

2162

HCRA

HB 146

-

HB 148

2163

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

TO: House C & R A Committee
 FROM: Representative Barbara Lacher
 SUBJECT: HB 146
 DATE: March 7, 1983

The City of Wasilla has been working with the Department of Environmental Conservation and federal environmental protection agencies since 1978 in planning a city wastewater treatment facilities system. The preliminary planning is completed and public hearings have been conducted. Final design is to be completed by July 1983, and the project ready for bid by October, 1983.

Total project costs which are eligible for grant participation are \$8,000,115. Funding sources are as follows:

	FEDERAL E.P.A.	STATE D.E.C.	CITY ASSESSMENTS	TOTALS
Laterals	0 (0%)	1,338,975 (50%)	1,338,975 (50%)	2,677,950 (100%)
Collector	3,078,080 (75%)	513,180 (12.5%)	513,180 (12.5%)	4,105,440 (100%)
Small Diam.	719,950 (85%)	63,525 (7.5%)	63,525 (7.5%)	847,000 (100%)
Sewage Treatment Plant	314,265 (85%)	27,730 (7.5%)	27,730 (7.5%)	369,725 (100%)
TOTALS	4,113,295 (51.6%)	1,943,410 (24.2%)	1,943,410 (24.2%)	8,000,115 (100%)

The cost to owners of property adjacent to the sewer system will be assessed, on the average, about \$1,153,100 per 50 feet of property frontage and monthly service charges will be less than \$20 per month.



Official Business

Alaska State Legislature

House of Representatives

Committee on

Community & Regional Affairs

Pouch V
State Capitol
Juneau, Alaska 99811

Bill would help Wasilla

JUNEAU—A bill to increase the state's share of payments to communities for water supply, sewage and solid waste facilities to 75 percent is in the finance committee of the legislature.

Sponsoring the bill is Sen. Jay Kerttula, D-Palmer; Frank Ferguson, D-Kotzebue, and Joe Josephson, D-Anchorage.

The bill ups the state

participation in funding from 50 percent, as funds are available, of costs not financed by the federal government on projects started after July 1, 1983.

Where federal funds are involved, state grants cannot exceed the difference between federal input and 87.5 percent of the eligible costs.

If the project is a solid waste facility to be used

for resource recovery, the state can grant a municipality up to 85 percent of eligible costs.

Locally, the bill might prove beneficial for two sewage projects in the works for Wasilla. That city is developing plans for an innovative waste water treatment project as well as a sewage treatment facility.

STATE OF ALASKA 1984 LEGISLATIVE SESSION
FISCAL NOTE

Revision Date: 12/29/83

REQUEST

Bill/Resolution No.: HB 146 CS
 Title: Wasilla Sewage System/
SP Appropriation Rec ID 291
 Sponsor: CRA Committee
 Requestor: Jay Hogan
 Date of Request: 12/16/83

FISCAL DETAIL

Agency Affected: Community & Regional Affairs
 Program Category Affected: Development
 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	No fiscal impact DCRA					
CAPITAL	No fiscal impact DCRA					
REVENUE	No fiscal impact DCRA					

FUNDING: (Thousands of Dollars)

GENERAL FUND						
FEDERAL FUNDS						
OTHER						
TOTAL						

POSITIONS:

FULL-TIME						
PART-TIME						
TEMPORARY						

SOURCE OF FUNDS TO OFFSET FISCAL IMPACT OF BILL:

ANALYSIS: Attach a separate page for analysis

Prepared By: Mar Winagay
 Division: Municipal & Regional Assistance

Phone: 465-4750
 Date: 12/29/83

Approved by Commissioner: [Signature]
 Agency: Community and Regional Affairs

Date: 12/29/83

Distribution (by Agency preparing fiscal note):

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

12/1/83

STATE OF ALASKA 1984 LEGISLATIVE SESSION
FISCAL NOTE

Revision Date: 12/29/83

Bill/Resolution No.: HB 146 CS (CRA)

Title: Wasilla Sewage System/SP

Appropriation Rec ID 291

ANALYSIS:

Assumptions:

AS 37.05.315 - .319 programs are administered by the Department of Administration. As a result DCRA would not be fiscally impacted though the legislation could be helpful to the municipality.

Positions:

Other Expenditures:

Funding:

Section Cost Analysis:

Computations:

Economic Impact:

Impact on Local Government:

Attachments

STATE OF ALASKA

DEPT. OF COMMUNITY & REGIONAL AFFAIRS

OFFICE OF THE COMMISSIONER

BILL SHEFFIELD, GOVERNOR

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

225 CORDOVA STREET - BLDG B
ANCHORAGE, ALASKA 99501
PHONE: (907) 264-2294

March 11, 1983

POSITION PAPER

RE: CSHB 146

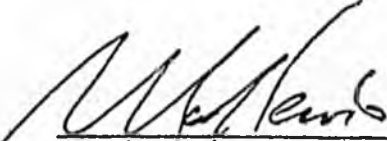
SPONSOR: Representatives Lacher and Larson

Program Effects of Bill

This bill would provide special appropriations of \$1,178,000 or a sewage system and \$185,786 for a septic treatment plant as grants to the City of Wasilla.

Comments

Governor Sheffield has established a process for review and assignment of priorities for capital grants on a statewide basis. Requests from the City of Wasilla for \$987,500 for sewers and \$80,000 for septic treatment have been included in that process. With this process in place, the Department believes that an alternative to individual appropriations bills exists and should be considered by the Legislature.


Mark Lewis, Commissioner

STATE OF ALASKA
FISCAL NOTE

Revision Date _____, 1983

I. REQUEST

Bill/Resolution No.: CSHB 146
 Title: Grant to Wasilla for sewers
 Sponsor: Rep. Lacker & Larson
 Requestor: House C&RA

II. FISCAL DETAIL.

Agency Affected: Dept. of Administration
 Program Category Affected: Development
 BRU, Program of Subprogram(s) Affected: _____

EXPENDITURES/REVENUES: (Thousands of Dollars)

	FY 83	FY 84	FY 85	FY 86	FY 87	FY 88
OPERATING		-0-	-0-	-0-		
100 PERSONAL SERVICES						
200 TRAVEL						
300 CONTRACTUAL						
400 COMMODITIES						
500 EQUIPMENT						
600 LAND & STRUCTURES						
700 GRANTS, CLAIMS, ETC						
TOTAL OPERATING		-0-	-0-	-0-		
CAPITAL		-0-	-0-	-0-		
REVENUE						

FUNDING: (Thousands of Dollars)

GENERAL FUND						
FEDERAL FUNDS						
OTHER (Specify Source)						

POSITIONS:

FULL-TIME						
PART-TIME						
TEMPORARY						

III. SOURCE OF FUNDS TO OFFSET FISCAL IMPACT OF BILL:

Sponsor does not indicate

IV. ANALYSIS: Attach a separate page for any Analysis

Prepared By: Richard Rainery
 Division: Commissioner's Office
 Approved by Commissioner: [Signature]
 Department: Community & Regional Affairs

Phone: 465-4703
 Date: 3/11/83
 Date: 3/11/83

Distribution:

Original to Legislative Finance
 Copy to Office of Management and Budget (for Legislature introduced bills)
 Copy to Department (for Governor introduced bills)
 Copy to Sponsor
 Copy to Requestor (if different from Sponsor)

3/8/83

FISCAL NOTE CS HB 146

The Department of Administration would administer this grant. No fiscal impact on this Department.

STATE OF ALASKA

DEPT. OF COMMUNITY & REGIONAL AFFAIRS

OFFICE OF THE COMMISSIONER

BILL SHEFFIELD, GOVERNOR

- POUCH B
JUNEAU, ALASKA 99811
PHONE: (907) 465-4700
- 225 CORDOVA STREET - BLDG B
ANCHORAGE, ALASKA 99501
PHONE: (907) 264-2294

March 8, 1983

POSITION PAPER

RE: HB 146

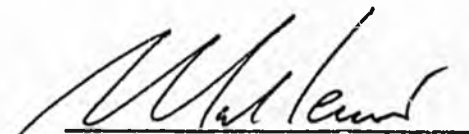
SPONSOR: Representatives Lacher and Larson

Program Effects of Bill

This bill would provide special appropriations of \$978,500 for a sewage system and \$160,000 for a septic treatment plant as grants to the City of Wasilla.

Comments

Governor Sheffield has established a process for review and assignment of priorities for capital grants on a statewide basis. Requests from the City of Wasilla for \$987,500 for sewers and \$80,000 for septic treatment have been included in that process. With this process in place, the Department believes that an alternative to individual appropriations bills exists and should be considered by the Legislature.


Mark Lewis, Commissioner

STATE OF ALASKA
PRELIMINARY STATEMENT OF FISCAL IMPACT

Bill No: HB 146 Date on Bill: 1/28/83
 Title: Special appropriations for grants to City of Wasilla for sewage system
 Sponsor: Representatives Lacher and Larson
 Requestor: House Community & Regional Affairs Committee

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

a. Expenditures:

(Thousands of Dollars)

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

b. Revenues:

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

Sponsor does not indicate

3. Assumptions:

The Department of Administration would administer this grant. No fiscal impact on this Department.

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: Richard Rainery *RR* Phone: 465-4703
 Division: Commissioner's Office Date: 3/8/83
 Approved by Commissioner: *Matthew* Date: 3/9/83
 Department: Community & Regional Affairs

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 Cloeksin
Jack McBride
Mike Szymanski

Room 104
State Capitol
Juneau, Alaska 99811

Pouch V
Juneau, Alaska 99811

House of Representatives Committee on Community & Regional Affairs

TO: House C & R A Committee
FROM: Representative Barbara Lacher
SUBJECT: HB 146
DATE: March 7, 1983

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Total project costs which are eligible for grant participation are \$8,000,115. Funding sources are as follows:

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Small Diam.	<u>719,950</u> (85%)	<u>63,525</u> (7.5%)	<u>63,525</u> (7.5%)	<u>847,000</u> (100%)
Sewage Treatment Plant	<u>314,265</u> (85%)	<u>27,730</u> (7.5%)	<u>27,730</u> (7.5%)	<u>369,725</u> (100%)
TOTALS	<u>4,113,295</u> (51.6%)	<u>1,943,410</u> (24.2%)	<u>1,943,410</u> (24.2%)	<u>8,000,115</u> (100%)

The cost to owners of property adjacent to the sewer system will be assessed, on the average, about \$1,153,100 per 50 feet of property frontage and monthly service charges will be less than \$20 per month.

In addition to project costs which are eligible for grant participation, the City of Wasilla is confronted with a requirement for \$1,178,500 of non-grant-eligible cost, funding for which must be firmly identified prior to state and federal commitment of grant funds. These non-grant eligible costs are as follows:

Purchase of treatment plant site	
Right-of-way for trunk and collector construction	
Construction across Parks Highway	
Engineering and Administration	
Topography mapping	\$ 200.000
	<u>\$ 1,178,500</u>

For the past four years, the City of Wasilla has committed a considerable amount of scarce resources to this project and public hearings have indicated strong public support; however, the requirement for \$1,178,500 "up front" funding is beyond the capability of the City. For this reason, the City of Wasilla respectfully requests the assistance of the Alaska State Legislature.

COVER SHEET

FEB 17 1983

12 PAGES & 1 COVER SHEET

FROM CITY OF WASILLA

TO

SEN KERTTULA 465-3771

COPIES TO

~~REP. LACHER~~ 465-4894

REP. LARSON 465-3727

MAT-SU LIO

THE FOLLOWING DOCUMENT(S) MAY NOT FILM
LEGIBLY BECAUSE OF POOR QUALITY OF THE
ORIGINAL.

Page 1 of 12
CITY OF WASILLA, ALASKA, LEGISLATIVE PRIORITIES

CAPITAL IMPROVEMENT PROJECTS 1983

WASILLA SEPTIC TREATMENT FACILITY

PRIORITY : 2

PROJECT DESCRIPTION:

As an intermediate and immediate measure to provide a short term solution to the problems created by (1) a population increase and (2) its resulting impacts, and (3) on-site seepage treatment facility to serve its community. The Houston seepage treatment facility, when it is on-line, will not have the capacity to serve Wasilla in addition to the rest of the Borough.

There are no seepage treatment facilities in the Mat-Su Borough in use at the present time. Seepage is hauled to Anchorage for disposal. During late 1982, the two active sewage pumping services were contacted to determine the present quantities of seepage produced in the Borough. Approximately 2.9 million gallons of sewage was produced this year within the Borough with a substantial quantity increase occurring in the immediate future. The proposed seepage treatment facility at Houston has a design capacity of 2.5 million gallons.

The City of Wasilla must include a seepage treatment facility in its capital improvements plan programming since the Houston facility will not be able to accept the increased load anticipated from the regularly pumped septic tanks within the Wasilla area.

TIME TABLES FOR PROJECTS COMPLETION:

Attached is a time line schedule for the project. Estimated project commencement will begin during the first of the 1984 year.

BUDGET AND SOURCE:

Legislative or other State assisted funding in the amount of \$185,786.00 is required to cover those costs as attached.

OPERATION AND MAINTENANCE COSTS:

It shall be necessary for the City of Wasilla to establish a user fee for the operation and maintenance of the project. Additionally, this project shall "dovetail" with Priority #1-Wasilla Sewage Collection and Treatment Facility with its overall intent to act as an interim measure and serve the immediate needs of the community.

IMPACT ON THE
ECONOMIC DEVELOPMENT
OF THE COMMUNITY:

There will be a positive impact on the economic development of the community. The cost of residential, commercial, and industrial property development shall be lower due to lack of need for sewage pumping and hauling to Anchorage.

LOCAL EMPLOYMENT
EFFECTS:

Local employment will be created for this project during the planning, design and construction phases as well as after the system goes on line in the form of operation and maintenance. The real benefits of this type of development as the State readily sees is its provision of needed infrastructure for the stable and productive growth of private sector employment security.

IMPACT ON THE
MAINTENANCE OF
LIFE, HEALTH AND
SAFETY:

The City of Wasilla is experiencing a growth rate of 15% to 30% annually. With this, housing development has brought an increase of on-site sewage disposal systems. The City's water is taken from wells and provided to part of the community through a distribution network. This combined with a high water table has created a sensitive environment, including two lakes, which will be negatively impacted through the potential pollution emanating from on-site sewage disposal in a high water table.

SUPPORTING
DOCUMENTATION:

Attached to this narrative is the Matanuska-Susitna Borough's statement of support. The project has also been cited as supported and needed by other Borough, State and Federal reports and findings.

CONTACT:

Michael John Tavello, Administrative Officer,
P.O. Box 430, Wasilla, AK 99687
(907) 376-5227/ 376-3893

PLAN OF STUDY
PROPOSED SEPTAGE TREATMENT FIELD DEMONSTRATION PROJECT

On July 2, 1982, the existing EPA Facilities Planning Grant for the City of Wasilla was increased to provide for an additional planning effort in order to produce an acceptable facilities plan. A copy of the Plan of Study for that effort is attached hereto (Appendix A). Items A, B, C, E and F in that Plan of Study which are required for a POS have not changed and will be incorporated into this POS by reference. This POS will address items D, G and H as required by the EPA Construction Grants Program.

D. An amendment to the previous grants for Facilities Planning for the study area is necessary for the following reasons:

The additional planning effort funded by the July 2, 1982 increase will emphasize the use of Innovative/Alternative solutions. It is anticipated that the result will include a number of septic tanks which must be pumped and maintained on a regular schedule. The purpose of I/A solutions is to provide facilities that can be operated and maintained at a cost the community can afford. The facilities plan, therefore, must address the problem of septage treatment and disposal. There are no septage treatment facilities in the Mat-Su Borough at the present time. Septage is hauled to Anchorage for disposal. Two pumpers are active in the Borough at the present time. They were each contacted to determine the present quantities of septage produced in the Borough. A-1 (Cesspool Service, the largest, estimates that, on an average, they pump 10,000 gallons per day, five days a week, or 2.6 million gallons per year. P&B Septic Services have pumped 189,000 gallons from January 1st to August 15th of this year. They anticipate that the rate will probably increase during the balance of the year. This translates to approximately 0.22 million gallons per year. The total amount of septage currently produced in the borough, therefore, is approximately 2.9 million gallons per year. That quantity can be expected to increase over the next ten years.

APPENDIX I

A proposed septage treatment facility is scheduled to be built in the Big Lake area. It is anticipated that that facility will be completed during the summer of 1983. It will have a design capacity of 2.5 million gallons. The estimated cost of the facility is \$521,000 for a cost of \$208,400 per million gallon capacity. The designers estimate the O&M costs to be \$16.10 per thousand gallons for the first year of operation.

The Wasilla facilities plan must include septage treatment facilities since the proposed plant at Big Lake will not be able to accept the increased load anticipated from the regularly pumped septic tanks within the Wasilla facility plan boundaries. The proposed plant to be funded by this grant increase employs an Innovative/Alternative solution. The 1981 changes in Public Law 92-500 allow for a field demonstration project for an I/A solution during the planning stage to develop the design parameters and to insure that a full scale project will be economically designed or will not be built if the innovative process does not function as intended. If approved, the increased grant will be used to pay for constructing a facility designed for a target capacity of 2,000 gallons per day or .73 million gallons per year. The 2,000 GPD design target was selected for two reasons. The pumper supplying the septage normally carries 2,000 gallons making it more reliable to expect a 2,000 gallon load per delivery. Also, this size project will be necessary to prevent scale up uncertainties when the full scale project is built. This project will be designed to permit it to be incorporated into the full scale project if practical. The projected capital costs for the facility are estimated to be \$152,000 per million gallons capacity as compared to \$208,400 per million gallon capacity for the Big Lake plant. The estimated operation and maintenance costs will be \$10.74 per 1,000 gallons as compared to \$16.10 per thousand gallons for the Big Lake plant. These costs are for a completely self-contained small facility. Both the capital costs per million gallons and the O&M costs per 1,000 gallons can be expected to be lower for a full size plant since the relationship is not linear.

By combining the septage treatment facility with a sewage treatment plant, such as an aerated lagoon, it is probable that the second stage fluidized bed, the building housing it, and the subsurface disposal system

5012
can be eliminated. The effluent from the first stage solid separation phase would be discharged directly into the sewage treatment plant. This will drastically reduce both the first cost and the O&M costs for pretreating septage since all that will be required will be a series of concrete tanks to settle out the settleable solids.

The proposed plant will consist of a six compartment concrete tank heated and insulated and buried with the top 8" above ground level. The top will serve as the foundation and floor of the building housing the second stage fluidized bed. The tank will have a total capacity of 20,000 gallons. Compartment #1 will act as a flow equalization tank with a capacity of 5,000 gallons. The contents will be pumped at a uniform rate into tanks #2, 3, and 4 which will serve as three septic tanks in series. The effluent from tank 4 will be collected in tank 5 and will be pumped from tank 5 through the second stage fluidized bed reactor. The effluent from the second stage will go into tank 6. Tank 6 will have a dosing siphon chamber which will discharge into a subsurface soil absorption field. Sludge collected in tanks 2, 3 and 4 will be pumped as necessary to a sludge drying bed. The sludge drying bed will have four compartments for flexibility and the dried sludge will be picked-up with a front-end loader and buried in a landfill at the site. The second stage anaerobic fluidized bed has been investigated by EPA. EPA publication 600/2-87-004, dated February, 1982, entitled "Technology Assessment of Anaerobic Systems for Municipal Waste Water Treatment" reports on an EPA sponsored study of the use of an anaerobic fluidized bed to provide secondary treatment for domestic wastes. The anaerobic fluidized bed consists of a vertical tube, in this case two feet in diameter, containing finely divided media, for example ion exchange media, and a pump. The pump is sized to maintain a vertical velocity such that the particles are suspended continuously but the velocity is too low for wash-out. The anaerobic bacteria collect on the surface of the media. The gases produced in this case will be flared. The process is extremely simple and maintenance free since the only piece of equipment is a pump. The anaerobic fluidized bed we propose to use in the study was developed by the Ecotrol Corporation of New York. The chief of research for Ecotrol, Roger Olson, advises that Ecotrol has conducted pilot studies on a number of very strong wastes but never on

6 0 1 4 (1)

septage. The most closely comparable waste was a food processing waste with BOD, suspended solids and COD comparable to those reported for settled septage in the literature. The pilot study was successful for the food processing waste. The reactor will be built by Ecolotrol and shipped to Wasilla for installation in the building. Ecolotrol has offered technical support for the study at no cost. The research engineer from the EPA Research Lab in Cincinnati who was the project engineer for the EPA study described above, Robert Bowker, has also offered technical support. Finally, Dr. Tim Tillsworth, Professor of Sanitary Engineering at the University of Alaska, who has investigated extensively the physical and chemical characteristics of septage in Alaska, has offered technical support.

The demonstration project will be built on land owned by the City of Wasilla and located approximately 1.5 miles southwest of the City center adjacent to the Knik-Goosebay Highway. A site plan with test hole data is attached (Appendix B). The surrounding area is undeveloped and owned by the State.

The success of this system will also be beneficial to the Mat-Su Borough since they will be responsible for funding and operating future septage treatment facilities. They have authorized \$8,000 to partially fund the study. For their \$8,000, they will receive a copy of the report and be kept up-to-date technically on the study. A copy of the agreement is enclosed with this application.

Sampling and testing will be accomplished by subcontract with Mat-Su Test Lab.

Among the objectives of this study are the following:

- 1) The literature contains no reference to septage studies conducted to determine the settleability of the solids over a relatively long period of time. The results reported generally are from Imhoff cone tests of sixty minutes. The material in a septic tank before it is pumped typically includes a settled sludge

layer on the bottom, a scum layer on the top, and a liquid fraction between the two which is the material discharged to the subsurface disposal system in the typical SI-SAS home system. A important part of the study will be to measure the BOD, COD and suspended solids in each of the compartments of the solids separation phase to determine the rate at which solids separation occurs. The concrete tank will be equipped with thermostatically controlled heating pads so that the effect of temperature on settleability can be determined. Finally, a retention time at temperatures in the mesophilic range is expected to enable the solids separation phase to function as an inefficient anaerobic digester. Results of this analysis will impact on the capacity of the second stage reactor.

- 2) Efforts to utilize Municipal aerated lagoons for treatment of septage have failed because of the heavy build-up of solids at the point where septage enters the lagoon. If the settleable solids are removed during the initial solids separation phase, it would be reasonable to believe that the effluent from the solids separation phase could be introduced into a lagoon or other treatment facility without creating a problem. The elimination of the second phase fluidized bed, the building housing it and the subsurface absorption system will drastically reduce the first cost and the O&M costs.
- 3) The study above will also permit the determination of the pattern of settleable solids build-up in the solids separation phase. For example, a five to eight day retention time for the solids separation phase may not be necessary.
- 4) The usefulness of using an anaerobic fluidized bed for the second stage treatment will be determined. For a self-contained facility where the effluent is disposed of in a subsurface soil absorption system, the important parameter is suspended solids. The ability of an anaerobic fluidized bed to reduce suspended solids will be critical. Also, in most of the studies

accomplished to-date by Ecotrol, they have observed a two to three month period after start-up until the methane formers in the column have reached the necessary concentration. If the methane formers can begin to be established in the heated and insulated solids separation tank, it would appear that this start-up period could be reduced.

5) Finally, the subsurface absorption system will be divided in four parts in an effort to determine the suspended solids levels which can be discharged to the drains without damaging the bed.

G. The schedule for completion of each specific task necessary to complete the study has been prepared. Table 1 lists the major tasks, shows their sequencing and the approximate amount of time to complete each one.

H. Table 2 lists the estimated costs for each major task and the total estimated costs.

10015

A recap of the costs for the project is as follows:

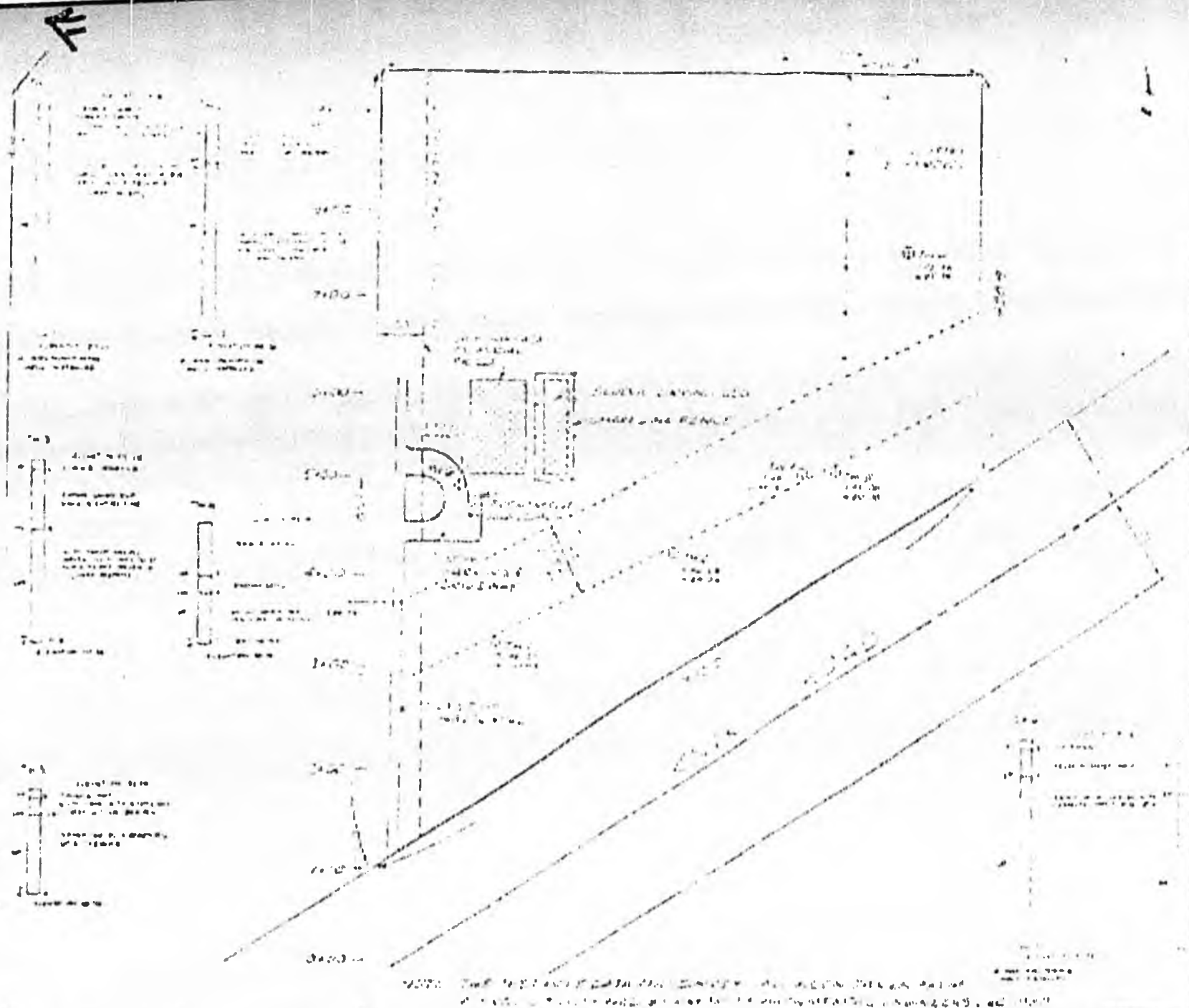
Design (12%)		\$ 11,140.00
Soils Investigation		2,200.00
Construction		110,050.00
Construction Management (5%)		4,033.00
Study		46,000.00
OSM during Study		
Power	\$ 1,657.00	
*Septage Hauling	6,500.00	
Total OSM		\$ 8,157.00
Legal and Administrative (2%)		3,540.00
		<u>185,786.00</u>
TOTAL		

It is proposed that the city will let six separate contracts for the construction phase which will be prepared by Pohl and Associates. They will be:

<u>CONTRACT NO.</u>	<u>WORK TO BE DONE</u>	<u>ESTIMATED COST</u>
1	Clearing & Site-work	\$ 12,477.00
2	Concrete Tank	13,009.00
3	Building	21,455.00
4	6" Cased Well	1,182.00
5	Fluidized Bed Unit	44,941.00
6	Fencing (6" Chain Link)	6,977.00
	TOTAL	<u>\$ 100,051.00</u>
	Contingency (10%)	<u>10,005.00</u>
		\$ 110,056.00

Construction Management will be by Pohl and Associates.

page 11 of 13 - join to 10 at arlowe




 <p>POPE & ASSOCIATES 4700 SOUTHWEST FAIR AVENUE ANCHORAGE, ALASKA 99503</p>	<p>DATE: _____ DRAWN BY: _____ CHECKED BY: <u>CRP</u> SCALE: 1" = 10'</p>	<p>WASILLA, ALASKA SEPTAGE TREATMENT PLANTS SITE PLAN AND SOIL LOG TEST</p>
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TABLE 1
SCHEDULE OF TASKS

<u>TASKS</u>	<u>WEEKS</u>									
	4	8	12	16	20	24	28	32	36	40
A. Program Management & Administration	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX	XXXX
B. Obtain Soils Data	X									
C. Design Facility	XXX									
D. Let Construction Contracts	X	X								
E. Construction			XXXX		X					
F. Construction Management										
G. Purchase Lab Equipment	X									
H. Conduct					XXXX	XXXX	XXXX	XXXX	XXXX	XXXX
I. Prepare Report										X XXX

x - Anticipated Work Weeks

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LEGIBLY BECAUSE OF POOR QUALITY OF THE
ORIGINAL.

Statement made by Guy Wooding, Chairman, Matanuska-Susitna Borough Planning Commission to City of Wasilla, City Council at public hearing on January 13, 1983.

STATEMENT ON ROLE OF CITY OF WASILLA
SEWER SYSTEM WITHIN MATANUSKA-SUSITNA BOROUGH
COMPREHENSIVE PLAN

We understand that the City of Wasilla is considering adoption of A PLAN intended to result in a sewer system for the City of Wasilla.

You should know that a sewer system within the City of Wasilla is a critical and necessary element of the Wasilla Comprehensive Plan approved by the Wasilla City Council and the Matanuska-Susitna Borough Assembly in November, 1982.

The Matanuska-Susitna Borough Planning Department and its consultants DOWL Engineers and Howard, Needles, Tammen, Bergendoff (HNTB), are also very nearly completed with their work on a proposed Borough comprehensive plan and the Planning Commission has had an opportunity to review various portions of the plan.

In our comprehensive planning we have striven for the best of two different worlds:

First, a community with a rural and open aspect which preserves many of the features that make this area look and feel like a part of Alaska, rather than a suburb, and

Second, a community where there are the retail and distribution jobs for local residents, local shopping and local services convenient for everyone. You shouldn't have to go to Anchorage for a day of shopping.

The Comprehensive Plans call for most of the Borough being unsewered, which means larger lot subdivisions, with minimum lot sizes of one acre to a dwelling. Where there is tree cover this large lot type of residential development will result

The City of Wasilla is fortunate in that it is located close to two attractive water bodies--Wasilla Lake and Lake Lucille, but these features which result in a very fine setting also create an immediate probability of water pollution if discharge of sewage is handled on-site.

The fathers of the City of Wasilla recognize that sewers will be necessary if the City of Wasilla is to house substantially more residences and commercial establishments than it does today.

We expect that the Matanuska-Susitna Borough population will triple in next two decades and cannot visualize the mid-Valley portion of the Borough functioning successfully without further filling in and development of the City of Wasilla. We know that this plan is the plan that the City of Wasilla relied upon when the City Council approved a city plan for the City of Wasilla and we know that this is the plan that the Matanuska-Susitna Borough Planning Commission and the Borough Assembly assumed to exist when the plan for the City of Wasilla was adopted by both the City and Borough.

17.44.045 Delegations.

The City Council of the City of Wasilla shall carry out the planning and zoning functions set forth in this chapter within the City. The City Council shall establish by ordinance a City Planning Commission and may delegate to it or other city officials duties and authorities delegated by this chapter.

II. LAND USE MAP AND DISTRICTS

17.44.100 Districts Established.

The City of Wasilla is divided into the following land use districts:

A. Core District.

- (a) corresponds to first phase of water system
- (b) will receive initial sewer service.
- (c) reflects the sector of the community that is the most accessible, has the greatest intensity of development, and is the focus of primary commercial and civic activities
- (d) the boundary of the core district will expand as new sewer or water assessment districts adjacent to the existing core district are approved.

B. Intermediate District

- (a) corresponds to area between the core district and city limits
- (b) planned for eventual public water and sewer service.
- (c) reflects sectors of the community that are served by arterials, have a moderate intensity of development, and contain some commercial, industrial, and community activities
- (d) the boundary of the intermediate district shall expand with annexations to the City of Wasilla.

C. Creekside Estates Special Use District Excluded.

The Creekside Estates Special Land Use District described as the N4NE1/4 Section 15, Township 17 North, Range 1 West, Seward Meridian is excluded from the provisions of this chapter.

17.44.105 Land Use District Map.

The districts described are bounded and defined on an official map dealing with the district areas of Wasilla entitled "Land Use District Map of the City of Wasilla, Alaska." Copies of the map are on file in the offices of the City of Wasilla and the Matanuska-Susitna Borough Planning Department. This map is incorporated as a part of this ordinance as if the districts were described in detail according to written descriptions in the ordinance.

Department of Transportation and Public Facilities. All bids with the names of the bidders and the amounts of the bids, together with all documents pertaining to the award of a contract, shall be made a part of a file or record and retained by the department for three years, unless reproduced by microfilming and these files or records are open to public inspection at all reasonable times. An aggrieved bidder may within five days after an award of contract appeal to the department for hearing, with notice to interested parties, for redetermination and final award in accordance with law.

(b) A contract for professional services shall be awarded in accordance with AS 24.23 or AS 36.98. (§ 4 art IV ch 82 SLA 1955; am § 1 ch 64 SLA 1976; am Executive Order No. 39, § 11 (1977); am § 9 ch 144 SLA 1982)

Effect of amendments. — The 1982 amendment, effective July 22, 1982, designated the former provisions of this section as subsection (a), and in that subsection, added "Except as otherwise provided in AS 37.05.230" to the beginning, deleted "taking into consideration conformity with

the specifications, terms of delivery, and other conditions imposed in the call for bids" from the end of the first sentence, and substituted the present second, third, and fourth sentences for those set out in the main pamphlet. This amendment also added subsection (b).

Article 5. General Provisions.

Section	Section
315. Grants to municipalities	318. Exemption from regulations
316. Grants to named recipients	319. Definitions
317. Grants to unincorporated communities	

Sec. 37.05.300. Interpretation of AS 37.05.010 — 37.05.330.

Opinions of attorney general. — As to applicability of the chapter to the University of Alaska, see notes under this catchline following chapter heading.

Sec. 37.05.315. Grants to municipalities. (a) When an amount is appropriated or allocated as a grant to a municipality, the Department of Administration shall promptly notify the municipality of the availability of the grant. When the Department of Administration receives an agreement executed by the municipality which provides that the municipality (1) will spend the grant for the purposes specified in the appropriation or allocation; (2) will allow, on request, an audit by the state of the uses made of the grant; and (3) assures that, to the extent consistent with the purpose of the appropriation or allocation, the facilities and services provided with the grant will be available for the use of the general public, the Department of Administration shall pay the grant directly to the municipality. The agreement executed by a municipality under this section shall be on a form furnished by the Department of Administration and shall be executed within 60 days after the effective date of the appropriation or allocation.

(b) An appropriation or allocation for a grant to a municipality for construction of a public facility lapses if substantial, ongoing work on the project has not begun within five years after the effective date of the appropriation or allocation.

(c) In accepting a grant of money for construction of a public facility, a municipality covenants with the state that it will operate and maintain the facility for the practical life of the facility and that the municipality will not look to the state to operate or maintain the facility or pay for its operation or maintenance. This requirement does not apply to a grant of money for repair or improvement of an existing facility operated or maintained by the state at the time the grant is accepted if the repair or improvement for which the grant is made will not substantially increase the operating or maintenance costs to the state.

(d) Not less than 20 percent of a grant shall be paid to a municipality within 10 days of the effective date of the agreement under (a) of this section. The remainder of the grant shall be paid either in monthly installments equal to the amount of grant money the municipality expended in the previous month or in a lump sum as determined by the Department of Administration. (§ 1 ch 156 SLA 1980; am § 1 ch 4 SLA 1982)

Effect of amendments. — The 1982 amendment, effective January 16, 1982, in subsection (a), substituted "amount is appropriated or allocated" for "appropriation is made" in the first sentence, inserted "or allocation" in items (1) and (3) in the second sentence, and added "and shall be executed within 60 days after the effective date of the appropriation or allocation" to the end of the third sentence; redesignated the former fourth and fifth sentences of subsection (a) as subsection (d); inserted "or allocation" in two places in subsection (b); substituted "a" for "each" preceding

"municipality covenants" and "the practical life of the facility and that the municipality" for "its practical life and that it" in subsection (c); added the second sentence of subsection (c); deleted the provisions of former subsections (d), (f), and (g), which may now be found in AS 37.05.316, 37.05.317, and 37.05.318, respectively; and in present subsection (d), added "under (a) of this section" to the end of the first sentence. The substance of the provisions of former subsection (e) may now be found at the end of the third sentence of subsection (a).

Sec. 37.05.316. Grants to named recipients. When an amount is appropriated or allocated to a department as a grant for a named recipient which is not a municipality, the department to which the appropriation or allocation is made shall promptly notify the named recipient of the availability of the grant and request the named recipient to submit a proposal to provide the goods or services specified in the appropriation act, or both, for which the appropriation or allocation is made. At the same time, the department may issue a request for proposals from other qualified persons to provide the same goods or services, or both, in the same area. The department shall contract with the named recipient unless the Office of the Governor, with due regard for any local expertise or experience among those making proposals, determines that an award of the contract to a different party would

better serve the public interest. If the contract is awarded to another party than that named by the legislature, the basis of that action shall be stated in writing at the time the grant is issued and a copy of the written statement shall be sent to the Legislative Budget and Audit Committee. A contract shall be executed within 60 days after the effective date of the appropriation or allocation. The purchase of the goods or services, or both, shall be in accordance with AS 37.05.230(1)(C). (§ 2 ch 4 SLA 1982)

Effective dates. — Section 3, ch. 4, SLA 1982, provides that this section take effect January 16, 1982, in accordance with AS 01.10.07(c).

Editor's notes. — The provisions of this section were formerly contained in AS 37.05.315(d) as it existed prior to the 1982 amendment of that section.

Sec. 37.05.317. Grants to unincorporated communities. When an amount is appropriated or allocated as a grant under this section to an unincorporated community, it shall be disbursed as follows:

(1) Within 45 days after the effective date of the appropriation or allocation, the Department of Community and Regional Affairs shall notify the governing body of the unincorporated community, if any, that a grant is available.

(2) The Department of Community and Regional Affairs shall determine if there is a qualified incorporated entity in the community area that will agree to receive the grant and administer it, subject to terms generally applicable to private grantees. If there is more than one such entity, the Department of Community and Regional Affairs shall select the most qualified and the grant shall be awarded to that incorporated entity for the purposes specified in the appropriation act. However, the Department of Community and Regional Affairs shall give preference to a nonprofit corporation organized by a community for receipt of the grant.

(3) If there is no incorporated entity qualified to receive the grant, the Department of Community and Regional Affairs shall administer the program as specified in the appropriation act directly or through agents or contractors with whom it may contract in the community area. (§ 2 ch 4 SLA 1982)

Effective dates. — Section 3, ch. 4, SLA 1982, provides that this section take effect January 16, 1982, in accordance with AS 01.10.07(c).

Editor's notes. — The provisions of this section were formerly contained in AS 37.05.315(f), which was deleted by the 1982 amendment.

Sec. 37.05.318. Exemption from regulations. Notwithstanding the Administrative Procedure Act (AS 44.62), the Fiscal Procedures Act (AS 37.05), and the Executive Budget Act (AS 37.07), a state agency may not adopt regulations or impose additional requirements or procedures to implement, interpret, make specific, or otherwise carry out the provisions of AS 37.05.315 — 37.05.317 unless required

H B

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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
Fouch V
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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*** Forester, Agricultural Experiment Station, Fairbanks.



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 those 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

^aBased 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.¹ 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.

¹Using 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

M E M O R A N D U M

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

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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

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
P.O. BOX 478
PALMER, ALASKA 99645
(907) 376-4215



WHILE IN JUNEAU
POUCH V
JUNEAU, ALASKA 99811
(907) 465-4894

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
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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
--	------	------	------	------

- - - - - 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	Yield	Production		Value	
		Acres	Acres	Bu.	Bu.	Cwt.	Value
					(000)		(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 29th day of May, 1979.

PASSED this 18th day of June, 1979.

KING COUNTY COUNCIL
KING COUNTY, Washington

Ruby Chow
Chairman

ATTEST:

Beverly M. Green
Deputy Clerk of the Council

APPROVED this 20th day of June, 1979.

Paul 27th
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
James Burrell	9500 Lennox	Anchorage, AK	99502
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
Christine E. Morrison	2207 Roosevelt Drive	Anchorage, AK	99502
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
John M. James	1634 W. 13th Avenue	Anchorage, AK	99501
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 Rice	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	3365 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
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Attachment A

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

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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 criteria³ 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.⁴

³ 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.

⁴ 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^a
(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

^a 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 data⁵ 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

⁵ 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 ^a	STATUS ^b		
		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

^a Figures are less than those shown in Table 8 because private and municipal agricultural lands are not included.

^b 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 landowners¹² 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

¹² 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