wm Yaskolski	PO Box 322	Wasilla, AK	99687
U of A Exper. Farm	Box AE	Palmer, AK	99645
Karen O Lee	PO Box 168	Palmer, AK	99645
Royce Johnson	821 N Street, Suite 206	Anchorage, AK	99501
Eileen M. Haines	PO Box 3252	Palmer, AK	99645
Charles L. Pubanz	3977 Eastwood Loop	Anchorage, AK	99504
Merlene M. Baskin	630 Lori Drive	Anchorage, AK	99504
Elvin E. Johnson	PO Box 41	Anchor Point, AK	99556
Abby G. Baskin	630 Lori Drive	Anchorage, AK	99504
G. A. Bruce	106 E. Fireweed Lane	Anchorage, AK	99503
Melody D. Wassink	1340 W. 23rd Avenue	Anchorage, AK	99504
Joe P. Wilson	328 Boniface, #2024	Anchorage, AK	99504
Traci Wright	PO Box 1145	Eagle River, AK	99577
Laura Kelley	821 N Street, Suite 206	Anchorage, AK	99501
William C. Weimar	2205 Eureka, #148	Anchorage, AK	99503
Ken R. Hickey	905 Muldoon Road, A-35	Anchorage, AK	99504
Robert L. Thom	SR A Box 6007	Palmer, AK	99645
Nancy Stephans	821 N Street, Suite 206	Anchorage, AK	99501
Milburn E. Tucker	4281 Edinburgh Drive	Anchorage, AK	99502
Karen L. Goentzel	1621 Lake Otis Parkway	Anchorage, AK	99508
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Lance Adams	SR A Box 6168	Palmer, AK	99645
Raylene M. Coleman	PO Box 286	Palmer, AK	99645
Gilbert T. Edmonds	PO Box 1493	Palmer, AK	99645
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Holly Reiter	PO Box 10-803	Anchorage, AK	99511
Stephen C. Planchon	SR Box 3216 GA	Wasilla, AK	99687
Gerhard Groeschel	3300 W. 29th Avenue	Anchorage, AK	99503
Ruth H. Richardson	200 Zappa, Apt. A	Anchorage, AK	99504
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Joan H. McCombs	SR B Box 7404	Palmer, AK	99645

KENNY LAKE SOIL CONSERVATION SUBDISTRICT

Pilar Aguilla		Copper Center, AK	99573
Daniel E Allen	SR Box 345	Copper Center, AK	99573
Roy M Alley	Box 429	Valdez, AK	99686
Wm Bayless	Drawer C	Copper Center, AK	99573
Charles Benjamin	SR Box 228	Copper Center, AK	99573
Charles Bice	508 N Bunn	Anchorage, AK	99504
Roy Brittain	SR Box 330	Copper Center, AK	99573
Gary Busby	SR Box 300	Copper Center, AK	99573
Bruce Cain	SR Box 20052	Fairbanks, AK	99701
Mario Cerami	PO Box 4-2012	Anchorage, AK	99509
Church at SAPA	SR Box 289	Copper Center, AK	99573
Copper Valley Farm	SR Box 252	Copper Center, AK	99573
Calvin Datta	SR Box 245	Copper Center, AK	99573
Peggy Day	PO Box 788	Valdez, AK	99686
Bill Etchells	SR Box 244	Copper Center, AK	99573
Rance Geisheker			
Ed Gerrue	SR Box 337	Copper Center, AK	99573
Terry Gilmore	SR Box 216	Copper Center, AK	99573
Bruce Gordon	SR Box 214	Copper Center, AK	99573
Robert Hale	SR Box 299	Copper Center, AK	99573
Glenn Helkenn	Mil 1403.5 AK hwy	Delta Junction, AK	99737
Vernon Helkenn	SR Box 334	Valdez, AK	99686
Ken Hoisington	SR Box 284	Copper Center, AK	99573
Kenny Lake School	Kenny Lake via	Copper Center, AK	99573
Frances Kibble	SR Box 286	Copper Center, AK	99573
Ed King			
Sam Lightwood	SR Box 229	Copper Center, AK	99573
Jerome Luebke	Box 64	Glennallen, AK	99588
Peter Lyse		Kenai, AK	99611
Keith Murray	SR Box 217	Copper Center, AK	99573
Alfred Roig	SR Box 274	Copper Center, AK	99573
Walter Ross			
James R Routte	SR Box 222	Copper Center, AK	99573
Eugene Shorten	SR B Box 20	Copper Center, AK	99573
Bill Sutton	SR Box 298	Copper Center, AK	99573
Keith Swisher	SR Box 341	Copper Center, AK	99573
Mike Swisher	SR Box 339	Copper Center, AK	99573
Flonnie Thomas			
Harold Turner		Valdez, AK	99686
Jack Wallace	Box 794	Valdez, AK	99686
Wm H Weaver	SR Box 309	Copper Center, AK	99573
Billy J Williams	SR Box 100	Copper Center, AK	99573
Dean Wilson	SR Box 288	Copper Center, AK	99573
Paul Wolf			
H L Woodcock	SR Box 159	Copper Center, AK	99573
Kathy Sloboda	Box 262	Glennallen, AK	99588

KODIAK SOIL CONSERVATION SUBDISTRICT

Bill Burton	Box 1608	Kodiak, AK	99615
Jim Burton	Box 1805	Kodiak, AK	99615
Charles Dorman	Box 2388	Kodiak, AK	99615
DeWitt Field	Box 25	Kodiak, AK	99615
Tommy Gallagher	Box 734	Kodiak, AK	99615
Kodiak Rodeo & State Fair	Box 507	Kodiak, AK	99615
Koniag Native Assoc		Kodiak, AK	99615
Lucky Horseshoe 4-H Club	Box 1157	Kodiak, AK	99615
Kenneth Manolovitz	Box 633	Kodiak, AK	99615
Harold R Sargent	Box 1696	Kodiak, AK	99615
Omar Stratman	Box 2376	Kodiak, AK	99615
Barbara Zimmerman	Box 1157	Kodiak, AK	99615

FAIRBANKS SOIL CONSERVATION SUBDISTRICT

AK Yukon Plant & Seed	PO Box 2829	Fairbanks, AK	99701
Ed Anders	SR 51130	Fairbanks, AK	99701
James Aston	306 Church St	Fairbanks, AK	99701
Peter Balch	Box 20280	Fairbanks, AK	99701
Joseph Belegrin	SR 50717	Fairbanks, AK	99701
Lyman Benshoof	SR 60753	Fairbanks, AK	99701
Jessica Bittner	SR 51056	Fairbanks, AK	99701
Guy Blankenship	SR 50892	Fairbanks, AK	99701
Bill Blockcolosky	SR 20860	Fairbanks, AK	99701
Jack Bovee	1845 Caribou Way	Fairbanks, AK	99701
Wallace Bradley Jr	PO Box 74168	Fairbanks, AK	99701
Russell Breece		Fairbanks, AK	99701
Luther Brice	4 Mile Steel Cr Rd	Fairbanks, AK	99701
Walter Brunner	Box 80669	College, AK	99708
Wiley Bryson	SR 51027	Fairbanks, AK	99701
Nilan Buchta		Fairbanks, AK	99701
Lloyd Burkett	Box 1738	Fairbanks, AK	99701
Patricia Burkett	Box 5573	North Pole, AK	99705
D K Button	1/2 Mile Goldstream Rd	Fairbanks, AK	99701
Mark Carey	SR 50881	Fairbanks, AK	99701
Grant Carlin	SR 20784	Fairbanks, AK	99701
Frank Chace	SR 51044	Fairbanks, AK	99701
Vernard Christie	Nelson Rd	Fairbanks, AK	99701
Charles Clark	1512 Maryann St	Fairbanks, AK	99701
John Cole	SR 50715	Fairbanks, AK	99701
Floyd Cox	PO Box 1510	Fairbanks, AK	99701
Michael Crawford	SR 51068	Fairbanks, AK	99701
Sherman Crawford	SR 51068	Fairbanks, AK	99701
Russell Crick	SR 71206	Fairbanks, AK	99701
Robert Crook	SR 51071	Fairbanks, AK	99701
Gerals Cunning		Fairbanks, AK	99701
Charles Deehr	SR 20058	Fairbanks, AK	99701
David Dickerson	PO Box 1797	Kenai, AK	99611
Ed & Ernest Dickson	SR 50428	Fairbanks, AK	99701
Edward Dolney	3 Mile Sheep Creek Rd	Fairbanks, AK	99701
George Dornath	SR 30640	Fairbanks, AK	99701
Harold Downing		Fairbanks, AK	99701
Horace Drury	SR 61095	Fairbanks, AK	99701
Edward Eckert	SR 50314	Fairbanks, AK	99701
Jerry E Evans	SR 61094	Fairbanks, AK	99701
Fairbanks Comm. Garden	PO Box 73488	Fairbanks, AK	99701
Lavern Funk	SR 40560	Fairbanks, AK	99701
Robert H Gamble	PO Box 1104	Fairbanks, AK	99701
Henry Gettinger	SR 50379	Fairbanks, AK	99701
Charles Goff Jr	PO Box 10296	Fairbanks, AK	99701
Ed Goins	SR A Box 1405 L	Anchorage, AK	99502
Leroy Gonzales	Box 637	Clear, AK	99704
Robert Harmon			
Charles Hawks	SR 80520	Fairbanks, AK	99701
Clifford Haydon	PO Box 1287	Fairbanks, AK	99701
John Henshaw	Box 80-593	College, AK	99708
Carl Herning	PO Box 1792	Fairbanks, AK	99701

Harold Herning			
Gordon Herried	SR Box 20806	Fairbanks, AK	99701
Janice Hills	120 Front St	Fairbanks, AK	99701
Carolyn Howard	Box 55263	North Pole, AK	99705
Gary Howard	SR 50967	Fairbanks, AK	99701
Vincent Howard	SR 50596	Fairbanks, AK	99701
Wm Huhn	SR 51032	Fairbanks, AK	99701
Frank Hunt	SR 40524	Fairbanks, AK	99701
Ronald Hurlburt	Box 81837	College, AK	99708
Ron Jaeger	Box 2095	Fairbanks, AK	99701
David Jamison	Box S	College, AK	99708
Al Joens	SR 51086	Fairbanks, AK	99701
Donald Jones	SR 51038	Fairbanks, AK	99701
Howard Jones	SR 80500	Fairbanks, AK	99701
James Karr	SR 51029	Fairbanks, AK	99701
Franics J Kelly	4701 Harvard Circle	Fairbanks, AK	99701
Mick Killion	805 Pedro Street	Fairbanks, AK	99701
Donald Kimmel	SR 50999	Fairbanks, AK	99701
Leslie King	PO Box 1533	Fairbanks, AK	99701
Lucy Knoll	SR 51031	Fairbanks, AK	99701
Niilo Koponen	SR 10059	Fairbanks, AK	99701
Kenneth Kunkel			
Doris Larsen	PO Box 80407	Fairbanks, AK	99708
Olaf Larsen	PO Box 80407	Fairbanks, AK	99708
Clarend Leab	PO Box 893	Fairbanks, AK	99701
William Lewis	SR 80910	Fairbanks, AK	99701
Edwin Lindig Jr	SR 50366	Fairbanks, AK	99701
Ronald Logan	SR 20279	Fairbanks, AK	99701
Steve Lonsonsky	Box 169	Fairbanks, AK	99701
Richard Loud		Fairbanks, AK	99701
William Loupa	PO Box 10071	Fairbanks, AK	99701
Elliott Lowe	SR 51004	Fairbanks, AK	99701
Theodore Lowell			
Peter Macchione	PO Box 415	College, AK	99708
Jan Mackowiak	PO Box 362	Fairbanks, AK	99701
Peter Marshall	PO Box 10390	Fairbanks, AK	99701
Marvin Marth	Box 697	Fairbanks, AK	99701
George Mason			
Charles May	540 University Ave	Fairbanks, AK	99701
Gail Mayo	SR Box 20078	Fairbanks, AK	99701
Otis McCormick	SR 80546	Fairbanks, AK	99701
Patrick McFadden	1101 O'Conner	Fairbanks, AK	99701
Mary McGuire			
Thomas Mitchell	SR 20105	Fairbanks, AK	99701
Terrance Morgan	SR 51496	Fairbanks, AK	99701
Lottie Kay Morgan	Box 81624	College, AK	99708
Don Murphy	Box 81527	Fairbanks, AK	99701
George Murphy	SR 60730	Fairbanks, AK	99701
Musk Ox Farm	ll of A	Fairbanks, AK	99701
Donald McKee	SR 50985	Fairbanks, AK	99701
Doug McKee	SR 50985	Fairbanks, AK	99701

Kenneth Neiland	PO Box 10095	Fairbanks, AK	99701
David Nester	SR 50935	Fairbanks, AK	99701
Chena Newman	SR 51233	Fairbanks, AK	99701
C E Nottingham	Nottingham Dr	Fairbanks, AK	99701
Gerry Ostrow	1433 Noble Street	Fairbanks, AK	99707
Mark Olson	SR 50376	Fairbanks, AK	99701
Curtis Ostrem	SR 80530	Fairbanks, AK	99701
Timothy Peters	SR 50916	Fairbanks, AK	99701
Howard Peterson			
Larry Petty	SR 60477	Fairbanks, AK	99701
Arnold Pflugrad	515 7th Ave	Fairbanks, AK	99701
Janice Powalski	SR 51011	Fairbanks, AK	99701
Richard Powalski	SR 51011	Fairbanks, AK	99701
Bernard Preputin	PO Box 722	Fairbanks, AK	99701
Paul Quist	Box 2813	Fairbanks, AK	99707
David Resch			
Ronald Richards	Box 81559	Fairbanks, AK	99701
Rick Rinear	SR 51055	Fairbanks, AK	99701
Thomas Ripple			
Lee Risse	SR 50571	Fairbanks, AK	99701
Wm Ristow	Box 5511	North Pole, AK	99705
Marvin Robertson	SR 61095	Fairbanks, AK	99701
Robert Rost	Box 81209	College, AK	99708
Randolph Scharfenberg	SR 51009-C	Fairbanks, AK	99701
Starlanda Schweigert	SR 50883	Fairbanks, AK	99701
William Schweigert	SR 50883	Fairbanks, AK	99701
Perry Sebaugh	SR 2-5850	Chugiak, AK	99567
Clyde Sherman	1280 Hess Ave	Fairbanks, AK	99701
Paul Shoen	SR 51084	Fairbanks, AK	99701
Thomas Simon	SR Box 90253	Fairbanks, AK	99701
William Souden	SR 50550	Fairbanks, AK	99701
Lee Spears	SR 20237	Fairbanks, AK	99701
Glenn Spencer			
Mike Stalsby			
Barbara Stone	General Delivery	Ester, AK	
Robert Straight	SR 50652	Fairbanks, AK	99701
Henry E Swanson III	SR 90668 B	Fairbanks, AK	99701
Cyndie Tack	SR 51113	Fairbanks, AK	99701
Steve Tack	SR 51113	Fairbanks, AK	99701
John Thomas	SR 80608	Fairbanks, AK	99701
Thomas Tunnel	SR 70077	Fairbanks, AK	99701
Richard Underwood	PO Box 2282	Fairbanks, AK	99701
Keith Upton	PO Box 5-996	College, AK	99708
Dave Urquhart			
Domonic Valentino	SR 80501	Fairbanks, AK	99701
Ralph VanReenan	SR 80371	Fairbanks, AK	99701
Charles Vogel	SR 50784	Fairbanks, AK	99701
Kenneth Walker			
William Warren			
David Webber	SR 80438 B	Fairbanks, AK	99701
Walter Weese	PO Box 10042	Fairbanks, AK	99707

Arlo Wells	1028 Gilmore St	Fairbanks, AK	99701
Leroy Wells	SR 50768	Fairbanks, AK	99701
Lyle West	PO Box 596	Fairbanks, AK	99707
Shann Weston	PO Box 73343	Fairbanks, AK	99701
Gordon Williamson	RS 51083	Fairbanks, AK	99701
Ted Willner	PO Box 473	Fairbanks, AK	99701
Jessie Winegeart	SR 51034	Fairbanks, AK	99701
Lowell Wood	PO Box 1391	Fairbanks, AK	99701
Russell Wood	SR 51385	Fairbanks, AK	99701
Harold Worthen	PO Box 1121	Fairbanks, AK	99707
Wendell Zesiger	SR 61227	Fairbanks, AK	99701
Karl Zuendel	SR 51112	Fairbanks, AK	99701
Arden Bowne	PO Box 81210	Fairbanks, AK	99701
Karen Bowne	PO Box 81210	Fairbanks, AK	99701
John Bahnke Jr	PO Box 905	Nome, AK	99762
Beaver Kwitxhin Corp	958 Cowles	Fairbanks, AK	99706
Denise Cox		Noatak, AK	99761
George I Dan Sr		Stebbins, AK	99761
Lawrence Davis	Box 172	Nome, AK	99762
William P Fickus	Crevice Creek	Bettles, AK	99726
Fred Goodhope Jr		Shismaref, AK	99772
Norman Griffin	Box 10-148	Fairbanks, AK	99701
Merlin Henry		Koyuk AK	99753
H C Kahl	PO Box 2176	Fairbanks, AK	99707
Alfred Karmun		Deering, AK	99736
Arthur Laperriere	SR A 377-P	Anchorage, AK	99501
Berle Mercer		Lignite, AK	99790
Nana Corporation		Kotzebue, AK	99752
Ward Olanna		Brevig Mission, AK	99785
Clarence Ongtowsrak		Wales, AK	99783
G H Ramaker			
Westley Redhead			
Gustoff Sagoonick		Shaktoolik, AK	99771
John Schaeffer	Box 49	Kotzebue, AK	99752
Karl Schwalm	336.5 Sandvick Rd	Fairbanks, AK	99701
Fred Shott	Box 10134	Fairbanks, AK	99701
Arthur Tocktoo		Brevig Mission, AK	99785
Clifford Weyiouanna		Shishmaref, AK	99772
E C Wheeler	Box 190	Nome, AK	99762
Jane Williams	333 Glacier	Fairbanks, AK	99701
Joanne Wolff	1045 University Ave	Fairbanks, AK	99701
Mike Zacharof		St Paul Island, AK	99660
Gordon Bradshaw	SR 61089	Fairbanks, AK	99701

SALCHA-BIG DELTA SOIL CONSERVATION SUBDISTRICT

William Arpino	Box 111	Tok, AK	99780
R M Atkinson	SR Mile 18	Seward, AK	99664
Richard Anderson	Box 806	Delta Junction, AK	99737
Joseph Balch	SR 90550	Fairbanks, AK	99701
Peter W Balch	Box 20280	Fairbanks, AK	99701
Al Bannon	Box 652	Delta Junction, AK	99737
Michael Baer	Box 186	Oskaloose, KS	66066
Jacob Bart	39 Mile Richardson Hwy	Fairbanks, AK	99701
Jerry Boehlke	SR 90567	Fairbanks, AK	99701
Frank Borman	8502 Peck Ave	Anchorage, AK	99504
Michael J Boyd	Box 625	Delta Junction, AK	99737
Earl & Delores Blaser	175 Citation	Eagle River, AK	99577
Wallace E Bradley	PO Box 74168	Fairbanks, AK	99701
Ron Beck	Box 294	Delta Junction, AK	99737
John H Bridgers Sr	Box 705	Delta Junction, AK	99737
Richard Brunk	SR 90336	Fairbanks, AK	99701
Frank Buck	Box 365	Delta Junction, AK	99737
John & Katherine Burns		Chicken, AK	99732
Dennis L Buzby	SR 90678	Fairbanks, AK	99701
Robert L Buzby	SR 90678	Fairbanks, AK	99701
G C Bandy	Box 944	Delta Junction, AK	99737
John Benson	Box 866	Delta Junction, AK	99737
Richard Borsetti	General Delivery	Delta Junction, AK	99737
Christopher Brann	PO Box 298	Delta Junction, AK	99737
Francis Brann	PO Box 298	Delta Junction, AK	99737
Lyall Brasier	Box 483	Delta Junction, AK	99737
Gerald Brehmer	Mile 1403.5 Ak Hwy	Delta Junction, AK	99737
Deborah Brown	Box 1063	Delta Junction, AK	99737
Robert Brown	Box 1065	Delta Junction, AK	99737
David Burchom	Box 441	Delta Junction, AK	99737
Lyle Carlson	Box 2741	Fairbanks, AK	99701
Lynn Castle	Box 1616	Fairbanks, AK	99701
Chamber of Commerce	550 1st Ave	Fairbanks, AK	99701
Dennis Christman	SR 90334	Fairbanks, AK	99701
Dennis Campbell	205 A Street	Fairbanks, AK	99701
Ken Cassity	Box 145	Trappers Creek, AK	99688
William Crandal	SR 90674	Fairbanks, AK	99701
Charles Carlson	Box 953	Delta Junction, AK	99737
Gene Carlson	Mile 1413.5 Ak Hwy	Delta Junction, AK	99737
Wayne Carpenter	Box 416	Delta Junction, AK	99737
Mickey Cole	Box 162	Delta Junction, AK	99737
Nick Colombo	Box 966	Delta Junction, AK	99737
Norman Cosgrove	PO Box 861	Delta Junction, AK	99737
Larry Cox	Mile 1379 AK Hwy	Delta Junction, AK	99737
Michael Demarco	SR 90508	Fairbanks, AK	99701
Henry Dube	Box 109	Delta Junction, AK	99737
Walter R Daugherty	Box 129	Delta Junction, AK	99737
Randy Davenport	Box 27	Delta Junction, AK	99737
Delta Ag Project	Box 883	Delta Junction, AK	99737
Jack Detzel	Box 278	Delta Junction, AK	99737
Troy C Dickson	box 72	Delta Junction, AK	99737
Carl Ditchen	Box 1097	Delta Junction, AK	99737

Larry Dorshorst	Box 289	Delta Junction, AK	99737
Jerry Dowling	Box 125	Delta Junction, AK	99737
Edwin D Eddy	SR 90679	Delta Junction, AK	99737
Kenneth Engellant	Box 314	Geraldine, MT	59446
Greg Engellant	Box 332	Delta Junction, AK	99737
Johnathan Ewing	SR 90507	Fairbanks AK	99701
John Emery	Mile 1403.5 Ak Hwy	Delta Junction, AK	99737
Dorothy Evans	Box 1103	Delta Junction, AK	99737
Lavern D Funk	SR 40560	Fairbanks, AK	99701
Lee Fett	PO Box 881	Delta Junction, AK	99737
Thomas Fett	PO Box 881	Delta Junction, AK	99737
Chuck Forck	Box 929	Delta Junction, AK	99737
Daniel Grantham	SR 90680	Fairbanks, AK	99701
Jerry Gustafson	SR 90338	Fairbanks, AK	99701
Grey Gerhart	PO Box 287	Delta Junction, AK	99737
Robert P Giese	PO Box 209	Delta Junction, AK	99737
Wayne Gentz	Box 248	Delta Junction, AK	99737
E L Gilbert	Box 149	Delta Junction, AK	99737
Thomas L Gilbertson	Box 1069	Delta Junction, AK	99737
Dennis Green	Box 986	Delta Junction, AK	99737
Danny Green	Box 986	Delta Junction, AK	99737
Larry Hart	56 Mile Richardson Hwy	Delta Junction, AK	99737
Walter Hastings	SR 90568	Fairbanks, AK	99701
Byron Hollembaek	Mile 1403.5 Ak Hwy	Delta Junction, AK	99737
James Hollinrake	SR 90646	Fairbanks, AK	99701
Arthur Holmberg	SR Box 3058	Wasilla, AK	99687
Walter Holmes	35 Mile Richardson Hwy	Fairbanks, AK	99701
B W Houger	SR 90510	Fairbanks, AK	99701
Amelia Hundley	Mile 1379 AK Hwy	Delta Junction, AK	99737
Donald Hall	Box 886	Delta Junction, AK	99737
Everett Harris		Delta Junction, AK	99737
Ted Harris		Delta Junction, AK	99737
Kenneth N head	Box 43	Delta Junction, AK	99737
Glenn Helkenn	Mile 1403.5 Ak Hwy	Delta Junction, AK	99737
John Hotckiss	Box 613	Delta Junction, AK	99737
Edward Jenkins	PO Box 373	Delta Junction, AK	99737
Rishard A Johnson	PO Box 412	Delta Junction, AK	99737
Tunnie Johnson	Box 194	Delta Junction, AK	99737
David Johnson	Box 601	Delta Junction, AK	99737
William Johnson	Box 914	Delta Junction, AK	99737
Illene Jurgens	Box 184	Delta Junction, AK	99737
Richard Karr	Box 60782	Fairbanks, AK	99706
Leonard T Kelley	Box 816	Eagle River, AK	99577
Bob Kern	Box 10034	Fairbanks, AK	99701
Leslie King	PO Box 1533	Fairbanks, AK	99701
Syl Kirsch	Box 365	Delta Junction, AK	99737
Walter Kopp	Box 427	Delta Junction, AK	99737
Charles Koppenhaver	Box 2830	Fairbanks, AK	99707
Richard Kozarik	Box 105	Eagle, AK	99738
Robert Krebs	Mile 88 Richardson Hwy	Fairbanks, AK	99701
Eric Krenelka	Box 1092	Delta Junction, AK	99737

Emily Keaster	Box 947	Delta Junction, AK	99737
Nat M Kenney Jr	Box 1088	Delta Junction, AK	99737
Robert Koon	Box 216	Delta Junction, AK	99737
Julius Kusz	Box 984	Delta Junction, AK	99737
Neal Kutchins	Box 81	Delta Junction, AK	99737
Howard Lanni	Box 665	Delta Junction, AK	99737
Richard Larimore	811 E 9th	Wellington, KS	67152
Jim Lasley	General Delivery	Delta Junction, AK	99737
Charles Leap	4-E-3 Fairview Manor	Fairbanks, AK	99701
Robert Loveless	SR 90658	Fairbanks, AK	99701
William Lappart	Box 45	Delta Junction, AK	99737
Neda Little	PO Box 874	Delta Junction, AK	99737
Howard Lowe Jr	1301 Nunaka Ave	Anchorage, AK	99504
Donald Lintelman	PO Box 244	Delta Junction, AK	99737
Living Word Ministry	Mile 1379 AK Hwy	Delta Junction, AK	99737
Bob Lizardi	Box 167	Delta Junction, AK	99737
R G Markaraf	SR 90612	Delta Junction, AK	99737
Donald G Marsh	SR A Box 1507H	Anchorage, AK	99501
Loyd Maggard	Box 1176	Delta Junction, AK	99737
James Marshall	1221 9th Ave	Fairbanks, AK	99701
Robert Massey	PO Box 3-3986	Anchorage, AK	99501
Doug McCullum	Box 313	Delta Junction, AK	99737
Harland Mead	Mile 77 Richardson Hwy	Fairbanks, AK	99701
Joseph Mead	Mile 307 Richardson Hwy	Fairbanks, AK	99701
Joe & Maxine Miller	SR Box 20210	Fairbanks, AK	99701
Ray Morgan	SR 81624	Fairbanks, AK	99701
Harry Morris	30 Mile Richardson Hwy	Fairbanks, AK	99701
Ron Mull	Box 205	Delta Junction, AK	99737
Paul Marchuk	Box 859	Delta Junction, AK	99737
Wm David Mays	Box 194	Delta Junction, AK	99737
Bruce McClain	Box 71	Delta Junction, AK	99737
Dave McCracken	Box 1155	Delta Junction, AK	99737
Roger McKinley	Box 971	Delta Junction, AK	99737
Ed Milam	Mile 1415 Ak Hwy	Delta Junction, AK	99737
W R Miller	Box 869	Delta Junction, AK	99737
Earl Mitchell	Mile 1395 Ak Hwy	Delta Junction, AK	99737
Hoyt P Moss	Box 182	Delta Junction, AK	99737
Dennis Murrel	Box 1055	Delta Junction, AK	99737
J W Musgrove	Box 652	Delta Junction, AK	99737
Ronald Nelson	PO Box 888	Fairbanks, AK	99701
Harold Nims	SR Box 31078	Fairbanks, AK	99701
C E Nottingham	SR 80946	Fairbanks, AK	99701
Sid Nelson	Box 553	Delta Junction, AK	99737
Joseph P Nistler	Box 627	Delta Junction, AK	99737
Paul Nistler	Box 952	Delta Junction, AK	99737
Michael Noonan	box 65	Delta Junction, AK	99737
Frank Norton		Delta Junction, AK	99737
Frank O'Donnell	SR 90570	Fairbanks, AK	99701
Richard O'Donnely	96 Trinidad	Fairbanks, AK	99701
Leo Oleson	SR 90508	Fairbanks, AK	99701
Manvil Olson	Box 296	Delta Junction, AK	99737

Connie Ott	Box 83	Delta Junction, AK	99737
Stanford Orcutt	Box 968	Delta Junction, AK	99737
Richard Pendry	SR 90542	Fairbanks, AK	99701
Gregory Pippin	10725 Bloomfield	N Hollywood, CA	91602
Richard Possenti	SR 10596	Fairbanks, AK	99701
Ralph Powell	SR 90374	Fairbanks, AK	99701
Dennis Price	SR 90644	Fairbanks, AK	99701
Keith Price	SR 90644	Fairbanks, AK	99701
Alfred Probert Jr	Box 533	Delta Junction, AK	99737
George L Probert	Box 378	Delta Junction, AK	99737
Richard Probert	Box 533	Delta Junction, AK	99737
Judy Pease & Mary Madore	Box 853	Delta Junction, AK	99737
Lloyd Pike		Delta Junction, AK	99737
Don Quarberg	Box 547	Delta Junction, AK	99737
Clayton Racca	Box 153	Glennallen, AK	99588
Richard Roberts	SR 90648	Fairbanks, AK	99701
Bruce Robertson	Box 1015	Fairbanks, AK	99701
John Roccasecca	54 Mile Richardson Hwy	Fairbanks, AK	99701
Al Remmington	Box 946	Delta Junction, AK	99737
Walter Roll	Box 160	Delta Junction, AK	99737
John Rubel	SR 90574	Fairbanks, AK	99701
John Rutt	3490 Holden Rd	Fairbanks, AK	99701
Jill Roden	Mile 1403 AK Hwy	Delta Junction, AK	99737
Gilbert Sandland	1116 Koyukuk	Fairbanks, AK	99701
Tim Sander	307-A Wedgewood Dr #3	Fairbanks, AK	99701
Henry Seibel	905 Selma Rd	Universal City, TX	78148
James T Sewell	SR 80922	Fairbanks, AK	99701
Elizabeth Smith	Mile 275 Richardson Hwy	Fairbanks, AK	99701
Jim Smith	Box 5242	North Pole, AK	99705
William J Smith	Box 382	Delta Junction, AK	99737
Lee Spears	Box 1111	Delta Junction, AK	99737
Dennis Stordahl	Mile 1378 AK Hwy	Delta Junction, AK	99737
Timothy Straub	Box 46	Anchorage, AK	99510
S & K Farms	Mile 1379 AK Hwy	Delta Junction, AK	99737
Robert Sales	Box 672	Delta Junction, AK	99737
George Sandhim	Box 6	Delta Junction, AK	99737
Kent Saylor	Box 288	Delta Junction, AK	99737
Neal & Patricia Schenk	Box 66	Delta Junction, AK	99737
Edgar Smith	Box 293	Delta Junction, AK	99737
John Sounby	Mile 1404 Ak Hwy	Delta Junction, AK	99737
Richard Souhrada	Box 98	Delta Junction, AK	99737
Ronald Sparks	Mile 1399 Alaska Hwy	Delta Junction, AK	99737
Veldon Speed	Box 662	Delta Junction, AK	99737
Steven Squires	Mile 1379 AK Hwy	Delta Junction, AK	99737
Orland Sturgis	Box 830	Delta Junction, AK	99737
Water Sturgis	Box 830	Delta Junction, AK	99737
Bruce Swaim	Box 1026	Delta Junction, AK	99737
Taggo, Inc	Box 506	Delta Junction, AK	99737
Steve Talovich	Box 654	Delta Junction, AK	99737
I. V Tandeske	Box 865	Delta Junction, AK	99737
Tom Theisen	Box 212	Delta Junction, AK	99737

Benjamin Thomas	Mile 1395 AK Hwy	Delta Junction, AK	99737
David Uphus	Mile 1403.5 AK Hwy	Delta Junction, AK	99737
Craig Valentine	3828 Westminister Way	Anchorage, AK	99504
Robert Walker	Mile 78 Richardson Hwy	Fairbanks, AK	99701
Arthur Warbelo	PO Box 431	Tok, AK	99780
William J Warren	Box 1772	Fairbanks, AK	99701
Herman Walsky	Box 1350	Fairbanks, AK	99707
Larry Wegener	SR 90586	Fairbanks, AK	99701
Arlo Wells	1028 Gilmore St	Fairbanks, AK	99701
Leroy Wells	SR 50768	Fairbanks, AK	99701
Larry J White	Mile 274.5 Richardson Hwy	Fairbanks, AK	99701
Terry Wighs	SR 10601	Fairbanks, AK	99701
John Wilson	SR	Fairbanks, AK	99701
Joanne R Wolff	1045 University Ave	Delta Junction, AK	99737
Larwence Wade	Box 416	Delta Junction, AK	99737
Glenn Walker	Box 241	Delta Junction, AK	99737
Kelly Weidner	Box 334	Delta Junction, AK	99737
Bob Wener	Box 826	Delta Junction, AK	99737
Mrs E O Whitt		Delta Junction, AK	99737
Jerry Wilson	Box 1053	Delta Junction, AK	99737
Thomas E Wilson	Box 334	Delta Junction, AK	99737
C Michael Yates	Box 444	Delta Junction, AK	99737
Wilbur Zachgo	Box 909	Delta Junction, AK	99737

HOMER SOIL CONSERVATION SUBDISTRICT

Dennis Abrahamson	SR Box 979	Anchor Point, AK	99556
Elton Andersen	Box 441	Homer, AK	99603
Randell Anderson	Box 1222	Soldotna, AK	99669
Don Bailey	Box 79	Anchor Point, AK	99556
Lurtis Barber	Box 1416	Homer, AK	99603
Vasily Basargin	Box 2325	Homer, AK	99603
Joe & Lynn Bennett	Box 911	Homer, AK	99603
John Bittner	Box 730	Homer, AK	99603
Kenton Bloon	Box 1141	Homer, AK	99603
Floyd Blossom	Box 3	Ninilchik, AK	99639
Fred Boden	SR Box 923	Anchor Point, AK	99556
David Boyer	Box 107	Anchor Point, AK	99556
William Brody	Box 12	Ninilchik, AK	99639
Charles Burns	Box 1187	Homer, AK	99603
Craig Burns	Box 1187	Homer, AK	99603
James Calkins	Box 1108	Homer, AK	99603
Reuben Call	Box 521	Homer, AK	99603
Michael Campbell	Box 852	Homer, AK	99603
Spike Christopher	SR A Box 58	Homer, AK	99603
John Clabo	Box 12	Anchor Point, AK	99556
Michael Cline	SR A Box 29D	Homer, AK	99603
James Clymer	Box 996	Homer, AK	99603
Denny Converse	Sr A Box 49 BB	Homer, AK	99603
Louise Crane	1633 W 15th Ave #2	Anchorage, AK	99501
Mrs. Art Davidson	SR A Box 26A	Homer, AK	99603
Gregg Demers	Box 2612	Homer, AK	99603
Jack Epperson	Box 221	Homer, AK	99603
Dr M H Fritz	Box 158	Anchor Point, AK	99556
David Garcia	Box 1481	Homer, AK	99603
Steve Gibson	SR A Box 50D	Homer, AK	99603
Oma Gilbreth	Box 197	Anchor Point, AK	99556
Sheila Gilbreth	Box 197	Anchor Point, AK	99556
Robert Gillas	SR A Box 44	Homer, AK	99603
Ronald Grimshaw	SR A Box 40	Homer, AK	99603
M F Harper	3103 Dawson	Anchorage, AK	99501
City of Homer		Homer, AK	99603
Homer High School	SR A Box 50	Homer, AK	99603
Robert James	SR A	Homer, AK	99603
Kenny Jandt	Box 2234	Homer, AK	99603
Charles A Jay	Box 1101	Homer, AK	99603
Dan Jerrel	Box 938	Homer, AK	99603
M Walter Johnson	1521 G St	Anchorage, AK	99501
Cecil Jones	SR A Box 49A	Homer, AK	99603
Charles L Jones	SR Box 980	Anchor Point, AK	99556
Troy Jones	SR A Box 49 AA	Homer, AK	99603
W S Jones	SR A Box 49	Homer, AK	99603
Mickey Joyce	Box 1046	Homer, AK	99603
Edwin Otto Kilcher	Box 353	Homer, AK	99603
Yule Kilcher	Box 353	Homer, AK	99603
Neil Kinney	SR Box 900	Anchor Point, AK	99556
Robert Klein	SR A Box 29 C	Homer, AK	99603
Kathryn Leis	Box 923	Homer, AK	99603

Ed Liebenthal	SR Box 70	Anchor Point, AK	99556
John Lindeman	Box 85	Ninilchik	99639
Pat & Rhonda Marquis	SR Box 550	Anchor Point, AK	99556
Darol & Mildred Martin	Box 2652	Homer, AK	99603
Frank Matushex	Box 1765	Homer, AK	99603
C Neil McArthur	Box 764	Homer, AK	99603
King Middleton	SR A Box 36	Homer, AK	99603
Arthur Dee Miller	Box 762	Homer, AK	99603
Vern Mutch	Box 425	Homer, AK	99603
Deborah Noerr	Box 1871	Homer, AK	99603
Michael O'Meara	Box 1125	Homer, AK	99603
John S Bogel	2625 Griffith Pk Blvd	Los Angeles, CA	90039
Juanell Patton	Box 2256	Homer, AK	99603
David Petersen	Box 783	Homer, AK	99603
Al Poindexter	Box 32	Anchor Point, AK	99556
Gary Presley	SR 100	Anchor Point, AK	99556
Thomas E Price, Jr	SR A Box 375C	Anchorage, AK	99507
William Rabick	Box 21	Anchor Point, Ak	99556
Charles Rainwater	3032 W 42 Ave #8	Anchorage, AK	99503
David Rea	Box 1133	Homer, AK	99603
Leo & Deborah Renault	Box 287?	Kenai, AK	99611
Ronald J Records	Mile 145	Anchor Point, AK	99556
Bruce Rentmeester	Box 228	Anchor Point, AK	99556
George Ripley	SR A Box 31	Homer, AK	99603
Peter Roberts	Box 1134	Homer, AK	99603
Paul Roderick	Box 836	Homer, AK	99603
Harry J Schade	SR A Box 48-A	Homer, AK	99603
Lloyd Schade	SR A Box 48	Homer, AK	99603
Richard Schollenberg	Box 22	Anchor Point, AK	99556
Doug Schwiesow		Anchor Point, AK	99556
Tom Simmons	Box 61	Anchor Point, AK	99556
John A Stefun	Box 399	Homer, AK	99603
Lloyd & Jean Strutz	Box 1143	Homer, AK	99603
Randy & Jan Tavenner	SR A Box 41 A	Homer, AK	99603
Emmitt & Mary Trimble	Box 193	Anchor Point, AK	99556
UA Homer Research Ctr	SR A Box 34 D	Homer, AK	99603
James Van Oss	SR A	Homer, AK	99603
Glenn Veater	SR Box 128	Anchor Point, AK	99556
Dennis & Susan Wade	SR A Box 49 II	Homer, AK	99603
Thomas A Wallace	Box 1170	Homer, AK	99603
Bruce Willard	SR A Box 28	Homer, AK	99603
Jim Wilson	Box 224	Anchor Point, AK	99556
Edward J Wolfe	SR A Box 40	Homer, AK	99603
Pat Yourkowski	Box 2136	Homer, AK	99603

UPPER SUSITNA SOIL CONSERVATION SUBDISTRICT

Ron Aldrich	SR	Willow, AK	99688
Arden Anderson	Box 94	Willow, AK	99688
Roger Anderson	Box 352	Talkeetna, AK	99676
Ronald & Darlen Anderson	2807 E 46th Ave	Anchorage, AK	99507
Stephen Apgar	PO Box 192	Skagway, AK	99840
John Baker	Box 57	Talkeetna, AK	99676
Wm H Bleakley	2429 Ronny Place	Anchorage, AK	99504
Joe Bolin	SR 2 Box 20D.	Dickinson, ND	58601
Leann Bollinger	1900 8th Ave N #12	Seattle, WA	98109
Wallace Brys	SR C Box 50	Willow, AK	99688
Joyce Calhoun	SR Box 30216	Fairbanks, AK	99701
Charles Champ	SR A Box 680	Anchorage, AK	99507
Charley Chaney	Box 363	Nenana, AK	99760
Don Coffey	SR D Box 9324	Palmer, AK	99645
Wallace Colman			
Marvin D Cook	Box 9	Talkeetna, AK	99676
Donald DeMuth	PO Box 2959	Juneau, AK	99803
Chelcie Eager	2221 Muldoon Rd #275	Anchorage, AK	99504
Sheila Evans	Box 34	Hope, AK	99605
Claire Falkenhagen	SR A Box 1547A	Anchorage, AK	99507
Jack Fisher	8641 Leeper Circle	Anchorage, AK	99504
Clifford Fossman	PO Box 237	Haines, AK	99827
Clayton Fox	SR Box 72	Willow, AK	99688
Gordon Freeman	6901 Hyatt Dr	Anchorage, AK	99507
Carol Denison Frost	2141 Lord Baranoff Dr	Anchorage, AK	99503
Florence Gleason	PO Box 1897	Anchorage, AK	99510
David Grenier	SR A Box 4029	Anchorage, AK	99507
William Hamilton	SR C Box 41	Willow, AK	99688
Pete Hasson	SR	Willow, AK	99688
William Hatch	PO Box 6247	Anchorage, AK	99502
Ann Heck	SR C Box 81	Willow, AK	99688
Dr Michael Hein	2211 E Northern Lights	Anchorage, AK	99504
Trude Hightower	7441 Trenton Lane	Anchorage, AK	99502
Aaron Hendrix	SR Box 2032	Wasilla, AK	99687
Martin Hoskins	Box 127	Talkeetna, AK	99676
Robert Husted	Box 132	Talkeetna, AK	99676
Goerge Joseph	6463 Thurman Dr	Anchorage, AK	99502
Anthony Jurasek	SR Box 93	Willow, AK	99688
Alan Kingsbury	SR A Box 1697-H	Anchorage, AK	99507
Karen Kiss	SR Box 80877	Fairbanks, AK	99701
Laura Kolbeck	PO Box 425	Palmer, AK	99645
Paul Kurtti	3206 Spenard Rd	Anchorage, AK	99503
Steve Lankford	SR A Box 540	Willow, AK	99688
Kenny Lynn	General Delivery	Wasilla, AK	99687
Michael McCrary	3222 Cherry	Anchorage, AK	99504
Nayyar Malik	630 W 8th Ave	Anchorage, AK	99501
Kenneth March	Box 4-2675	Anchorage, AK	99509
Marvin Milan	PO Box 1478	Talkeetna, AK	99676
Sidney Mussenden	Box 2141	Bethel, AK	99559
Frances & Bill O'Meara	SR A Box 1696 D	Anchorage, AK	99507
Pete E Peyton	2120 Eagen	Fairbanks, AK	99701
Wm Petram	SR A Box 377	Willow, AK	99688

Lucjan Pokorny	Box 127 743 ACES	Campion, AK	98703
Hector Provost	PO Box 3502	Anchorage, AK	99502
Harry Psikas	SR	Willow, AK	99688
Herb Reim	Box 470	Willow, AK	99688
Kurt Rein	7524 Zurick St	Anchorage, AK	99504
Valerie Reinecke	3641 E 72nd Ave	Anchorage, AK	99507
Gerald Robson	SR Box 74	Willow, AK	99688
Keith Robson	SR Box 74	Willow, AK	99688
Allan Ruhter	Box 112	Trappers Creek, AK	99688
Glen Runyon	PO Box 2080	Wasilla, AK	99687
Dale Saunders	Box 88	Trappers Creek, AK	99688
E W Sawyer	Box 125	Chugiak, AK	99567
Nancy Schmidt	2521 Kahiltna	Eagle River AK	99577
Jim Shade		Talkeetna, AK	99676
Doris Smith	SR Box 5030	Wasilla, AK	99687
Gordon Smith	SR A Box 31Y	Anchorage, AK	99507
Ed Swanson	3014 Columbia	Anchorage, AK	99504
Phil Thompson	SR Box 37	Willow, AK	99688
Robert Urquhart	SR A 270	Anchorage, AK	99507
Patrick Varney	Box 187	Willow, AK	99688
Paul Wallin	Box 82	Trappers Creek, AK	99688
Bob Watkins	SR Box	Willow, AK	99688
Jesse Watts	Box 338	Talkeetna, AK	99676
Gerald N Wilkinson	PO Box 2013	Anchorage, AK	99501
Alfred Winn	4006 Lois Dr	Anchorage, AK	99503
Don Wolf	SR Box	Willow, AK	99688
Thomas Young	SR A Box 4218	Anchorage, AK	99502
Anchorage YMCA	5352 Lake Otis	Anchorage, AK	99503

KENAI KASILOF SOIL CONSERVATION SUBDISTRICT

Robert Barrett	Box 2	Sterling, AK	99672
Emil Bartolowitz	Box 13	Clam Gulch, AK	99568
Stewart Brandon	Box 8093 NBR	Kenai, AK	99611
Effie Bremond	Box 1478	Soldotna, AK	99669
Donald H Brown	Box 1896	Soldotna, AK	99669
Frank Charr	Box 81	Soldotna, AK	99669
John Cook	Box 1254	Soldotna, AK	99669
Tommy Corr	Box 153	Soldotna, AK	99669
Waldo E Coyle		Kenai, AK	99611
John Daniels	Box 5	Kasilof, AK	99610
Nelson Eshelman	SR 2 Box 286	Sterling, AK	99672
Gloria Ferguson	SR 1 Box 1556	Kenai, AK	99611
K L Fields	Box 18	Sterling, AK	99672
Gary Foster	Box 395	Soldotna, AK	99669
William E Gibbs	Box 554	Soldotna, AK	99669
Eugene Hansen	Box 353	Soldotna, AK	99669
Joseph Hardy	Box 3115	Kenai, AK	99611
Dean Herring	Rt 1 Box 1243	Soldotna, AK	99669
Mr & Mrs Walter Johnson	Box 607	Soldotna, AK	99669
Lela Jones	Box 4285	Soldotna, AK	99669
City of Kenai		Kenai, AK	99611
Kenai Native Assoc	Box 120	Kenai, AK	99611
W F & Bonnie Kennedy	Box 776	Soldotna, AK	99669
Paula Keohane	R S Box 752D	Soldotna, AK	99669
Edmund Knutsen	Box 1525	Soldotna, AK	99669
Frank Kraxberger	Rt 2	Soldotna, AK	99669
Wilho W Kuoppala	Rt 1 Box 410	Kenai, AK	99611
Jim Kurka	Box 363	Kenai, AK	99611
L H Lancashire	Box 3786	Soldotna, AK	99669
Carrol Martin	Box 1776	Soldotna, AK	99669
Mary Martin	Box 8003 NRB	Kenai, AK	99611
Lloyd McConnell, Jr	Box 1251	Soldotna, AK	99669
Patrick McElroy	Rt 2 Box 705	Kasilof, AK	99610
Frank Montgomery	Box 25	Sterling, AK	99672
Peninsula Oilers Inc	Box 1031	Kenai, AK	99611
Jesse W Robinson	Box 534	Soldotna, AK	99669
City of Soldotna		Soldotna, AK	99669
Solid Rock Ministries	Box 489	Soldotna, AK	99669
Gerry Tullos	Box 1314	Soldotna, AK	99669
LaVerne Wahl	Box 88	Soldotna, AK	99669
William N White	Box 946	Soldotna, AK	99669
Walter Wilcox		Soldotna, AK	99669
Stephen P Williams	Mile 12.5 Funny River Rd	Soldotna, AK	99669
Donald L Woodard	Box 821	Soldotna, AK	99669
Alex & Meg Zerbinos	Box 2488	Soldotna, AK	99669

PALMER SOIL CONSERVATION SUBDISTRICT

Adult Conservation Camp	PO Box 919	Palmer, AK	99645
Anchorage Intl Airport		Anchorage, AK	
Byron Anderson	Box 742	Palmer, AK	99645
Elroy Ashmore	SR A Box 6400	Palmer, AK	99645
Al Bannon	Box 652	Delta Junction, AK	99737
Roy Beaver	Box 2978	Palmer, AK	99645
Tovio Bentii	Box 705	Palmer, AK	99645
Art Bergland	SR A Box 6275	Palmer, AK	99645
John Boga		Palmer, AK	99645
Wayne Bouwens	Box 1274	Palmer, AK	99645
Bob Boyd	Box 625	Palmer, AK	99645
Jack Boyd	SR Box 3170	Wasilla, AK	99687
Don Breeden	SR A Box 6155	Palmer, AK	99645
Gary Brooks	SR B Box 7516	Palmer, AK	99645
Walter Callison	Box 2	Sutton, AK	99674
A R Carson	SR Box 5033	Wasilla, AK	99687
Church of LDS	Box 966	Palmer, AK	99645
Cecil Clark	SR A Box 425	Anchorage, AK	99502
Robert Clarke	SR Box 3155	Wasilla, AK	99687
James Colberg	Box 336	Palmer, AK	99645
Helmuth Cottini	SR A Box 6755	Palmer, AK	99645
George Crowther	Box C	Palmer, AK	99645
Ivan Decker	SR Box 97	Chugiak, AK	99577
DOT/PF	Box 6900	Anchorage, AK	99502
Ray DePriest	SR D Box 9735	Palmer, AK	99645
Mrs. Ralph Devilbiss	SR D Box 9302	Palmer, AK	99645
Ray Devilbiss	SR D Box 9190	Palmer, AK	99645
Richard Diedrich	Box 34	Sutton, AK	99674
Bernard Eberhart	Box 682	Palmer, AK	99645
Elks Club		Palmer, AK	99645
Estelle & Sons	Box 672	Palmer, AK	99645
FCC	PO Box 6303	Anchorage, AK	99502
Vernon France	Box 522	Palmer, AK	99645
Robert Frisby	SR C Box 9590	Palmer, AK	99645
Mike Gencarelle	PO Box 2321	Palmer, AK	99645
Myrtle Gislason	SR Box 2321	Wasilla, AK	99687
Ann Goodman	Box 2883	Palmer, AK	99645
Duane Goodrich	Box 821	Palmer, AK	99645
Fred Goodwin	Box 1265	Palmer, AK	99645
Les Green	SR Box 3178	Wasilla, AK	99687
Wes Grover	Box 854	Palmer, AK	99645
Dennis L Hammon	PO Box 913	Palmer, AK	99645
Hamilton Farms, Inc	SR D Box 9999	Palmer, AK	99645
Myrtle Harrington	Box 175	Palmer, AK	99645
Roy Hartman	SR D Box 9293	Palmer, AK	99645
Bob Havemeister	SR A Box 6505	Palmer, AK	99645
Bill Hecker	Box 228	Palmer, AK	99645
Dr Michael Hein	2211 E Norther Lights	Anchorage, AK	99504
John Hett	SR D Box 9302	Palmer, AK	99645
Wendell Hill	SR B Box 7420	Palmer, AK	99645
Jack Hooten	SR A Box 6003	Palmer, AK	99645
John Hornung	SR A Box 6228	Palmer, AK	99645

Bill Hoskins	PO Box 488	Palmer, AK	99645
Martin Hoskins	Box 127	Talkeetna, AK	99676
Monty Hotchkiss	PO Box	Palmer, AK	99645
Paul Huppert	PO Box 858	Palmer, AK	99645
Linard Jaunzenis	Rt 4 Box 429	Quakertown, PA	18951
Gene Jenn	SR A Box 6191	Palmer, AK	99645
Leo Kammermeyer	PO Box 636	Palmer, AK	99645
Louise Keilogg	Box 779	Palmer, AK	99645
Ed Kern	PO Box 416	Palmer, AK	99645
Jalmar Kerttula	Box Z	Palmer, AK	99645
John King	SR B Box 7460	Palmer, AK	99645
Lester Klatt	SR A Box 171	Anchorage, AK	99502
Tom Lanners	PO Box 312	Sutton, AK	99674
Stella Larson	PO Box 5	Sutton, AK	99674
Wendell Lewis	Box 608	Palmer, AK	99645
Wm Long	PO Box 1831	Palmer, AK	99645
Ken Loyer	Box 813	Palmer, AK	99645
Leo Lucas	Box 855	Palmer, AK	99645
Allen K Mansfield	SR D Box 9625	Palmer, AK	99645
Len Melton	Box 891	Palmer, AK	99645
Robert Mielke	SR A Box 6020	Palmer, AK	99645
Robert Milby	Box 3114	Palmer, AK	99645
Earl Mitchell	4301 Thorne Pl	Anchorage, AK	99504
Leonard Moffitt	Box 748	Palmer, AK	99645
Pat Mulligan	PO Box 2029	Palmer, AK	99645
John Nash	SR D Box 9220	Palmer, AK	99645
Clyde Oberg	SR A Box 6933	Palmer, AK	99645
Mick Pettit	SR D Box 9196	Palmer, AK	99645
Plant Materials Center	SR B Box 7440	Palmer, AK	99645
Ray Rebarchek	Box 464	Palmer, AK	99645
Dick Rempel	SR B Box 7344	Palmer, AK	99645
Peter Risse	Box 24	Sutton, AK	99674
Donald Robertson	PO Box 1308	Palmer, AK	99645
Kent Sandvik	SR B Box 7472	Palmer, AK	99645
John Seemann	SR D Box 9196	Palmer, AK	99645
Roland Snodgrass	Box 824	Palmer, AK	99645
Ray Stock	SR C Box 8347	Palmer, AK	99645
Ben VanderWeele	Box 461	Palmer, AK	99645
Jim Vickaryous	125 Tupelo Rd	Naples, Florida	33940
Don Wallace	PO Box 544	Palmer, AK	99645
Terry Weiland	SR B Box 7463	Palmer, AK	99645
Wilderness Farms	SR D Box 9300	Palmer, AK	99645
Doug Witte	Box 1142	Palmer, AK	99645
Noel Woods	Box 827	Palmer, AK	99645
James Yeargan	PO Box 342	Eagle River, AK	99577
Phil Wessel Jr	PO Box 1486	Palmer, AK	99645

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ALASKA STATE

Attachment A

LIBRARY  
AN EXAMINATION OF A  
DEVELOPMENT RIGHTS PURCHASE  
PROGRAM FOR ALASKA  
AGRICULTURAL LANDS

William G. Workman  
Edward L. Arobio  
Anthony F. Gasbarro

Agricultural Experiment Station  
University of Alaska  
Fairbanks, Alaska

A report submitted to the Department of Natural Resources, State of Alaska,  
in accordance with terms of research contract CC10 1142.

January, 1979

Susitna area and the Tanana Valley accounted for 59 and 29 percent of this acreage, respectively. The Kenai Peninsula averaged 11 percent of the annual total. Cropland utilization statistics are shown in Table 7.

#### Agricultural Lands for Future Development

Agricultural lands that are currently being converted to non-agricultural uses are not the only lands available for future development. While these lands are close to the State's major population centers and are felt by some to be the most valuable for agriculture, they are being converted because the market has placed a higher value on them for other uses. It may well be that other lands suitable for agriculture further out from existing agricultural areas will replace the lands being converted. The purpose of this section is to provide a brief overview of the supply of potential agricultural lands, particularly those adjacent to existing agricultural areas.

The Soil Conservation Service (Alaska Rural Development Council, 1974, p. 130) has identified approximately 15.2 million acres of potential agricultural land throughout the State. Because many of these lands are away from population centers and are without surface transportation access, there is little chance of their developing before the turn of the century. There are, however, some lands in the Tanana Valley and the Matanuska-Susitna-Kenai area that are closer to population centers and accessible by surface transportation.

The Alaska Department of Natural Resources (1976) has conducted an analysis of the agricultural lands identified by the Soil Conservation

TABLE 7  
 AVERAGE CROPLAND UTILIZATION, 1971-1976.

Crops	REGION				State Total
	Tanana Valley	Matanuska-Susitna Valleys	Kenai Peninsula	Southwest	
Commercial Vegetables	197	551	19	--	767
Feed Crops	3,655	3,578	568	--	7,801
Harvested Grassland	1,815	7,163	1,580	142	10,700
Total	5,667	11,292	2,167	142	19,268
Percent	29.4	58.6	11.3	.7	100

SOURCE: Alaska Crop and Livestock Reporting Service, Alaska Agricultural Statistics (Palmer: Alaska Crop and Livestock Reporting Service, 1978), p. 17.

Service and rated these lands by certain criteria<sup>3</sup> in order to arrive at a priority ranking of agricultural lands in the State for state selection. The results of this analysis are presented in Table 8.

It is not surprising that the high priority potential agricultural lands are in the State's most important existing agricultural areas since these areas already have a sizable population and existing transportation facilities. What is significant is the large amount of potential agricultural acreage in these areas. If one considers all agricultural lands in the three most important agricultural areas, regardless of priority, there are nearly six million acres available, 32 percent of all agricultural lands in the State. If all priority categories but the top six are eliminated, the six million acres is reduced to 3.8 million, still a healthy amount of land. The top six priority rankings include lands that are relatively unconstrained by access and demands for other uses and could come into production in a reasonable amount of time. Even if the 3.8 million acres are reduced by 1.5 million to account for existing agricultural and nonagricultural uses, the 2.3 million acres could provide substantial agricultural development.<sup>4</sup>

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<sup>3</sup> These criteria include: (1) present and future access possibilities; (2) productive capability; (3) need for conservation practices; (4) local needs for agricultural products; (5) demand for other uses of agricultural lands; (6) variety of crops that could be grown; (7) timing of agricultural development, and (8) local socioeconomic impact.

<sup>4</sup> Although this discussion shows that large quantities of potential land are available, at this time it is not certain how much, if any, of these lands eventually will come into production since they could be classified by the State for other uses.

TABLE 8  
 RANKING OF AGRICULTURAL LANDS BY STATE OF ALASKA<sup>a</sup>  
 (Thousands of Acres)

Priority	Tanana Valley	Matanuska-Susitna Anchorage	Kenai	Total	% of Priority Rank	Other Areas	% of Priority Rank
1	182.4	200.0	-0-	388.4	100	-0-	-0-
2	288.0	230.4	-0-	518.4	100	-0-	-0-
3	345.6	230.4	-0-	576	100	-0-	-0-
4	537.4	175.0	475.2	1,187.6	85	201.6	15
5	-0-	216.4	239.2	455.6	100	-0-	-0-
6	447.0	192.0	-0-	639.0	89	76.8	11
7	374.4	-0-	-0-	374.4	16	1,895.0	84
8	259.2	134.0	73.0	466.2	67	227.2	33
9	367.2	258.6	-0-	625.8	39	979.2	61
10	-0-	-0-	-0-	-0-	-0-	334.3	100
11	81.0	-0-	-0-	81.0	13	610.4	87
12	231.4	-0-	-0-	231.4	18	1,078.0	82
13	-0-	-0-	-0-	-0-	-0-	311.4	100
14	-0-	-0-	-0-	-0-	-0-	1,295.6	100
15	195.8	-0-	-0-	195.8	12	1,491.5	88
16	192.0	46.0	-0-	238.0	21	897.6	79
17-23	-0-	-0-	-0-	-0-	-0-	3,421.8	100
Totals	3,501.4	1,688.8	787.4	5,977.2	32	12,820.2	68

<sup>a</sup> These figures include all lands with agricultural potential regardless of current use.

SOURCE: Alaska Department of Natural Resources, "Priority Values of Agricultural Land for State Selection" (mimeograph), Anchorage: Alaska Department of Natural Resources, 1978.

Not all of the potential agricultural lands are in State ownership. In an effort to gain an idea of the amount of identified agricultural lands held by the State, we examined land status data<sup>5</sup> for the Tanana Valley and the Matanuska-Susitna Basin. The result of this analysis is shown in Table 9. In the Tanana Valley, the State will eventually receive title to 1.6 million acres (48 percent) of the agricultural land. In the Matanuska-Susitna Basin, 91 percent of the potential agricultural land will be in state ownership. No attempt was made to estimate the percentage of state control by priority rankings, but the very high percentage of state agricultural lands in the Matanuska-Susitna region assures that most of the high priority land there will be in state ownership.

#### Future Agricultural Development in Alaska

In order to get some idea of the future agricultural land demand in Alaska, this section will review a recent study made by the University of Alaska (Thomas, 1976) involving projections for agriculture to the year 2000. Assuming: (1) a state population of 820,000; (2) that Alaska would still produce only part of its total consumption; and (3) that Alaska's consumption patterns will be the same as those in the other 49 states, the study predicted the quantity of different types of commodities that would be produced in Alaska and the amount of land that would be needed in the different regions. This information is presented in Tables 10 and 11. At the time of this study, plans had not yet been

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<sup>5</sup> Computer printouts of land status made available by the Alaska Department of Natural Resources, Anchorage, Alaska.

TABLE 9  
LAND STATUS OF AGRICULTURAL LANDS

Area	Agricultural Area <sup>a</sup>	STATUS <sup>b</sup>		
		State Lands	Native Lands	Federal Land
-----Thousands of Acres-----				
Tanana Valley	3,433	1,639 (48%)	293	1,500
Matanuska-Susitna	1,001	912 (91%)	075	014
Total	4,433	2,551 (58%)	368	1,514

<sup>a</sup> Figures are less than those shown in Table 8 because private and municipal agricultural lands are not included.

<sup>b</sup> Anticipated status after state selections and settlement of the Native Claims Settlement Act.

## APPLICABILITY OF A DEVELOPMENT RIGHTS PROGRAM IN ALASKA

### Introduction

The objective of this section is to discuss how a development rights program could be applied in Alaska and what its costs and benefits might be. Before entering into this discussion we will first review the results of a development rights survey and comment on the most efficient size of agricultural operations which might be considered when carrying out a development rights program.

### Development Rights Survey in Alaska

During August 1978 a questionnaire was mailed to 263 agricultural landowners<sup>12</sup> in the five major agricultural regions in the State. The objective of the questionnaire was to determine the interest that farm-land owners had in selling development rights to their land and how much these rights were worth to them. A sample questionnaire is provided in Appendix B.

### Response

Of the 263 questionnaires mailed, 18 were returned as undeliverable, leaving 245 that actually reached their destination. A total of 112 (45%) of the delivered questionnaires were returned (See Table 12). The response rate differed by region with the Kenai-Kodiak and Copper River

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<sup>12</sup> The list of agricultural landowners was supplied by the Agricultural Experiment Station in Palmer, Alaska.

TABLE 12  
 QUESTIONNAIRE RESPONSE BY REGION

Region	Questionnaires Delivered	Questionnaires Returned	Percent
Fairbanks	52	24	46
Delta	34	10	29
Copper River	15	10	67
Matanuska-Susitna	106	41	39
Kenai-Kodiak	38	27	71
TOTALS	245	112	46

regions having the highest with 71 percent and 67 percent return rates, respectively. The Delta region had the lowest return rate with only 29 percent of the questionnaires returned. The Fairbanks and Matanuska regions, which contain the majority of agricultural operations in the state, had return rates of 46 percent and 39 percent, respectively. Although the overall response rate of 46 percent is quite satisfactory for a mailout questionnaire, the data suggest that we may not have obtained an adequate sample response to some questions to have high confidence in our analysis.

#### Farm Size of Respondents

There was a wide range of farm sizes reported by the respondents (Figure 2). One-half of the 96 respondents who gave farm size statistics reported one of three farm size classes: 10-49 acres, 140-179 acres, or 260-499 acres. The remaining 48 respondents were distributed relatively uniformly among the other classes. The acreage figures given by the respondents included land leased or rented from other private landowners or the government in addition to their own land.

The farm size pattern differs somewhat by region. All of the respondents who indicated a farm size above 500 acres were in the Matanuska-Susitna or Kenai-Kodiak regions. Large acreages of grazing land are leased from the government on Kodiak Island. Most of the respondents from the Fairbanks and Copper River areas reported farm sizes below 180 acres. A high proportion of the respondents from the Kenai Peninsula reported farm sizes of between 10 and 49 acres and

Number of Respondents

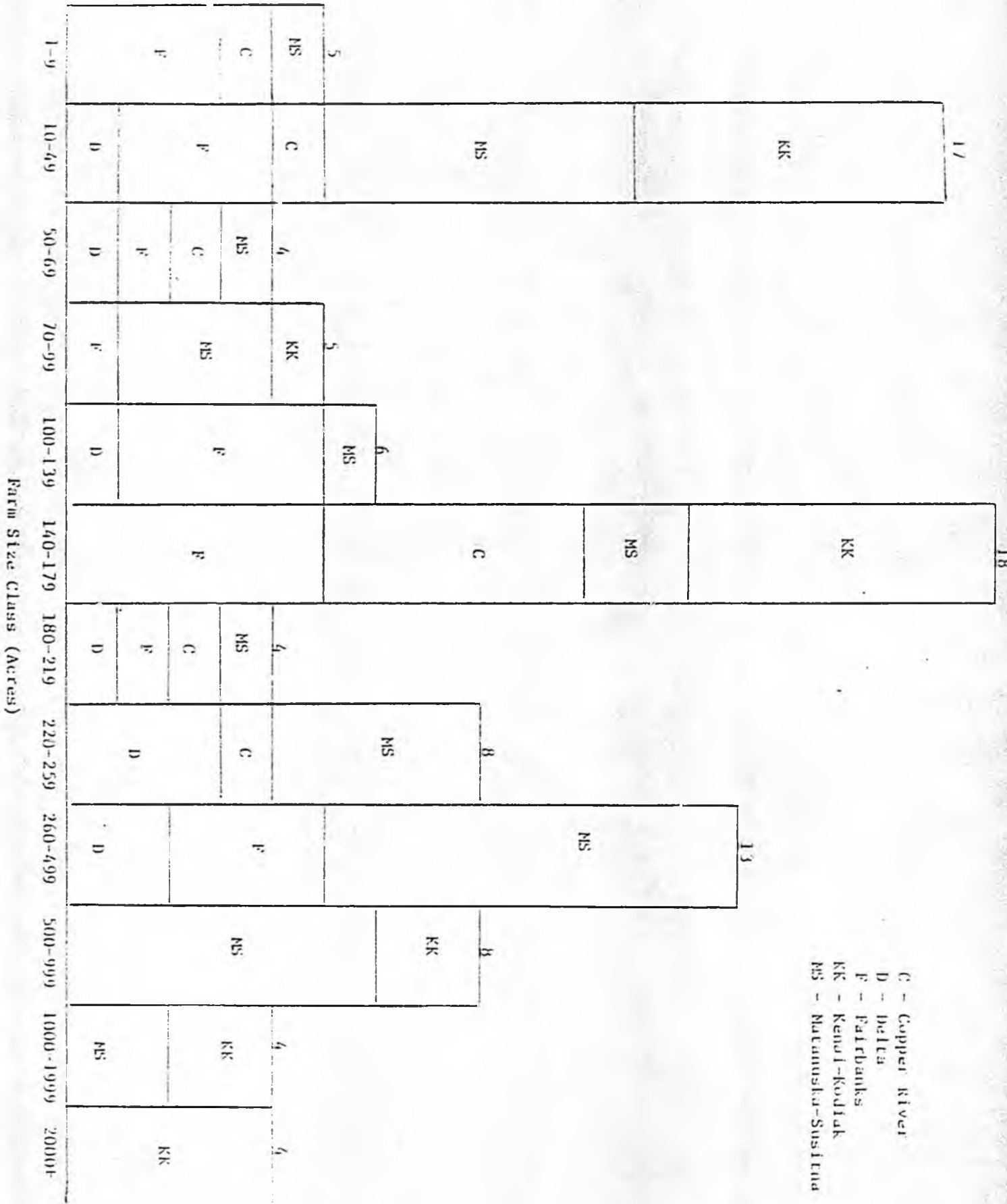


FIGURE 2. RESPONDENTS IN EACH FARM SIZE CLASS BY REGION

- C - Copper River
- D - Delta
- F - Fairbanks
- KK - Keno-Ikroavik
- NS - Natanushka-Sustana

140-179 acres. Matanuska-Susitna respondents reported farm sizes in every farm size class; however, over 50 percent of the reported farms were between 220 and 999 acres.

#### Interest in Selling Development Rights

Questionnaire recipients were asked to indicate the degree of interest they had in selling the development rights to their cleared and uncleared land. A brief explanation of the development rights concept was given in the cover letter to the questionnaire (Appendix B). Respondents were asked to indicate whether they were highly, moderately, slightly, or not interested in selling development rights. Approximately 94 percent, 106 of the 112 respondents, answered this question. Practically all respondents rated cleared and uncleared land similarly. The distribution of these expressions of interest can be seen in Figure 3.

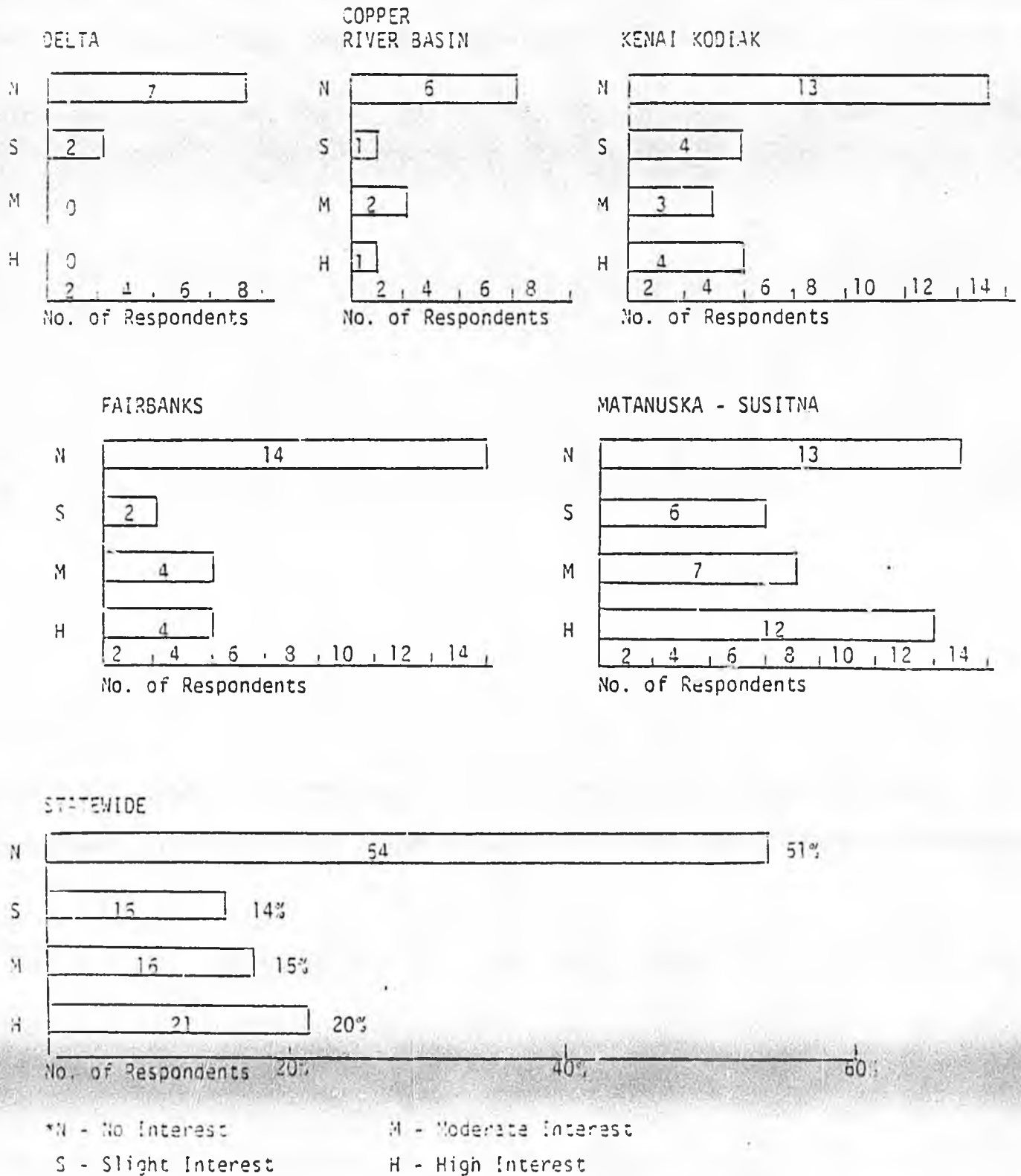
Most of the respondents in all regions except the Matanuska-Susitna area expressed little or no interest in selling development rights. Those respondents living in the Matanuska-Susitna region were evenly divided on the question. Half indicated little or no interest and half expressed moderate to high interest. On a statewide basis, 65 percent expressed little or no interest and 35 percent indicated moderate to high interest. Over half of all those moderately or highly interested in selling development rights were from the Matanuska-Susitna region.

#### Market Values of Cleared and Uncleared Agricultural Lands

Sixty-nine of the 112 respondents indicated what they perceived as the market value of their cleared land and 62 answered the same

FIGURE 3.

DEGREE OF INTEREST IN SELLING DEVELOPMENT RIGHTS TO AGRICULTURAL LAND



question about uncleared land. The distributions of these values are shown in Figure 4.

On a statewide basis, most of the respondents perceived the market values of both uncleared and cleared land to be less than \$5,000 per acre. Uncleared land was valued at less than \$5,000/acre by 77 percent of the respondents and less than \$3,000/acre by 65 percent of the respondents. The percentages were similar for cleared land with 77 percent valuing their land at less than \$5,000/acre while 56 percent indicated a value of less than \$3,000/acre.

Average market values for cleared and uncleared land as perceived by the respondents were calculated for each region. These data are summarized in Table 13. Average values for cleared land ranged from \$1,500/ acre in Delta to \$3,900/acre in the Fairbanks region. Three of the regions (Fairbanks, Matanuska-Susitna, Kenai-Kodiak) represented by nearly 80 percent of the respondents differed by only \$200/acre in the perceived average value of cleared land with values ranging between \$3,700 and \$3,900 per acre. The weighted average cleared land value for the five regions was \$3,300/acre.

Uncleared land values averaged slightly lower than cleared land values ranging from \$900/acre in the Copper River region to \$3,600/acre in the Matanuska-Susitna region. As with cleared land, the same three regions representing nearly 80 percent of the respondents showed a relatively narrow range of perceived land values. Average land values for uncleared land in these regions ranged between \$2,900 and \$3,600 per acre. The weighted average for all regions was \$2,800/acre.

FIGURE 9.  
 Perceived Market Values of Cleared and Uncleared Lands  
 (dollars per Acre)

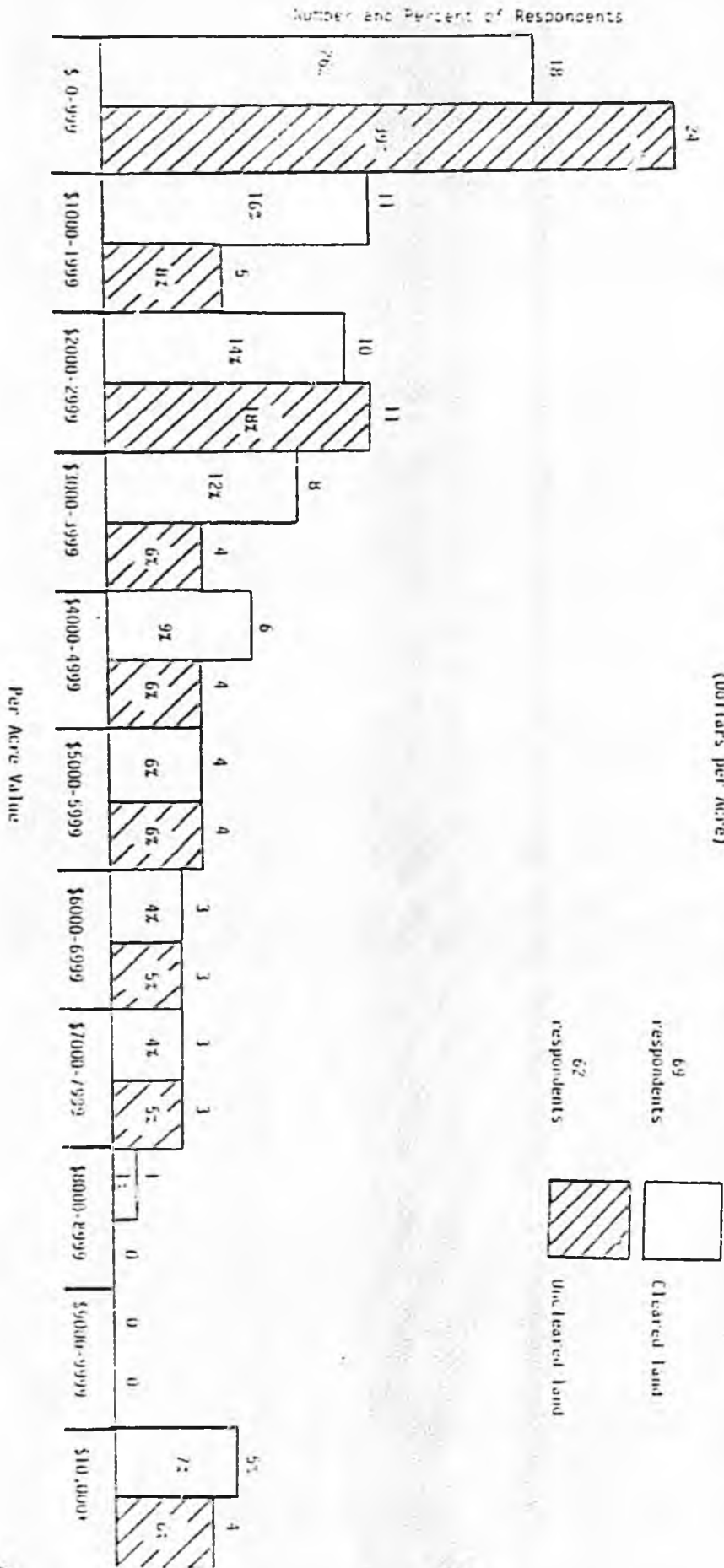


TABLE 13  
 AVERAGE PERCEIVED LAND VALUES BY REGION  
 (Dollars per Acre)

Region	Cleared Land Value	Number of Respondents	Uncleared Land Value	Number of Respondents
Fairbanks	\$3,900	13	\$2,900	11
Delta	1,500	9	1,300	8
Copper River	1,900	6	900	6
Matanuska-Susitna	3,800	28	3,600	24
Kenai-Kodiak	3,700	13	3,100	13
TOTALS		69		62
Weighted Average	\$3,300		\$2,800	

The difference between cleared and uncleared land average values per acre was smallest in the Matanuska-Susitna region (\$3,800 vs. \$3,600) and greatest in the Fairbanks region (\$3,900 vs. \$2,900).

#### Value of Development Rights

A value for development rights was reported by 39 of the 112 respondents (35%). Thirty-four of these responses were from the Fairbanks, Matanuska-Susitna, and Kenai-Kodiak areas. Nearly 70 percent of the respondents valued their development rights at less than \$4,000/acre. The distribution of development rights values can be seen in Figure 5.

Average development rights values as perceived by the respondents were calculated for the Fairbanks, Matanuska-Susitna and Kenai-Kodiak regions. These values are shown in Table 14. Average values were not calculated for the Copper River and the Delta regions because so few of the respondents in these areas responded to this part of the questionnaire. Average development rights values in the three areas mentioned ranged between \$3,100/acre and \$3,600/acre. Values were highest in the Matanuska-Susitna region. The development value data lacks reliability because of the small sample. In addition, comments and figures from some of the questionnaires indicated that some of the respondents apparently did not understand how to evaluate the value of development rights to their farmland.

Average development rights values were also calculated by degree of interest, again using the data from the Fairbanks, Matanuska-Susitna and Kenai-Kodiak regions. Calculations showed that those with a moderate or high interest in a development rights program on the average

FIGURE 5.

Value of Development Rights  
(Dollars per Acre)

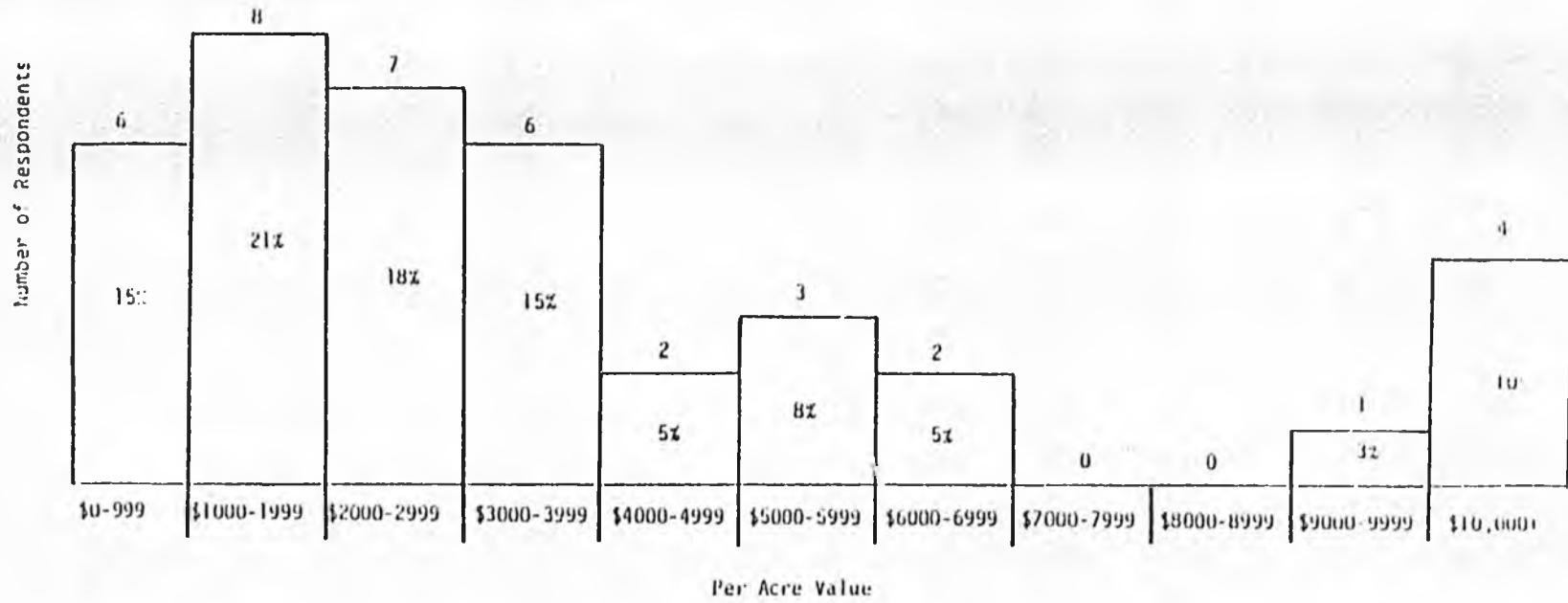


TABLE 14  
 AVERAGE DEVELOPMENT RIGHTS VALUES  
 (Dollars per Acre)

Region	Value	No. of Respondents
Fairbanks	\$3,200	5
Matanuska-Susitna	3,600	21
Kenai-Kodiak	3,100	<u>8</u>
TOTAL		34
<hr/>		
Weighted Average	\$3,400	

valued these rights at \$2,145/acre. Those not interested in the program put a much higher value on these rights, \$4,662/acre. Respondents in the moderate to high interest categories accounted for 63 percent of the total acreage represented in the survey responses.

Distance from a Population Center, Interest in Selling Development Rights, and Perceived Value of Development Rights

Additional analysis of the survey data was undertaken to determine whether or not a landowner's interest in a development rights purchase program and/or his perceived value of these rights were related to the distance between his farm and the nearest population center. Table 15 presents a summary, in percentage terms, of the data relating to the interest/distance question. One can observe that the distributions of responses are similar between the moderate or high and low or no interest categories and are, therefore, similar to the pattern shown for all responses.<sup>13</sup> This close relationship suggests that farmers' interest in selling development rights is not significantly influenced by the location of his farm relative to a population center. When data for just those farm owners living near Palmer and Wasilla were broken out and analyzed in the same way the identical conclusion was drawn.

We also addressed the issue of whether a landowner's perception of the value of the development rights to his property was influenced by the location of the farm relative to a population center.

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<sup>13</sup> Using the chi square test for independence with the data on which Table 15 is based, we were not able to reject the hypothesis of independence of interest and distance at any reasonable level of significance. One must recognize, however, that these data were not obtained through random sampling. Thus, our conclusions must be viewed with caution.

TABLE 15  
 FARM DISTANCE FROM NEAREST COMMUNITY  
 RELATED TO DEGREE OF INTEREST<sup>a</sup>

	Distance Categories				
	0-5	6-10	11-15	16-20	21+
Percent of Farmers Reporting	41	24	15	7	12
Percent of Farmers with Moderate or High Interest	39	29	12	5	15
Percent of Farmers with Little or No Interest	43	21	19	9	9

<sup>a</sup> Based on 111 farmers reporting.

The expectation here was that the closer the farm was to a town or city, the more attractive would be that land for development purposes and that this relative attractiveness would be reflected in the perceived value of the development rights. Unfortunately the quality of the data obtained through the survey did not allow a rigorous test of this proposition on either a local or statewide basis. The data in Table 16 is presented to show the nature of the relationship or lack thereof between distance and development rights value as perceived by farmers near Palmer. No clear pattern emerges but, again, this conclusion must be qualified by recognizing that the data are not taken from a random sample. The fact that the expected relationship did not occur may perhaps also be explained by the existence of unrealistic expectations on the part of some land owners regarding the development value of their property. This should not be taken to mean, however, that these perceived values represent the minimum payments that these land owners might be willing to accept to forego their development options.

#### Economic Size Agricultural Operations

A key factor in the attempts to maintain and/or expand agricultural production in the State is the development of economic size agricultural operations. Thomas (1976, p. 15) noted that one of the major problems with agriculture in the Matanuska Valley was the small size of individual farms. The Alaska Power Administration (1970, pp. 46-53) has determined the most economically efficient sizes for dairy, small grain and potato operations. Each of these enterprises is discussed below.

TABLE 16

RELATIONSHIP BETWEEN DEVELOPMENT RIGHTS  
VALUE AND DISTANCE FROM PALMER

Distance (Miles)	Stated Values
0-1	\$10,000 7,700
1	3,000
2	10,000 3,500 1,500
3	3,500 1,000 5,500
4	2,000
5	600
6	-
7	3,000
8	500
9	-
10	850
11	1,000

Dairy operations in the Matanuska Valley would have to approach 60 cows to be considered an economic unit. Such a unit would require 280 acres to grow the necessary feed. A 60 cow dairy is estimated to be a minimum economic size and is probably just above being marginal. A more realistic size would be a 120 cow enterprise based on 560 acres. A budget analysis of this larger enterprise showed a return on investment of 8.8 percent after allowing for the operator's salary and the value of perquisites.

There is some concern that if the number of dairy cows in the Matanuska Valley declines further, the creamery that processes the milk will go out of business. We were unable to verify this. Husby (1978) has indicated that approximately 750 cows are needed to support a creamery, thus, barring other problems, the present milk cow herd of 1,500 animals would have to decline by almost one-half for the creamery to discontinue operation, assuming that Alaska dairy enterprises are the only source of supply. The present creamery, however, is importing milk for processing from Washington State. If the Alaskan supply of milk declines it may be possible to import a greater proportion of non-Alaskan milk to maintain operations.

The 1970 study by the Alaska Power Administration determined that for small grain farms the minimum economic unit was 320 acres. Thomas, et al. (1977) in evaluating potential barley production in the Delta-Clearwater, consider this to be too small under current agricultural conditions and suggest that 3,000 acres would be the minimum economic unit for a grain farm.

A potato farm of about 40 acres was identified as the minimum sized unit that could support a farmer and his family. Potato farms require less investment than either grain or dairy farms. Labor requirements are more than for grain farms but less than for dairy farms.

The Alaska Power Administration Study did not consider vegetable farms other than potatoes. Interviews with vegetable farmers in the Matanuska Valley indicated that a minimum economic unit would be about 15 acres.

#### Potential Costs of a Purchase of Development Rights Program

An important consideration in examining the applicability of a purchase of development rights program for Alaska is the potential costs of such a program. These costs would vary widely depending on the scope of the program. Estimated purchase costs (the value of development rights) for several alternative purchase programs are provided in this section. Estimated development rights values are derived from two sources: the survey of Alaskan farmers that was described earlier and, for the Matanuska-Susitna Valleys, from Alaska's program of use-value assessment of agricultural land.

Estimates of purchase costs for three alternative acquisition programs are provided in Table 17. These estimates are for (1) the cost of purchasing development rights to all acres in Alaska planted to crops in 1977, (2) the cost of purchases by specific region in the state and (3) the cost of purchases in the Matanuska-Susitna Valleys by level of interest among farmers. Following a short discussion of these esti-

TABLE 17

## ESTIMATED PURCHASE COSTS OF ALTERNATIVE DEVELOPMENT RIGHTS PURCHASE PROGRAMS

Scope of Purchase	Acres Available <sup>a</sup>	Cost (per acre) From Farmer Survey		Cost (per acre) <sup>b</sup> From Use-value Assessment	
		Total Cost	Total Cost	Total Cost	Total Cost
1. State-wide	19,005	\$3,400	\$64,617,000	--	--
2. By region <sup>c</sup>					
a. Tanana Valley	5,633	3,200 <sup>d</sup>	18,025,600	--	--
b. Matanuska-Susitna Valleys	11,222	3,600	40,399,200	\$747	\$8,382,834
c. Kenai Peninsula	2,050	3,100	6,355,000	--	--
3. By interest (Matanuska-Susitna Valleys) <sup>e</sup>					
a. High & moderate interest	7,070	2,145	15,165,150	747	5,281,290
b. Low & no interest	4,152	4,662	19,356,624	747	3,101,544

<sup>a</sup> Acres planted to crops in 1977 (ACLRS, 1978, p. 16).

<sup>b</sup> This value is from Janet McCabe, The Urban Fringe: Methods of Land Use Direction, Federal-State Land Use Planning Commission for Alaska, Study No. 35, 1978.

<sup>c</sup> One hundred acres in Southwest Alaska are excluded.

<sup>d</sup> Values provided by Fairbanks area farmers were applied to all of the Tanana Valley.

<sup>e</sup> Total available acres for this alternative were determined by multiplying the total acres in the Matanuska-Susitna Valleys by the percent of acres in high-moderate and low-no interest categories as taken from returned questionnaires. Sixty-three percent of reported acres were in the high-moderate category while 37 percent were in the low-no category.

mates, an examination of the potential costs of purchasing the development rights to a specific agricultural enterprise in the Matanuska Valley is provided.

If the development rights to all acres planted to crops in 1977 (ACLRs, 1978, p. 16) were purchased, the estimated total purchase cost, using the average state-wide value of \$3,400 per acre for development rights as determined by farmer survey, would be approximately \$64,600,000. Approximately \$40,400,000 (63%) of this total would apply to Matanuska-Susitna Valleys. In the Tanana Valley, the estimated cost would be \$18,000,000. For the Kenai Peninsula, estimated cost would be approximately \$6,000,000.

An alternative purchase cost estimate for the Matanuska-Susitna Valleys is approximately \$8,400,000. This estimate was calculated by using the base for deferred taxes under Alaska's use-value assessment program as the development rights value. If current records of agricultural value and market value of agricultural lands were kept, then the difference between these two figures could be viewed as the development rights value. However, it appears that development rights values and thus probable purchase costs may be greatly underestimated using this procedure. This is not unexpected since farmland market values are typically undervalued by assessors in the United States. This often happens because assessing departments are not able to do yearly assessments because of staff and budget limitations.

Because the Matanuska-Susitna Valleys are presently the most important agricultural area in Alaska, and also because this region is

facing the most intense development pressure, we show two additional cost estimates. These estimates are by level of interest among farmers and by type of operation.

For the Matanuska-Susitna Valleys, an estimate of the costs of purchasing development rights by level of interest among farmers is also provided in Table 17. In this estimate, the available acres with high-moderate interest and low-no interest were determined by extrapolation from the acres reported by farmers responding to our survey to the total acres available (11,222). Because we were unable to obtain a random sample of farmers, there is likely to be considerable error in our estimate of acres within high-moderate and low-no interest categories. If a random sample of farmers were obtained, more confidence could be placed in these estimates.

Agricultural enterprises that currently exist in the Matanuska-Susitna Valleys include dairying, potato-vegetables, hay and silage, and a small amount of beef and swine production. For various reasons there may be greater rationale for purchasing the development rights to those acres needed to maintain dairying for any other single type of enterprise in this area. For potato-vegetable enterprises, for example, farmers surveyed expressed little interest in participation in a development rights purchase program. Also, because these crops are land intensive, the current amount of land available does not appear to be a critical factor. Next, for hay and silage enterprises, few people are involved in full-time operations and production units are not easily identifiable. Those acres involved in forage production

that would be critical for the maintenance of dairying are covered in the following dairy discussion. Finally, beef and swine production is a minor part of the agricultural economy in this region and accounts for only a small amount of land use.

As of January 1, 1978, there were 13 Grade A dairy herds in Alaska (ACLRs, 1978, p. 34). Eleven of these herds were located in the Matanuska Valley. Herds in the state were estimated to total 1,500 dairy cows, 1,400 of which were in the Matanuska Valley. This is the lowest number of dairy cows in the state since 1960. The high year was 1962 when 3,200 dairy cows in 35 Grade A herds were located in Alaska.

Because of the decrease in dairies and cows in Alaska, interest has been expressed at maintaining dairy operations at least at their current levels. Because most of the dairying activity is in the Palmer area, a way to possibly insure the maintenance of the dairy industry would be to purchase the development rights to the acres needed to support the current number of cows in this area. It has been estimated that for operations larger than 120 cows, approximately 4.67 acres are needed to support a cow annually (Alaska Power Administration, 1978, p. 48). Thus, approximately 6,538 acres would be necessary to sustain the dairy industry at its current level in the Matanuska Valley.

Three estimates of the cost of acquiring the development rights to this number of acres are provided in Table 18. These estimates of development rights values are: (1) the average development rights value of the four dairymen in the Matanuska Valley who answered our questionnaire and showed some interest in selling these rights; (2) the average value of all respondents in the Matanuska Valley, and (3) the average

development rights value of all respondents in the Matanuska-Susitna area who showed high or moderate interest in selling their development rights.

TABLE 18  
ESTIMATED COSTS OF DEVELOPMENT RIGHTS PURCHASES TO MAINTAIN  
THE MATANUSKA DAIRY INDUSTRY

Acres Needed	Total Cost Four Dairymen <sup>a</sup>	Total Cost All Respondents Matanuska Valley <sup>b</sup>	Total Cost High-moderate Interest Matanuska Valley <sup>c</sup>
6,538	\$24,700,000	\$23,500,000	\$14,000,000

<sup>a</sup> \$3,775/acre.

<sup>b</sup> \$3,600/acre.

<sup>c</sup> \$2,145/acre.

Other Costs

Besides the direct purchase costs associated with development rights acquisition, other costs would be a part of such a program. Two of these potential costs, easily identifiable but not so easily quantifiable, are administrative and legal costs and property tax losses.

Administrative and legal costs would arise from (1) activities involved with the actual purchases and (2) from continuing administration once land was in an acquisition program. In the initial purchase effort, costs would be associated with such activities as contacting farmers, identifying and describing parcels included in any program, preparing legal documents, negotiating sales with farmers, closing sales,

etc. Once land was actually in a program, continuing administration of the program would be needed. This would entail making sure contracts and regulations were followed. For example, someone would have to make certain that any building that took place on land under an acquisition program was in accordance with the program's regulations.

Our literature search of existing programs failed to disclose any documentation of the above costs. However, assuming that once the program was underway, two full-time professionals and a secretary were adequate to administer the program, a gross estimate of administrative costs might be as follows:

Estimated Annual Administrative Costs\*

Salaries	
Program leader	\$35,000
Assistant	22,000
Secretarial	16,000
Travel	5,000
Supplies	2,000
Total	<u>\$80,000</u>

\*(It is assumed that legal advice would come from attorneys already employed by the state. New legal costs would then be slight if these attorneys were able to assume this increased work load without seriously detracting from their current assignments.)

Another possible cost to local governments would be a reduction in property tax revenues due to the decrease in land values following the sale of development rights. Currently, under Alaska's agricultural land use-value assessment law, property taxes that are lost by a borough when

farmland is placed under the use-value assessment program are reimbursed by the state. However, the market value of land under a development rights acquisition program would be the land's use-value, and boroughs would not be entitled to reimbursement for losses in property taxes, since none would occur. Although borough governments would lose property tax revenues under a development rights purchase program, there would be a corresponding reduction in costs to the state government, assuming all land involved was previously enrolled in the use-value assessment program.

#### Benefits of Development Rights Acquisition

Earlier in this report it was suggested that the preservation of agricultural activities has associated with it a set of joint benefits (see section on market failure). In assessing the feasibility of a public program to maintain land in agriculture in Alaska it is, of course, important to consider these benefits in relationship to the costs of achieving this end. Some of the benefits attributable to the presence of agricultural activities, however, do not lend themselves to objective quantification. They are public goods. As is the case with any good, a person's subjective evaluation of the relative importance of this class of benefits depends on his own personal value system. But unlike conventional private goods, the absence of an organized system of exchange for these collective goods stands in the way of our use of market signals (prices) to measure society's willingness to pay for these benefits.<sup>14</sup>

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<sup>14</sup> Similar problems have been encountered in other public policy issues in Alaska such as the proposed relocation of the state capital and the debate involving the use of the North Slope haul road.

An alternative approach to actual quantification is to present to the public and to government officials in the state a listing and discussion of the potential benefits stemming from a development rights purchase program. This information, along with the program costs estimates, may then be employed by the decision maker in assessing the overall desirability of a given policy. Specifically, the program costs estimates represent the minimum value that must be achieved by the joint benefits in order for the program to be economically feasible.

#### Maintenance of the Local Agricultural Economy

From a state-wide perspective, agriculture currently contributes relatively little monetarily to the Alaska economy. Statewide, agricultural activities accounted for an estimated two percent of the Gross State Product prior to start-up of petroleum production from the Prudhoe Bay field (Logsdon, 1975). Comparable statistics for local areas within the state are not available. The degree of dependence of the Palmer-Wasilla area, for example, on the agricultural industry has not been documented. One can easily observe, however, that the relative position of agriculture in this area is of much greater significance.

In measuring the "local agricultural economy" benefits associated with a development rights buy-back program, one must look beyond the agricultural landholders themselves. These farmers and ranchers, in deciding whether to continue their agricultural operations or to develop their land,<sup>15</sup> presumably consider only the implications for their own

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<sup>15</sup> "Develop their land," as used here, includes the sale of the land to others who in turn develop the land.

private welfare. In the absence of any public program that might prevent the conversion of agricultural lands to other uses, one would expect these individuals to remain in agriculture only if the private gains of doing so were greater than the returns from converting the land to an alternative use. Thus, if one observes agricultural land being developed in an area, one must conclude that the landholders who sell or subdivide their land are better off economically without than with agriculture.<sup>16</sup> What is not taken into account in the decisions of these landholders is the effect their actions might have on the welfare of other individuals--processors, farm suppliers, etc.--whose business activities are somehow linked to the production of agricultural commodities on these lands.

What do these businesses that represent the infrastructure for the agriculture industry stand to lose if land is converted to nonagricultural uses? Clearly it is the difference between their net earnings in the presence of agricultural production and what they could earn in their next best alternative. The net effect on these businesses, then, depends largely on how specialized they are, or, stated differently, on the mobility of the resources that they employ. It is conceivable that

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<sup>16</sup> Since participation in the development rights purchase program as it is envisioned would be voluntary, one would expect farmers or ranchers to forfeit their development options only if they receive compensation at least equal to the discounted value of future development benefits. While the initial asking price for development rights could very likely exceed this minimum value, one might reason that bargaining between the state and the landholder concerning development rights values would generate an "equilibrium" price at which the landholder was indifferent between selling and retaining these rights. If this were the case, landowners who participate in the program will, upon the establishing of this theoretical limiting price, be just as well off with the program as in its absence.

some firms such as financial institutions would be better off after the conversion of land to nonagricultural uses. The only people who would clearly be made worse off by the conversion of agricultural land would be some immobile farm workers whose absence of skills outside the agricultural industry would prevent them from easily adjusting to the changing economic scene (Gardner, 1977).<sup>17</sup> Regarding this latter class of resources, one must face the issue of whether retaining land in agriculture is the least cost method of providing these individuals with their present standard of living. It may well be that publically financed programs of direct economic assistance and/or retraining could achieve this end more efficiently.

#### Locally Produced Food

As pointed out before, food is a private good produced in a competitive environment and as such there is little evidence that the market will allocate a nonoptimal amount of land to food production. In Alaska, however, one often hears the argument that we are too dependent on out-of-state sources for our food supply. It is further argued that by promoting a local agricultural industry we can lower our food costs. What is the relationship of a development rights buy-back program to these issues? Can the preservation of currently and potentially productive private agricultural land reduce our dependence on outside food sources and lower our food costs? To address these issues one might

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<sup>17</sup> Although these individuals would surely be worse off, this is not to say that no others would suffer. Other individuals might also be faced with resource immobility.

first ask what are the benefits to be gained by reducing our food imports? It would seem that only if there were some cost advantages would it be in the interest of Alaskan consumers to buy their food from local sources.<sup>18</sup> The important question then centers around the ability of Alaska farmers and ranchers to compete successfully with other agricultural producers in providing food supplies to Alaska consumers. Alaskan agricultural firms are small relative to their competitors, and therein lies an important part of the explanation of why production costs are higher in Alaska, even in the presence of any environmental advantages that are related to long daylight periods and the relative freedom from insects that damage crops.

While the agricultural land mass in private ownership could support a larger number of efficient-sized intensive agricultural enterprises (e.g. vegetable farms), the market for products from these firms is currently limited to in-state sales due to the absence of processing facilities. A relatively small acreage planted to garden vegetables could supply the entire state's population with fresh produce. But larger acreages would be needed to support an infrastructure and to provide Alaska consumers with an opportunity to benefit from the potentially lower prices associated with large scale production. In the

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<sup>18</sup> It is sometimes suggested that by reducing our food imports, we may become less vulnerable to disruptions in food delivery systems linking Alaska with current food sources. It is difficult to evaluate this alleged benefit of local food production on any objective basis. One's view on this issue depends on his perception of the reliability of food transport systems and on how much he is willing to pay in order to insure that a disruption in this system will not affect the availability of food in the state.

absence of product export opportunities that might be made possible if processing facilities were available, there is little incentive to bring a critical mass of vegetable farms into production.

#### Open Space and Other Public Good Amenities

Open space is only one of several "external benefits" that accrue to Alaskans from the decision by agricultural landowners to keep their land either uncleared or in agricultural use. Other benefits in this class are the maintenance of wildlife habitat, watershed protection, and the preservation of a visible, perhaps romantic, "lifestyle." Since farmers and ranchers are not in a position to capture the full value of these benefits, they have little incentive to provide a socially optimal quantity of environmental amenities. The market system will often fail to efficiently allocate resources in situations such as this where property rights to certain benefits are undefined.<sup>19</sup>

While Alaska, with its vast area, has a great deal of open space and related environmental amenities to offer its residents, understandably the highest value is placed on these benefits in situations where they are in short supply. In areas around Anchorage and Fairbanks where population and industrialization have expanded recently, these benefits take on high value indeed. It is in these relatively densely populated areas that the preservation of open space promises to have significant

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<sup>19</sup> Since this class of benefits are public goods in addition to being externalities, we are faced with a further problem on the supply side as discussed earlier (see page 4). Specifically, even if a beneficiary could be forced to pay for the good, it would be inefficient to levy a charge since the marginal cost of extending a collective good to an additional consumer is zero.

social value. Since these benefits accrue chiefly to urban residents, an equitable program for preserving these opportunities would presumably also have the urban residents paying the bulk of the costs associated with their preservation.

#### Removal of Uncertainty

A final potential benefit to be mentioned in association with a development rights purchase program is the effect that such a program could have on investment decisions by farmers and ranchers. An important reason for the inefficiency of agricultural production at the urban fringes around Anchorage and Fairbanks is the great amount of uncertainty these farmers associate with the likelihood of land use shifts. Farmers have little incentive to invest optimally, especially in durable capital, if the probability is high that they will soon choose to abandon farming and thus forego the opportunity to capture the returns on agricultural investments (Gardner, 1975). As a result, farmers earn smaller net returns in their enterprises than they would if they invested in more efficient operations. A development rights buy-back program would serve to remove this uncertainty by compensating farmers to forfeit the development option in return for keeping land in agriculture for a period sufficiently long to capture the benefits from long term investment.

# Alaska State Legislature

Barbara Lacher, Chairman  
Mae Tischer, Vice-Chairman  
Randy Phillips  
Milo Fritz  
Don Clocksin  
Jack McBride  
Mike Szymanski



Room 104  
State Capitol  
Juneau, Alaska 99811  
Pouch V  
Juneau, Alaska 99811

## House of Representatives Committee on Community & Regional Affairs

### MEMORANDUM

TO: HOUSE C & R A COMMITTEE  
FROM: Staff  
SUBJECT: HB 148  
DATE: March 9, 1983

The Committee has indicated a general consensus on two (2) proposed changes to HB 148:

1. A modification of AS 03.07.090 (2) with the intent to clarify that mineral or material extraction from the subsurface of the land was to be permitted only if the materials or minerals were to be used on the land that is under the preservation easement.
2. The committee conceptually agreed that the Director should make public notices prior to exchanging land or purchasing an agricultural easement.

within the structure or for the alteration of land as a consequence of construction activity. An exemption provided in this subsection may continue for up to four years from the date the improvement is completed or from the date of approval for the exemption by the local assessor, whichever is later.

(g) A municipality may by ordinance exempt from taxation all or any part of the increase in assessed value of improvements to a single family dwelling if the principal purpose of the improvement is to increase the amount of space for occupancy. An exemption provided in this subsection may continue for up to two years from the date the improvement is completed or from the date of approval of an application for the exemption by the local assessor, whichever is later. (§ 2 ch 118 SLA 1972; am § 2 ch 1 FSSLA 1973; am § 1 ch 33 SLA 1975; am § 1 ch 111 SLA 1976; am § 1 ch 262 SLA 1976; am § 1 ch 95 SLA 1977; am § 31 ch 94 SLA 1980)

Effect of amendments. — The 1973 amendment added the second sentence of subsection (a).

The 1975 amendment added subsection (e).

The first 1976 amendment added paragraph (3) of subsection (c).

The second 1976 amendment added

paragraph (2)(D) of subsection (b).

The 1977 amendment added subsections (f) and (g).

The 1980 amendment deleted "adopted without weighted voting" near the beginning of paragraph (1) of subsection (c).

Sec. 29.53.035. Farm or agricultural lands. (a) Farm use lands included in a farm unit and not dedicated or being used for nonfarm purposes shall be assessed on the basis of full and true value for farm use, and shall not be assessed as if subdivided or used for some other nonfarm purpose. The assessor shall maintain records valuing the farm use land for both full and true value and farm use value. Should the farm use land be sold, leased, or otherwise disposed of for uses incompatible with farm use or be converted to a use incompatible with farm use by the owner, the owner is liable to pay an amount equal to the additional tax at the current mill levy together with eight per cent interest for the preceding seven years, as though the land had not been assessed for farm use purposes. Payment by the owner shall be made to the state to the extent of its reimbursement for revenue loss under (e) of this section for the preceding seven years. The balance of the payment shall be made to the city or borough.

(b) An owner of farm use land must, to secure the assessment, make application to the assessor before May 15 of each year in which the assessment is desired. The application shall be made upon forms prescribed by the state assessor for the use of the local assessor and shall include information which may reasonably be required to determine the entitlement of the applicant. If the farm use land is leased for farm use purposes, the applicant shall furnish to the assessor a copy of the lease bearing the signatures of both lessee and lessor along with the

completed application. The applicant shall furnish the assessor a copy of the lease covering the period for which the exemption is requested.

(c) In this section "farm use" means the use of land for raising and harvesting crops or for the feeding, breeding and management of livestock or for dairying or another agricultural use for profit or any combination thereof. To be farm use land, the owner or the lessee must be actively engaged in farming the land, and derive at least 10 per cent of his yearly gross income from the farm use land. The provisions of this section do not apply to land respecting which the owner has granted, and has outstanding, a lease or option to buy the surface rights. A property owner wishing to file for farm use classification having no history of farm-related income may submit a declaration of intent at the time of filing the application with the assessor setting out the intended use of the land and the anticipated percentage of income. An applicant using this procedure shall file with the assessor before February 1 of the following year a notarized statement of the percentage of gross income attributable to the farm use land. Failure to make the filing required in this subsection forfeits the exemption.

(d) In the event of a crop failure by an act of God the previous year, the owner or lessee may submit an affidavit affirming that 10 per cent of his gross income for the past three years was from farming.

(e) Subject to legislative appropriations for the purpose, the state shall reimburse a borough or city, as appropriate, for the real property tax revenues lost to it by the operation of this section. (§ 2 ch 118 SLA 1972; am § 1 ch 90 SLA 1974; am § 3 ch 229 SLA 1976; am § 1 ch 66 SLA 1978)

*Effect of amendments.* — The 1974 amendment made such changes in subsections (a), (b), and (c) as to make a detailed comparison impracticable and added subsections (d) and (e).

The 1976 amendment, in subsection (a), substituted "uses incompatible with farm use" for "other than farm use purposes," "a use incompatible with farm use" for

"nonfarm use" and "eight per cent" for "five per cent" in the third sentence, inserted "at the current mill levy" in that sentence, and added "for the preceding seven years" at the end of the fourth sentence.

The 1978 amendment substituted "May 15" for "February 1" in the first sentence of subsection (b).

**Sec. 29.53.045. Tax on oil and gas production and pipe'ine property.** (a) A municipality may levy and collect taxes on taxable property taxable under AS 43.56.010 — 43.56.210 only by using one of the methods set out in (b) or (c) of this section.

(b) A municipality may levy and collect a tax on the full and true value of taxable property taxable under AS 43.56.010 — 43.56.210 as valued by the Department of Revenue at a rate not to exceed that which produces an amount of revenue from the total municipal property tax equivalent to \$1,500 a year for each person residing within its boundaries.

INDEX OF FILES ON AGRICULTURE - AK. PUBLIC INTEREST RESEARCH GROUP

*Box 1093  
Anchorage, AK  
99510  
(278-3661)*

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Farmers convention - Glenallen '81  
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Fbx Ag Experiment Station  
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Red Meat - Tomlin testimony  
"Ak Feeding Alaskans" - '81 Ag Action Co.  
Ag Marketing Symposium 1979

*Walter Brown - Oregon legislation  
concerning ag. in the lower  
48 - formed "Ag Home State Bill"  
Anchorage - completed as National Park*

*Handwritten notes and scribbles at the bottom left of the page.*

LARGER SIZED REPORTS

- contact  
agencies  
11/19/82

- 1978 to 1982 State operating budgets - "Development" category
- "Economic Interrelationships within Alaska's Developing Ag. Industry"
- Land use controls - Mat Su Valley - Eric Myers report
- Land use issues & Preliminary Resource Inventory 1982 DNR - Mat-Su Bor., Vol 1
- Agric. Action Council - 1st Report to Legislature Feb. 1982
- Alaska Agriculture - An Overview - Legislature 1982
- Financing Ag. Projects in Ak. - House Research Agency
- Proposal for Computer simulation Model for Ag Planning 1982
- Delta Clearwater development - misc. documents
- 1981 & 82 Ag Action Council Reports
- Ag Symposium 1982
- Pt. McKenzie Lawsuit
- Ag Potential of Middle Kuskokwim
- 1980 Report "Eskimos, Reindeer and Land"
- Unfair Trade Practices - Fishing Industry
- Foreign Investment in Ak Seafood Industry 1980
- Ag Practices and Water Quality Effects (DEQ)
- DNR - Recent land disposal regulations

Chairman Fahrenkamp and members of the Senate Resources Committee:

I would like to help you develop an awareness of the soil and water conservation program in Alaska and the importance of SB 120 to its future. To accomplish this, it is important for you to understand

- 1) a little of the history behind Alaska's Soil and Water Conservation program;
- 2) the relationship between the Alaska Soil Conservation District, the Governor, and the Commissioner of Natural Resources; and
- 3) some of the current responsibilities of the 48 supervisors throughout the state.

In the mid-1930's, President Roosevelt became deeply concerned with the loss of one of America's most valuable resources due to the extreme effects of wind and water erosion. This resource was of course her soil, the basis of America's economic and physical stability. As a result of the "Dirty Thirties," President Roosevelt authorized the development of what is now the Soil Conservation Service under the United States Department of Agriculture. The mandate of this technical service organization was to find 1) the cause and 2) the effect of this depleting natural resource.

The cause, in short, was the misuse and mismanagement in all phases of land use and included agriculture, forestry, grazing, and mining. Most recently we have seen an increase in land resource abuse due to rapid expansion of urban areas. The effect was lower crop yields, destruction of those areas with commercial timber values, complete loss of native range for livestock grazing, deterioration of water and air quality, and the combined effect of all of these on the standard of living and the American economy.

To overcome what seemed to be an insurmountable problem, each state, as well as the Territories of Alaska and Hawaii, was asked to establish a program that would organize the private sector into a unit of government that would work with the Soil Conservation Service in managing the nations renewable natural resources. A.S. 41-10 adopted in 1947 by the Territory of Alaska and amended in 1961 is a result of that request. For the past 36 years the Alaska Soil Conservation District, through a Memorandum of Understanding with the USDA Soil Conservation Service, has provided assistance to the residents of this state as the private sector moves ahead to develop Alaska's valuable natural resources.

I would like to briefly describe the structure of the soil and water conservation program. The current statewide district is administered by three board members appointed by the Governor. There are nine subdistricts established to service various areas of the state where intense land uses have occurred to assist cooperators in their areas. Subdistrict supervisors are elected by the cooperators in their area. The individual districts are

associated into a state association and are also members of the National Association of Conservation Districts to help provide input into programs developed at the federal government level. (Organizational charts attached.)

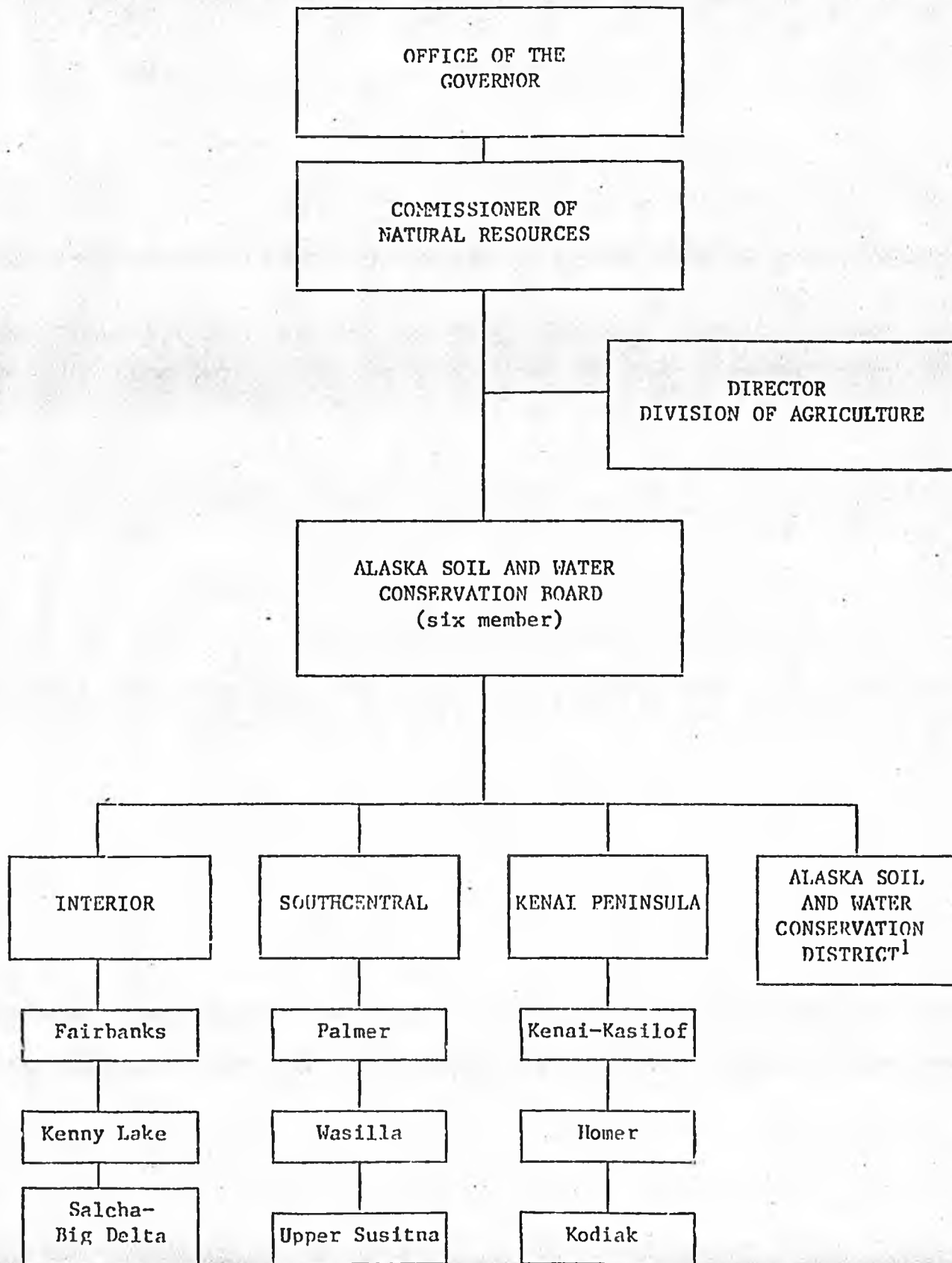
Through long-range and annual plans of operations, the Alaska Soil Conservation District and each of the nine subdistricts identify goals and objectives with regard to the development of the natural resources as a result of settlement. The attitude of the supervisors statewide is that development is a must for Alaska's economic well being, making sure that progress is achieved along reasonable management guidelines. In general, development hazards can be curbed if resource management recommendations are assigned to address the type and intensity of development. An example of such resource management recommendations is the Farm Conservation Plan which is a requirement of the sales contract on all state lands sold for agricultural development. The Farm Conservation Plan is a result of a cooperative effort between the local SCS District Conservationist and the individual farmer and is approved or disapproved by the local soil conservation subdistrict board of supervisors. I would like to emphasize one important aspect of this process. The subdistrict supervisors are elected for three year terms by local land owners in their area who are cooperators with that particular subdistrict.

It is important to remember, however, that development of privately-owned land through conservation planning is basically voluntary. The soil and water conservation program is therefore non-regulatory, and implementation of this program depends on the educational process and reasonable economic incentive.

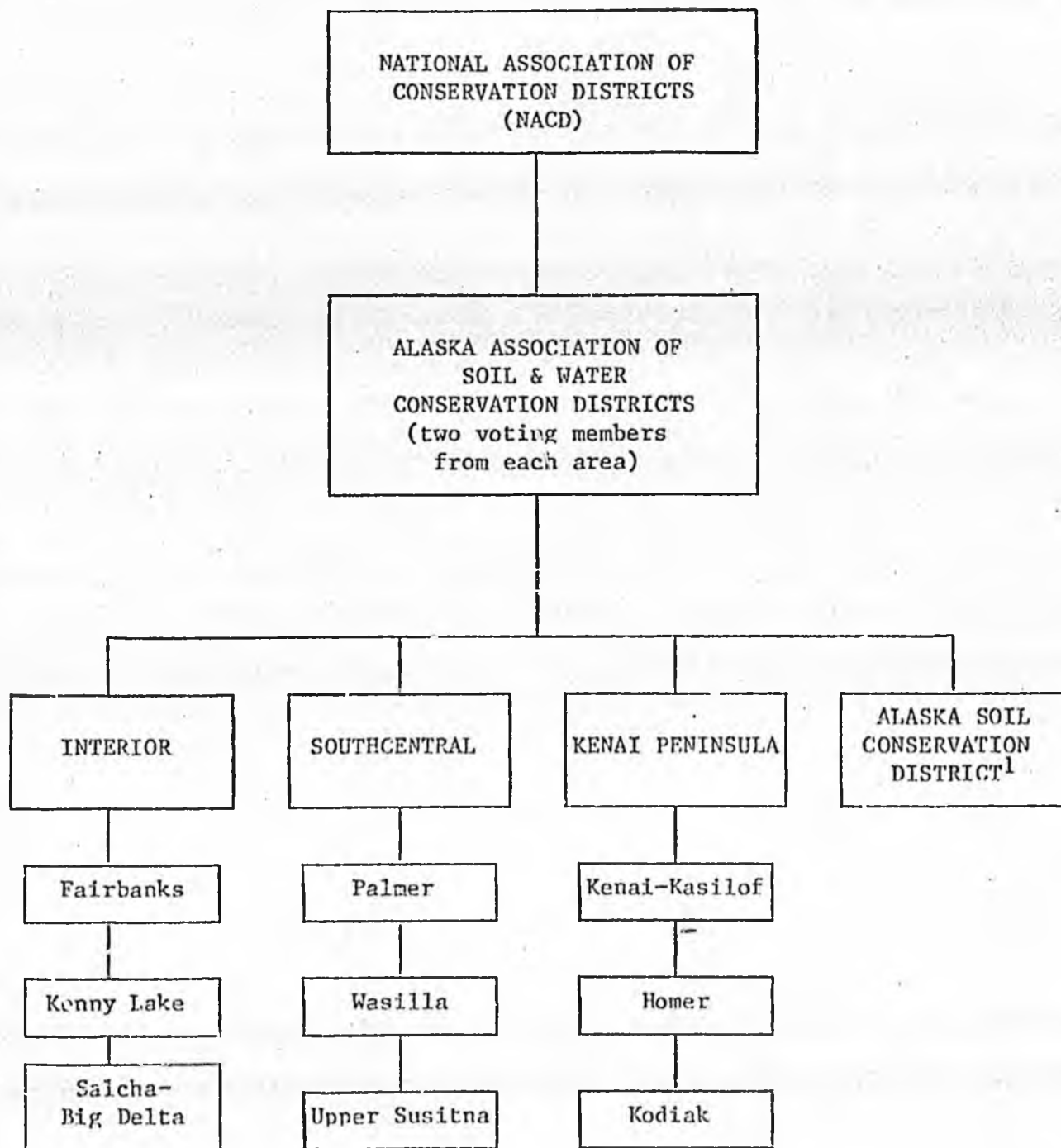
I would like to conclude by reading a brief excerpt from the Executive Summary prepared by the Alaska Soil Conservation District Board of Directors:

"In 1982 our support of federal programs has been responsible for approximately \$195,000 worth of cost-shared conservation practices on more than 15,000 acres of land in Alaska. Recent Soil Conservation Service records indicate 5,595,222 acres of land in Alaska which are adequately treated as a result of conservation planning. The Alaska Soil Conservation District has been active in the acquisition of approximately \$500,000 of state and federal funds to help support the National Cooperative Soil Survey program in Alaska. In 1981 this money was used to fund soil and range surveys in the Susitna Valley, Copper River Valley, Delta, Fairbanks, Kenai Peninsula, and the Seward Peninsula. A recent Memorandum of Understanding with the Alaska Division of Forestry establishes a working relationship for conservation planning with regard to privately owned timber resources. The Department of Environmental Conservation also recognizes the ability of the District to address non-point source pollution on agricultural lands for the protection of Alaska's water quality."

Alaska Association of Soil Conservation Subdistricts



<sup>1</sup> Defined as that area of the state which is not encompassed by an organized district. The Alaska Soil and Water Conservation District is administered by the Soil Conservation Board.



<sup>1</sup> Defined as that area of the state which is not encompassed by an organized district. The Alaska Soil Conservation District is administered by the Soil Conservation Board.

Alaska Association of Soil  
Conservation Subdistricts  
c/o Division of Agriculture  
Pouch A  
Wasilla, Alaska 99687

Honorable Charlie Bussell  
Alaska State House  
Pouch V, State Capitol  
Juneau, Alaska 99811

*File*

Dear Representative Bussell:

This letter is to express our support for Senate Bill 120, "An act relating to soil and water conservation; and providing for an effective date."

A soil conservation district act was passed in Alaska about thirty years ago which provided for an advisory committee to the Commissioner of Natural Resources and establishing Soil Conservation Subdistricts in the State. This act has made possible a cooperative agreement with the U.S. Department of Agriculture, Soil Conservation Service (SCS), which allows SCS to perform soil conservation surveys and provide technical services related to soil and water conservation activities. The soil conservation subdistrict boards from organized subdistricts in the State have volunteered their services in providing local expertise and guidance to soil and water conservation activities since the organization of the program. Other than travel expenses for the State board, this movement has not had financial support from the State.

The quality of the subdistrict boards has been recognized by State agencies to the point that they now have legal responsibility for reviewing state farm plans and have a special signed agreement with the Department of Environmental Conservation providing for district and subdistrict cooperation with that agency. These legislative mandates and cooperative agreements demand considerable statewide coordination, time and expense by board members. SB 120 is an attempt to expand the Soil Conservation Board's activities to include broader representation and make possible continuous coordination of activities and responsibilities on a statewide basis. The Soil Conservation program provides a valuable service to state activities associated with agriculture, forestry, land use planning, and development. As the State develops agriculture, reclamation activities, forestry, grazing and other programs that need the services provided by the soil and water conservation programs these demands will increase. These services cannot be continued indefinitely without fiscal support.

We urge you to support SB 120 with full funding of the necessary support services this legislative session.

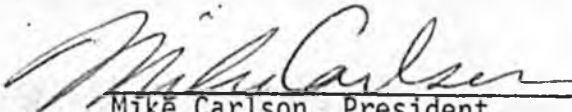
For background information we have attached:

- 1983 Alaska Assoc. of Soil Conservation Subdistricts Directory
- A prepared statement for the Senate Resources Committee
- A list of Cooperators throughout the state.

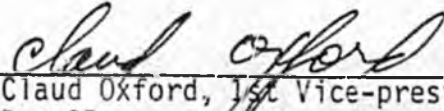
Thank you for your consideration of our request.

Sincerely,

Alaska Association of Soil Conservation Subdistricts



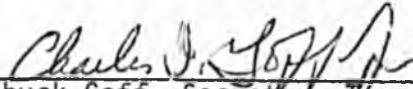
Mike Carlson, President  
Delta Jct. AK 99737



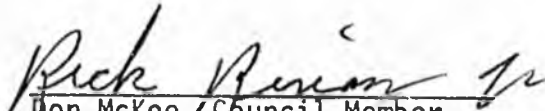
Claud Oxford, 1st Vice-president  
Box 85  
Wasilla, AK 99687



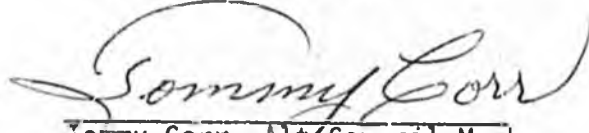
John Bittner, 2nd Vice-president  
Box 730  
Homer, AK 99603



Chuck Goff, Secretary-Treasurer  
Box 10296  
Fairbanks, AK 99710



Don McKee, Council Member  
SR 50985  
Fairbanks, AK 99701



Tommy Corr, Alt Council Member  
Box 153  
Soldotna, AK 99669

Attachments

STATE OF ALASKA  
THE LEGISLATURE

POUCH Y - STATE CAPITOL  
JUNEAU, ALASKA 99811  
907-465-3600


LEGISLATIVE AFFAIRS AGENCY

MEMORANDUM

March 8, 1983

SUBJECT: Agricultural land amendments  
(CSHB 148 (C&RA))

TO: Representative Don Clocksin

FROM: Richard A. Bradley   
Legislative Counsel

You have requested an analysis of the amendments incorporated into the committee substitute for HB 148. If this memorandum is late, as it seems it may be at this time, I regret that.

An analysis of the changes to HB 148 follows:

As you requested, the "Legislative Findings and Declaration of Purpose" have been eliminated.

The first amendment to bill language is in Sec. 03.07.010(b). The last "if" phrase on lines 23 - 24 of page 2 of the bill is turned into subsec. (b)(1) and the concept you suggested becomes (b)(2). Your request was that concepts of (1) prior classification and (2) disposal consistent with the classification be utilized. I believe that the short phrase added as (b)(2) contains these ideas.

But note that the "director" described in the bill is not the director of the division of lands. See sec. 100(7). Rather, the director is the director of agriculture. As a result, the director carrying out these programs is not going to have supervision of the division of lands programs and the access to the state land. I believe it was for this reason that the early part of sec. 10(b) requires the permission of the commissioner for these disposals. Some coordination between divisions is required.

Your second concept dealt with notice. Rather than developing new concepts of notice, I plugged your request into existing law at AS 38.05.345, with some embellishments. In that connection, see also bill sec. 2.

Since you wished sec. 10(e) to be eliminated for other reasons, I have put the notice requirements in at sec. 10(e).

Your third request, an amendment to AS 03.07.010(d), is accomplished.

Sec. 03.07.010 is deleted, as noted earlier, and replaced with new material you requested.

Your fifth request was concerned with specific appropriations for this program. See the new sec. 10(g).

The report that you wish from the commissioner of natural resources is requested under bill section 3.

For the moment, I will pass over the request concerned with the municipal tax implications of this bill, particularly as a conforming amendment to AS 29.53.035 is concerned.

Sec. 60(b) is amended to accomplish your request.

Sec. 90(a)(2) is deleted.

The effective date clause is eliminated.

Returning to the tax implications.

I was in the process of drafting an amendment to AS 29.53.035 for addition to the bill when the computer went down. Because I had substantial problems fitting your request into sec. 35 and because I anticipated problems meeting your deadline request, I decided to omit that request, advise you why and send the bill on its way.

The portion of sec. 35 that I would amend is sec. 35(a); that subsection provides:

(a) Farm use lands included in a farm unit and not dedicated or being used for nonfarm purposes shall be assessed on the basis of full and true value for farm use, and shall not be assessed as if subdivided or used for some other nonfarm purpose. The assessor shall maintain records valuing the farm use land for both full and true value and farm use value. Should the farm use land be sold, leased, or otherwise disposed of for uses incompatible with farm use or be converted to a use incompatible with farm use by the owner, the owner

March 8, 1983

is liable to pay an amount equal to the additional tax at the current mill levy together with eight per cent interest for the preceding seven years, as though the land had not been assessed for farm use purposes. Payment by the owner shall be made to the state to the extent of its reimbursement for revenue loss under (e) of this section for the preceding seven years. The balance of the payment shall be made to the city or borough.

As you can see, the third sentence of sec. 35(a) contemplates that it is a transaction turning the land to a use "incompatible with farm use by the owner" that triggers the repayment. As I suggested to you yesterday, if that use is consistent with agricultural use, then the argument for repayment is vitiated -- or so it seems to me.

But if you believe that such a provision is required, then I suggest the following:

(a) Farm use land that is [LANDS] included in a farm unit, [AND] not dedicated or being used for nonfarm purposes, and not subject to an agricultural preservation easement shall be assessed on the basis of full and true value for farm use, and shall not be assessed as if subdivided or used for some other nonfarm purpose. The assessor shall maintain records valuing the farm use land for both full and true value and farm use value. Should the farm use land be sold, leased, or otherwise disposed of for uses incompatible with farm use or be converted to a use incompatible with farm use by the owner, the owner is liable to pay an amount equal to the additional tax at the current mill levy together with eight per cent interest for the preceding seven years, as though the land had not been assessed for farm use purposes. Payment by the owner shall be made to the state to the extent of its reimbursement for revenue loss under (e) of this section for the preceding seven years. The balance of the payment shall be made to the city or borough.

I would then also add a new subsection to read:

(f) Farm land subject to an agricultural preservation easement shall be assessed on the basis of full and true value for farm use. The owner of the farm land subject to an agricultural preservation easement is not entitled to benefits under (a) of this section.

Representative Don Cloos in  
Page 4  
March 8, 1983

If I may be of further assistance, please advise.

RAB:ljb

1/016

MAR 30 REC'D

STATE OF ALASKA  
PRELIMINARY STATEMENT OF FISCAL IMPACT

Bill No: CSHB 148 (C&RA) Date on Bill: 3/18/83  
Title: Preservation of agricultural lands  
Sponsor: Lacher, Larson and Znaroff  
Requestor: \_\_\_\_\_

1. Estimated fiscal impacts on:

a. Expenditures:

(Thousands of Dollars)

	FY 83	FY 84	FY 85	FY 86
Capital				
Operating		77.3	82.5	88.0
TOTAL				

b. Revenues:

Revenue				
---------	--	--	--	--

2. Source of funds to offset fiscal impact of bill:

3. Assumptions:

Fiscal impact of this proposal is entirely dependent on level of implementation. We estimate the program would require a minimum of one professional and one clerical to administer the activities required to prepare documents, arrange appraisals, handle public meetings and follow up on verification of compliance with land use requirements. These position can be located at the Wasilla office of the Division of Agriculture.

No funding is requested in this note for actual purchase of easements.

4. Disclaimer:

This statement has not been reviewed by the OMB in the Office of the Governor. It therefore does not represent the final estimate of fiscal impact.

Prepared By: Ed Kern Phone: 376-3276  
Division: Agriculture Date: 3-1-83  
Approved by Commissioner: \_\_\_\_\_ Date: \_\_\_\_\_  
Department: Natural Resources

5. Distribution:

- Original to Legislative Finance
- Copy to OMB
- Copy to Sponsor
- Copy to Requestor

2/15/83

*Ask them to contact Bill Burton*

KODIAK FARMER/STOCKGROWERS ASSOCIATION  
POUCH K Kodiak, Alaska 99615

March 1, 1983

Barbara Lacher  
P.O. Box 30  
Wasilla, AK 99687

*Representative:*

Dear ~~Senator:~~

The Kodiak Farmer/Stockgrowers Association and the individual ranchers are very interested in HB 148, relating to the preservation of agricultural land. It has proved workable in other areas and will also in Alaska.

We also think the amendments listed in Senate Bill 124, changing the loan program to farmers, are necessary in today's marketplace and ask you to support this legislation.

Please let me know your views on these important concepts at your early convenience.

Sincerely,

*Bill Burton*

Bill Burton  
President



STATE OF ALASKA  
OFFICE OF THE GOVERNOR

BILL ANALYSIS

Department Commerce & Economic Development	Sponsor (Principal) Lacher	Bill Number HB 148
Department Position Oppose		
Division Director William C. Bivin	Date 2/8/83	Commissioner's Signature Richard A. Lyon

GOVERNOR'S OFFICE USE		
Comments:		
<input type="checkbox"/> Position Noted	By	Date

SUMMARY	
1. a) Related Bills (Similar or Conflicting) Unknown	1. b) Other Agencies Affected by Bill DNR
2. a) Organizational Support for Bill Unknown	2. b) Organizational Opposition to Bill Unknown
3. Program Effects of Bill None on Department of Commerce and Economic Development.	
4. Fiscal Impact: <input checked="" type="checkbox"/> None <input type="checkbox"/> Fiscal Note Attached	
5. Amendments Proposed:	

6. Comments:  
This bill would provide a variety of financial mechanisms and inducements in an effort to protect agricultural lands in rapidly urbanizing areas. Superficially, this is an admirable goal. However, unless the protection of the agricultural land is accomplished under a long range land use policy and plan, such protection is doomed to failure from the outset. Even under the auspices of such a plan, a community, or the State, rarely has the commitment or resources to effectively carry out such protection.

The end result of such an effort is usually a patchwork quilt of varying land uses. It results in "leap-frog" developments which, after a few years, leave isolated so-called "agricultural lands" surrounded by noncompatible uses. This situation increases the burden on the municipalities and taxpayers by making the extension of public utilities and services much more expensive. This bill would have a negative-impact on the economic development of the State.

BILL ANALYSIS  
HB 148

6. Comments (Continued)

Direct experience in both Oregon and California, where similar laws exist, has demonstrated that when there is pressure for development then development will occur. The protection or preservation of agricultural lands without a concurrent program to identify and provide lands for development is simply not justified. Rather than increasing the livability of an area, it will have exactly the reverse effect in the long run. Added costs to the State and municipalities, reduced effectiveness of public services, added rules and regulations, etc., will all serve as a deterrent to effective land use and economic development.

STATE OF ALASKA  
PRELIMINARY STATEMENT OF FISCAL IMPACT

Bill No: HB 148 Date on Bill: 1/28/83  
 Title: An Act relating to the preservation of agricultural land; and providing for an . . .  
 Sponsor: Lacher and Larson  
 Requestor: \_\_\_\_\_

1. Estimated fiscal impacts on:

a. Expenditures:

(Thousands of Dollars)

			FY 83	FY 84	FY 85	FY 86		
Capital								
Operating								
Total			0	0	0	0		

b. Revenues:

Revenue								
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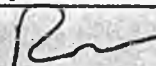
2. Source of funds to offset fiscal impact of bill:

3. Assumptions:

4. Disclaimer:

This statement has not been reviewed by the OMB in the Office of the Governor. It therefore does not represent the final estimate of fiscal impact.

Prepared By: Willie J. Sykes, Director Phone: 465-2018  
 Division: Office of Special Industrial Projects Date: \_\_\_\_\_

Approved by Commissioner: Richard A. Lyon  Date: \_\_\_\_\_  
 Department: Commerce and Economic Development

FEB 14 1983

**DEPT. OF COMMUNITY & REGIONAL AFFAIRS**

OFFICE OF THE COMMISSIONER

POUCH B  
JUNEAU, ALASKA 99811  
PHONE: (907) 465-4700

February 7, 1983

POSITION PAPER

RE: HB 148

SPONSOR: Representatives Lacher and Larson

Program Effects of Bill

The measure establishes an agricultural preservation easement program within the Department of Natural Resources designed to preserve farmland that would otherwise be lost to urbanization.

Comments

This Department is in a position only to address potential impacts on local governments. Department of Natural Resources would hold primary responsibility for administration.

Section 03.07.010(d) allows only the preservation of agricultural uses.

The purpose of this program is to preserve land, for and in agricultural use, from being absorbed by urbanization. This is laudable.

According to Section 03.07.090, this legislation does not allow the State or anybody other than the "owner" to actually perform agricultural activities.

*Mark Lander*  
2/10/83

STATE OF ALASKA  
PRELIMINARY STATEMENT OF FISCAL IMPACT

Bill No: HB 148 Date on Bill: 2/2/83  
 Title: Preservation of Agricultural Land  
 Sponsor: Representative Lecher  
 Requestor: HCRA

1. Estimated fiscal impacts on: Department of Community & Regional Affairs

a. Expenditures:

(Thousands of Dollars)

			FY 83	FY 84	FY 85	FY 86		
Capital								
Operating								
Total				-0-	-0-			

b. Revenues:

Revenue								
---------	--	--	--	--	--	--	--	--

2. Source of funds to offset fiscal impact of bill:

The bill affects only the Department of Revenue programmatically. This Department's comments are aimed at the impact on local governments. No fiscal impact.

3. Assumptions:

4. Disclaimer:

This statement has not been reviewed by the OMB in the Office of the Governor. It does not represent the policy of the Sheffield Administration or the final estimate of fiscal impact.

Prepared By: Richard Rainery *RR* Phone: 465-4703  
 Division: Commissioner's Office Date: 2/9/83  
 Approved by Commissioner: *[Signature]* Date: 2/9/83  
 Department: Commissioner's Office

5. Distribution:

- Original to Legislative Finance
- Copy to OMB
- Copy to Sponsor
- Copy to Requestor

2/8/83



# Matanuska-Susitna Borough

BOX B, PALMER, ALASKA 99645 • PHONE 745-4801

DEPARTMENT OF ADMINISTRATION

January 10, 1983

Billy G. Berrier, Director  
Division of Legal Services  
Legislative Affairs Agency  
Pouch Y  
Juneau, Alaska 99811

Dear Billie:

Subject: FARM LAND PRESERVATION BILL

I understand Representative Barbara Lacher will be making arrangements with you on drafting a farm land preservation bill and that she may have already been in contact with you on this.

Attached are

1. Section by section analysis of a draft bill.
2. Draft bill reviewed and approved by Borough Agricultural Advisory Committee.

The Matanuska-Susitna Borough Assembly has seen the bill and had the bill before it when it included farm land preservation as a Borough FY 83-84 legislative priority. They did not want to make recommendations as to specific wording of a bill.

You may have received an earlier draft. You should be aware of the following changes recommended by the Borough Agricultural Advisory Committee in its testimony before the Assembly in support of a State farm land preservation program on January 4, 1983.

Sec. 38.60.030 LAND ELIGIBLE FOR AGRICULTURAL PRESERVATION. Land eligible for agricultural preservation under this chapter must

...

(3) contain over at least 40 percent of the surface area soils which are classified as classes II, III and IV [CLASSES II, AND III] by the United States Soil Conservation Service; and

(a) be a parcel of at least 40 [20] acres in cultivation or farm use or be a parcel of at least 20 acres in cultivation or

farm use [IN SIZE] adjacent to established  
farms [FARMS OR FARMS] of at least 40 acres  
in size which have been in operation as farms  
for at least ten (10 years).

I am also attaching a copy of the King County (Washington) farm preservation ordinance from which we borrowed and a list of farms in this Borough that are presently under the State property tax deferral program. Some of the farms listed are representative of the type of farms in which agricultural easements would be sought.

Representative Lacher is out of the state at this time so I wanted you to get this material now in case you are in the middle of work on a farm land preservation bill at this time.

I recognize that you draft bills only at the request of a legislator and word them to meet the specific objectives of the legislator. So, if I have jumped the gun, would you wait for Representative Lacher's call.

Representative Lacher was a member of the Borough Agricultural Action Council until she resigned from the Assembly to take her seat in the Legislature so she is familiar with the wording of the attached bill.

Sincerely,



Gary Thurlow  
Borough Manager

er

cc: Representative Barbara Lacher  
Tracy Moffitt, Chairman  
Agricultural Committee

SECTION BY SECTION ANALYSIS OF AN ACT  
RELATING TO THE PRESERVATION OF AGRICULTURAL LAND

Section 38.60.010 Findings and Declaration of Purpose. This section is probably not necessary. Ordinarily findings and declaration of purpose simply add to the bulk of the statute books. This section is adapted from Section 2, of King County Ordinance No. 4341 which is the King County ordinance relating to the acquisition of voluntarily offered interest in farm and open space in King County, which ordinance was funded through a bond issue approved by a vote of King County voters and which obtained in excess of the 60% vote required by State of Washington law. The county commissioners of King County used the findings and declaration of purpose presumably for one or two purposes including:

(1) to help explain the proposition to the voters of King County, and

(2) upon advice of King County bond counsel to the end that buyers of agricultural preservation bonds would have a better idea of the uses of the general obligation bond monies.

In this case, the findings and declaration of purpose may better explain the purposes of the bill to Alaska legislators.

Section 33.60.020. Acquisition of Agricultural Preservation Easements. This section sets up the mechanism for the director of agriculture to purchase or otherwise acquire a agricultural preservation easement in property.

State land is made available as an alternate means of exchange.

In the Matanuska-Susitna Borough, available state land would probably be limited to tracts in the state agricultural project, such as the Fish Creek Agricultural Project, or lots and parcels generated through the establishment of state subdivisions within the borough. Parcels in the agricultural projects would give the owner an opportunity to obtain additional agricultural land; lots in parcels within a state subdivision would almost always be non-agricultural in character.

There is an almost total absence of state owned lands in the Matanuska-Susitna Borough which are agricultural in character and which now have access.

Subsection (e) giving the director the right to acquire future interests in farm land was added in the event a owner is in a particular tax situation where he can get an attractive tax deduction for dedicating a future interest, such as a remainder interest upon the expiration of the grantor's life, the life of the grantor's spouse, or the life of one or more other individuals. Very often, an owner of agricultural land is willing to accept less than full value for the agricultural preservation easement and donate the balance for a federal income tax deduction. Subsection (e) is another tool to be used in negotiations with a owner who is seeking further tax deductions.

Subsection (f) includes provisions requested by the Borough Agricultural Advisory Committee including:

(1) the decision to convey an agricultural preservation easement is strictly voluntary and relates only to lands nominated by a particular owner or owners;

(2) the owner is free to farm as he sees fit or to refrain from farming, so long as the owner does not develop his property. The proviso at the end beginning with "so long as" is taken from the King County ordinance.

Section 38.60.030. Land Eligible for Agricultural Preservation. The purpose this section is to limit the application of the act to those lands which have agricultural value. Under a borough land disposal ordinance of 1975, the borough will only dispose of agricultural rights in borough lands in parcels of 40 acres or larger which have 40% or more Class II and III soils. Item (3) of this section refers to classes I through III. There are no Class I soils in the State of Alaska because of climatic constraints; however, with a re-evaluation of these constraints it is possible that some Class II soils might be reclassified as Class I soils.

Section 38.60.040. Priorities for Acquisition. This section gives the director of agriculture criteria to follow when insufficient monies are appropriated for all the demands that would be made upon an agricultural preservation easement fund. It is a virtual certainty that the amount of appropriations for farm land preservation will be substantially lower than the funds which could be used; accordingly, there has to be a means of rationing available monies other than first come first served.

Subsection (b) is adapted from the King County ordinance.

Subsection (c) has been added to require the director of agriculture to refer to any municipal comprehensive plan. Lands which the municipality consider to be high priority agricultural lands may be described in the comprehensive plan.

Section 38.60.050. Application to Exchange or Sell Easement in Agricultural Land. This sets forth what appears to be a rather stiff procedure. If the person administering the program on behalf of the state is dedicated to preserving farm land, he will be able to review a number of different tax saving approaches with the property owner so that the property owner would have a range of options to consider. Successful farm land preservation programs require the time and effort of someone who is dedicated and knowledgeable in land uses and conveyances.

Sections 38.60.060--090--These are technical provisions which are self-explanatory.

IN THE HOUSE

HOUSE BILL NO.

IN THE LEGISLATURE OF THE STATE OF ALASKA

THIRTEENTH LEGISLATURE - FIRST SESSION

A BILL

For an Act entitled: "An Act relating to the preservation of agricultural land."

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

\* Section 1. AS 38 is amended by adding a new chapter to read:

CHAPTER 60. PRESERVATION OF AGRICULTURAL LAND.

Sec. 38.60.010 Findings and Declaration of Purpose.

(1) Land suitable and in use for farming is an irreplaceable natural resource with soil and topographic characteristics which have been enhanced by years of agricultural use. When such land is converted to urban and suburban uses which do not require those special fertility and landscape characteristics, and important economic and community resource is permanently lost to the State of Alaska.

(2) Alaska is a desirable place to live and visit because of the quantity, variety and natural beauty of its open space which contributes a vital ingredient to the quality of life of the people of the State. Alaska farmlands provide a natural separation between urban areas, furnish unique aesthetic and economic benefits to the citizens of the State and are an important part of Alaska's heritage.

(3) The agricultural industry in Alaska provides Alaskans with the opportunity to obtain locally grown agricultural products with certain advantages in flavor, quality and costs which would not otherwise exist.

preservation easement in privately owned agricultural land if the privately owned agricultural land meets the requirements specified in AS 38.60.030.

(c) The value of an agricultural preservation easement received by the state in an exchange made under this chapter must be equal to the fair market value of the state land or the interest in state land exchanged. If the value of the state land or the interest in state land is not equal to the value of the agricultural preservation easement, the director may accept money from, or pay money to, a landowner. The money paid or accepted must equal the difference between the fair market value of the agricultural preservation easement and the fair market value of state land or the interest in state land exchanged under this chapter.

(d) A purchase of an agricultural preservation easement or an exchange of state land for an agricultural preservation easement shall be to preserve the agricultural use of land.

(e) The director may, in lieu of an agricultural preservation easement, accept a remainder interest in a life estate or similar future interest, so long as the land continues in agricultural uses.

(f) The sale, exchange or donation of an agricultural preservation easement is strictly voluntary. A parcel shall be considered under this program only upon application of the owner. After sale, donation or acquisition by exchange of agricultural preservation rights, the owner shall not be required to carry out any specific agricultural activities so long as the owner does not use or subdivide the land for any residential, commercial or industrial purposes and activities which are not incident to agricultural uses.

- (4) farm lands that are close to market; and
- (5) farm lands that are within a known established agricultural area.

(b) Criteria for selection within same priority. In the event that funds are not adequate within a priority area to purchase all eligible lands of equal priority for which valid offers shall have been received by the state, the following criteria shall be considered in determining which offers to accept:

- (1) an offer of land which is more threatened by urban development shall be favored over an offer of land which is less threatened;

- (2) an offer which is below appraisal shall be favored over an offer which is at appraisal.

- (3) an offer of farmland producing in the 12 months preceding application shall be favored over an offer of land which lies fallow;

- (4) an offer of land which will form a contiguous farming area with other offered or acquired eligible land shall be favored over an offer of land which is separated;

- (5) an offer of land which will serve the dual purpose of urban separation and agricultural production or separating commercial and industrial uses from residential or recreational uses shall be favored over an offer of land which will serve only one of such purposes; and

(c) Where agricultural lands are within a municipality, the director shall, before making an allocation of agricultural preservation

(d) If the agricultural land, or any part of it, is located in a municipality, the director shall notify the governing body of the municipality within 30 days after approval of an application that an application has been approved. Within 30 days after the notification, the municipal governing body may appeal to the director for reconsideration of his decision. If a municipality appeals, the director shall hold a public hearing in the municipality before an offer to sell or exchange is tendered to the landowner. If, after a public hearing in the municipality, the director's decision remains unchanged, the municipality may appeal to the commissioner within five days for a review of the director's decision.

Sec. 38.60.060. OFFER TO BUY OR EXCHANGE. Within 90 days after approval of the landowner's application to sell or exchange an agricultural preservation easement, the director may accept the landowner's offer to buy or exchange at a price and upon terms offered by the landowner or may, in the director's discretion, make a counter offer to buy or exchange and may specify terms, contingencies, and conditions not contained in the landowner's application. A landowner has 30 days from the date of receipt of the counter offer to buy or exchange in which to accept or reject the offer.

Sec. 38.60.070. VALUE OF AGRICULTURAL PRESERVATION EASEMENT. (a) The maximum value of an agricultural preservation easement acquired under this chapter shall be the asking price or the difference between the fair market value of the land and the agricultural value of the land, whichever is less.

(b) The value of an agricultural preservation easement shall be determined by the director based on one or more appraisals by qualified appraisers. If the landowner and the director fail to agree on the value

Sec. 38.60.90. DEFINITIONS. In this chapter (1) "agricultural operations" means those activities related to the production of domesticated plants and animals useful to man;

(2) "agricultural preservation easement" means a public owned interest in lands under which the owner retains agricultural rights, but in which all development rights are owned by the public.

(3) "agricultural rights" means an interest in and the right to use and possess land for purposes and activities related to horticultural, livestock, dairy and other agricultural uses.

(4) "agricultural use" means the use of land for the production of domesticated plants and animals useful to man, and other related uses and activities;

(5) "agricultural value" means the price on the valuation date which a vendor, willing but not obligated to sell, would accept for the property, and which a purchaser, willing but not obligated to buy, would pay for the property to be used for agricultural operations;

(6) "commissioner" means the commissioner of the Department of Natural Resources;

(7) "development rights" means an interest in and the right to use and subdivide land for any and all residential, commercial and industrial purposes and activities which are not incident to agricultural uses.

(8) "director" means the director of the division of agriculture in the Department of Natural Resources;

(9) "fair market value" means the price on the valuation date for the highest and best use of the property which a vendor, willing but

not obligated to sell, would accept for the property, and which a purchaser, willing but not obligated to buy, would pay for the property if the property was not subject to any restriction imposed under this chapter.

(10) "municipality" means a unified municipality or a home rule borough or general law borough or city, of any class, incorporated under the laws of the state;

(11) "qualified appraiser" means a senior member of the American Institute of Real Estate Appraisers, the Society of Real Estate Appraisers, a person meeting the requirements for certification as an appraiser II by the division of personnel, Department of Administration, or a person qualified according to regulations adopted by the commissioner under the Administrative Procedure Act (S 44.62);

(13) "residential subdivision for commercial purposes" means the division of a tract or parcel of land into two or more lots, sites or other divisions for the purpose, whether immediate or future, of sale or building development, and includes a resubdivision.

of the easement, the landowner, at his own expense, may have the easement appraised by a qualified appraiser agreed upon by the landowner and the director.

Sec. 38.080. PROVISIONS TO BE INCLUDED IN EASEMENT. An agricultural preservation easement acquired under this chapter shall include the following provisions:

(1) agricultural use of the land by the landowner or his assigns is permitted;

(2) removal of minerals or materials from the subsurface of the land by the landowner or his assigns is permitted if the landowner immediately returns the land to agricultural use and restores the land to a condition at least as favorable for agricultural use as existed before the nonagricultural use began;

(3) operation of machinery used in agricultural production or the primary processing of agricultural products is permitted;

(4) normal agricultural operations are permitted, including, but not limited to, sale of agricultural products produced on the land where the sale is made;

(5) residential subdivision for commercial purposes by the landowner or his assigns is not permitted;

(6) construction of buildings for farming operations is permitted, but land used for farm residences may not exceed one acre per 40 acres of land under an agricultural preservation easement; and

(7) acquisition of an agricultural preservation easement by the state does not grant the public a right of access or right of use of the property subject to the easement, nor does it affect any existing easements, rights of way or rights of access.

easement monies to farm land preservation priority districts within the municipality, refer to any comprehensive plan or ordinances of the municipality on municipal farm land preservation priorities provided to him by the municipality and shall, before making an allocation, give the municipality an opportunity to make recommendations regarding priorities for farm land preservation within the municipality.

Sec. 38.60.050. APPLICATION TO EXCHANGE OR SELL EASEMENT IN AGRICULTURAL LAND. (a) An owner of agricultural land which meets the requirements of AS 38.60.030 may offer by written application to sell or exchange an agricultural preservation easement to the state on all or a portion of his agricultural land.

(b) To be considered by the director, an application to sell or exchange must

(1) include an asking price at which the owner is willing to sell an easement. The owner may, but is not required to, submit an appraisal to support the asking price.

(2) include a complete description of the agricultural land.

(c) Within 30 days after the receipt of an application, the director shall notify the landowner of the sufficiency of the application. If the application is insufficient, the director shall specify the reason and shall allow an additional 30 days for the landowner to remedy the insufficiency. If the application is made sufficient within 30 days of the notification by the director, the application shall be approved. The director shall notify all landowners whose applications have been rejected, and he shall specify the reasons for the rejection.

Sec. 38.60.030. LAND ELIGIBLE FOR AGRICULTURAL PRESERVATION. Land eligible for agricultural preservation under this chapter must

- (1) be under private ownership;
- (2) be located in an area of the state surveyed by the United States Soil Conservation Service;
- (3) contain over at least 40 per cent of the surface area soils which are classified as classes II, III and IV by the United States Soil Conservation Service; and
- (4) be a parcel of at least 40 acres in cultivation or farm use or be a parcel of at least 20 acres in cultivation or farm use adjacent to established farms of at least 40 acres in size which have been in operation as farms for at least ten (10) years.

Sec. 38.60.040. PRIORITIES FOR ACQUISITION.

(a) Priority districts. In the event that funds are not adequate in the state to purchase agricultural preservation easements in all eligible lands, the director may establish farmland preservation priority districts and allocate monies for agricultural preservation easements within those districts according to the following priorities and in the following order of priority.

- (1) farm lands threatened by early conversion to subdivisions, commercial or industrial uses;
- (2) farm lands which are of recognized value as a tourism destination because of historic associations, natural setting, closeness to tourism routes or other reasons;
- (3) farm lands which have a history of high productivity because of soils, temperatures and other reasons:

(4) It is the policy of the State of Alaska to protect and preserve agricultural lands as evidenced by Alaska laws authorizing current use taxation of agricultural land and by property tax deferral policies of local governments in which farmlands are located.

(5) These policies, by themselves, have not been effective to provide long-term protection of farm lands under the pressure of increasing urban development.

(6) Generally, farm lands close to urban centers have a greater market value for future urban development than their market value for farming. This fact encourages the speculative purchase of these lands at high prices for future development, regardless of the current use of such lands. Farm lands which have a market value greater than their agricultural value do not attract sustained agricultural investment and eventually these lands are sold by farmers and removed from agricultural uses.

(7) The permanent acquisition by the State of voluntarily offered interests in farm lands within the State, as provided in this chapter will permit these lands to remain in farm uses in developing urban areas and provide long-term protection for the public interests which are served by farmlands within the State of Alaska.

Sec. 33.60.020. ACQUISITION OF AGRICULTURAL PRESERVATION EASEMENTS.

(a) If privately owned agricultural land meets the requirements specified in AS 38.60.030, the director may acquire by purchase an agricultural preservation easement in that land.

(b) The director, with the concurrence of the commissioner, is authorized to dispose of state land or an interest in state land by exchanging it for privately owned agricultural land or for an agricultural

6/18/79

Introduced by: Bernice Stern      Bill Reams  
                  Robert Dunn        Paul Barden  
                  Pat Thorpe         Tracy Owen  
                  R.R."Bob" Greive   Gary Grant  
                  Ruby Chow

Proposed No.: 79-729

ORDINANCE NO. 4341

AN ORDINANCE relating to the acquisition of voluntarily offered interests in farm and open space land in King County; calling an election by the voters of the County on September 18, 1979, to authorize the issuance of general obligation bonds of the County in the principal amount of not to exceed \$50,000,000 for the purpose of providing funds for such acquisition and repealing Ordinances 3871, 3872 and 3918.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Repeal. Ordinances 3871, 3872 and 3918 are hereby repealed and replaced with this ordinance.

SECTION 2. Findings and Declaration of Purpose.

The Council finds that:

(1) King County is a desirable place to live and visit because of the quantity, variety and natural beauty of its open space which contributes a vital ingredient to the quality of life of the people of the County. These open space resources presently include more than fifty thousand acres of land suitable for farming, and other woodlands, wetlands and open lands adjacent to these farmlands. Such lands provide natural separation between urban areas, furnish unique, aesthetic and economic benefits to the citizens of the County and are an important part of our heritage.

(2) Land suitable for farming is an irreplaceable natural resource with soil and topographic characteristics which have been enhanced by generations of agricultural use. When such land is converted to urban and suburban uses which do not require those special fertility and landscape characteristics, an important community resource is permanently lost to the citizens of King County.

1           (3) The agricultural industry in King County provides  
2 the citizens of the County with the opportunity to harvest loc-  
3 ally grown berries, fruit and vegetables at u-pick farms and to  
4 purchase locally produced food and dairy products through the  
5 Pike Place Market, farmers markets, roadside stands and other  
6 local outlets throughout the County.

7           (4) It is the policy of the State of Washington and  
8 King County to protect, preserve and enhance agricultural and  
9 open space lands as evidenced by the King County Comprehensive  
10 Plan of 1964 as amended by Ordinance 1096, establishing open  
11 space policies in King County, Ch. 84.34 RCW and Ordinance 2537,  
12 authorizing current use taxation of agricultural and open space  
13 land, Ch. 84 Laws of 1979 limiting and deferring road and utility  
14 assessments on farm and open space land, Ordinance 3064, as  
15 amended, establishing King County's agricultural lands policy and  
16 County and city ordinances regulating land use by zoning.

17           (5) However, these policies and regulations, by them-  
18 selves, have not been effective to provide long-term protection  
19 of farm and open space lands under the pressure of increasing  
20 urban development. The amount of land in agricultural use in  
21 King County has declined from more than 100,000 acres in 1959 to  
22 approximately 50,000 acres in 1979, with much of this loss having  
23 been caused by actual or prospective urban development.

24           (6) Generally, farm and open space lands which are  
25 close to urban centers have a greater market value for future  
26 urban development than their market value for commercial farming  
27 or other open space uses. This fact encourages the speculative  
28 purchase of these lands at high prices for future development,  
29 regardless of the current zoning of such lands. Farm lands  
30 which have a market value greater than their agricultural value  
31 do not attract sustained agricultural investment and eventually  
32

1 these lands are sold by farmers and removed from commercial  
2 agricultural uses.

3 (7) The permanent acquisition by the County of volun-  
4 tarily offered interests in farm and open space lands within the  
5 County, as provided in this ordinance and as authorized by the  
6 Constitution and statutes of the State of Washington, will permit  
7 these lands to remain in farm and open space uses in a developing  
8 urban area and provide long-term protection for the public inter-  
9 ests which are served by farmlands and open space lands within  
10 the County.

11 (8) The acquisition of interests in farm and open  
12 space lands as provided in this ordinance is a public purpose of  
13 King County and financing such acquisition requires that the  
14 County issue its general obligation bonds in the principal amount  
15 of not to exceed \$50,000,000.

16 SECTION 3. Definitions.

17 (1) "Full Ownership" means fee simple ownership.

18 (2) "Agricultural Rights" means an interest in and the  
19 right to use and possess land for purposes and activities related  
20 to horticultural, livestock, dairy and other agricultural and  
21 open space uses.

22 (3) "Development Rights" means an interest in and the  
23 right to use and subdivide land for any and all residential,  
24 commercial and industrial purposes and activities which are not  
25 incident to agricultural and open space uses.

26 (4) "Value of Development Rights" means the difference  
27 between the fair market value of Full Ownership of the land  
28 (excluding the buildings thereon) and the fair market value of  
29 the Agricultural Rights to that land.

30 (5) "Owner" means the party or parties having the fee  
31 simple interest, a real estate contract vendor's or vendee's  
32

1 interest, a mortgagor's interest or a grantor of a deed of trust's  
2 interest in land.

3 (6) "Farmland" means a) "Farm and Agricultural Land"  
4 as now defined in RCW 84.34.020(2), or b) land which is in a  
5 single ownership of twenty or more contiguous acres, at least  
6 80% of which is open or fallow and which has produced a gross  
7 income from agricultural uses of \$100.00 or more per acre per  
8 year for three of the ten calendar years preceding the date of  
9 the owner's application. The "date of application" as used in  
10 a) or b) above shall be the date of the owner's application for  
11 purchase by the County.

12 (7) "Food Producing Farmland" means Farmland which has  
13 been used for the commercial, soil-dependent cultivation of  
14 vegetables, berries, other fruits, cereal grains and silage corn.

15 (8) "Open Space Land" means "Open Space Land" as now  
16 defined in RCW 84.34.020(1) and "open space use" shall mean any  
17 of the uses provided in such definition.

18 (9) "Eligible Land" means Farmland and Open Space Land  
19 for the purchase of which bond proceeds are authorized to be used  
20 pursuant to this ordinance.

21 (10) "Selection Committee" means the Committee formed  
22 pursuant to Section 6 of this ordinance to advise the Council  
23 in the selection of Eligible Lands for purchase.

24 (11) "Bonds" means the general obligation bonds of the  
25 County described in Section 12 of this ordinance.

26 (12) "Council" means the King County Council.

27 (13) "Executive" means the King County Executive.

28 (14) "Governmental Agency" means the United States or  
29 any agency thereof, the State of Washington or any agency thereof,  
30 any County, City or municipal corporation.

31  
32  
33

1 (15) "Appendices A, B, C, D, E and F" of this ordinance  
2 mean the maps which describe designated areas of Eligible Lands  
3 for purposes of priority of acquisition as provided in Section 5  
4 of this ordinance. Official large scale maps describing such  
5 areas in detail are hereby filed with the Administrator-Clerk  
6 of the Council and incorporated herein by this reference. Smaller  
7 scale maps generally illustrating such areas are appended to this  
8 ordinance for more readily accessible public reference.

9 SECTION 4. Authorization.

10 (1) The County is hereby authorized to issue its  
11 general obligation bonds to acquire the Farmlands and Open Space  
12 Lands described and prioritized in Section 5 of this ordinance.  
13 The property interest acquired may be either the Development  
14 Rights, Full Ownership or any lesser interest, easement, covenant  
15 or other contractual right. Such acquisition may be accomplished  
16 by purchase, gift, grant, bequest, devise, covenant or contract  
17 but only at a price which is equal to or less than the appraised  
18 value determined as provided in this ordinance. The proceeds of  
19 the Bonds shall be used to acquire such property interests only  
20 upon application of the owner and in a strictly voluntary manner.

21 (2) If the Owner so elects, the Executive is author-  
22 ized to pay the purchase price in a lump-sum single payment at  
23 time of closing, or to enter into contracts for installment  
24 payments against the purchase price consistent with applicable  
25 federal arbitrage regulations. When installment purchases are  
26 made, the County is authorized to pay interest on the declining  
27 unpaid principal balance at a legal rate of interest consistent  
28 with prevailing market conditions at the time of execution of the  
29 installment contract and adjusted for the tax-exempt status of  
30 such interest.

31 (3) The Executive is further authorized to contract  
32 with other Governmental Agencies to participate jointly in the  
33

1 acquisition of interests in Eligible Lands on such terms as shall  
2 be approved by the Council consistent with the purposes and  
3 procedures of this ordinance.

4 (4) The County may acquire Full Ownership in  
5 Eligible Lands of First Priority only where the Owner will volun-  
6 tarily sell only the Full Ownership of the property. The County  
7 shall acquire only Development Rights or interests which are less  
8 than Full Ownership in Eligible Lands of Second and Third  
9 Priority.

10 (5) After County acquisition of Development Rights or  
11 some interest less than Full Ownership in any Eligible Land, the  
12 County may purchase the remaining Agricultural Rights or other  
13 property interests in such land only when requested by the Owner  
14 and when such acquisition is necessary to maintain agricultural  
15 or open space uses of the property.

16 (6) If the County shall acquire Full Ownership in any  
17 Eligible Lands the Executive shall as soon as practicable offer  
18 the Agricultural Rights to such land for public sale at a price  
19 not less than the appraised value of such rights. If no offer  
20 for such rights is received at the appraised value, the Executive  
21 may, with the approval of the Council, either reoffer the  
22 agricultural rights for public sale or lease such land for  
23 agricultural or open space use or make such land available for  
24 publicly owned open space uses consistent with the purposes of  
25 this ordinance.

26 (7) Interests which the County owns in property other  
27 than Eligible Lands may be exchanged for property interests in  
28 Eligible Lands on an equivalent appraised value basis. If the  
29 County has acquired Full Ownership of any Eligible Lands the  
30 Agricultural Rights in such lands may be exchanged for the  
31 Development Rights to other Eligible Land of equal or higher  
32 priority on an equivalent appraised value basis. If the property  
33 interests exchanged are not exactly equal in appraised value, cash

1 payments may be made to provide net equivalent value in the exchange.

2 SECTION 5. Eligible Lands and Priority of Acquisition.

3 The proceeds of the Bonds shall be used to purchase property  
4 interests in the following lands in the following order of their  
5 numbered priority group. The lands described within each numbered  
6 priority group shall be deemed of equal priority regardless of the  
7 order of designation within such group.

8 First Priority:

- 9 (a) Farmlands and Open Space lands located within the  
10 designated areas of the Sammamish, Lower Green or  
11 Upper Green River Valleys as shown respectively on  
12 Appendix A, Appendix B and Appendix C of this ordinance.  
13  
14 (b) Food Producing Farmlands located anywhere within the  
15 County except those lands removed from the Agricultural  
16 District by the King County Council in its  
17 affirmative action on Ordinance No. 3326\* generally  
18 described but not limited to those lands on  
19 Appendix "F" but outside of the designated areas of  
20 the Sammamish, Lower Green, Upper Green and  
21 Snoqualmie River Valleys and Enumclaw Plateau as shown  
22 in Appendices A-E inclusive of this ordinance.

23 Second Priority:

- 24 (a) Farmlands in designated areas in the Snoqualmie Valley  
25 as shown on Appendix D of this ordinance.  
26 (b) Farmlands in designated areas of the Enumclaw Plateau  
27 as shown on Appendix E of this ordinance.  
28 (c) Approximately 1,500 acres of Farmlands which are  
29 larger than 40 contiguous acres located anywhere  
30 within the County outside of the areas described  
31 in Appendices A to E inclusive of this ordinance

1           Third Priority:

2           All other Farmlands located within presently established  
3           Agricultural Districts of the County and designated to  
4           be Agricultural Lands of County Significance.

5           SECTION 6. Selection Committee.

6           (1) A seven-member Selection Committee shall be ap-  
7           pointed within ninety (90) days following the approval of the  
8           Bonds by the voters. The Selection Committee shall advise the  
9           Council in the selection of Eligible Lands offered for acquisi-  
10          tion by their owners. Members shall be appointed by the Execu-  
11          tive and confirmed by the Council and shall comply with the King  
12          County Code of Ethics. No member may have an ownership interest  
13          in any of the lands eligible for purchase pursuant to this ordi-  
14          nance.

15          (2) The Selection Committee shall consist of two  
16          members each of whom shall have at least five years experience in  
17          the operation and management of commercial farms; two members  
18          each of whom shall have five years of experience in the manage-  
19          ment of either a construction or land development or real estate  
20          business; and three members who shall be lay citizens from  
21          different geographic areas of the County. One of the lay members  
22          shall be appointed by the Executive to serve as chairman. Com-  
23          mittee recommendations shall be made by a majority of its members.

24          (3) Members shall serve three-year terms, except that  
25          the initial term of three members shall be two years and of four  
26          members shall be three years. Members may be removed by the  
27          Executive only for good cause shown. Members shall not be com-  
28          pensated for their services but shall be reimbursed for expenses  
29          actually incurred in the performance of their duties. Members may  
30          be reappointed to successive terms but the Selection Committee  
31          shall be terminated when the proceeds of the Bonds have been  
32          spent and in any event no later than eight years after the Bond  
33          election.

1           SECTION 7. Selection Process.

2           Beginning in the first year following the Bond election and  
3 continuing at least once a year for a period of six years or  
4 until all Bond proceeds have been expended whichever date is  
5 sooner, the Executive shall conduct a voluntary property selec=  
6 tion process (herein called "Selection Round") generally as  
7 follows:

8           (1) In the first and second Selection rounds all  
9 properties offered in Priority One shall be eligible for purchase.  
10 In the third Selection Round all properties offered in Priority  
11 One and Priority Two shall be eligible for purchase, and in all  
12 subsequent Selection Rounds all properties offered in Priorities  
13 One, Two and Three shall be eligible for purchase. In all Selec=  
14 tion Rounds properties of higher priority shall be purchased with  
15 available funds before properties of lower priority are purchased.

16           (2) The Executive shall begin each Selection Round by  
17 giving notice in one newspaper of general circulation in each  
18 area where Eligible Lands are located which may be acquired in  
19 that Round. The notice shall describe the properties eligible  
20 for purchase in that Selection Round, the procedure to be fol=  
21 lowed in the selection process, including an estimated time  
22 schedule for the steps in the process, and shall invite the  
23 Owners of such properties to make application for purchase by the  
24 County and to describe the property interest which the Owner is  
25 willing to sell.

26           (3) Upon closing of the application period, the County  
27 Executive shall review each application which has been received  
28 to determine the eligibility and priority classification of each  
29 property interest and to verify ownership by title search.

30           (4) For those applications which meet the requirements  
31 of (3) above, the Executive shall cause an appraisal of the  
32 applicant's property interest to be made. Two appraisals shall  
33

1 be made to determine the Value of Development Rights. One apprai-  
2 sal shall determine the fair market value of Full Ownership of  
3 the land (excluding buildings thereon) and one shall determine  
4 the fair market value of the Agricultural Rights only. Apprai-  
5 sals of the fair market value of Full Ownership or of a property  
6 interest other than Development Rights shall be made by indepen-  
7 dent appraisers selected by the Executive from a list of not less  
8 than ten qualified persons recommended by the County Assessor.  
9 Such persons shall be deemed qualified if they have been certifi-  
10 fied to be professionally competent appraisers by a recognized  
11 professional appraisal certification organization, shall have had  
12 at least five years experience as a professional appraiser and  
13 shall not have a property interest in Eligible Lands. Appraisals  
14 of the fair market value of Agricultural Rights shall be made by  
15 independent appraisers selected by the Executive with at least  
16 five years experience in the appraisal of agricultural land and  
17 who shall not have a property interest in Eligible Lands.

18 (5) Appraisals shall be in writing and shall be furn-  
19 ished to the respective owners for review. Errors of fact in any  
20 appraisal may be called to the attention of the appraiser by the  
21 County or by Owners of the property appraised but corrections of  
22 the appraisal may be made only by the appraiser. If an Owner of  
23 property believes it has not been adequately appraised such Owner  
24 may, within the time allowed therefor on the selection schedule,  
25 request that a review appraisal be made at the Owner's expense.  
26 The Selection Committee shall appoint the review appraiser or  
27 appraisers in the same manner as the original appraiser or apprai-  
28 sers are appointed by the Executive. The review appraisal shall  
29 become the final appraisal.

30 The appraisal shall then be filed with the Executive.

31 (6) Terms and conditions of sale and information on  
32 the effect of the sale may be discussed by the Executive with

1 Owners prior to the submission of written offers.

2 (7) Sealed, firm, written offers by all applicants who  
3 desire to have their property purchased by the County shall then  
4 be submitted on forms provided by the County to be opened by the  
5 County Executive on a day certain.

6 (8) The Executive shall review all offers and make -  
7 recommendations thereon to the Selection Committee and the Council.

8 (9) The Selection Committee shall review all offers  
9 and the recommendations of the Executive and make recommendations  
10 to the Council.

11 (10) Upon receiving the recommendations of the Selec-  
12 tion Committee, the Council shall take final action on such  
13 recommendations.

14 SECTION 8. Criteria for Selection within Same Priority.

15 Only in the event that funds are not adequate in any Selection  
16 Round to purchase all Eligible Lands of equal priority for which  
17 valid offers shall have been received by the County, the follow-  
18 ing criteria shall be considered in determining which offers to  
19 accept within such priority group:

20 (1) An offer which is below appraisal shall be favored  
21 over an offer which is at appraisal.

22 (2) An offer of Development Rights in land shall be  
23 favored over an offer of Full Ownership.

24 (3) An offer of farmland producing in the 12 months  
25 preceding application shall be favored over an offer of land which  
26 lies fallow;

27 (4) An offer of land which is more threatened by urban  
28 development shall be favored over an offer of land which is less  
29 threatened;

30 (5) An offer of land which will form a contiguous  
31 farming area with other offered or acquired Eligible Land shall  
32 be favored over an offer of land which is separated;

1           (6) An offer of land which will serve the dual purpose  
2 of urban separation and agricultural production shall be favored  
3 over an offer of land which will serve only one of such purposes;

4           (7) An offer of Farmlands in commercial production  
5 shall be favored over an offer of non-commercial Farmlands.

6           The weight to be given to each of the above criteria shall  
7 be determined finally by the Council for each parcel of property  
8 and such good faith determination shall be conclusive.

9           SECTION 9. Duration of Acquired Interests.

10           (1) Development Rights acquired pursuant to this  
11 ordinance shall be held in trust by the County for the benefit of  
12 its citizens in perpetuity. Except as provided in Section 4 of  
13 this ordinance and Subsection 2 of this Section and except as  
14 found necessary by the Council to convey public road and utility  
15 easements, the County shall not sell, lease or convey any land or  
16 interest in land which it shall acquire with the use of Bond  
17 proceeds.

18           (2) If the Council shall find that the public farm and  
19 open space purposes described in Section 2 of this ordinance can  
20 no longer reasonably be fulfilled as to any land or interest in  
21 land acquired with Bond proceeds, the Council shall submit to the  
22 voters of the County a proposition to approve of the disposition  
23 of such land or interest. Only upon a majority vote approving  
24 such proposition can such land or interest be disposed of by the  
25 County and the proceeds of such disposition shall be used to  
26 acquire other Farmlands or Open Space Lands in the County as  
27 provided in this ordinance.

28           SECTION 10. Related Costs.

29           The costs of appraisal, engineering, surveying, planning,  
30 financial, legal and other services lawfully incurred incident to  
31 the acquisition of interests in Eligible Lands by the County and  
32

1 incident to the sale, issuance and delivery of the Bonds shall be  
2 paid from the proceeds of the Bonds.

3 SECTION 11. Supplemental Funds.

4 Supplemental or matching funds from other Governmental  
5 Agencies or private sources may become available to pay a portion  
6 of the cost of acquiring Development Rights, Full Ownership or  
7 some lesser interest in Eligible Lands or to supplement or enlarge  
8 such acquisition. The Executive is hereby authorized to utilize  
9 such funds to purchase interests in Eligible Lands or to other-  
10 wise supplement the proceeds of the Bonds in the manner provided  
11 by this ordinance and in accordance with the applicable laws or  
12 terms governing such grant.

13 It is the intention of the Council that the proceeds of  
14 Bonds available for the acquisition of interests in Farmlands in  
15 the Snoqualmie Valley be used in a manner consistent with the  
16 adopted multi-jurisdiction agreement affecting the uses of the  
17 Snoqualmie River.

18 SECTION 12. County Purpose.

19 The Council finds and declares that the use of County funds  
20 for the purpose of paying in whole or in part the cost of acqui-  
21 sition of interests in Eligible Lands as set forth herein, includ-  
22 ing any costs necessarily incident to such acquisition, to the  
23 sale, issuance and delivery of the Bonds, or to participation  
24 with any Governmental Agency for such purposes will promote the  
25 health, welfare, benefit and safety of the people of King County  
26 and is a strictly County capital purpose.

27 SECTION 13. Terms of the Bonds.

28 For the purpose of providing funds necessary to pay the cost  
29 of carrying out the acquisition authorized by this ordinance, the  
30 County shall issue the Bonds in the principal amount of not to  
31 exceed \$50,000,000. The Bonds shall be sold at public sale in  
32 the manner required by law, shall bear interest payable at such

1 times, shall be issued in such series from time to time out of  
2 such authorization over a period of up to six years, and shall  
3 mature serially commencing in from two to five years from the  
4 date of issue of each series and maturing in a period which may  
5 be less than but shall not exceed thirty years from the date of  
6 issue of each series, all as hereafter authorized by the Council  
7 and as provided by law. Both the principal of and interest on  
8 the Bonds shall be payable out of annual tax levies to be made  
9 upon all of the taxable property within the County in excess of  
10 constitutional and statutory limits and from any other money  
11 which may become legally available and used for such purposes.  
12 Any series of the Bonds may be combined with other authorized  
13 general obligation bonds of the County and issued and sold as  
14 single issues of County bonds. The exact date, form, terms,  
15 redemption options and maturities of each series of the Bonds  
16 shall be as hereafter fixed by ordinance of the Council.

17 SECTION 14. Farmland and Open Space Acquisition Fund.

18 The principal proceeds of sale of the Bonds shall be depos-  
19 ited in a Farmland and Open Space Acquisition fund to be here-  
20 after created in the office of the Comptroller of King County  
21 (hereinafter "Acquisition Fund"), except that any premium and  
22 accrued interest on the Bonds received at the time of their  
23 delivery shall be paid into a fund of the County to be used for  
24 the redemption of the Bonds. Money in such Acquisition Fund may  
25 be temporarily deposited in such institutions or invested in such  
26 obligations as may be lawful for the investment of County money  
27 and may be temporarily advanced to the fund for the redemption of  
28 the Bonds to pay Bond interest pending receipt of taxes levied  
29 therefor.

30 The principal proceeds from the sale of the Bonds and any  
31 interest received from the deposit or investment of such proceeds  
32 shall be applied and used solely for the purposes set forth in

1 this ordinance, and none of such proceeds shall be used for other  
2 than a strictly county capital purpose.

3 SECTION 15. Calling Election.

4 It is hereby found and declared that an emergency exists  
5 requiring the submission to the qualified electors of the county  
6 at a special election to be held therein on September 18, 1979,  
7 of a proposition authorizing the issuance of the Bonds.

8 The Manager of the King County Records and Elections Divi-  
9 sion, as ex officio supervisor of all elections held within King  
10 County, is hereby requested to find the existence of such emer-  
11 gency and to assume jurisdiction of and to call and conduct such  
12 special election to be held within the County on that date and to  
13 submit to the qualified electors of the County at such special  
14 election the proposition hereinafter set forth.

15 The Administrator-Clerk of the Council is hereby authorized  
16 and directed to certify that proposition to the Manager of the  
17 King County Records and Elections Division in substantially the  
18 following form:

19  
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## MATANUSKA-SUSITNA BOROUGH

FARM PROPERTY TAX DEFERRAL PROGRAM

## LAZY MOUNTAIN

Name of Property Owner	Farm Use Applicant	Location of Farm (area, main road, side road)	Acreage	Assessed Valuation (land)	Assessed Valuation (Improvements)	Paid by Owner	Paid by State	Comment
Wilderness Farms (portion)		18N02E11A007 18N02E11C001 18N02E11A008 18N02E10D001 18N02E12C001	476.64	\$460,440	\$317,400	\$2,013.33	\$2,187.01	
John Nash		18N02E12D006 18N02E12D007 28N02E12D008 18N02E13A004 18N02E13A005 18N02E13A006	180.00	247,500	36,280	348.20	1,184.21	
Michael Pettit		18N02E13C001	120.00	92,500	54,400	359.86	433.40	
John Seeman		18N02E13B002 18N02E13D001 18N02E14A001	367.50	256,660	54,820	505.76	1,176.22	
John Bush		18N02E35B011 18N02E35B012	60.50	102,000	48,460	330.84	571.92	
John Leiner		3020B01L002	1.51	9,820	- 0 -	1.68	57.24	

MATANUSKA-SUSITNA BOROUGH

FARM PROPERTY TAX DEFERRAL PROGRAM

BUTTE

Name of Property Owner	Farm Use Applicant	Location of Farm (area, main road, side road)	Acreage	Assessed Valuation (land)	Assessed Valuation (Improvements)	Paid by Owner	Paid by State	Comment
Danny and Sandra Allen		17N02E34B002 17N02E34B003 17N02E34B008	11.50	\$ 45,300	\$20,120	\$128.41	\$251.03	
Wendell Hill		17N02E27A002 17N02E27C001	99.75	166,920	55,200	431.86	856.43	
Paul Huppert		17N02E27D004	49.00	88,200	2,700	67.05	460.17	
John King		17N02E27A009 2089000T00A(King Subdivision) 2089000T00C(King Subdivision)	65.24	172,760	81,180	546.60	926.26	
Henry Kircher (portion)		17N02E34A001	36.00	72,000	- 0 -	41.76	375.84	
Patrick Mulligan		17N02E34A005 17N02E34D002	120.00	156,000	70,860	527.91	787.88	
Dietrich Rempel		17N02E24A004	135.00	141,760	64,440	452.05	743.91	
Kent Sandvik		17N02E26B001 2007B02L001 (Butte Acres Subdivision) 2007B02L020 2007B02L021	61.89	124,060	9,860	120.87	655.87	

MATANUSKA-SUSITNA BOROUGH

FARM PROPERTY TAX DEFERRAL PROGRAM

BUTTE

Name of Property Owner	Farm Use Applicant	Location of Farm (area, main road, side road)	Acreage	Assessed Valuation (land)	Assessed Valuation (Improvements)	Paid by Owner	Paid by State	Comment
Terrance Weiland		17N02E13C005 17N02E13D001 17N02E26B003 17N02E26C001 17N02E27A007	374.00	\$547,400	\$256,160	\$1,835.24	\$2,825.41	
Ed Wineck		17N02E27B002 17N02E28A001	80.00	114,000	33,220	264.48	589.40	
Thomas and Gene Williams		17N02E22D002 17N02E27A010 17N02E27A011 17N02E27B006	196.27	309,320	107,780	760.50	1,658.68	

MATANUSKA-SUSITNA BOROUGH

FARM PROPERTY TAX DEFERRAL PROGRAM

IMMEDIATE PALMER

Name of Property Owner	Farm Use Applicant	Location of Farm (area, main road, side road)	Acreage	Assessed Valuation (land)	Assessed Valuation (Improvements)	Paid by Owner	Paid by State	Comment
Fielding Farms (portion)		18N02E32A010	35.00	\$ 87,500	- 0 -	\$ 38.28	\$ 486.72	
Wesley Grover		18N02E32A029 18N02E32A030 1309000L002 (Stanley Subdivision)	16.88	85,820	51,200	327.24	494.88	
Wendell Lewis (portion)		17N02E03C003 17N02E04D008	60.42	148,600	105,100	730.92	791.28	
Leonard Moffitt		18N02E19D017 18N02E29B002 18N02E29B004 18N02E29C002 18N02E29C003 18N02E29C005 18N02E29C006 18N02E30A008 10N02E30A009 18N02E32A002 18N02E32A004 2081000T001-A (Eve's Eye Subdivision) 3001000T00D-1 (H. Adams Subdivision)	566.50	899,440	122,800	1,320.72	4,812.72	

MATANUSKA-SUSITNA BOROUGH

FARM PROPERTY TAX DEFERRAL PROGRAM

IMMEDIATE PALMER

Name of Property Owner	Farm Use Applicant	Location of Farm (area, main road, side road)	Acreage	Assessed Valuation (land)	Assessed Valuation (Improvements)	Paid by Owner	Paid by State	Comment
Roland Snodgrass (portion)		18N02E33D003 18N02E33D005 18N02E33D006 18N02E33D022 18N02E33D025 18N02E33D027	69.26	\$321,660	- 0 -	\$ 85.07	\$2,018.89	
Wiederkehr, Inc.		18N01E36A003 18N02E30C002 18N02E30C004 18N02E31A002 18N02E31B002 18N02E31B003 3001000T00A (H. Adams Subdivision)	370.45	599,680	78,300	818.16	3,249.72	
Loren Wiederkehr		18N02E31A004	6.00	9,000	56,400	343.68	48.72	

MATANUSKA-SUSITNA BOROUGH

FARM PROPERTY TAX DEFERRAL PROGRAM

NORTH PALMER-FISHHOOK

Name of Property Owner	Farm Use Applicant	Location of Farm (area, main road, side road)	Acreage	Assessed Valuation (land)	Assessed Valuation (Improvements)	Paid by Owner	Paid by State	Comment
Robert Boyd		18N01E14C003 18N01E14C004 18N01E23A003 18N01E23A004 18N01E23A006 18N01E23A007	400.00	\$411,060	\$ 94,360	\$800.16	\$2,362.68	
Stan Davis		18N02E17A003 18N02E17C007 18N02E17C008 18N02E17D010 18N02E17D011 18N02E17D012 18N02E17D013 18N02E20A010 18N02E20A011 18N02E20A012 18N02E20A013	260.00	291,020	187,120	1,372.32	1,496.52	
Frederick Goodwin		18N01E10D002 18N01E15A001	120.00	172,000	37,400	303.60	952.80	
Wendell Lewis (portion)		18N01E22D001 18N01E23C001	293.71	252,180	- 0 -	289.11	1,450.93	
Jalmer Kerttula		18N01E22A003	160.00	216,000	- 0 -	118.13	1,372.27	

MATANUSKA-SUSITNA BOROUGH

FARM PROPERTY TAX DEFERRAL PROGRAM

NORTH PALMER-FISHHOOK

Name of Property Owner	Farm Use Applicant	Location of Farm (area, main road, side road)	Acreage	Assessed Valuation (land)	Assessed Valuation (Improvements)	Paid by Owner	Paid by State	Comment
Bradley Lewis		18N02E09D006	74.97	\$ 93,720	- 0 -	\$ 81.00	\$ 425.09	
William Merry		18N01E07D011	55.38	89,100	66,660	499.49	528.53	
Elvi Rebarchek		18N01E22A002 18N02E20D001	235.00	232,500	18,700	245.26	1,369.94	
Susan Rott		19N01E33B016 19N01E33B017 19N01E33B018 19N01E33B019	80.00	103,000	400	50.30	665.14	
Ardnt Von Hippel		18N02E20D002	80.00	120,000	181,400	1,176.24	632.16	
Richard Washburn		18N02E18D002	88.30	132,460	47,660	362.28	718.44	

MATANUSKA-SUSITNA BOROUGH

FARM PROPERTY TAX DEFERRAL PROGRAM

SOUTH PALMER-SPRINGER

Name of Property Owner	Farm Use Applicant	Location of Farm (area, main road, side road)	Acreage	Assessed Valuation (land)	Assessed Valuation (Improvements)	Paid by Owner	Paid by State	Comment
George Crowther		17N02E09C001	40.00	\$ 80,000	\$ 70,100	\$ 495.60	\$ 405.00	
Wesley Grover (portion)		17N02E15B009 17N02E16A001 17N02E18A004 3007000T002 (Bridle Trails Subdivision) 3007000T003	139.66	271,140	74,500	700.68	1,373.16	
Hamilton Farms		17N02E09A008 17N02E09B001 17N02E09D003 17N02E09D004	275.00	343,760	211,000	1,596.00	1,732.56	
Myrtle Harrington		17N02E09A010	64.50	116,100	26,200	234.60	619.20	
Keith Hooks		17N02E17C002	36.77	73,540	30,600	219.60	405.24	
Gene Jenn (portion)		17N02E18A011	8.72	41,020	112,500	681.60	239.52	
John Leiner (portion)		3014000T003 (Grandview Subdivision)	9.25	8,400	19,100	118.80	46.20	
Bernard Vanderweele		17N01E16D015 17N02E08D002 17N02E17A002 17N02E17B004 17N02E17B007 17N02E18A012 17N02E18A013 17N02E18A014 17N02E18D004 3004000L001 (Bradley Lake Subdivision)	341.68	622,160	266,200	1,978.99	3,445.18	

MATANUSKA-SUSITNA BOROUGH

FARM PROPERTY TAX DEFERRAL PROGRAM

SOUTH PALMER-SPRINGER

Name of Property Owner	Farm Use Applicant	Location of Farm (area, main road, side road)	Acreage	Assessed Valuation (land)	Assessed Valuation (Improvements)	Paid by Owner	Paid by State	Comment
Roland Snodgrass (portion)		17N02E10D001	48.00	\$ 86,400	- 0 -	\$ 55.32	\$ 463.08	
Clayton Woodward		17N02E19A001 17N02E19D001	236.55	315,760	25,440	350.75	1,643.80	

## MATANUSKA-SUSITNA BOROUGH

FARM PROPERTY TAX DEFERRAL PROGRAM

NORTH PARKS-SEWARD MERIDIAN (Bogard-Trunk Road Area)

Name of Property Owner	Farm Use Applicant	Location of Farm (area, main road, side road)	Acreage	Assessed Valuation (land)	Assessed Valuation (Improvements)	Paid by Owner	Paid by State	Comment
Elroy Ashmore		18N01E34A001	76.46	\$ 98,640	\$ 47,200	\$372.05	\$ 634.25	
Bob Havemeister		18N01E27A002 18N01E27D002	159.00	258,000	121,500	982.01	1,636.54	
Henry Kircher (portion)		18N01E26B001	151.51	186,440	- 0 -	130.27	1,156.16	
Kircher-Menck (*also has Senior Citizen Exemption)		*18N01E26C001 18N01E27D001 18N01E35B001	398.00	370,100	114,500	893.14	1,717.13	
Peter Rissi		18N01E25D001 18N01E36B004	220.00	309,000	- 0 -	256.46	1,705.54	
Evelyn Mielke		17N02E06B004	40.00	80,000	- 0 -	16.80	463.20	
Robert Mielke		17N02E06B003	27.53	55,060	82,800	508.32	318.84	

## MATANUSKA-SUSITNA BOROUGH

FARM PROPERTY TAX DEFERRAL PROGRAM

## SOUTH PARKS-FAIRVIEW

Name of Property Owner	Farm Use Applicant	Location of Farm (area, main road, side road)	Acreage	Assessed Valuation (land)	Assessed Valuation (Improvements)	Paid by Owner	Paid by State	Comment
Donald Breeden		17N01E15D003 17N01E15D006 17N01E15D007 17N01E15D008	128.97	\$228,460	\$138,800	\$1,085.93	\$1,448.16	
Fielding Farms (portion)		17N01E17C001 17N01E20B001	238.00	244,500	- 0 -	214.75	1,322.99	
Richard Hornung		17N01E21B005	33.79	67,580	75,200	542.20	442.98	
Larry Vandersloot		17N01W13D002	120.00	144,000	21,100	210.12	780.48	
Gene Jenn		17N01E16C013 17N01E16D003 17N01E16D005 17N01E16D009 17N01E16D010	107.00	302,400	203,100	1,515.09	1,972.86	
Alaska Fur Farms, Inc.		17N01W29A001	160.00	112,000	119,700	841.08	549.12	

MATANUSKA-SUSITNA BOROUGH

FARM PROPERTY TAX DEFERRAL PROGRAM

WASILLA-KNIK

Name of Property Owner	Farm Use Applicant	Location of Farm (area, main road, side road)	Acreage	Assessed Valuation (land)	Assessed Valuation (Improvements)	Paid by Owner	Paid by State	Comment
Harvey Longnecker		17N02W32C001	160.00	\$152,000	\$58,300	\$396.04	\$739.58	
Ingval Tofson		17N03W25C010	71.45	61,420	1,340	39.64	299.27	

MATANUSKA-SUSITNA BOROUGH

FARM PROPERTY TAX DEFERRAL PROGRAM

SCHROCK

Name of -Property Owner	Farm Use Applicant	Location of Farm (area, main road, side road)	Acreage	Assessed Valuation (land)	Assessed Valuation (Improvements)	Paid by Owner	Paid by State	Comment
Anna Koruna		18N02W20E002	160.00	\$120,000	\$ 2,600	\$ 77.04	\$ 658.56	
George Lustig		18N02W24B001	160.00	144,000	2,500	115.80	763.20	
William Mahoney		18N02W12C004 18N02W12C005	80.00	82,500	- 0 -	2.59	442.91	
Paul Mahoney		18N02W14A006	106.00	92,760	15,340	153.12	495.48	
Manvil Olson		18N01W18A001 18N01W21A001 18N01W21C002 18N01W22B002	518.00	597,800	32,180	555.48	3,224.40	
Linda Schwald		18N01W09D003	20.00	41,760	11,540	67.50	220.32	
Wilderness Farms (portion)		18N01W14B011 18N01W14C001 18N01W15D004 18N01W15D005 18N01W15D007	195.00	185,900	137,260	962.52	976.44	

## MATANUSKA-SUSITNA BOROUGH

FARM PROPERTY TAX DEFERRAL PROGRAMOTHER AREA  
(Sutton-Chickaloon)

Name of Property Owner	Farm Use Applicant	Location of Farm (area, main road, side road)	Acreage	Assessed Valuation (land)	Assessed Valuation (Improvements)	Paid by Owner	Paid by State	Comment
Walter Callison		19N03E23D002 19N03E24A004 19N03E24B002 19N03E24B004	238.30	\$119,720	- 0 -	\$966.29	\$679.61	
Wendell Lewis (portion)		19N03E31A001	160.00	98,800	- 0 -	198.91	532.21	
William Long		18N02E02A001	130.00	71,500	79,020	625.74	488.10	
Len Melton		19N02E12D001 19N02E13B001 19N02E14A001	360.00	180,000	- 0 -	116.64	855.36	
Raymond Stock		20N06E29D002	39.79	27,860	15,800	106.81	128.95	

MATANUSKA-SUSITNA BOROUGH

FARM PROPERTY TAX DEFERRAL PROGRAM

OTHER

(Willow-Talkeetna-Petersville Area)

Name of Property Owner	Farm Use Claimant	Location of Farm (area, main road, side road)	Acreage	Assessed Valuation (land)	Assessed Valuation (Improvements)	Paid by Owner	Paid by State	Comment
C. W. Reynolds		19N04W12A003	5.00	7,500	\$26,520	\$144.50	\$ 39.20	
J. B. Wier		25N05W15A001	159.65	90,800	11,180	103.90	446.80	
Gerald Robson		25N05W03B001 26N05W34C002	122.50	79,620	- 0 -	309.64	363.74	
Clayton Fox		26N05W30pp02	40.00	48,000	3,600	49.68	228.96	
Peter Hasson		26N05W30D004	155.00	100,760	24,460	254.34	421.85	
Bobby Watkins, Sr.		26N05W20B008 2084 (13 lots in Watkins Subdivision)	116.72	122,600	- 0 -	78.52	583.53	

MATANUSKA-SUSITNA BOROUGH

FARM PROPERTY TAX DEFERRAL PROGRAM

OTHER  
(Knik River Road Area)

Name of Property Owner	Farm Use Claimant	Location of Farm (area, main road, side road)	Acreage	Assessed Valuation (land)	Assessed Valuation (Improvements)	Paid by Owner	Paid by State	Comment
Bernard Eberhardt		16N03E25B002 1847000T00A (Eberhardts Subdivision) 1847000L003 ( " " )	53.19	\$95,440	-- 0 -	\$35.09	\$480.28	

**Matanuska-Susitna Borough**  
**assembly memorandum**

*Manager*

no. AM 82-425

**from:** Gary Thurlow, Borough Manager

**date:** 12/17/82

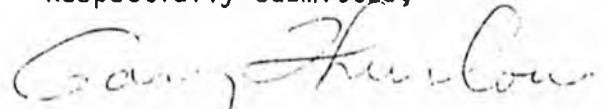
**subject:** PRESERVATION OF FARM LANDS

The Borough Agricultural Advisory Committee recommends that the Borough Assembly adopt a farm land preservation bill along the lines of the attached bill.

The Planning Commission supports preservation of farm land through state purchase of development rights from willing sellers.

We recommend that farm land preservation be included as a legislative priority.

Respectfully submitted,



Gary Thurlow  
Borough Manager

er

Attachment

IN THE HOUSE

HOUSE BILL NO.

IN THE LEGISLATURE OF THE STATE OF ALASKA

THIRTEENTH LEGISLATURE - FIRST SESSION

A BILL

For an Act entitled: "An Act relating to the preservation of agricultural land."

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

\* Section 1. AS 38 is amended by adding a new chapter to read:

CHAPTER 60. PRESERVATION OF AGRICULTURAL LAND.

Sec. 38.60.010 Findings and Declaration of Purpose.

(1) Land suitable and in use for farming is an irreplaceable natural resource with soil and topographic characteristics which have been enhanced by years of agricultural use. When such land is converted to urban and suburban uses which do not require those special fertility and landscape characteristics, and important economic and community resource is permanently lost to the State of Alaska.

(2) Alaska is a desirable place to live and visit because of the quantity, variety and natural beauty of its open space which contributes a vital ingredient to the quality of life of the people of the State. Alaska farmlands provide a natural separation between urban areas, furnish unique aesthetic and economic benefits to the citizens of the State and are an important part of Alaska's heritage.

(3) The agricultural industry in Alaska provides Alaskans with the opportunity to obtain locally grown agricultural products with certain advantages in flavor, quality and costs which would not otherwise exist.

(4) It is the policy of the State of Alaska to protect and preserve agricultural lands as evidenced by Alaska laws authorizing current use taxation of agricultural land and by property tax deferral policies of local governments in which farmlands are located.

(5) These policies, by themselves, have not been effective to provide long-term protection of farm lands under the pressure of increasing urban development.

(6) Generally, farm lands close to urban centers have a greater market value for future urban development than their market value for farming. This fact encourages the speculative purchase of these lands at high prices for future development, regardless of the current use of such lands. Farm lands which have a market value greater than their agricultural value do not attract sustained agricultural investment and eventually these lands are sold by farmers and removed from agricultural uses.

(7) The permanent acquisition by the State of voluntarily offered interests in farm lands within the State, as provided in this chapter will permit these lands to remain in farm uses in developing urban areas and provide long-term protection for the public interests which are served by farmlands within the State of Alaska.

Sec. 33.60.020. ACQUISITION OF AGRICULTURAL PRESERVATION EASEMENTS.

(a) If privately owned agricultural land meets the requirements specified in AS 38.60.030, the director may acquire by purchase an agricultural preservation easement in that land.

(b) The director, with the concurrence of the commissioner, is authorized to dispose of state land or an interest in state land by exchanging it for privately owned agricultural land or for an agricultural

preservation easement in privately owned agricultural land if the privately owned agricultural land meets the requirements specified in AS 38.60.030.

(c) The value of an agricultural preservation easement received by the State in an exchange made under this chapter must be equal to the fair market value of the state land or the interest in state land exchanged. If the value of the state land or the interest in state land is not equal to the value of the agricultural preservation easement, the director may accept money from, or pay money to, a landowner. The money paid or accepted must equal the difference between the fair market value of the agricultural preservation easement and the fair market value of state land or the interest in state land exchanged under this chapter.

(d) A purchase of an agricultural preservation easement or an exchange of state land for an agricultural preservation easement shall be to preserve the agricultural use of land.

(e) The director may, in lieu of an agricultural preservation easement, accept a remainder interest in a life estate or similar future interest, so long as the land continues in agricultural uses.

(f) The sale, exchange or donation of an agricultural preservation easement is strictly voluntary. A parcel shall be considered under this program only upon application of the owner. After sale, donation or acquisition by exchange of agricultural preservation rights, the owner shall not be required to carry out any specific agricultural activities so long as the owner does not use or subdivide the land for any residential, commercial or industrial purposes and activities which are not incident to agricultural uses.

Sec. 38.60.030. LAND ELIGIBLE FOR AGRICULTURAL PRESERVATION. Land eligible for agricultural preservation under this chapter must

- (1) be under private ownership;
- (2) be located in an area of the state surveyed by the United States Soil Conservation Service;
- (3) contain over at least 40 per cent of the surface area soils which are classified as classes II - IV by the United States Soil Conservation Service; and
- (4) be a parcel of at least 40 acres in cultivation or farm use or be a parcel of at least 20 acres under cultivation or farm use in size adjacent to established farms of at least 40 acres in size which have been in operation as farms for at least ten (10) years.

Sec. 38.60.040. PRIORITIES FOR ACQUISITION.

(a) Priority districts. In the event that funds are not adequate in the state to purchase agricultural preservation easements in all eligible lands, the director may establish farmland preservation priority districts and allocate monies for agricultural preservation easements within those districts according to the following priorities and in the following order of priority.

- (1) farm lands threatened by early conversion to subdivisions, commercial or industrial uses;
- (2) farm lands which are of recognized value as a tourism destination because of historic associations, natural setting, closeness to tourism routes or other reasons;
- (3) farm lands which have a history of high productivity because of soils, temperatures and other reasons;

- (4) farm lands that are close to market; and
- (5) farm lands that are within a known established agricultural area.

(b) Criteria for selection within same priority. In the event that funds are not adequate within a priority area to purchase all eligible lands of equal priority for which valid offers shall have been received by the state, the following criteria shall be considered in determining which offers to accept:

- (1) an offer of land which is more threatened by urban development shall be favored over an offer of land which is less threatened;

- (2) an offer which is below appraisal shall be favored over an offer which is at appraisal.

- (3) an offer of farmland producing in the 12 months preceding application shall be favored over an offer of land which lies fallow;

- (4) an offer of land which will form a contiguous farming area with other offered or acquired eligible land shall be favored over an offer of land which is separated;

- (5) an offer of land which will serve the dual purpose of urban separation and agricultural production or separating commercial and industrial uses from residential or recreational uses shall be favored over an offer of land which will serve only one of such purposes; and

(c) Where agricultural lands are within a municipality, the director shall, before making an allocation of agricultural preservation

easement monies to farm land preservation priority districts within the municipality, refer to any comprehensive plan or ordinances of the municipality on municipal farm land preservation priorities provided to him by the municipality and shall, before making an allocation, give the municipality an opportunity to make recommendations regarding priorities for farm land preservation within the municipality.

Sec. 38.60.050. APPLICATION TO EXCHANGE OR SELL EASEMENT IN AGRICULTURAL LAND. (a) An owner of agricultural land which meets the requirements of AS 38.60.030 may offer by written application to sell or exchange an agricultural preservation easement to the state on all or a portion of his agricultural land.

(b) To be considered by the director, an application to sell or exchange must

(1) include an asking price at which the owner is willing to sell an easement. The owner may, but is not required to, submit an appraisal to support the asking price.

(2) include a complete description of the agricultural land.

(c) Within 30 days after the receipt of an application, the director shall notify the landowner of the sufficiency of the application. If the application is insufficient, the director shall specify the reason and shall allow an additional 30 days for the landowner to remedy the insufficiency. If the application is made sufficient within 30 days of the notification by the director, the application shall be approved. The director shall notify all landowners whose applications have been rejected, and he shall specify the reasons for the rejection.

(d) If the agricultural land, or any part of it, is located in a municipality, the director shall notify the governing body of the municipality within 30 days after approval of an application that an application has been approved. Within 30 days after the notification, the municipal governing body may appeal to the director for reconsideration of his decision. If a municipality appeals, the director shall hold a public hearing in the municipality before an offer to sell or exchange is tendered to the landowner. If, after a public hearing in the municipality, the director's decision remains unchanged, the municipality may appeal to the commissioner within five days for a review of the director's decision.

Sec. 38.60.060. OFFER TO BUY OR EXCHANGE. Within 90 days after approval of the landowner's application to sell or exchange an agricultural preservation easement, the director may accept the landowner's offer to buy or exchange at a price and upon terms offered by the landowner or may, in the director's discretion, make a counter offer to buy or exchange and may specify terms, contingencies, and conditions not contained in the landowner's application. A landowner has 30 days from the date of receipt of the counter offer to buy or exchange in which to accept or reject the offer.

Sec. 38.60.070. VALUE OF AGRICULTURAL PRESERVATION EASEMENT. (a) The maximum value of an agricultural preservation easement acquired under this chapter shall be the asking price or the difference between the fair market value of the land and the agricultural value of the land, whichever is less.

(b) The value of an agricultural preservation easement shall be determined by the director based on one or more appraisals by qualified appraisers. If the landowner and the director fail to agree on the value

of the easement, the landowner, at his own expense, may have the easement appraised by a qualified appraiser agreed upon by the landowner and the director.

Sec. 38.080. PROVISIONS TO BE INCLUDED IN EASEMENT. An agricultural preservation easement acquired under this chapter shall include the following provisions:

(1) agricultural use of the land by the landowner or his assigns is permitted;

(2) removal of minerals or materials from the subsurface of the land by the landowner or his assigns is permitted if the landowner immediately returns the land to agricultural use and restores the land to a condition at least as favorable for agricultural use as existed before the nonagricultural use began;

(3) operation of machinery used in agricultural production or the primary processing of agricultural products is permitted;

(4) normal agricultural operations are permitted, including, but not limited to, sale of agricultural products produced on the land where the sale is made;

(5) residential subdivision for commercial purposes by the landowner or his assigns is not permitted;

(6) construction of buildings for farming operations is permitted, but land used for farm residences may not exceed one acre per 40 acres of land under an agricultural preservation easement; and

(7) acquisition of an agricultural preservation easement by the state does not grant the public a right of access or right of use of the property subject to the easement, nor does it affect any existing easements, rights of way or rights of access.

Sec. 38.50.90. DEFINITIONS. In this chapter (1) "agricultural operations" means those activities related to the production of domesticated plants and animals useful to man;

(2) "agricultural preservation easement" means a public owned interest in lands under which the owner retains agricultural rights, but in which all development rights are owned by the public.

(3) "agricultural rights" means an interest in and the right to use and possess land for purposes and activities related to horticultural, livestock, dairy and other agricultural uses.

(4) "agricultural use" means the use of land for the production of domesticated plants and animals useful to man, and other related uses and activities;

(5) "agricultural value" means the price on the valuation date which a vendor, willing but not obligated to sell, would accept for the property, and which a purchaser, willing but not obligated to buy, would pay for the property to be used for agricultural operations;

(6) "commissioner" means the commissioner of the Department of Natural Resources;

(7) "development rights" means an interest in and the right to use and subdivide land for any and all residential, commercial and industrial purposes and activities which are not incident to agricultural uses.

(8) "director" means the director of the division of agriculture in the Department of Natural Resources;

(9) "fair market value" means the price on the valuation date for the highest and best use of the property which a vendor, willing but

not obligated to sell, would accept for the property, and which a purchaser, willing but not obligated to buy, would pay for the property if the property was not subject to any restriction imposed under this chapter.

(10) "municipality" means a unified municipality or a home rule borough or general law borough or city, of any class, incorporated under the laws of the state;

(11) "qualified appraiser" means a senior member of the American Institute of Real Estate Appraisers, the Society of Real Estate Appraisers, a person meeting the requirements for certification as an appraiser II by the division of personnel, Department of Administration, or a person qualified according to regulations adopted by the commissioner under the Administrative Procedure Act (S 44.62);

(13) "residential subdivision for commercial purposes" means the division of a tract or parcel of land into two or more lots, sites or other divisions for the purpose, whether immediate or future, of sale or building development, and includes a resubdivision.

## Matanuska - Susitna

## assembly memorandum

no. AM 82-422

from: Planning Department

date: 12/16/82

subject: Planning Commission Resolution 82-47 - Purchase of  
Agricultural Development Rights

Enclosed is a copy of Planning Commission Resolution 82-47 recommending that the Assembly and State support the concept of preservation of agricultural land through the purchase of agricultural development rights. This resolution supported by a Borough Agricultural Advisory Board memorandum of November 10, 1982 (see attached). This resolution does not relate to any particular draft legislation existent or to any other specific method of agricultural development rights purchase.

Administration recommends Assembly concurrence with this concept through approval of this memorandum.

Respectfully submitted,

*Claudio Arenas*Claudio Arenas  
Planning Director

Reviewed and Approved:

---

Gary Thurlow  
Borough Manager

lf

*Appr 12-21-82  
E.T.*

*Logsdon  
March 27*

April 2, 1983

Charles Logsdon  
Agresources  
Box 1747  
Palmer, AK 99645

Dear Chuck,

Thanks for your letter of support for the preservation of agricultural lands bill that I have introduced, as HB 148, in the House this year.

*Further* → House Bill 148 is currently in the House Resources Committee and was first heard in that committee last week. Several questions were raised by committee members, in the first hearing of this bill, that demonstrated their doubts as to how this bill would serve the people of Alaska as a whole, and not simply the residents of the Mat-Su Borough. Further questions challenged the very notion of Alaska as an agricultural state. For these reasons, your letters of support are very much needed and should be directed to the members of the House Resources Committee. The members of this committee are Representatives Ringstad and Schultz, Co-Chairmen, Representative Uehling, Vice-Chairman, and Representatives Cowdery, Bussell, Liska, Vaska, Goll, and Larson, Committee members.

Your timely support of this worthy bill would be greatly appreciated.

Sincerely,

Barbara Lacher  
Representative  
District 16

BL/sr

# AGRESOURCES

Box 1747 - Palmer, Alaska 99645 - (907) 745-2413

March 28, 1983

MAR 29 1983

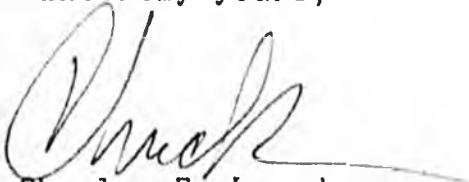
Representative Barbara Lacher  
Pouch V  
Juneau, AK 99811

Dear Barbara:

I saw you interviewed on TV the other night, and I must say you were impressive.

It is true that there is no leadership for agriculture in the House, and I hope you and Ron separately or collectively will try to remedy that situation soon. If you decide to do that, I would be happy to try to supply you with my information and opinion if you think it might do you any good.

Sincerely yours,

  
Charles E. Logsdon

*We need to get  
you to contact  
Resources Committee  
people, and how  
about*

Stacy  
Reaction 2400  
DNR  
3/30 #13148

Researcher -  
Bart

Subdivision conversions  
only lands under tract. of farming  
Rungt. Do NOT INTEND  
TO MOVE BILL OUT TODAY

withheld  
Peg Keller: - focus on clear ag. land  
Goal -

Handwritten Research memo has answer.

(3) (8) - shows much land in danger  
in Mat. See area - call for  
% land under immediate  
threat  
has been called for changes for testimony

Whelby - Fiscal note - 77,000  
is this realistic?

Peg - fiscal note is to stay because  
of cuts -

Whelby - what looking for the  
state have determined

Peg - "Don't right determined  
area ratio of agri vs. market  
value ->

Whelby - in essence we're looking  
at more \$ from the state  
than the fiscal note  
indicates

Cowdery - ? 1000 acres per yr. subdividing  
in Mat-Su ; what size  
tracts -

Larson - small lots 40,000 sq ft  $\rightarrow$  1/4 acre

Cowdery - How do we determine  
agricult. value & develop.  
value ratio? (big diff.  
between devel. value)

Peg  $\rightarrow$  owner U.S. assessment

Larson - [ take lesser of 2  
agric. land is taxed  
at devel. value or  
agr. value ]

Cowdery - How is this going to  
help all ATs - not  
agn. State

market value  
Farm use value  
Pays difference  
48.43  
47  
value  
tax  
value

Peg - through market place  
Larson - philo. of legist. should  
be to provide infrast.  
to allow st. to survive  
after oil revenues are gone

Cowdery - How can we realistically  
hold agr. lands not  
in development

Peg - note bill does not address  
this land -

Whelzig - points to the "substantiation"  
element in the bill

Reg points out that St. does  
not have to put in new  
Servers etc, as w/ new develop.  
i.e., self-supporting

Larson - retirement program for  
farmers has been subdivided...  
We've looked into zoning  
(coops) then looked to program  
of HB 148. Note bill does  
not obligate anything -  
it provides an option.

Jay Nelson - AK Envir. Lobby  
Ex. director ✓  
- makes conservation argument

Cowdery - how do we stop abuse  
of program -

Liska - Is AK an agric. state?

Nelson - repeats Larson's argument

Bussell - do you think if every  
acre of ag. land in AK →  
could we feed AK in a month

Sharon- dept. has subst. problems  
w/ bill, in partic. the  
fiscal impact.

Goll — (what areas?) is it the  
required study of the dept.

Sharon- not in our priorities

1) See Session laws 1981/42 -

10 yr. plan - requested by Regist.  
hearings held in select places  
" never held in Anch., despite requests. See who renewed 10-yr. plan, etc.

2) "hobby farms" - term as label used to skirt issue & label small farms as outside existing programs in County Extension (C)'s which apply for larger farms.

3) examples of very successful small-scale garden producers (almost commercial)  
Tanna Chiefs

[ Deari Coop Extension - asked why Univ. ignores this phenomena - takes classical 19th C racist/colonialist stance

4) American Farmland Trust  
(Winrock)

5) Dept. Ag.  
check pop. sample - (150 mailing list v.s. generalizations)  
problem of terms:

issues -> how does this benefit whole State marketing support (e.g. lettuce)

David Gottstein / Buyer for Food stores / Anchorage  
"Natural Pantry"  
Anchorage - fresh produce only market.  
? good within

*file of Bill*

STATE OF ALASKA  
PRELIMINARY STATEMENT OF FISCAL IMPACT

Bill No: CSHB 148 (C&RA) Date on Bill: 3/18/83  
 Title: Preservation of agricultural lands  
 Sponsor: Lacher, Larson and Zharoff  
 Requestor: \_\_\_\_\_

1. Estimated fiscal impacts on:

a. Expenditures:

(Thousands of Dollars)

	FY 83	FY 84	FY 85	FY 86
Capital				
Operating		77.3	82.5	88.0
TOTAL				

b. Revenues:

Revenue				
---------	--	--	--	--

2. Source of funds to offset fiscal impact of bill:

3. Assumptions:

Fiscal impact of this proposal is entirely dependent on level of implementation. We estimate the program would require a minimum of one professional and one clerical to administer the activities required to prepare documents, arrange appraisals, handle public meetings and follow up on verification of compliance with land use requirements. These position can be located at the Wasilla office of the Division of Agriculture.

No funding is requested in this note for actual purchase of easements.

4. Disclaimer:

This statement has not been reviewed by the OMB in the Office of the Governor. It therefore does not represent the final estimate of fiscal impact.

Prepared By: Ed Kern Phone: 376-3276  
 Division: Agriculture Date: 3-1-83  
 Approved by Commissioner: *Sydney Halloran* Date: 3/30/83  
 Department: Natural Resources

5. Distribution:

- Original to Legislative Finance
- Copy to OMB
- Copy to Sponsor
- Copy to Requestor

2/15/83

# Alaska State Legislature

Barbara Lacher, Chairman  
Mae Tischer, Vice-Chairman  
Randy Phillips  
Milo Fritz  
Don Clocksin  
Jack McBride  
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Room 104  
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Juneau, Alaska 99811  
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## House of Representatives Committee on Community & Regional Affairs

TO: HOUSE C & R A COMMITTEE  
FROM: Staff  
SUBJECT: CSHB 148  
DATE: March 15, 1983

During the last committee hearing on CSHB 148 on March 9, 1983, the committee requested that three (3) corrections be made. The requested corrections are incorporated into the bill as follows:

1. page 6, line 23, add "or by a leasee of the owner of the land."
2. page 6, line 25, 26, reinstates permission for owner to remove minerals or materials from the subsurface of the land but adds the words "for personal use for five years after acquisition of the agricultural preservation easement."
3. page 9, lines 16-20. Amends AS 29.53 to insure that lands with a state purchased preservation easement will be assessed at farm use value, thus preventing a tax exemption as provided in AS 29.53; and does not require an owner of farm lands, who has in the past received a tax exemption, to repay those funds upon selling his agricultural preservation rights.

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STATE OF ALASKA  
THE LEGISLATURE  
LEGISLATIVE AFFAIRS AGENCY

POLCHY - STATE CAPITOL  
JUNEAU, ALASKA 99811  
907-465-3800

MEMORANDUM

March 10, 1983

SUBJECT: Agricultural preservation easement  
(CSHB 148 (C&RA))

TO: Representative Barbara Lacher  
Chairman, House Community and  
Regional Affairs Committee

FROM: Richard A. Bradley  
Legislative Counsel *B*

A brief analysis of the amendments prepared for the committee substitute.

The restoration of Sec. 90(a)(2) seemed best accomplished in two parts. Thus, the uses permitted are included as sec. 90(a)(2). The uses not permitted are added in at the end of sec. 90(b).

The amendment to sec. 90(a)(1) is included as requested.

The amendments to AS 29.53.035 suggested in my memorandum to Representative Don Clocksin are accomplished in two parts. AS 29.53.035(a) is affirmatively amended. A new AS 29.-53.036 containing what was suggested as sec. 35(f) is added.

If I may be of further assistance, please advise.

RAB:ljb

Enclosure  
1/031

*Statutory HB 148  
Reference  
AS 30.07*

*3/23/3/25; 3/2;  
3/7; 3/9*