

ALASKA LEGISLATURE COMMITTEE FILES 1987-1988 8672
5210 SCRA SB 190 - SB 221 782

MEMORANDUM

THE CITY AND BOROUGH OF JUNEAU

CAPITAL OF ALASKA

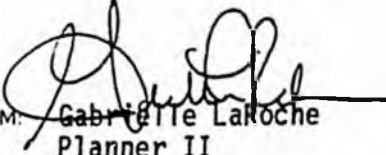
155 SOUTH SEWARD ST. JUNEAU, ALASKA 99801

TO: Planning Commission

DATE: April 8, 1987

FILE NO. Resolution No. 1234

SUBJECT: Point Bridget State Park

FROM: 
Gabrielle LaRoche
Planner II

Please find attached, Resolution No. 1234, supporting the establishment of the proposed Point Bridget State Park. If passed, the resolution would endorse Senate Bill 190, introduced by Senator Jim Duncan, which proposed the creation of the Point Bridget State Park on approximately 2,758 acres of state owned land. Resolution No. 1234 was favorably reviewed at the Joint Planning Commission/Parks and Recreation Advisory Board Meeting and is now before you for formal action. The Law Department has incorporated language to address the concern surrounding the proposed boat launch at Echo Cove.

Staff urges recommendation of the resolution to the Assembly because the proposed park is contiguous with the CBJ Open Space and Park System and is consistent with the Comprehensive Plan.

1070/4/GLaR/ye

4-9
RECEIVED
1987

Presented by: The Manager
Introduced: 04/20/87
Drafted by: B.J.B.

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 1234

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU IN SUPPORT OF THE ESTABLISHMENT OF THE PROPOSED POINT BRIDGET STATE PARK.

WHEREAS, the citizens in the Juneau area have demonstrated a high level of interest in participating in outdoor recreational activities, and

WHEREAS, there is currently no state park in the Juneau area that is accessible by road, and

WHEREAS, legislation has been introduced by Senator Duncan, Senate Bill No. 190, which would establish the Point Bridget State Park on state-owned lands on Point Bridget, and

WHEREAS, Point Bridget has excellent recreational value for hiking, cross-country skiing, fishing, photography, nature study, wildlife viewing, and other outdoor activities, and

WHEREAS, the establishment of the proposed state park will serve to protect and preserve the recreational and scenic resources and to preserve and enhance the continued use of the area for hunting, fishing, and other recreational activities, and

WHEREAS, the establishment of the proposed state park is consistent with the land use envisioned for the area in the federal, state, and city-borough report entitled "Juneau Area Recreation Plan," June 1982, and

WHEREAS, the proposed state park abuts certain city and borough land that is within the Juneau open space and park system established pursuant to Ordinance 85-76am, and

WHEREAS, the establishment of the proposed state park will complement and enhance the use of the abutting city and borough lands and the use of the proposed Echo Cove boat launch area;

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

1. That the Assembly supports Senate Bill No. 190, introduced by Senator Duncan, which proposes the establishment of the Point Bridget State Park to be located on approximately 2,758 acres of state-owned land on Point Bridget.

2. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this day of , 1987.

Mayor

Attest:

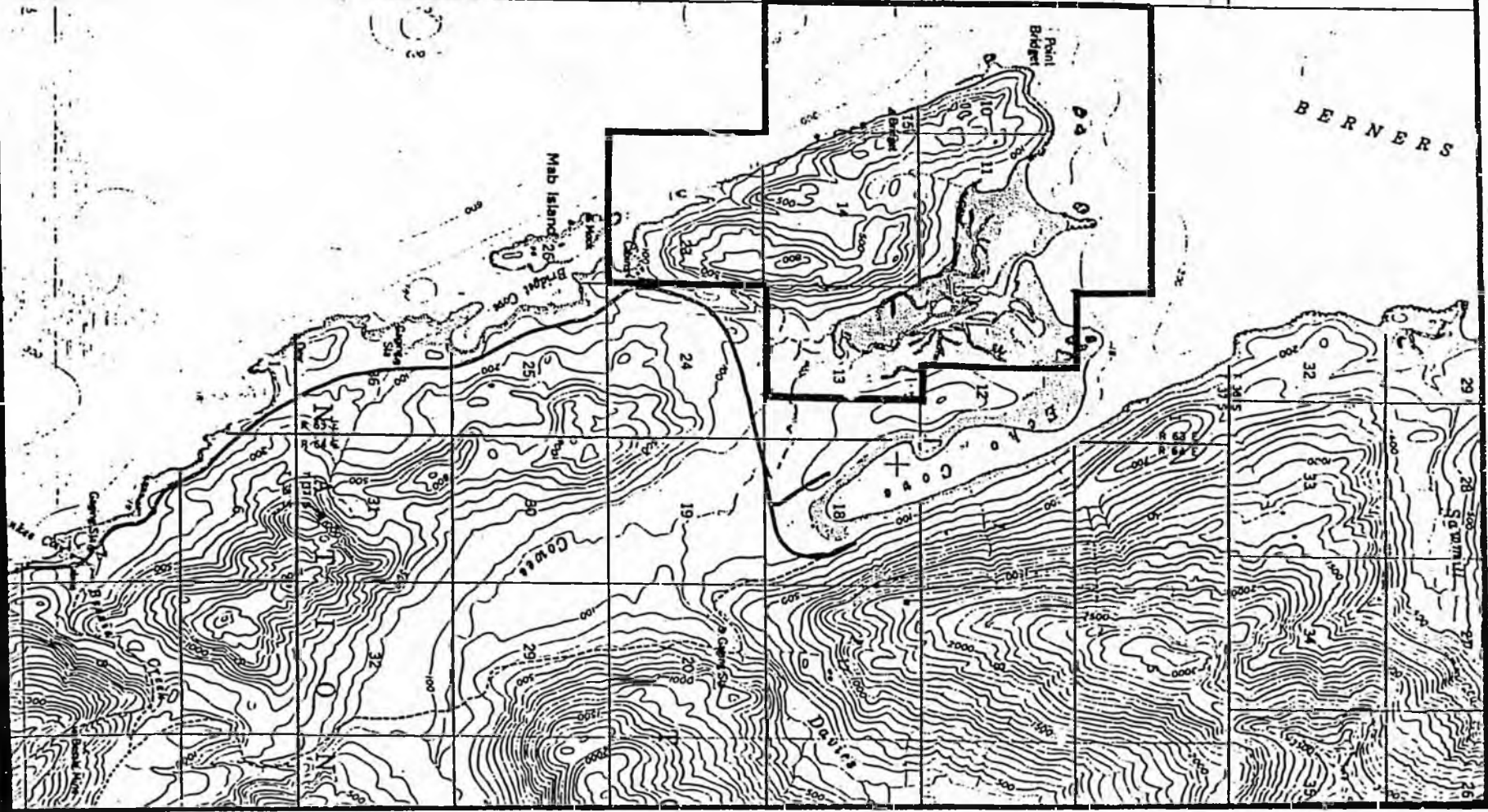
Clerk

6-5240

JUNEAU C-41

40

BERNERS





400 Willoughby Avenue

PROPOSED RESOLUTION

Advisory Board

Juneau, Alaska 99801

WHEREAS, the population in the Juneau area has demonstrated a high level of interest in participating in outdoor recreation; and

WHEREAS, there is currently no state park in the Juneau area that is accessible by road; and

WHEREAS, the State of Alaska already owns the Point Bridget area so there is no fiscal note attached in acquiring the property; and

WHEREAS, Point Bridget has great recreational value for hiking, cross country skiing, fishing, photography, nature study, and wildlife viewing; and

WHEREAS, additional outdoor recreational sites will enhance the local tourism industry by providing an outdoor opportunity that may encourage visitors to extend their stay in the Juneau area;

THEREFORE, be it resolved that the City and Borough of Juneau Parks and Recreation Advisory Committee support Senate Bill 190, introduced by Senator Jim Duncan, which proposes the creation of the Point Bridget State Park on approximately 2,758 acres of state owned land on Point Bridget.

STATE OF ALASKA

DEPARTMENT OF NATURAL RESOURCES

OFFICE OF THE COMMISSIONER

STEVE COWPER, GOVERNOR

400 WILLOUGHBY AVE.
JUNEAU, ALASKA 99801-1796
PHONE: (907) 465-2400

April 15, 1987

The Honorable Arliss Sturgulewski
Chair, Senate Community and Regional
Affairs Committee
P.O. Box V
Juneau, AK 99801

Dear Senator Sturgulewski:

Subject: Senate Bill 190, which would establish the Point
Bridget State Park.

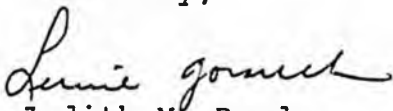
Position: Unfortunately, at this time, the Department of
Natural Resources is unable to take a position on Senate
Bill 190. A portion of the land to be included in the park
is also included in the replacement pool of land proposed
for settlement of pending litigation between the University
of Alaska and the Municipality of Anchorage, and the
University of Alaska and the State of Alaska (see attached
document).

Background: The proposed litigation settlement (including
the proposed pool of land) is currently being reviewed by
the public. Comments will be accepted through May 13, 1987,
and will be carefully considered before a final decision on
the land to be included in the pool is made.

Recommendation: We suggest that the record of public
testimony concerning Senate Bill 190 be provided to the
Department for inclusion in the public comment record for
the proposed settlement land pool.

A State Park should be established in Alaska's capital city
and we look forward to working with the bill's sponsor and
the committee concerning the establishment of a State Park
in Juneau.

Sincerely,


for
Judith M. Brady
Commissioner

Attachment

cc: Senator Jim Duncan
Representative Fran Ulmer
Representative Bill Hudson
Senate Committee members
George Sullivan
Rod Swcpe

B E N N E R S

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N A T I O N A L F O

Mab Island 26

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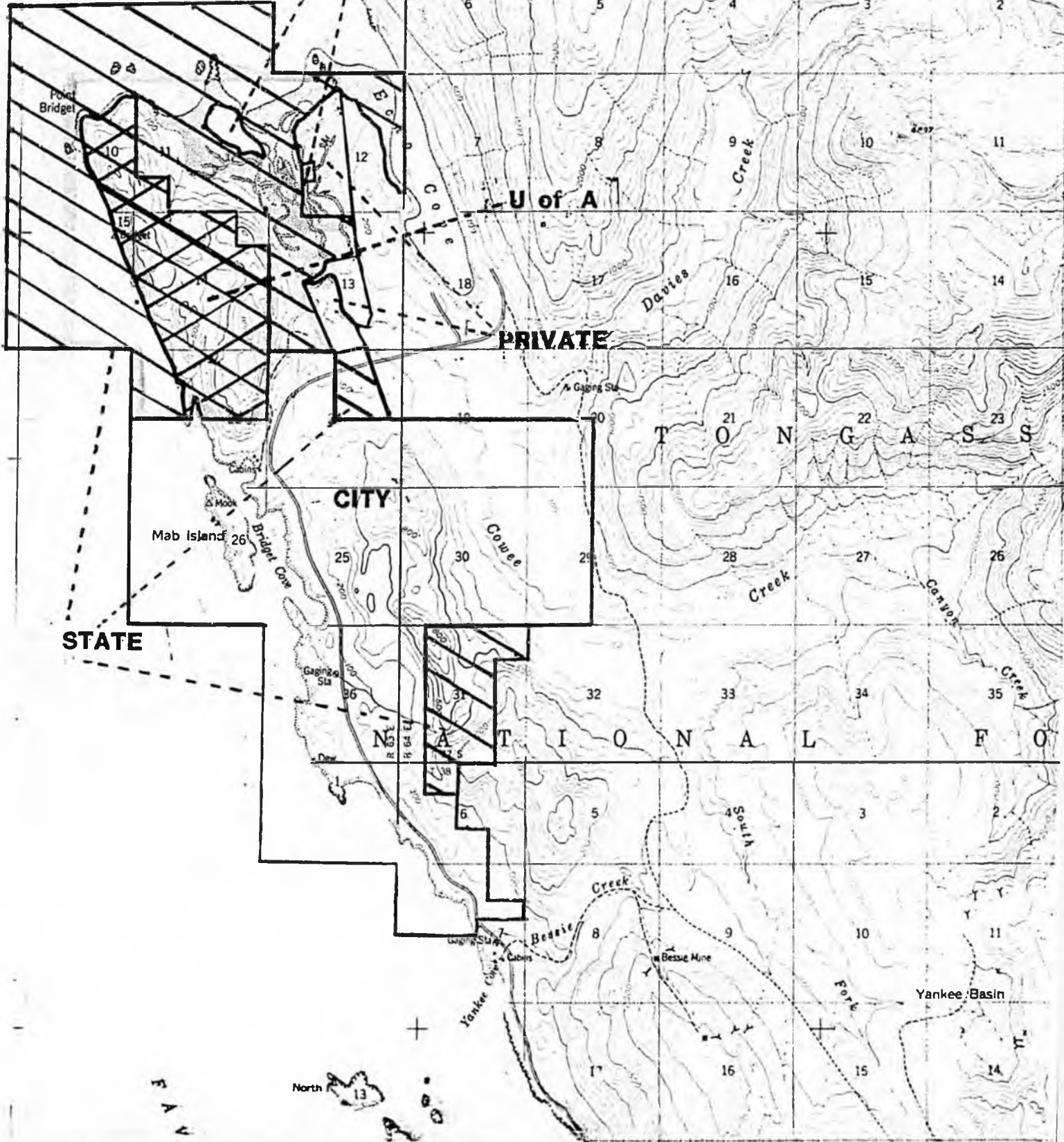
Gaging Sta

Gaging Sta

Bessie Mine

Yankee Basin

North



STATE OF ALASKA 1987 LEGISLATIVE SESSION
FISCAL NOTE

REQUEST: _____

Bill Version: Senate Bill 190
Publish Date: _____

Revision Date: April 14, 1987
Title: Pr Bridget State Park

Agency Affected: Natural Resources
BRU: Park Management

Sponsor: Senator Duncan
Requestor: Senate C&RA Committee

Components: _____

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY 87	FY 88	FY 89	FY 90	FY 91	FY 92
PERSONAL SERVICES		20.0	20.0	20.0	20.0	20.0
TRAVEL						
CONTRACTUAL		1.0	1.0	1.0	1.0	1.0
SUPPLIES		2.0	2.0	2.0	2.0	2.0
EQUIPMENT		2.0	2.0	2.0	2.0	2.0
LAND & STRUCTURES						
GRANTS, CLAIMS						
MISCELLANEOUS						
TOTAL OPERATING		25.0	25.0	25.0	25.0	25.0
CAPITAL						
REVENUE						

FUNDING: (Thousands of Dollars)

GENERAL FUND		25.0	25.0	25.0	25.0	25.0
FEDERAL FUNDS						
OTHER						
TOTAL		25.0	25.0	25.0	25.0	25.0

POSITIONS:

FULL-TIME						
PART-TIME						
TEMPORARY						

ANALYSIS : (Attach a separate page if necessary)

Prepared by: Neil Johannsen/Linda Kruger
Division: Parks and Outdoor Recreation

Phone: 465-2400
Date: 4/14/87

Approved by Commissioner: Lennie Boston
Agency: Natural Resources

Date: 4-15-87

Distribution (by preparer):

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

CONTINUATION of FISCAL NOTE ANALYSIS

For Bill/Resolution No. SB 190.

100 - \$20.0 for half-time Park Ranger, Range 14 (Existing position, currently funded for only 5 months per year.)

200 - -0-

300 - \$1.0 Mileage for travel to and from park site.

400 - \$2.0 Supplies for volunteers to develop access trails to park.

500 - \$2.0 Equipment for volunteers to develop access trails to park.

The Park Ranger would supervise the volunteers and assist them in developing access trails to the park. Defined access routes would help to prevent trespass on private property adjacent to the park.



Official Business

Alaska State Legislature

Senate

P.O. BOX V
State Capitol
Juneau, Alaska 99811

M E M O R A N D U M

DATE: March 23, 1987

TO: Senator Arliss Sturgulewski
Chairman
Community & Regional Affairs

FROM: Senator Jim Duncan

RE: SB 190, Establishing the Point Bridget State Park

I respectfully request that a hearing for Senate Bill No. 190 be scheduled at the earliest convenience.

In view of the fact that Juneau, Alaska's State Capital, has no designation for a state park along with the fact that Juneau receives thousands of visitors each year, it is appropriate to set aside an area for a state park. There already exists a high visibility of recreational activity in the Juneau area, however, there also exists a shortage of recreational facilities. A state park would provide recreational opportunities for residents in future years and, at the same time, benefit the many visitors who come to our State.

I have conferred with the Juneau Area State Parks Advisory Board and they have recommended Point Bridget as their first choice for inclusion in the state park system. The land at Point Bridget is already a part of the state land inventory, therefore no money need be appropriated for its acquisition. It needs only to be established legislatively.

The Point Bridget site is an area from Bridget Cove to Point Bridget. It contains forest, sea cliffs, boulder beaches, tidal flats, grass lands, hills and a lake with fish. The area provides future opportunity for campsites, picnic grounds, trails, etc.

Thank you for your consideration of SB 190.

1 IN THE SENATE

BY DUNCAN

2

SENATE BILL NO. 190

3

IN THE LEGISLATURE OF THE STATE OF ALASKA

4

FIFTEENTH LEGISLATURE - FIRST SESSION

5

A BILL

6 For an Act entitled: "An Act relating to establishing the Point Bridget
7 State Park; and providing for an effective date."

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

9 * Section 1. AS 41.21 is amended by adding new sections to read:

10 Sec. 41.21.180. PURPOSE OF AS 41.21.180 - 41.21.184. The
11 purpose of AS 41.21.180 - 41.21.184 is to establish, subject to valid
12 existing rights, the state-owned or acquired lands described in
13 AS 41.21.182 as the Point Bridget State Park. The primary purposes of
14 establishing the Point Bridget State Park are to protect the area's
15 recreational and scenic resources and to preserve and enhance the
16 continued use of the area for hunting and fishing and recreational
17 activities.

18 Sec. 41.21.182. POINT BRIDGET STATE PARK ESTABLISHED. The
19 state-owned land and water and the land and water acquired by the
20 state in the future within the following described parcels is estab-
21 lished as the Point Bridget State Park:

22 All state land lying within the following unsurveyed sections:

23 Township 37 South, Range 63 East, Copper River Meridian

24 Section 10: E1/2

25 Section 11

26 Section 12: W1/2

27 Section 13: W1/2 and W1/2E1/2

28 Section 14

29 Section 15: E1/2

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Section 23: N1/2

Sec. 41.21.184. DESIGNATION OF MANAGEMENT RESPONSIBILITY. (a)

The state-owned land and water described in AS 41.21.182 are assigned to the department for control, maintenance, and development consistent with the purposes and provisions of AS 41.21.180 - 41.21.182.

(b) The Department of Fish and Game is responsible for the management of fish and game resources in the Point Bridget State Park, consistent with the sustained-yield principle and the purposes and provisions of this chapter. The Board of Fisheries, the Board of Game, and the commissioner of fish and game are responsible for adopting regulations governing uses of fish and game under AS 16. The fish and game habitat and breeding areas shall be managed to ensure that the fish and game resources of the park continue on a sustained-yield basis.

(c) The department shall consult with the Department of Fish and Game before adoption of regulations governing public use of the Point Bridget State Park.

(d) The Department of Fish and Game shall consult with the department before adoption of regulations governing fish and game management in the Point Bridget State Park.

(e) Regulations under this section shall be adopted under the Administrative Procedure Act (AS 44.62).

* Sec. 2. This Act takes effect July 1, 1987.



Southeast Alaska Conservation Council

SEACC • P.O. Box 021692 • Juneau, Alaska 99802 • (907-586-6942)

April 15, 1987

Senator Arliss Sturgulewski; Chairwoman
Alaska Senate Community and Regional Affairs Committee
Juneau, Alaska 99811

Dear Senator Sturgulewski:

This letter is in regard to SB 190 and is presented on behalf of the Southeast Alaska Conservation Council (SEACC).

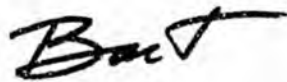
SEACC would like to go on record in strong support of SB 190, which would establish the Point Bridget State Park. Point Bridget possesses excellent recreational opportunities, within an easy drive from Juneau. We think that SB 190 is a much needed measure that would add an outstanding unit to the Alaska State Park System.

Additionally, we would like to fully endorse the statements presented to you by the Taku Conservation Society, and the Juneau Audubon Society on this very important matter.

Finally, during your deliberations, we would respectfully urge that your committee actively pursue the addition of key adjacent lands surrounding Echo Cove, via a land exchange, to the Point Bridget State Park.

Thank you for the opportunity to present our views.

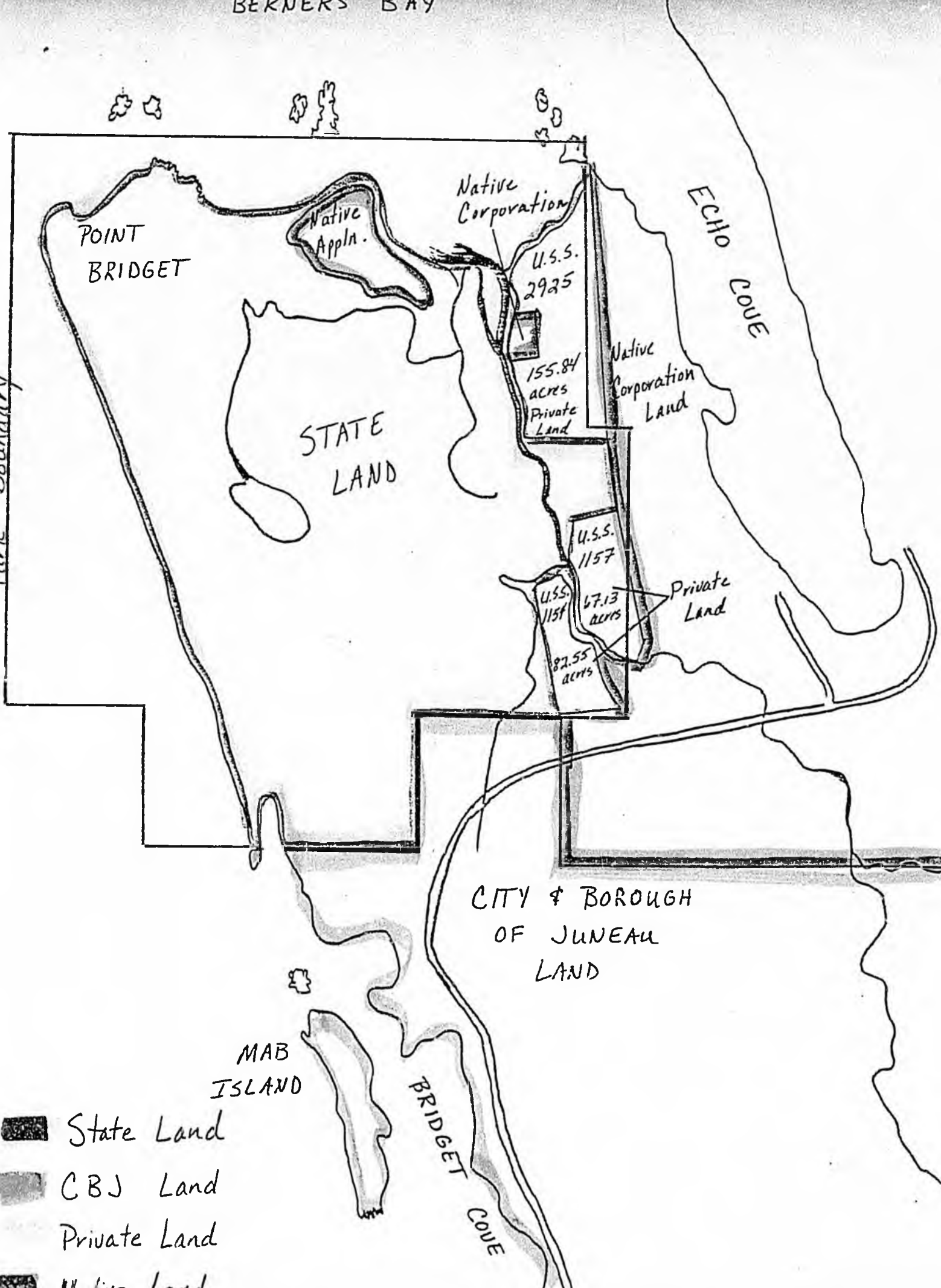
Sincerely,



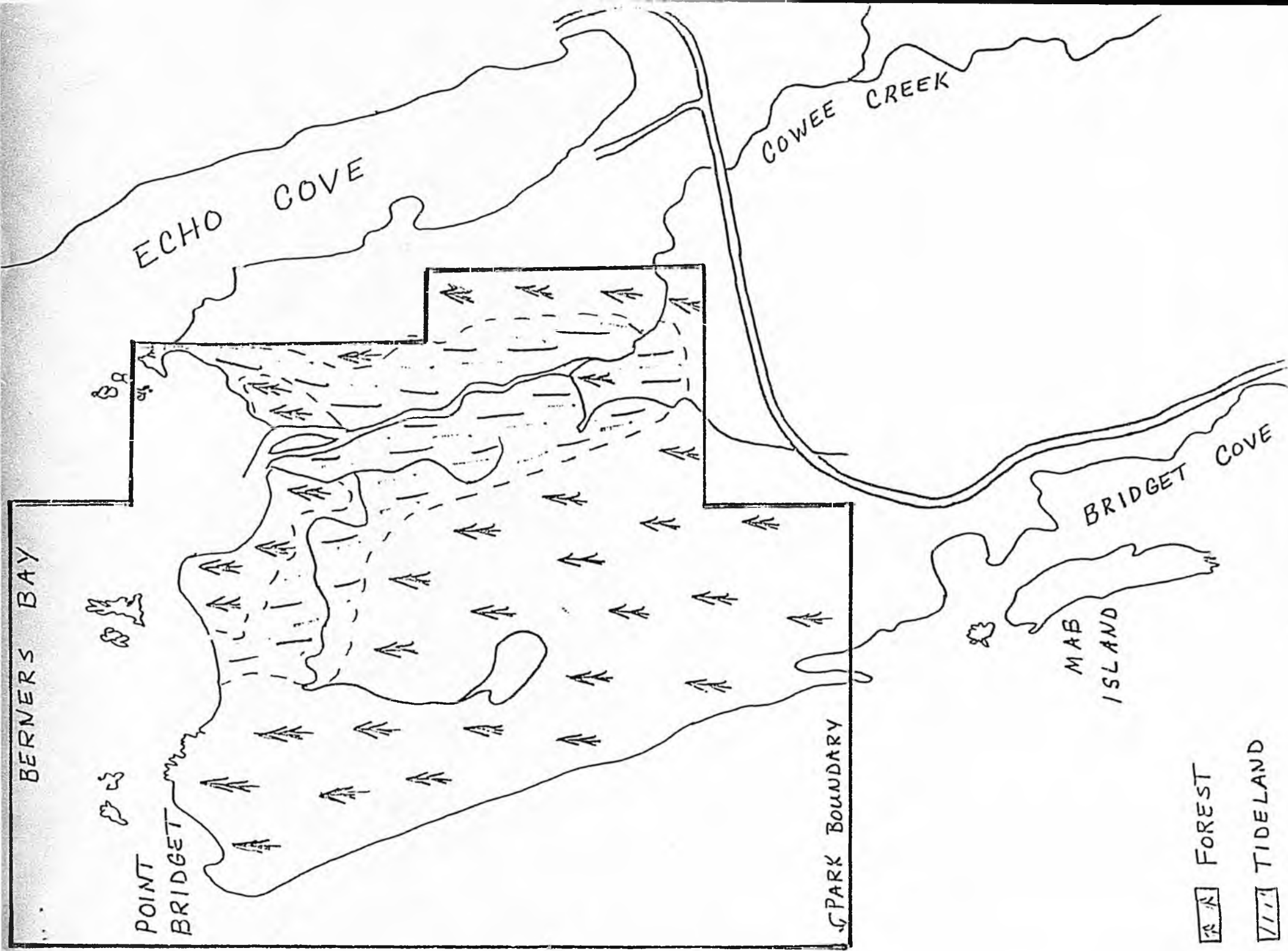
Bart Koehler
Executive Director


BERNERS BAY


Park Boundary



-  State Land
-  CBJ Land
-  Private Land
-  Native Land



☐  FOREST

☐  TIDELAND



TAKU CONSERVATION SOCIETY

439 Kennedy Street,

Juneau, Alaska 99801

April 15, 1987

Senator Arliss Sturgulewski: Chairwoman
Alaska Senate Community and Regional Affairs Committee
Juneau, Alaska 99811

Dear Senator Sturgulewski:

Taku Conservation Society wishes to go on record giving their full support of SB 190 concerning the establishment of the Point Bridget State Park, which is being proposed for a site a few miles north of Juneau, and on our present road system.

Our organization has a long history of supporting and proposing public parks, green belts, public access trails, building public cabins, building and maintaining new trails, and promoting the wise use of this area's natural resources. We are the 1986 recipient of the Alaska Recreation and Park Association Distinguished Service Award for our contribution to this community and area of the State.

Because of their active use of the out-of-doors in the Juneau area, our members are personally familiar with the site in question. We have hiked, skied, watched birds, walked the beaches, etc., and know that there are exceptional qualities to the area proposed in SB 190, which should be preserved for all the people to enjoy in the many years ahead during which our State will continue to grow and inevitability further develop nearby lands.

As an organization, we would volunteer to do trail development in the new Park, as we have done for the City & Borough of Juneau for 3 contract years, developing their beach access trail system.

We hope that your Legislative body will have the foresight and wisdom to set this area aside at this time for the proposed Park. We would also encourage you to consider a land exchange to include Echo Cove in this beautiful Parkland.

Thank you for your consideration on our behalf.

Sincerely,

Judy Cooper
Judy Cooper,
President



Southeast Alaska Conservation Council

SEACC • P.O. Box 021692 • Juneau, Alaska 99802 • (907-586-6942)

April 15, 1987

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Alaska Senate Community and Regional Affairs Committee
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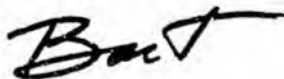
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Thank you for the opportunity to present our views.

Sincerely,



Bart Koehler
Executive Director

STATE OF ALASKA

DEPARTMENT OF NATURAL RESOURCES

OFFICE OF THE COMMISSIONER

STEVE COWPER, GOVERNOR

400 WILLOUGHBY AVE.
JUNEAU, ALASKA 99801-1796
PHONE: (907) 465-2400

April 15, 1987

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Chair, Senate Community and Regional
Affairs Committee
P.O. Box V
Juneau, AK 99801

Dear Senator Sturgulewski:

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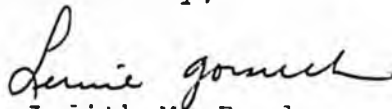
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and will be carefully considered before a final decision on
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Recommendation: We suggest that the record of public
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Department for inclusion in the public comment record for
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A State Park should be established in Alaska's capital city
and we look forward to working with the bill's sponsor and
the committee concerning the establishment of a State Park
in Juneau.

Sincerely,


for Judith M. Brady
Commissioner

Attachment

cc: Senator Jim Duncan
Representative Fran Ulmer
Representative Bill Hudson
Senate Committee members
George Sullivan
Rod Swope

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Alaska State Legislature

ARLISS STURGULEWSKI, Chairman
TIM KELLY, Vice Chairman
RICK HALFORD
MIKE SZYMANSKI
FRED ZHAROFF



P. O. BOX V
JUNEAU, ALASKA 99811
(907) 465-4989

Senate Community and Regional Affairs Committee

TO: Senate C&RA Members

April 9, 1987

FROM: Senate C&RA Staff

A handwritten signature in dark ink, appearing to be "MGL".

RE: SB 221 - "An Act relating to Eagle River Greenbelt land exchange; and providing for an effective date."

SB 221 is legislative ratification of the land exchange between the State of Alaska and Eklutna. All the requirements for the land exchange, except for legislative approval, have been satisfied.

Eklutna will give the state surface title to 3,558 acres along Eagle River and an option to purchase two additional parcels. The state will give Eklutna Block 112A, Anchorage Original Townsite, located on the east side of downtown Anchorage, plus \$173,300.

The trade is based on appraised value for appraised value. Funds were appropriated last session for this exchange and the bill now carries a zero fiscal note.

Included in this packet is a transmittal letter from the governor, a letter of strong support and a zero fiscal note from DNR, and a copy of final exchange agreement. There are maps in the exchange agreement. Because of its size I have not copied the Best Interest Finding document, but, it will be available in the committee room as will aerial photographs of the affected areas.

STEVE COWPER
GOVERNOR



STATE OF ALASKA
OFFICE OF THE GOVERNOR
JUNEAU

March 27, 1987

The Honorable Jan Faiks
President of the Senate
Alaska State Legislature
P.O. Box V
Juneau, AK 99811

Dear Senator Faiks:

Under the authority of art. III, sec. 18, of the Alaska Constitution, and AS 38.50.140, I am transmitting a bill approving and ratifying the Eagle River Greenbelt land exchange, and adding 1.09 acres to Chugach State Park. The land exchange acquires from Eklutna, Inc., for the public, a greenbelt consisting of 3,558 acres along Eagle River in the Municipality of Anchorage, and an option to purchase two additional parcels. In return, Eklutna will receive Block 112A, Anchorage Original Townsite, located on the east end of downtown Anchorage, plus \$173,300.

The state began land exchange negotiations with Eklutna, Inc. in June, 1986. The greenbelt is based on a plan adopted by the Anchorage Assembly on May 7, 1985 (Assembly Resolution 85-88). The original boundary of the planned greenbelt was adjusted to reduce the amount of developable land included, thereby reducing the overall cost to the state. Only surface interests are being exchanged. Cook Inlet Region, Inc. (CIRI), owns the subsurface of the Eklutna, Inc., land. In an agreement with the Municipality of Anchorage on November 25, 1986, CIRI agreed to execute to the state, without compensation, a non-development covenant for the subsurface estate to a vertical depth of 250 feet as long as the area is used for passive public park purposes. The covenant will also allow the annual use of up to 500 cubic yards of sand and gravel on site for trails and public access.

The land that the state is offering in exchange was acquired by the state for a state office complex. It is located between "A" and Cordova Streets and between Fifth and Sixth Avenues. Changing economic conditions have made plans for constructing a state office building on this site obsolete, leaving the land available for exchange. Under the terms of a settlement dated November 25, 1986

between the state and the Municipality of Anchorage, under the municipal entitlements statutes (AS 29.65), the Municipality of Anchorage will acquire the state's interests in Block 112A if this proposed land exchange is not completed.

The appraisals for this exchange were prepared by the firm of Black-Smith and Richards, Inc. The appraised value of the Eagle River Greenbelt being acquired by the state, including the Thunderbird Falls parking lot, is \$8,773,300. This total does not reflect the value of two parcels that were appraised separately. Parcels 3 and 4, appraised at \$220,000 and \$110,000 respectively, have been excluded from the exchange, with the state receiving an option until May 1, 1988 to purchase these parcels at that appraised value.

The appraised value of Block 112A is \$8,600,000. The difference of \$173,300 will be paid by the state to Eklutna, Inc. to make this an equal-value exchange. The legislature appropriated \$1,000,000 for acquisition of the Eagle River Greenbelt in 1986. Two-thirds of this was frozen by Governor Sheffield because of the revenue shortfall. There is, however, sufficient money left to cover the expenses for completing this exchange and to pay Eklutna, Inc. \$173,300 to equalize values in the exchange. If the money restricted by Governor Sheffield in capital improvement projects appropriation number 39454 is made available before July 1, 1987, the state will exercise its option to purchase parcels 3 and 4 before August 1, 1987.

This exchange has many benefits. Under the exchange, the state will acquire an important recreational resource in close proximity to a major urban area. The exchange will guarantee continued access by tourists and local residents to sport-fishing, wildlife viewing, berrypicking and other recreational activities. It will protect fish and wildlife habitat, and wetlands. It will also resolve two instances of state use of Eklutna, Inc. land: both the Eagle River Campground and the Thunderbird Falls parking lot are located partially on land owned by Eklutna, Inc.

This exchange also makes Block 112A available for private development. This block is located diagonally across from the Anchorage Historical and Fine Arts Museum, near the Sheraton Hotel and other tourist attractions. The state's development of this block no longer seems feasible. Allowing it to remain as a vacant parking lot on the main

26-221

thoroughfare into Anchorage is considered by many to amount to urban blight. Eklutna, Inc. will be in a better position to develop this parcel, and the land will return to the tax rolls.

Section 1 of the bill sets out the purpose of the legislation. Section 2 of the bill approves the exchange. Section 3 adds the Thunderbird Falls parking lot, described as section 25, tract B, Thunderbird Heights Subdivision, to Chugach State Park. This is necessary because this parcel is outside of the boundaries of the park. Under AS 41.21.122, the commissioner is authorized to modify the park boundaries, subject to legislative approval.

All of the requirements for a land exchange, except legislative review, have been satisfied. The state gave public notice of the exchange in January and February 1987, and held public hearings in three locations on February 18, 1987. The hearing record remained open for two weeks after that to receive written comments. The finding, under AS 38.05.035(e), that this exchange best serves the interests of the state was made on March 6, 1987. On that same date the final exchange agreement was signed.

AS 38.50.140 says that the governor is required to transmit proposals for land exchanges to the president of the senate and the speaker of the house of representatives within 10 days after the convening of a regular legislative session unless exigent circumstances require transmittal at another time. Under the schedule agreed to by the parties on August 13, 1986, this bill would have been brought before you on January 20, 1987.

Due primarily to problems with the appraisal process, it was impossible to meet that deadline. A protest of the award of the appraisal contract was received from an unsuccessful bidder. The hearing and resolution of that protest delayed the award of the contract. In addition, several questions were raised by Eklutna, Inc. and by state review appraisers after the draft appraisals were received. Resolution of these questions and the delay in awarding the contract delayed approval of the appraisals by 75 days. For these reasons, I find that exigent circumstances prevented submittal of this legislation earlier this year.

Two relevant statutes are inconsistent with each other. AS 38.50.140, mentioned above, refers to land exchanges "submitted to the legislature for approval under AS 38.-

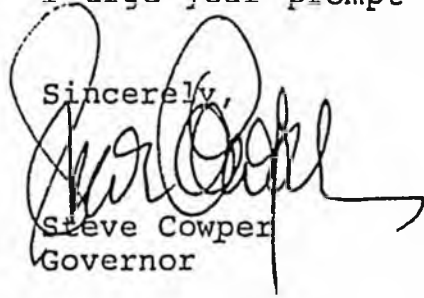
Hon. Jan Faiks

Page 4

50.020(a)." However, AS 38.50.020(a) says nothing about legislative approval, merely stating that certain exchanges or final agreements to exchange are "subject to legislative review under AS 38.50.140." As you know, any statute purporting to subject an executive-branch act to a legislative veto raises significant constitutional issues under the law-making-procedures provisions and the separation-of-powers doctrine. See State v. A.L.I.V.E. Voluntary, 606 P.2d 769 (Alaska 1980); and Immigration and Naturalization Service v. Chadha, 462 U.S. 919, 77 L.Ed.2d 317, 103 S.Ct. 2764 (1983). Nevertheless, I am submitting this Eklutna land exchange to the legislature for approval because I know of and wish to accommodate the legislature's strong interest in it and because I wish to avoid any possible challenge to the exchange on the grounds that the statutes were not fully satisfied.

It is imperative that you approve this legislation this session if the exchange is to proceed. Failure to do so will lose this opportunity to acquire the Eagle River Greenbelt from Eklutna, Inc. If the exchange fails, the Municipality of Anchorage will receive the state's interest in Block 112A in partial satisfaction of Anchorage's entitlement under AS 29.65. I urge your prompt and favorable action on this measure.

Sincerely,



Steve Cowper
Governor

*McKie
Campbell*

April 8, 1987

The Honorable Arliss Sturgulewski
Chair, Senate Community and Regional
Affairs Committee
Alaska State Legislature
P.O. Box V
Juneau, AK 99811

Dear Senator Sturgulewski:

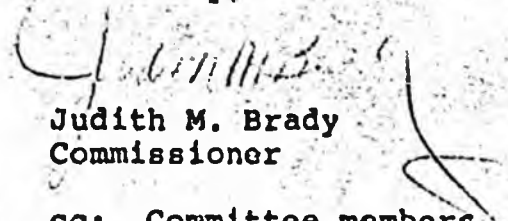
Subject: SB 221, an act relating to the Eagle River
Greenbelt land exchange.

Position: The Department of Natural Resources recommends
that the Senate Community and Regional Affairs Committee
pass SB 221.

Background: As set out in the Governor's transmittal to the
President of the Senate, dated March 27, 1987, SB 221
approves and ratifies the Eagle River Greenbelt Exchange,
and adds 1.09 acres to Chugach State Park. A detailed
analysis of this bill is included in the transmittal which
is attached to this letter.

Recommendation: The Department of Natural Resources strongly
supports passage of the legislation this session. Failure
to do so will result in the loss of the opportunity to
acquire the Eagle River Greenbelt from Eklutna, Inc.

Sincerely,



Judith M. Brady
Commissioner

cc: Committee members
George Sullivan
Rod Swope

bcc: Meg Hayes
Tom Hawkins

ME

STATE OF ALASKA 1987 LEGISLATIVE SESSION
FISCAL NOTE

SENATE
BILL VERSION: SB 221
PUBLISH DATE: 3/30/87

REQUEST: _____
Revision Date: March 27, 1987
Title: Eagle River Greenbelt land
exchange
Sponsor: Rules (Governor)
Requestor: _____

Agency Affected: Natural Resources
BRU: Land and Water Management
Components: _____

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY 87	FY 88	FY 89	FY 90	FY 91	FY 92
PERSONAL SERVICES						
TRAVEL						
CONTRACTUAL						
SUPPLIES						
EQUIPMENT						
LAND & STRUCTURES						
GRANTS, CLAIMS						
MISCELLANEOUS						
TOTAL OPERATING	-0-	-0-	-0-	-0-	-0-	-0-

CAPITAL						
---------	--	--	--	--	--	--

REVENUE						
---------	--	--	--	--	--	--

FUNDING: (Thousands of Dollars)

GENERAL FUND						
FEDERAL FUNDS						
OTHER						
TOTAL	-0-	-0-	-0-	-0-	-0-	-0-

POSITIONS:

FULL-TIME						
PART-TIME						
TEMPORARY						

ANALYSIS :

422

Prepared by: Tom Hawkins
Division: Land & Water Management

Phone: 465-2400
Date: 3/27/87

Approved by Commissioner: *Jennie Boston Gorseuch*
Agency: Natural Resources

Date: 3/27/87

- Distribution (by preparer):
- Legislative Finance
 - Legislative Sponsor
 - Requestor
 - Office of Management and Budget
 - Impacted Agency(ies)
 - Senate Secretary

SENATE COMMITTEE REPORT

FIRST COMMITTEE OF REFERRAL

Date of 4/2/87 5-DAY NOTICE
IN ACCORDANCE WITH UNIFORM RULE 23

FURTHER: RESOURCES

**FISCAL NOTE(S) ATTACHED **
IN ACCORDANCE WITH AS 24.08.035
(see below)

DATE TURNED INTO OFFICE 4/10/87

Mr. President:

COMMUNITY & REGIONAL AFFAIRS Committee considered SB 221

relating to the Eagle River Greenbelt land exchange; efd.

and recommended:

- replace with CS _____ same title
 - attached amendment(s) and new title
 - do pass
 - do not pass
 - no recommendation
 - individual recommendations
 - further referral to _____
 - letter of intent adopted and attached
- ** Committee attached or adopted fiscal note(s)
 zero fiscal impact

MEMBERS SIGNING DO PASS

OTHER RECOMMENDATIONS

Tim Kelly
Rick Hallock
Miles ...
[Signature]

Arthur Stupulewski Do Pass
 Chairman signature and recommendation

Committee Backup Attached

LAND EXCHANGE BETWEEN THE STATE OF ALASKA
AND EKLUTNA, INCORPORATED
ADL 223175

BEST INTEREST FINDING


A final exchange agreement is proposed between the State of Alaska, Department of Natural Resources and Eklutna, Inc. under AS 38.50 and 11 AAC 67.200-280. All requirements have been satisfied except for legislative approval under AS 38.50.140. I find that this exchange is consistent with the Alaska Coastal Management Program.

The objectives of this exchange include 1) acquire an Eagle River greenbelt and to add this to Chugach State Park to protect the important recreational and environmental resources within the greenbelt area, 2) resolve the issue of the state's use of Eklutna land at Eagle River Campground and the Thunderbird Falls parking lot, 3) stimulate economic vitality by making land in the Anchorage Central Business district available for private development.

Both parties agree that this exchange should be consummated based upon the established appraisal for both the state land and Eklutna, Inc. land. The difference in value of \$173,300 to be paid in cash by the state to Eklutna, Inc. Further, the state has been offered an option to acquire two subunits from Eklutna, Inc. before May 1, 1988 by equivalent land value, money or other consideration. If sufficient capital improvement program funds in Appropriation No. 39454 are made available before July 1, 1987, the state will exercise its option to purchase subunits No. 3 and 4 before August 1, 1987.

The public and agency review period has affirmed that the objectives of this exchange are in the state's best interest. All public comments and public testimony presented at public hearings have been considered in this exchange. The summary of comments are included in the amended report.

In conclusion, based on the information presented, my decision under AS 38.05.035(e) that this exchange best serves the interest of the state.


for Judith M. Brady, Commissioner
Department of Natural Resources

MARCH 6, 1987
Date

MEMORANDUM

State of Alaska

DEPARTMENT OF NATURAL RESOURCES

TO: Richard A. LeFebvre
Deputy Director
Division of Land and Water
Management

DATE: March 2, 1987

FILE NO:

TELEPHONE NO: 465-2400

FROM: Judith M. Brady *JMB*
Commissioner

SUBJECT: Delegation of Authority

I hereby designate Richard A. LeFebvre my authority to sign on my behalf the Final Exchange Agreement and the Final Finding for the Eagle River Greenbelt Exchange, ADL 223175.

To: Dick LeFebvre
Meg Hayes

AMENDED
REPORT ON THE EQUAL VALUE
LAND EXCHANGE BETWEEN THE STATE OF ALASKA
AND EKLUTNA, INCORPORATED
ADL 223175

This report has been prepared pursuant to AS 38.50.130. Amendments have been made to this report to reflect comments or other information which has come to the director's attention following agency and public review. A summary of all comments and information received has been appended to this report.

BACKGROUND

The state began negotiations with Eklutna, Inc. in June, 1986. The greenbelt is based on the plan adopted by the Anchorage Assembly on May 7, 1985 (Assembly Resolution 85-88). Adjustments were made to the boundary to reduce the amount of developable land included in the greenbelt, and thus to reduce the overall cost to the state. Decisions about what the greenbelt should include were based on several field trips focusing on the quality of the recreational experience from the river itself. In addition, the state hopes to acquire the Thunderbird Falls parking lot near Eklutna, Alaska.

The land the state is offering in this exchange is Block 112A, Anchorage Original Townsite. This block was acquired by the state for an office complex. It is located between "A" and Cordova Streets and between Fifth and Sixth Avenues. Changing economic conditions have made plans for constructing a state office building on this site obsolete, thus making the land available for consideration in this exchange.

Only surface interests are being proposed for exchange. The state closed Block 112A to mineral entry on November 28, 1986. The subsurface estate of the land being offered by Eklutna, Inc. is owned by Cook Inlet Regional Corporation (CIRI). In an agreement reached with the Municipality of Anchorage on November 25, 1986, CIRI agrees to execute to the state, without compensation, a non-development covenant for the subsurface estate to a vertical depth of 250 feet as long as the area is used for passive public park purposes. The covenant will also allow the annual use of up to 500 cubic yards of sand and gravel on site for such uses as trails.

In that same agreement, CIRI provided its consent to Eklutna's acquisition of Block 112A pursuant to the "Turf Agreement" dated January 31, 1983.

Under the terms of the settlement reached between the state and the Municipality of Anchorage dated November 25, 1986, pursuant to the Municipal Entitlements Act, the Municipality of Anchorage will acquire the state's interests in Block 112A if this proposed land exchange agreement is not completed. Although the University of Alaska has challenged the legality of that settlement, a stipulation between the parties to that suit allows this land exchange to proceed.

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Eagle River Greenbelt
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PHYSICAL CHARACTERISTICS

Eagle River is considered the most important recreational river in the Municipality of Anchorage. The river and its valley provide many opportunities for recreation including, but by no means limited to, sport fishing, whitewater boating, hiking, camping, snowmachining, horsebackriding, and cross-country skiing. Many homeowners on its hillsides consider the scenic views of the river among their significant amenities. Several commercial companies now offer services to enjoy Eagle River, and these types of services are expected to grow in popularity.

A major resort has been proposed at the confluence of Eagle River and South Fork. Dr. Robert Rogner, who has major recreational facilities in Europe, is considering construction of a world class lodge and ski development. Among the services currently being considered are 500 room chalet rentals, 2 hotels (250 rooms each), indoor and outdoor tennis courts and swimming pools, restaurants, and bars.

Land the state proposes to acquire in this exchange includes 1,658 acres of developable land and 2,022 acres of wetlands located along Eagle River. In addition to providing a recreational experience along the river, these lands provide important habitat for moose and other wildlife.

The greenbelt includes south-facing hillsides which are covered with a montage of vegetation types ranging from birch-aspen forests, spruce forests, and open meadows. These hillsides generally abut private lands, and are themselves highly desirable for subdivision development. Because of their south-facing aspect, they catch more of the winter sun than the south side of the valley. Access is provided via Eagle River Road, and various subdivision roads.

North-facing hillsides are also included in this exchange. This area has access via Hiland Road, trails and subdivision roads. The land proposed for acquisition by the state abuts either existing subdivisions or land suitable for subdividing. Access will be improved with the construction of the proposed Eagle River bridge and overpass.

The western boundary of the greenbelt is the Eagle River Campground operated by the state, part of which is actually located on land owned by Eklutna, Inc. The eastern boundary of the greenbelt is the present boundary of Chugach State Park. If this exchange is completed, the entire greenbelt will be added to Chugach State Park as soon as it becomes state land. This is required by AS 41.21.121. There will be a continuous greenbelt on both sides of Eagle River from the current boundary of Chugach State Park to the Eagle River, except on the south side at the confluence with South Fork in the immediate vicinity of the proposed resort.

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More information on the physical characteristics of Eagle River Greenbelt can be found in the Eagle River Greenbelt plan adopted by the Municipality of Anchorage.

In addition, the state hopes to acquire the parking lot for Thunderbird Falls. This facility is also located on land owned by Eklutna, Inc. The falls are a significant attraction both to visitors from out of state and to local residents.

The land being offered by the state is Block 112A, Anchorage Original Townsite, located on the east end of the Anchorage central business district. This block is bounded by "A" and Cordova Streets, and by Fifth and Sixth Avenues. It is serviced by usual urban utilities, including water, sewer, electricity, telephone and natural gas, although these utilities may need to be relocated depending on the type of development. The earthquake hazard danger is considered moderate.

APPRAISAL

The appraisals of all parcels in this exchange were prepared under contract by the firm of Black-Smith and Richards, Inc. They are opinions of fair market value.

The appraised value of Block 112A is \$8,600,000.

The appraised value of the Eagle River Greenbelt is \$9,072,000 (including the appraised values of parcels 1, 2, 3 and 4). The appraised fair market value of the Thunderbird Falls parking lot is \$31,300. The total fair market value of the land offered by Eklutna, Inc. is \$9,103,300.

Recognizing the uncertainty of the appraisal process, four minor subunits of the greenbelt were identified and appraised separately. They are described below:

- Parcel 1: About 9 acres adjacent to the Roop Road put-in and recreation site. Its value is \$73,000.
- Parcel 2: About 12 acres along the South Fork of Eagle River. Its value is \$72,000.
- Parcel 3: Mostly treeless slopes which are part of the viewshed from Eagle River, about 94 acres. Its value is \$220,000.
- Parcel 4: Another part of the viewshed from the river, and about 28 acres. Its value is \$110,000.

The legislature appropriated \$1,000,000 for the purpose of the acquisition of the Eagle River greenbelt in 1986. Two-thirds of this was put on hold by Governor Sheffield because of the shortfall in revenue experienced this fiscal year. After the expenses for completing this exchange (title insurance, appraisal and survey) are subtracted, there are insufficient unrestricted funds left to acquire all of these subunits. The state proposed to acquire an option to purchase parcels 3 and 4 from Eklutna at this appraised fair market value rather than to purchase them at this time. This option would have to be exercised before May 1, 1988. However if the funds restricted by Governor Sheffield in Capital Improvement Projects appropriation number 39454 are made available before July 1, 1987 the state will exercise its option to purchase these parcels before August 1, 1987. This decision is based on the state's priority in acquiring parcels important for active public use. The state proposes to pay Eklutna, Inc. \$173,300 in cash to equalize values in the exchange.

BENEFITS AND DETRIMENTS

The benefits of the proposed exchange are numerous. Through this exchange, the state will acquire one of the most important recreational resources in close proximity to a major urban area. These lands will be added to and managed as part of Chugach State Park.

Because of declining oil revenues, interest in diversifying Alaska's economy is increasing. One of the sectors commonly expected to grow is tourism and private recreational developments. This exchange will guarantee that this recreational resource will be available to be enjoyed by visitors to Anchorage and to local residents as well.

In addition, the greenbelt will protect the scenic views so highly valued by homeowners in Eagle River Valley. It will guarantee them continued access to the sport-fishing, berrypicking, wildlife-viewing, and recreational resources which drew them to this area in the first place.

Through this exchange, two instances of potential state trespass on Eklutna, Inc. land will be resolved. Both of these areas, Eagle River Campground and Thunderbird Falls parking lot, are heavily used by the public. Resolving these trespass issues will allow the state to continue to manage and improve facilities needed to serve this large volume of users.

The Eagle River Valley contains habitat essential to the continued success of fisheries and wildlife species in an urban setting. Enjoyment of these resources will continue by protecting this habitat from disruptive development.

The exchange also makes Block 112A available for private development. This block is kitty-corner from the Anchorage Historical and Fine Arts Museum and is between the Sheraton Hotel and the primary tourist attractions of downtown.

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The state's development of this block no longer seems feasible. Allowing it to remain used as a parking lot is considered by some to amount to urban blight. Visitors and tourists often enter Anchorage on Fifth Avenue. The vacant lot gives the impression that Anchorage is not the vibrant, growing, enthusiastic city it purports to be. The opportunity for development of this parcel is enhanced by this exchange. Eklutna, Inc., by using land assets instead of capital for acquisition, will be in a better position to bring development on line at an early opportunity.

The detriments which may occur as part of this exchange included a possible change in the use patterns of Eagle River Valley. Increased numbers of visitors may change the recreational experiences enjoyed by unauthorized persons now recreating on Eklutna's lands. Increased management and more facilities may be expensive for the state, especially at this time, and may not be universally popular.

Possible social impacts of developing Block 112A may also occur. Residents in that area may have preferred a state office building to the uncertainty of the types of development which may be proposed by Eklutna.

In summary, this exchange only confirms and stabilizes the type of land uses most appropriate for the lands under consideration. It will allow land valuable for public use to be acquired by the state. It will put land with good development capability in private ownership. Significant social, economic, and environmental impacts from this exchange are not expected in the near future. Such impacts may occur in the long term depending upon the management and types of facilities built on these lands.

FINDING OF ALTERNATIVES

Pursuant to AS 38.50.100, the state has considered several alternatives to the proposed exchange. Based on current knowledge, none of them seem feasible at this time.

The state's objectives are threefold:

1. to acquire an Eagle River Greenbelt and add it to Chugach State Park;
2. to resolve the state's trespass on Eklutna, Inc. lands at Eagle River Campground and at Thunderbird Falls parking lot; and
3. to stimulate economic vitality by making land in the Anchorage Central Business District available for private development.

Alternatives to achieve each of these will be described below:

Objective 1: Acquire an Eagle River Greenbelt and add it to Chugach State Park

- A. The surface estate interests in the greenbelt are currently owned by Eklutna, Inc. and thus are not available for selection under the Alaska Statehood Act.
- B. The state does not have authority to add lands to Chugach State Park through eminent domain, but can acquire by purchase [see AS 41.21.125 and AG opinion file A66-292-80 (10 July 1980)].
- C. The state could purchase these lands from Eklutna Inc. However, it is unlikely that approximately \$9,103,300 would be appropriated from the general fund for this purpose in the current economic situation.
- D. The state could lease the subject lands from Eklutna, Inc. However, the annual rent could be expected to total about \$720,000/year, again an unlikely amount to be appropriated at this time. In addition, a leasehold only would not provide the assurance needed to manage and develop the Eagle River Greenbelt for the long term public interest.
- E. The configuration of the greenbelt could be made larger or smaller. In fact, the existing Eagle River Greenbelt differs from the plan adopted by the Municipality of Anchorage Assembly Resolution 85-88. However, the area identified in this exchange is considered the minimum necessary to protect the recreational experience from the perspective of Eagle River itself. To acquire a greater area at this time does not appear feasible because of the state's lack of resources for such an acquisition.

Objective 2: To resolve the state's trespasses at Eagle River campground and Thunderbird Falls parking lot.

The state currently has improvements on and encourages the public to use Eklutna lands at these two locations.

- A. These lands belong to Eklutna, Inc. and are not available for selection under the Alaska Statehood Act.

- B. As explained above, the state cannot acquire these lands under eminent domain.
- C. The state could acquire these parcels through purchase if funds were available. However, the \$1,000,000 appropriated in 1986 was for the acquisition of an Eagle River Greenbelt, not merely these two parcels. In addition, this course of action would not meet the state's other objectives.
- D. The state could lease these lands from Eklutna if money was available and Eklutna was willing. However, this alternative would not give the state the assurance necessary to intensely manage these high use public recreation facilities.

Objective 3: To stimulate the economic vitality of the Anchorage Central Business District by providing an opportunity for private development.

Block 112A, the state's land interest in this exchange, is currently used as a parking lot. It had been acquired by the state for an office complex. Changing economic conditions made this proposal unfeasible. In resolving Municipality of Anchorage claims under AS 29.65, the state agreed to convey this block to Municipality of Anchorage in the event that this land exchange was not consummated. Thus, Block 112A is not now available for lease or sale to private developers by the state.

APPENDIX

Appraisal

This section of the report corrects typographical errors in the preliminary report. These corrections can be found on pages 2 and 3 of this report.

Benefits and Detriments

As a result of agency review, the following information substantiates benefits if the Eklutna lands are added to the Chugach State Park and if block 112A is conveyed to Eklutna, Inc.

Figures for the amount of recreational use of the proposed greenbelt were gathered from records of the Division of Parks and Outdoor Recreation, Eklutna, Inc., and users of the river. Estimates were compiled based on voluntary user permits issued. Trespass problems on Eklutna land are common; therefore, recorded use could be doubled.

Eklutna records indicate issued permits for summer river use for 1984 through 1986 as follows:

1984	856 participants
1985	341 "
1986	371 "

The drop in 1985 and 1986 participants can be attributed to high water and adverse weather conditions. In addition, Eklutna has been more flexible in the permitting requirements. Two major users of the river, Alaska Travel Adventures and Knik Kanoers and Kayakers, strongly believe that major recreational uses of the river have noticeably increased. They report it to be one of the most heavily used whitewater streams in the state.

Records of the Division of Parks and Outdoor Recreation indicate visitor use for the Eagle River Campground and the Chugach State Park Visitor Center between May-October as follows:

Eagle River Campground

1984	25,392 visitors
1985	58,049 "
1986	74,049 "

Visitor Center

1984	42,142	visitors
1985	48,175	"
1986	54,774	"

As the records indicate, use of these recreational facilities have steadily increased in recent years. These two facilities located at opposite ends of the proposed greenbelt will encourage use within the greenbelt itself.

The development plans proposed by Eklutna, Inc. for the downtown Block 112A include a multi-complex office building containing retail shops, professional office space, and residential units. Intensity of development will depend on the zoning restrictions by the municipality. The private sector development will contribute to the local tax base.

Brief Summary of Public Comments

Public hearings were conducted as required by AS 38.50.120 and 11 AAC 67.250. These hearings were held February 18, 1987 in Anchorage, Eagle River and Chugiak. Attached are the sign-in sheets and summary of the comments and testimony presented at the hearings. No one attended the hearing in Chugiak.

Organizations as well as individuals were represented at the two hearings. The following agencies and organizations were represented and gave testimony in support of the exchange:

Chugach State Park Citizen's Advisory Board, represented by Dave Young
South Fork Community Council, represented by Dave Young
Chugiak-Eagle River Chamber of Commerce, represented by Vince Vitale
Municipality of Anchorage, represented by Peter Scholes and Ron Crenshaw
Alaska Chapter of the American Snowmachine Association, represented by
Wes Hamrick
Alaska Center for the Environment, represented by Stephane Kessler
Knik Kanoers and Kayakers, represented by Dave Blanchet

The following individuals gave testimony:

Sheryl Swigart - in favor
Lynn Tate - in favor
Rod Hansen - in favor
Jerry McCutcheon - expressed concerns
J. Wadell - in favor

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In addition, resolutions strongly supporting this exchange have been submitted by:

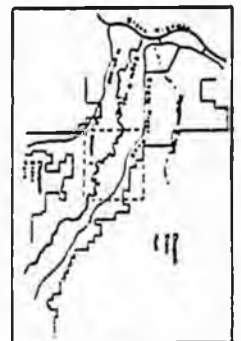
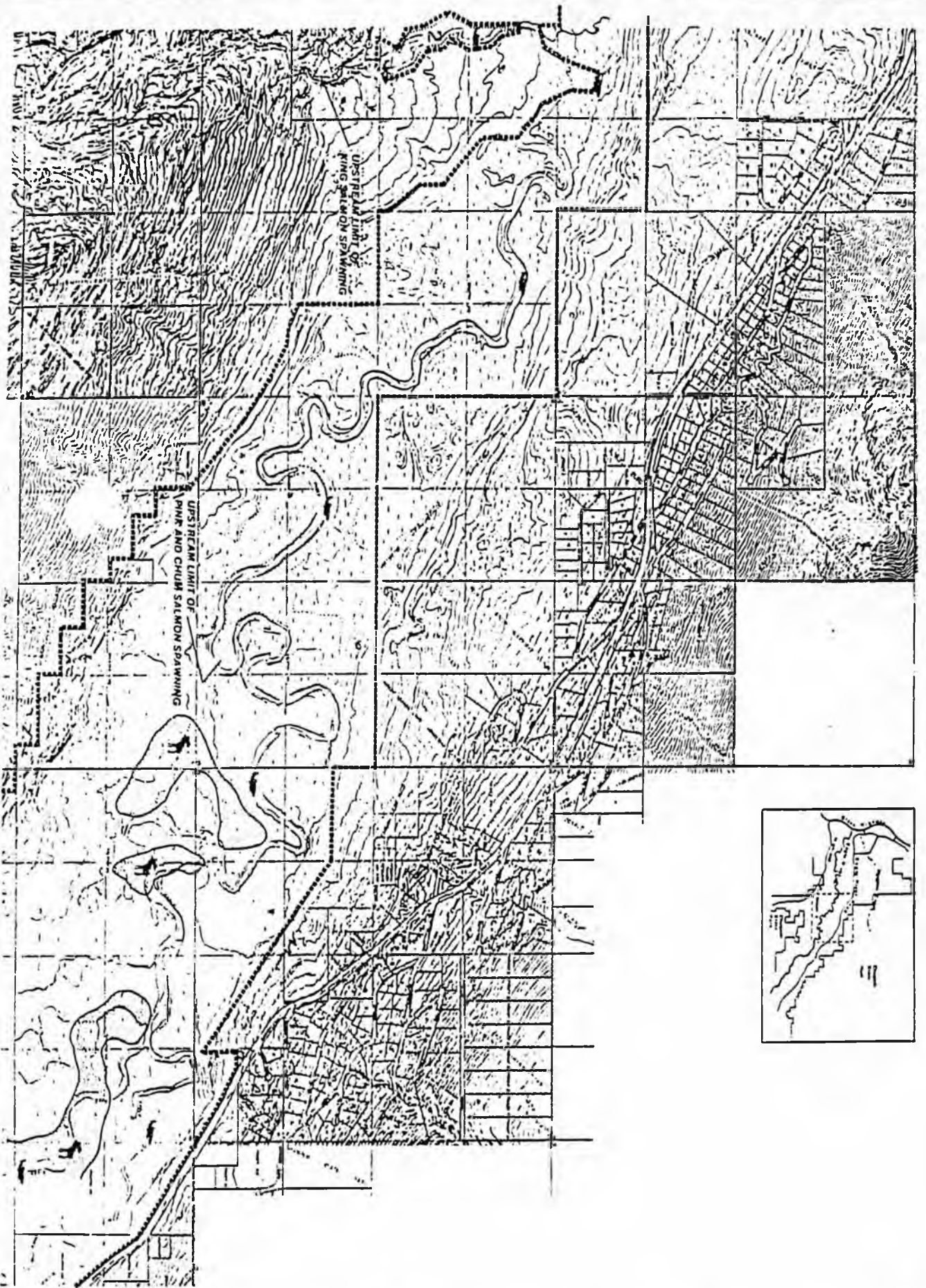
Anchorage Chamber of Commerce
Eagle River Chamber of Commerce

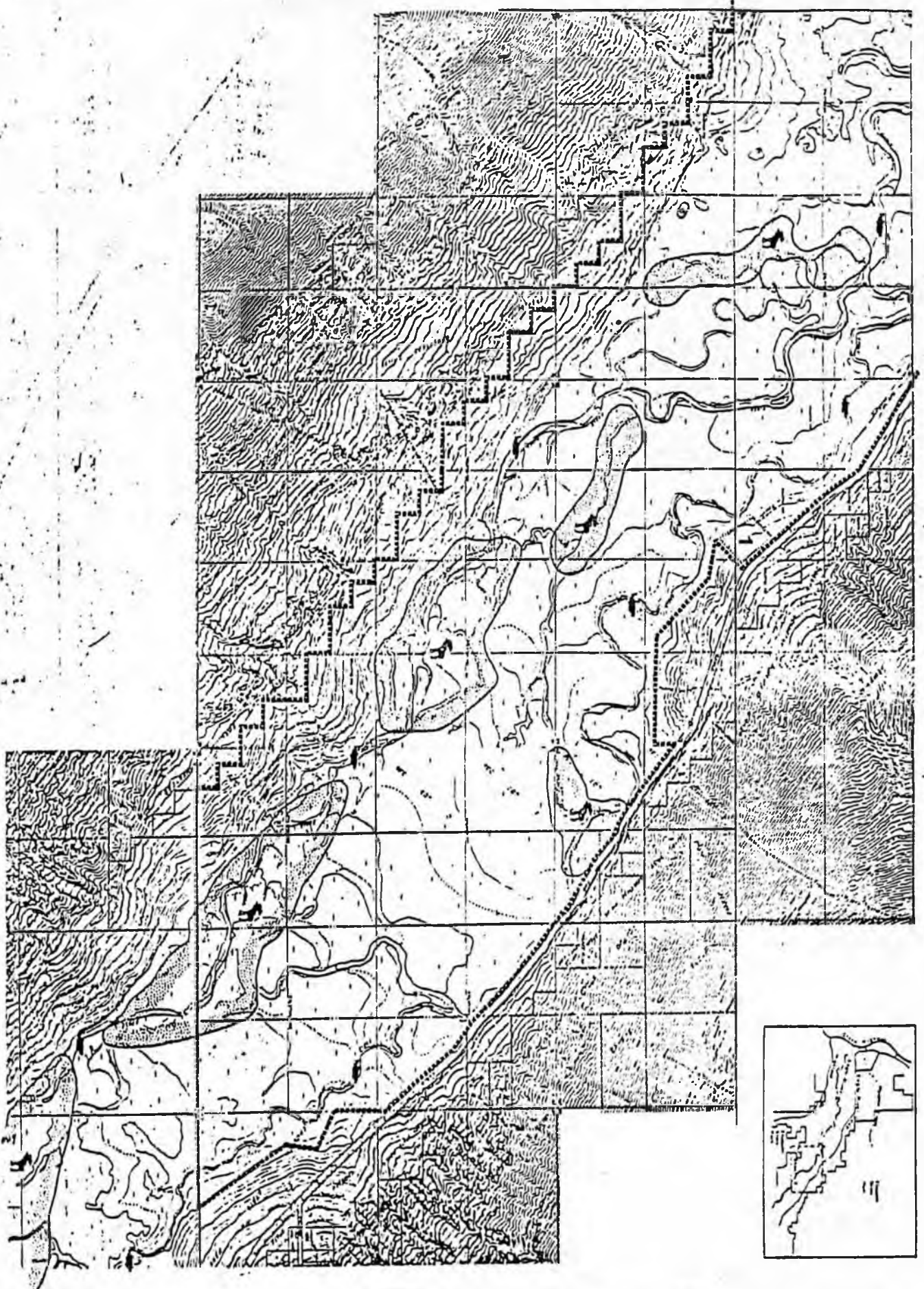
The hearing record remained open for two weeks following the conclusion of the public hearing in which many individuals submitted additional comments. Attached are individual letters with a response, if appropriate.

After the close of the record period, the Division of Land and Water Management received comments from DOTPF and the following people:

DOTPF - favored the exchange and expressed concerns which had already been addressed in the agreement.
Michel E. Gryalva - generally in favor
Jack and Mary Kaye Hession - generally in favor
Jack Mosley - generally in favor
Sharon Dowling - generally in favor
Michael Rees - generally in favor
James B. Gottstein - Opposed. He believes that Block 112A is better used in partial satisfaction of the state's responsibilities to the Mental Health Trust.

We have read and considered these comments. Only Jim Gottstein's comments expressed concerns opposed to the exchange. However, none of the lands involved in the exchange are Mental Health Trust lands. Moreover, the decision to convey Block 112A to the Municipality of Anchorage if this exchange is not implemented was made December 18, 1986. Mr. Gottstein had notice of that action and failed to appeal it. The department recognizes the state's obligations to the Mental Health trust and the legislature is considering various proposals to resolve that issue.





STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF LAND AND WATER MANAGEMENT
SOUTHCENTRAL REGION
P.O. BOX 107005
3601 "C" Street
Anchorage, Alaska 99510-7005
PUBLIC NOTICE UNDER AS 38.05.945 and AS 38.50.110

ADL 223175

Subject to the provisions of AS 38.05.945 and AS 38.50.110, and pursuant to the regulations promulgated thereunder, the Division of Land and Water Management gives notice that it proposes to conduct an equal value land exchange for the surface estate only on state-owned land under AS 38.50 for the surface estate only on private land owned by Eklutna Inc. The director further gives notice that a written finding of the state's best interest under AS 38.05.035(e) has been entered into the administrative record regarding the proposed exchange.

The purposes of the exchange are to acquire valuable recreational land along the lower segment of Eagle River for public use and to be included within Chugach State Park, to protect habitat and wetland areas, and to maintain the scenic Eagle River Corridor for public enjoyment and to acquire the Thunderbird Falls parking lot near Eklutna, Alaska for public use. Parties to the exchange are the State of Alaska, address above, and Eklutna, Inc., 555 West Seventh Avenue, Suite 1550, Anchorage, Alaska 99501.

All land is located within the boundaries of the Municipality of Anchorage and described as follows:

Eklutna Land To Be Acquired By The State

Land is generally described as being located within T14N, R2W, S.M. Section: 13; T14N, R1W, S.M., Sections: 16 through 27, 35 and 36; T14N, R1E, S.M., Sections: 30, 31 and 32 (along Eagle River); and T16N, R1W, S.M., Section: 25, the Thunderbird Falls parking lot; containing approximately 3,680 acres generally located in Eagle River and Eklutna, Alaska.

State Land To Be Acquired By Eklutna, Inc.

Lot 1A, Block 112A, Anchorage Original Townsite as shown on plat 84-375 filed in the Anchorage Recording District on October 16, 1984. Containing approximately 4.39 acres located between Cordova and A Streets and 5th and 6th Avenues in downtown Anchorage.

All land involved in the exchange is subject to prior valid existing rights. Both parties will waive the administration of these rights on the specific land the parties offer for exchange when the exchange is completed.

The proposed equal value exchange will be based upon appraised fair market values. An independent fee appraisal established the fair market value for the state land at \$8,600,000 (State Appraisal No. 1975) and the value of the Eklutna, Inc. land at \$9,072,000 for the Eagle River Greenbelt and \$31,300 for Thunderbird Falls parking lot (State Appraisal No. 1974). Four minor subunits of the greenbelt are identified and given individual appraised values. Two of these four subunits and the Thunderbird Falls parking lot are proposed to be pursued in this exchange. The difference in appraised value of \$173,300 will be paid in cash by the state to Eklutna. The state shall have option to acquire, before May 1, 1988, at the present appraised value, the remaining two units. The proposal must receive legislative review as provided by AS 33.50.140.

A report containing detailed maps, a physical description of the land involved, appraised values, impacts and alternatives considered and other statutory requirements are available at the Division of Land and Water Management, Southcentral Region Office, P.O. Box 107005, Anchorage, Alaska 99510 located at 3601 "C" Street, Suite 1080, Frontier Building in Anchorage.

Public hearings on the proposed exchange will be held simultaneously on Wednesday, February 18, 1987, beginning at 7:00 PM at the following locations:

Anchorage

Z. J. Loussac Library, Public Conference Room
3600 Denali Street

Eagle River

Eagle River Library, Community Room
Valley River Center

Chugiak

CCS Building, Multi Purpose Room
Mile 6, Old Glenn Highway

The hearing record will remain open for two weeks following the hearing date in order to receive written comments on the proposed land exchange.

Any comments, objections, or expressions of interest pertaining to the proposed exchange or assertions of a claim to the property involved must be received by the Division of Land and Water Management at the above address on or before 4:30 p.m., March 4, 1987, in order to be considered.

The Division of Land and Water Management reserves the right to waive technical defects in this publication.

/s/ TOM HAWKINS, Director
Division of Land and Water Management

PUBLISH: January 19 and 26 and February 2, 1987

EAGLE RIVER GREENBELT LAND EXCHANGE

Public Hearing - 7:00 P.M. February 18, 1987

Location: Eagle River

Name	Address	Phone	Do you wish to testify tonight?
Judy Jett	DNR Pouch 7005	762-2284	
Ed Smoot	E. R. Chamber	694-4091	X (left before mtg began)
Rosemary Johnson	P.O. B. 770456 Eagle River	699-2543	?
DAVE YOUNG	S.R. 2 BOX 9313 E.R.	694-9823	YES
BILL QUIRK	POB 213929 Anch	333-7840	NO
Vince Vitale on behalf of Chugach - Eagle River Chamber of Commerce	P.O. Box 120179 Eagle River	694 2699	Yes
J. Washell	9477 Dikader Eagle River 99577	694-9046	Yes -
KAREN WINDZEL	9447 DINARD CR EAGLE RIVER 99577	694-9046	
Peter Scholes	Municipality of Anchorage	264-4806	Yes
Lynne Tate	52B 9359 Hilland Rd. 99577	694-7101	Yes
Greg Strong	17501 Wingham Cir Eagle River AK	6942045	no
> Mrs. Hansich	16445 Marcus St E.R.	694 3 732	
Craig E Campbell	18324 W. Parkview Terrace E.R.	694-4681	no
A Debbie Sullivan	41st Box 1698 Eagle River	694-3213	no

EAGLE RIVER GREENBELT LAND EXCHANGE

Public Hearing - 7:00 P.M. February 18, 1987

Location: Eagle River

Name	Address	Phone	Do you wish to testify tonite?
Pete Pannese	20210 David Ave	694-3195	No
Eow Lok	9123 Hilland	694-2812	No
Rod Hansen	9413 Hilland Rd	694-6506	Yes -

EAGLE RIVER GREENBELT LAND EXCHANGE

Public Hearing - 7:00 P.M. February 18, 1987

Location: Anchorage

Name	Address	Phone	Do you wish to testify tonite?
Eale Tubbs	550 550 W 7th Ave Anch 99501	276-5701	
Stephane Kissler- AK Center for the Environment	411 W 4th Suite 1A, 99501	274-3021	yes
Stacy Leiguit	P.O. Box 9992 Eagle River AK 99574		
Don Johnson	1179 Homestead Rd, Anchorage		
McCatcher			
Dave Brantner	4204 Cove St, Anch 99503	561-0500	YES
Jack Marshy	PO Box 140264 Anch 99514		
Ken Crenshaw	Municipality of Anch	264-4335	yes

EAGLE RIVER GREENBELT LAND EXCHANGE

Public Hearing - 7:00 P.M. February 18, 1987

Location: Chugiak

Do you wish
to testify
tonite?

Name

Address

Phone

Tom Nelson

Alvini

343-4865

MEMORANDUM

State of Alaska

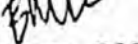
DEPT. OF NATURAL RESOURCES, DIV. OF LAND & WATER MGMT., SOUTHCENTRAL REGION

TO: Eagle River Greenbelt file
ADL 223175

DATE: February 27, 1987

FILE NO:

TELEPHONE NO: 762-2253

FROM: Bryant Kuby 
Natural Resource Officer

SUBJECT: ERGB public hearing
Wednesday, Feb. 18, 1987

Meg Hayes, SCRO Regional Manager, and I conducted the Eagle River Greenbelt Land Exchange public hearing in Anchorage. Approximately 10 people were in attendance while only 8 signed the attendance list.

Meg began the hearing at 7:00 p.m. with a brief synopsis of the proposed exchange before opening the meeting to public testimony. Five people testified: Four spoke in support of the exchange and one person expressed concern about the wisdom of the exchange.

Following is a brief summary of what each person said:

1. Stephane Kessler - Alaska Center for the Environment.

The Alaska Center for the Environment supports the exchange and believes the Eagle River is the most important recreational river within the Municipality of Anchorage. The 18 mile stretch of Eagle River included in the Exchange is easily accessible from Anchorage and greenbelts and local trails have proven to be very popular in the Anchorage area. The Eagle River and the surrounding area is important habitat that protects and maintains local wildlife and the exchange will help protect water quality both for fish and recreational uses. Scenic views will also be protected for local residents as well as instate and out-of-state visitors. The economic benefit of the exchange is invaluable as..."people don't spend money to come to Alaska to see our urban development." The exchange will be ideal for expansion of tourist and recreational industries and it is further recommended that the south fork waterfalls as well as parcels 3 and 4 be included.

2. Dave Blanchet - Knik Kanoers and Kayakers

Knik Kanoers and Kayakers is an organization of 350 families who are concerned about conservation and water quality issues in Alaska. The Eagle River is the one used most for recreation by this group and almost all the club members have been on it. The Eagle River provides different qualities of paddling and is very accessible to the Anchorage community. This organization favors acquisition of the greenbelt to protect it for this and future generations.

3. Ron Crenshaw - Municipality of Anchorage

The MOA obviously supports this exchange and willingly enters into the agreement knowing that the trade for the downtown blocks will be credited against the municipality's land entitlement. The 8 million dollars worth of land in the central business district will be returned to the private sector and put back on the tax rolls. This will have huge economic benefits for the municipality and create development opportunity downtown for the private sector. The two parcels will end up under the best possible management scheme: The greenbelt managed for the public by the public and the downtown lots developed and managed by the private sector. The MOA feels there has been strong cooperation between the state and municipality and this speaks well of the cooperation between the private sector and various levels of the public sector all working together to pull off a "win-win" land exchange.

4. Jerry McCutcheon - 50 year resident of Anchorage

Mr. McCutcheon felt that this public hearing was the first time the information about the exchange was made available and the state apparently didn't have any idea how the greenbelt would be managed. The state didn't know what the management would cost or how it would get the money. The state didn't have any idea what impact the ski development would have. No consideration was given to plummeting land value on undeveloped land and stagnated values for downtown commercial land. The state doesn't have subsurface rights so it can't extract gravel for roads and trails, etc. nor do they know what it will cost to extract gravel. They don't know what's going to become of the subsurface rights because they control the surface rights. The state should get the entire acreage in fee simple before proceeding. Most of the land looked like ice plain and flood plain and other more desirable land such as federal land at Clunie Lake should be acquired.

5. Sheryl Swigart - Resident of the area

Ms. Swigart spoke in support of the exchange noting that the Chugach State Park offers wonderful resources close to the city of Anchorage. Since half the population of the state is in the Anchorage area this is an important exchange because the primary use of the Eagle River is for recreation. Currently there are access problems to the Eagle River and the exchange will solve the access and management problems. The Eagle River is used all year round and provides a wonderful corridor into the heart of Chugach State Park.

The public hearing adjourned approximately 8:30 p.m.

MEMORANDUM

State of Alaska

DIVISION OF LAND & WATER MANAGEMENT, SOUTHCENTRAL REGION

TO: Eagle River Greenbelt File

DATE: February 20, 1987

FILE NO:

TELEPHONE NO:

FROM: Judy Jett, Chief
Lands Conveyance Section

SUBJECT: Public Hearing - February 18, 1987

The Wednesday night Eagle River public hearing on the ERGB exchange was attended by approximately 20-25 people (some came in late and failed to sign the attendance list). Approximately 8-10 folks testified. Unfortunately, the tape reflects only 3 of those testimonies (I must have pushed the wrong button when I turned the tape over after Peter Scholes' testimony).

The testimonies given were all in favor of the exchange. Dave Young, member of the Chugach State Park Citizens Advisory Board and President of the South Fork Community Council expressed concern that DNR was not taking a more aggressive approach in seeking the release of the \$650,000 which had been withheld from the \$1,000,000 appropriation received in last year's legislative session. Both interest groups had previously passed resolutions which supported acquisition of the park lands including Parcels 3 & 4 and the Barbara Waterfalls.

Vince Vitale, President-Elect of the Chugiak-Eagle River Chamber of Commerce informed us that the Board of Directors had adopted a resolution in support of the exchange. He submitted a copy of that resolution along with a letter of support to Governor Cowper.

Peter Scholes, Property Manager for the MOA expressed his personal interest in the exchange, as well as the MOA's. The greenbelt acquisition and subsequent inclusion into the park not only would assure long-term recreational use by the public of lands located within a reasonable distance to an urban center, but also that the exchange would result in revitalization of a portion of the city that has been dormant for several years.

The remaining testimonies were heard from local residents who were extremely interested in seeing that the exchange transpired. Their main concern was that they wanted the lands to return to public ownership to prevent future actions such as sale of the land for residential subdivisions that comes with private ownership. They preferred the land to be managed status quo as part of the park.

There were few questions asked about the actual exchange. I gathered that the group was not necessarily interested in the particulars of the exchange, but that it indeed would take place so that the lands would be protected from private development. No remarks concerning the values established by the appraisals were received - only concerns on how the area might be managed by the state after acquisition. I responded to those concerns by reminding them that management would be the responsibility of the DOPOR.

One question arose that I could not answer with a definite response. An Eagle River resident asked what the definition of "passive" public park purposes was. The President of the Alaska Chapter of the American Snowmachine Association was also interested in knowing the definition of this phrase used in the 11/25/86 CIRI/MOA agreement. I generalized that it meant uses compatible with existing park activities, such as trail construction. However, they wanted a more definite meaning. I have drafted a short letter to them in response and

will enclose copies of a portion the Chugach State Park Master Plan which describes present uses allowed in the park (plus future development plans). Al Meiners has reviewed the draft and suggests that I mention the possibility of DOPOR adopting the MOA's greenbelt plan.

I concluded the meeting by emphasizing the need to contact state legislators for their support to the exchange.

MEMORANDUM

State of Alaska

TO: Margaret J. Hayes
Regional Manager
Division of Land & Water Mgmt.
Department of Natural Resources

DATE: February 19, 1987

FILE NO: OM 1-1 C 1

TELEPHONE NO: 465-2700

FROM: Jim Sampson
Commissioner
Department of Labor

SUBJECT: Land Exchange Application
Eagle River ADL 223175

While I have no objection to the proposed Eagle River land exchange, I would mention that it has not been established that there are substantial benefits to the State. Although a number of benefits have been claimed, they have not been substantiated. For example; it has been inferred that recreation use is substantial, but the number of visitor days are not reflected. Also, it is suggested that Eklutna, Inc., would develop the Anchorage parcel of land to the economic benefit of Anchorage, yet no mention is made of the intended use by Eklutna. Without specifics, it is not possible to realistically evaluate the economic benefits of this exchange and its impact on labor.

Thank you for the opportunity to comment.

JS:kmc
Lex:17

MEMORANDUM

State of Alaska

DEPARTMENT OF FISH AND GAME

TO: Margaret J. Hayes
Regional Manager
Division of Land and Water Management

DATE: February 23, 1987

FILE NO.:

THRU: Department of Natural Resources

TELEPHONE NO.: 465-4105

SUBJECT: Land Exchange Application
ADL 223175

FROM: *Bruce*
Bruce H. Baker
Acting Director
Habitat Division
Department of Fish and Game

The Alaska Department of Fish and Game (ADF&G) has reviewed the proposed land exchange between Eklutna, Incorporated and the State of Alaska that is documented in land exchange application #ADL 223175 and which you distributed for comment on January 19. The department supports the basic articles of the proposed land trade. The results of such a trade should provide a reasonable opportunity for the state to accomplish the three objectives described in the Best Interest Finding section of the application.

However, the department is concerned that equalization parcels #3 and #4 within the Eagle River Green Belt were not proposed for inclusion in the initial trade. The department recommends that, prior to the end of the option-to-acquire period (5/1/88), the state reassess whether funds to purchase these important additions to the green belt are available and, if they are not, request an extension to this period.

Please keep my staff informed of your progress in these negotiations.

Thank you for the opportunity to comment.

cc: Carl Yanagawa, ADF&G
Paul Krasnowski, ADF&G
John Westlund, ADF&G
David Harkness, ADF&G
Kevin Delaney, ADF&G

**Municipality
of
Anchorage**



POUCH 6-650
ANCHORAGE, ALASKA 99502-0650

TONY KNOWLES
MAYOR

DEPARTMENT OF PARKS AND RECREATION

February 11, 1987

Margaret J. Hayes
Regional Manager
Division of Land &
Water Management
South Central Office
P.O. Box 10-7005
Anchorage, AK 99510-7005

Dear Ms. Hayes:

I am writing you in regard to your letter of January 19, 1987 soliciting comments on Land Exchange Application, ADL 223175.

The Eagle River/Chugiak Parks and Recreation Board of Supervisors has reviewed subject correspondence and has no comments regarding the exchange. The Board thanks you for the opportunity to examine the materials.

Sincerely,

Chuck Michels, Manager
Eagle River/Chugiak
Parks & Recreation Division

CEM/ej



Official Business

Alaska State Legislature

Senate

SENATOR RICK UEHLING

P.O. BOX V
State Capitol
Juneau, Alaska 9981

Senate Finance
Committee

February 21, 1987

Tom Hawkins, Director
Division of Land and Water Management
Department of Natural Resources
P.O. Box 107005
3601 C Street
Anchorage, AK 99510

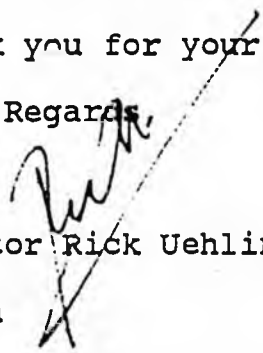
Dear Tom,

I wanted to make a brief comment on the proposed land exchange between the State and Eklutna Inc. (ADL 223175).

I have no particular problems with the proposed exchange. However, I would like to see a clause included in the agreement, which would require the eventual owner of the parcel in Downtown Anchorage to seed or at least do some minimal landscaping on the property. The area is currently somewhat of an eyesore and until it is developed, it would be a drastic improvement if a little bit of effort went into improving the appearance of the sight.

Thank you for your consideration in this matter.

Best Regards,


Senator Rick Uehling

RU/mh

Mey ←
cc to Tom
for info

RECEIVED
FEB 25 1987
DLWM
Director's Office



Anchorage • *Star of the North*
Chamber of Commerce

RESOLUTION #87-03

EKLUTNA LAND TRANSFER

WHEREAS, the Native village corporation of Eklutna, Inc. is the present owner of 3,680 acres of Eagle River wetlands and adjacent property along the Eagle River corridor; and

WHEREAS, the state of Alaska has expressed a desire to acquire those lands to be used as an extension of the Chugach State Park to promote tourist and recreational activity along that corridor which will run through the Municipality of Anchorage; and

WHEREAS, the state of Alaska is financially unable to build and maintain a State office building on two square blocks of downtown Anchorage property which it owns located between Fifth and Sixth Avenues and Cordova and "A" Streets, and it is therefore beneficial that these two blocks be commercially developed by the private sector; and

WHEREAS, the state of Alaska and Eklutna, Inc. wish to exchange these tracts of nearly equal value for one another following legislative approval; and

WHEREAS, Eklutna, Inc. wishes to develop a recreational resort on an 103-acre tract of land abutting the proposed Eagle River Greenbelt; and

WHEREAS, the recreational resort is expected to create hundreds of full time jobs and bring millions of dollars of outside construction capital to Anchorage; and

WHEREAS, this recreational resort is one half mile from the proposed location for the 1994 Olympic luge, bobsled and downhill ski jump planned for Hiland Mountain in Eagle River; and

RESOLUTION 87-03
EKLUTNA LAND TRANSFER
Page Two

WHEREAS, Eklutna, Inc. wishes the resort to offer downhill skiing on Hiland Mountain and the adjoining Gordon Lyon Mountain; and

WHEREAS, the majority ownership of each of these mountains is held by the state of Alaska; and

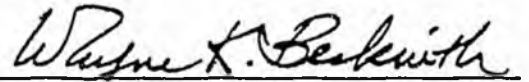
WHEREAS, a world class resort and the use of these mountains for downhill skiing would contribute to our Olympic effort and attract a new tourist market from Europe and Japan;

NOW, THEREFORE, BE IT RESOLVED, that the Anchorage Chamber of Commerce supports and encourages the state of Alaska and Eklutna, Inc. to consummate the equal value land exchange and further encourages the state of Alaska to provide the opportunity for the commercial use of the State held mountains adjacent to the proposed Hiland Mountain resort for downhill skiing.

APPROVED BY THE Anchorage Chamber of Commerce Board of Directors this 6th day of February, 1987.



Ken Calhoon, President



Wayne K. Beckwith, Executive Vice President



January 23, 1987

The Honorable Steve Cowper
Governor of Alaska
Pouch A
Juneau, Alaska 99811

Dear Governor Cowper:

The goal of the Chugiak-Eagle River Chamber of Commerce is the improvement of the economic health of our community. Seldom can this goal be realized without giving up something in return. The Board of Directors feels that the community and the State of Alaska have been offered just such an opportunity with the development plans proposed by Eklutna Inc. and Dr. Rogner.

Two key elements are necessary to insure the success of this development. First is the State's acquisition of the Eagle River Green Belt and second is securing a long term lease for the use of Highland Mountain and Gordon Lyon Mountain as downhill ski slopes.

The Green Belt acquisition is a proposed swap of Eklutna Inc. land, located along the Eagle River, for state land located in Anchorage. Permits to use the ski slopes will be by negotiated lease for use of Chugach State Park land. The Board of Directors sees the successful completion of these agreements as one way to encourage economic development and increase tourism in our community.

Governor Steve Cowper
Page 2

At the January 23, 1987 meeting of the Chugiak-Eagle River Chamber of Commerce the Board of Directors unanimously approved a resolution supporting the development plans of Eklutna Inc. and Dr. Rogner. We would strongly encourage that you support such development as being in the best interests of all the people of Alaska and use all the good efforts of your office to insure it's timely approval.

Sincerely,

Stephen R. Funch, President

enclosure: Resolution 87-01

cc: Commissioner Tony Smith
Department of Commerce and Economic Development
Pouch D
Juneau, Alaska 99811

Commissioner Judy Brady
Department of Natural Resources
Pouch M
Juneau, Alaska 99811

Senator Rick Halford
Pouch V
Juneau, Alaska 99811

Senator Tim Kelly
Pouch V
Juneau, Alaska 99811

Representative Randy Phillips
Pouch V
Juneau, Alaska 99811

Representative Sam Cotton
Pouch V
Juneau, Alaska 99811

Eklutna Inc.
550 W. 7th, Suite 1550
Anchorage, Alaska 99501

RESOLUTION 87-01

EAGLE RIVER ECONOMIC DEVELOPMENT

WHEREAS, Knakanen Inc., the wholly owned subsidiary of Eklutna Inc., and Dr. Robert Rogner have entered into a joint venture partnership to develop a 1500 room resort complex on 103 acre tract located along the South Fork of Eagle River, and

WHEREAS, the use of the slopes of Highland Mountain and Gordon Lyon Mountain, for downhill ski runs, is crucial to insure a world class resort complex, and


WHEREAS, the creation of the Eagle River Green Belt, which will be an extension of Chugach State Park, will allow canoeing, rafting, hiking and other tourist uses, and

WHEREAS, the construction of this complex will bring 170 million dollars into the States economy and create 2000 local jobs as well as many other tourist related jobs,

NOW THEREFORE BE IT RESOLVED that the Chugiak-Eagle River Chamber of Commerce enthusiastically endorses the granting of a lease for the use of State Park land for the proposed downhill ski areas,

BE IT FURTHER RESOLVED that the Chugiak-Eagle River Chamber of Commerce strongly supports the acquisition of the Eagle River Green Belt as an addition to the Chugach State Park.

APPROVED BY THE Chugiak-Eagle River Chamber of Commerce Board of Directors this 23th day of JAN, 1987.


Stephen R. Punch, President

Knik Kanoers & Kayakers Inc.
P.O. Box 101935
Anchorage, AK 99510
February 26, 1987

Margaret J. Hayes, Regional Manager
ADNR, Division of Land and Water Management
Southcentral Regional Office
P.O. Box 107005
Anchorage, Alaska 99510

Dear Ms. Hayes,

Knik Kanoers & Kayakers is an Anchorage based boating organization with some 350 family memberships. Our organization is very active in advocating, teaching, and organizing whitewater, flatwater, and ocean boating. We are also committed to maintaining the high quality of experience available on Alaska's rivers and lakes, for now and into the future. We are very pleased to see the progress that your division has made towards acquiring the proposed "Eagle River Greenbelt" for addition to Chugach State Park. We all wish to strongly voice our support in favor of incorporating this spectacular section of river into the State Parks system.

Eagle River is particularly near and dear to our Club since it provides such a superb variety of paddling experiences so close to Anchorage. Despite it's closeness to major populations, the river has very much of a wilderness flavor to it. Paddlers are frequently treated to seeing moose along the banks as well as an occasional black bear and much other wildlife. Almost all our members use parts of Eagle River for recreation, and for many of us, this use is at frequent intervals.

The Eagle River Greenbelt area is particularly rich in scenic and wildlife viewing opportunities. As well, it offers several good access points for boaters to put on and take off the river. We have used this section of river year after year for instructing beginning whitewater boaters on a variety of paddling and river travel techniques. Many of our members go back again and again to appreciate this wonderful section of river.

We in the Club feel that adding the Eagle River Greenbelt to Chugach State Park will aid in preserving and protecting this marvelous boating experience. Having such a jewel of a river within our very midst is infact what makes Alaska such a special place to live in and visit. We urge you to move forward quickly in acquiring these lands.

Thank you for the opportunity to comment and if we can be of additional assistance to you in describing river use, please let us know.

Sincerely,

Lulie Williams

LULIE WILLIAMS
President, Knik Kanoers & Kayakers, Inc.

cc: Governor Steve Cowper
Representative Sam Cotton
Representative Randy Phillips

Senator Rick Halford
Senator Tim Kelly

505 W. Second Ave. #1
Anchorage, AK 99501
February 25, 1987

Department of Natural Resources
P.O. Box 1007005
Anchorage, AK 99510-7005
ATTN: Arlan De Yong

Re: Eagle River Greenbelt

Dear Mr. De Yong:

I support the exchange of downtown land for Eagle River Greenbelt land. Because the Greenbelt is easily accessible to Anchorage residents and many out-of-state tourists, it is a very popular and important recreational resource. Returning the greenbelt to the park will protect wildlife habitat, the scenic aspects of this area, and water quality in this sensitive area. Also, the exchange will provide economic benefits to the whole area by increasing tourism and recreation industries, as well as making downtown land available for private development.

Very truly yours,

Patti J. Saunders

Patti J. Saunders

812 2 17

2201 Lake George Drive
Anchorage, AK 99504
February 26, 1987

Department of Natural Resources
P. O. Box 1007005
Anchorage, AK 99510-7005

Attention: Arlan DeYong

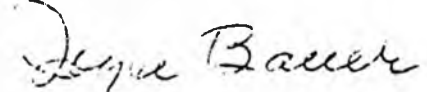
Dear Mr. DeYong:

I urge you to complete the transfer of a downtown office building site to Eklutna, Inc. in return for about 3,700 acres of recreational lands and wildlife habitat along 18 miles of Eagle River, plus the Thunderbird Falls parking lot. It is a very wise use of scarce resources at this time.

Eagle River is the most important recreational river in the Municipality of Anchorage, and returning the greenbelt to Chugach State Park will protect water quality and the scenic views enjoyed by visitors.

Please don't delay in making this urgently-needed transfer.

Sincerely,



Joyce Bauer

Arlan DeYong
Department of Natural Resources
P.O. Box 1007005
Anchorage, Alaska 99510-7005

Dear Friend:

I am writing you to let you know of my strong support for the Eagle River greenbelt exchange.

Certainly anyone with foresight will quickly realize that preservation of the greenbelt now will be seen by generations to come as a wise decision. The River is the major hydrologic drainage in the Municipality, and its security from pollution is absolutely essential to the long term development of Eagle River. The greenbelt already provides significant recreational opportunities for locals and tourists, and is important habitat for the moose and other wildlife that we all expect to see inside our city. Saving it makes not only sound environmental sense, but economic sense as well.

In turn, the downtown acreage proposed for trade is better placed in private hands, for private development. That puts more valuable land on the tax rolls, and insures that the downtown is developed. In the hands of the government, which has no funds, the downtown property will forever remain vacant, adding to the empty blight of that area.

Thank you for accepting my comments.

Sincerely,

DK Frank

Diane K. Frank
2224 Turnagain Parkway
Anchorage, Alaska 99517

Feb. 25, 1987
PO Box 2176
Palmer, Alaska

Mr. Arlon DeYong
Alaska Dept. Natural Resources
Box 1007005
Anchorage, AK

Dear Mr. DeYong,

I urge your department to continue with the trade agreement for acquisition of the greenbelt area along Eagle River.

The agreement is a prime opportunity to protect a large and popular outdoor recreation and watershed area close to an urban setting. I am familiar with the value such a greenbelt provides. Having used the Eagle River valley and similar areas in the Palmer area for boating, birding, and outdoor classes, I can testify to its importance to the public in Eagle River and in nearby communities.

Sincerely,

M. Benson

HAND DELIVERED

March 3, 1987

Stuart A. Ollanik
627 N Street, Apt. 2
Anchorage, Alaska 99501

Department of Natural Resources
P.O. Box 1007005
Anchorage, Alaska 99510-7005

Dear Sir or Madam:

I am writing concerning the reacquisition of the Eagle River greenbelt. I wholeheartedly support the proposed land exchange which will help protect this important recreational resource.

The value of municipal parks is recognized today as never before. One of the most important things setting Anchorage apart from cities elsewhere is access to recreational opportunities in natural settings. Certainly, Eagle River is among the most important such areas in the Municipality of Anchorage. The ease of access of this area and other such greenbelts and local trails adds immeasurably to the quality of life here. They are very popular with visitors from outside, who find unbelievable the access we have to wildlife.

To preserve this important benefit to the quality of our lives, maintain the region's attractiveness to tourists (and the dollars they generate), protect water quality and preserve wildlife habitat, I urge the department to consummate the exchange.

Sincerely,



Stuart A. Ollanik



MAR - 4 1987

3-4-87

DLWM
Director's Office

March 2, 1987

Tom Hawkins
Division of Land and water management

In response to the proposed Greenbelt of Eagle River valley. After attending the public hearing at the Z. J. Houssac library on the 18th of February I feel there are some things yet to be considered. I'm a resident of Eagle river valley - south side. Part of the Zimmerman homestead. The following items are concerns I'd like to bring to your attention.

1) legal right of way of existing access routes for private land holdings on the south side of eagle river valley. At present one route is used daily by several residents. It's my belief the existing road crosses portions of the proposed green belt. In some areas running considerably inside proposed boundaries. Consideration should be given toward future development of these private holdings. Specifically in that if such development takes place the road will be widened as well as up graded. The land holders have right of access. As of yet I've neither heard nor read any provisions concerning access to these private holdings. They must be considered.

2) Management - I am aware the green belt will become part of Chugach State Park. We all know state parks are vastly under funded (cont)

(2)

and under-staffed. As a resident of the area I am concerned of an increase in usage without proper management. Trash, destruction of habitat, poor planning, and disregard for private property are my immediate thoughts if Chugach does not have staff and funding to properly manage the area. I realize this is basically out of your hands but it should be brought to the attention of the legislature in your report as well as by citizens of the area.

3) future acquisitions - In addition to parcels (3) and (4) I would like to see the area around the confluence of Eagle river and south fork added to the belt. Presently Dr. Rogner proposes a development in the area that quite possibly will never take place. It would be extremely desirable to add this area to the green belt.

4) yearly allowance of sand and gravel - what areas are suitable for extraction of materials? Obviously such areas will be out of site for visitors. As residents do we have the same guarantee? We like the view as is, not a gravel quarry.

I am in support of the green belt. I hope you will take these thoughts into consideration.

(3)

It is a good idea and hopefully will be made into something pleasant as well as usefull. I consider funding for management and development to be the major stumbling block to the plan. I strongly urge you to stress this in your findings.

Donald V. Withrow

Donald V. Withrow
mi. 4 Homesteaders Rd. 1-D9
S.R. 2 Box 9292
Eagle River, Ak.

99577

Response to Letter of Donald V. Withrow

Mr. Withrow is generally in favor of the land exchange. His concern about access to the private holdings on the south side of the valley is protected by the 17(b)(3) easement (E1N 1 D9) reserved by Eklutna, Inc. This current 60-foot wide easement will be expanded to 100 feet where it passes through lands acquired by the state to accommodate a future public road and public utilities. If necessary DOPOR can designate access routes across park land from the 17(b)(3) easement to the private lands.

The concern about management of these lands when added to the state park at a time of decreasing staff and budget is valid. This will have to be addressed when DOPOR budgets are considered.

Mr. Withrow's suggestion that the land within the development of Dr. Rogner be included in the greenbelt is not possible at this time because of Eklutna, Inc. having entered into an agreement to purchase with Dr. Rogner.

Areas of sand and gravel extractions will not be located within the greenbelt area. The provision of 500 cubic yards of sand and gravel per year is for passive public park purposes only and is not to be used off-site. This is to be used for the preparation and grading for trails and public access points.

Maria D.L. Coleman
8131 Harvest Circle
Anchorage, Alaska
99502

Alaska Dept. of Natural Resources
Div. Land & Water Management
Southcentral Region Office
P.O. Box 107005
3601 "C" Street, Suite 1080
Anchorage, Alaska 99510-7005

RE: ADL 223175
Land Exchange
Objections

4 March 1987

To Whom it may Concern:

Here are my objections with comments on the proposed land exchange between Eklutna, Inc. and the State regarding the Eagle River Greenbelt property for downtown Anchorage property.

I. SUBSISTANCE - The residents of Eklutna have already been denied, in ANILCA through technical wording, subsistence use of public lands because they are urban residents rather than rural. ANILCA does recognize that the "continuation of the opportunity for subsistence uses ... by Alaska Natives on Native lands is essential," however, ANILCA's policies on the matter are limited to public land. The "rural resident" requirement does not apply to Alaska Natives on Native Lands. Meaning, Eklutna residents and other shareholders of Eklutna, Inc., for that matter, could maintain a subsistence lifestyle on their Native owned lands, through the authority they have in their special relationship to the government. The proposed Greenbelt is marveled for its abundant subsistence type qualities. Trading such land for a barren city block and incorporating such land into a known public land jurisdiction, denies Alaska Natives of Eklutna the opportunity for subsistence on those Native Lands.

OBJECTION TO the taking of subsistence lands without compensation for the value of such a loss (subsistence values are not considered in the appraisal in their financial aspect).

1I. Misrepresentation of Value - Throughout the memorandum of January 19, 1987 from Margaret J. Hayes regarding this land exchange application are descriptions depicting Eklutna's lands as valuable. e.g. "to acquire VALUABLE recreational land ... Eagle River is considered the MOST IMPORTANT ... includes 1658 acres of DEVELOPABLE LAND ... are themselves HIGHLY DESIRABLE for subdivision ... the scenic views so HIGHLY VALUED"

The downtown property, on the other hand, does not seem feasible for state development and is considered to amount to urban blight and although it is serviced by utilities, they may need to be relocated.

continued

ADL 223175 objections
4 March 1987/Maria D.L. Colemar
continued

Yet, Eklutna's land is appraised around 6¢ per square foot, while the downtown "urban blight" is appraised around \$45. per square foot. Such appraisal values are inconsistent in their reflection of desirability of Eklutna land. The 6¢/s.f. value is grossly inappropriate when one recalls that worthless swamp (Conners Bog) was stated as being sold at a value of \$2./s.f. in the recent past.

OBJECTION TO appraising valuable land at an extremely low rate, while giving a high rate of value to land that the state has no use for.

III Gravel - The question of who owns sand and gravel hasn't been determined conclusively, last I heard. Eklutna, Inc. may very well be the rightful owners of that property and as such are the ones to reach an agreement with. Imagine the value of 500 cubic yards of sand and gravel added up year after year. It must have been overlooked in the appraisal for value.

OBJECTION TO getting CIRI agreement, exclusively, to allow use of sand and gravel when that property may not even belong to them.

IV. ABSENCE OF CONSTITUTIONAL OBLIGATION - The shareholders of Eklutna, Inc. are most likely to be deprived of property, without due process of law. ANCSA sec. 21 (c) gives the direction that for tax purposes, the basis for determining gain or loss from the disposition of land shall be the fair value at the time of receipt (IC or Patent). The appraisal is based on current market value, not the value at time of receipt, which most likely would be considerably higher due to a better market at the time and the lack of restricted zoning. Comparison of the fair value at time of receipt and the current value would then give a result of loss through reduction of capital if rightfully shown. The exchange, described as equal value exchange, would actually result in a loss. Alaska Statutes provide for the shareholders to vote for the reduction of stated capital.

Having already been denied this right by the corporation, when they changed their accounting system, the state may very well be party to this denial by this exchange and terms of appraisal.

OBJECTION TO the states participation to deny shareholders the right to vote on the reduction of rightful stated capital, thus, the states participation in depriving Eklutna, Inc. shareholders of property, in the form of land value and stock value, without due process of law.

Sincerely,

Maria D.L. Coleman
Eklutna, Inc. Shareholder.

MAR 4 1987

Response to Letter of Maria Coleman

Many of the concerns and objections raised by Ms. Coleman can be best answered by Eklutna, Inc.; however, in regard to the subsistence considerations, the appraiser has considered the highest and best use of these lands. A determination is then made as to what the greatest economic return is for the lands considered.

The fact that the state has no use for the downtown block 112A does not affect its value. The opinions of value by the appraiser have been substantiated by comparable sales of like lands.

Ms. Colemans concern of gravel has no major significance in light of the fact that gravel was sold at 75¢ per yard in Glacier Creek which is a good comparison. At most the annual value would be \$500.00. This seems insignificant compared to land values at millions.

The concern for the difference in value between the appraisal and time of receipt of the land is also very minimal. No significant change in value would take place between the effective date of appraisal and the legislative action.

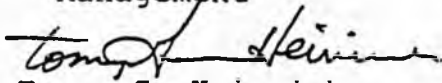
CENTRAL REGION
DEPARTMENT OF TRANSPORTATION and PUBLIC FACILITIES
MEMORANDUM **State of Alaska**

TO: Meg Hayes
Regional Manager
Division of Land & Water
Management

DATE: March 5, 1987

FILE NO:

TELEPHONE NO: 266-1500


FROM: Tommy G. Heinrich
Director, Design & Construction

SUBJECT: Eagle River Greenbelt
Comment

The Alaska Department of Transportation and Public Facilities (ADOT&PF) supports the land exchange between Eklutna Inc., and the State for the proposed Eagle River Greenbelt. ADOT&PF's only concern is that the land exchange agreement address the Eagle River Loop Road to Hiland Drive Connection project, which is also a community and legislative priority.

Please be advised that ADOT&PF has purchased a surface estate easement from Eklutna Inc., (copy attached) for the crossing of Eagle River as part of the Eagle River Loop to Hiland Drive Connection project. If you have any questions, please do not hesitate to contact Bill Ballard of my staff at 266-1589.

Attachment: Corporation Easement

WFB/

BOOK 1497

CORRECTION* CORPORATION EASEMENT

THE GRANTOR EKLUTNA, INC.

for and in consideration of One Hundred Sixty Thousand Three Hundred and 00/100 (\$160,300.00) DOLLARS

in hand paid, grants unto the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, its successors or assignees, a perpetual, full and unrestricted easement and right of way along, over, and across the following described real estate located in the State of Alaska, to wit:

The Surface Estate of a portion of Tract A-1 as depicted on the plats of PARKVIEW TERRACE SUBDIVISION, PHASE II located in the NE1/4 and S1/4 of Section 13, Township 14 North, Range 2 West, Seward Meridian, Alaska and a portion of PARKVIEW TERRACE EAST TRACT I located in the S1/4 of Section 18, Township 14 North, Range 1 West, Seward Meridian, Anchorage Recording District.

Beginning at the section corner common to Sections 13, 18, 24, 19, proceed N 00°01'59"W along the common line between Sections 13 and 18, 1,657.47 feet to the True Point of Beginning, this line is the Basis of Bearing for this description; thence N 90°00'00"W, a distance of 200.00 feet; thence S 00°01'59"E, a distance of 85.24 feet; thence S 34°10'56"W, a distance of 1,357.68 feet; thence S 77°45'00"E, a distance of 807.43 feet; thence along the arc of a curve to the left whose central angle is 28°29'40.9" and radius is 2,109.86 feet; and whose cord bears N 25°26'13.4"E, an arc distance of 1,049.29 feet; thence S 89°58'01"W, a distance of 124.65 feet; thence N 00°01'59"W, a distance of 32.50 feet; thence N 69°07'40"W, a distance of 37.47 feet; thence N 00°01'59"W, a distance of 361.25 feet to the True Point of Beginning.

This parcel contains 21.5389 acres, more or less, and is shown on the attached page 3 as Exhibit "A".

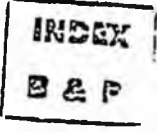
For the purpose of construction and maintenance of the Eagle River/Hiland Road Bridge and installation and/or relocation and maintenance of utilities as may be required.

*This easement is being recorded to correct the legal description of that Corporation Easement recorded June 19, 1986 in Book 1440, Page 628.

And the Grantor hereby covenants with the State of Alaska that Grantor has good title to the aforesaid premises and covenants that the State of Alaska shall have quiet and peaceable possession thereof; and shall have a free and unrestricted right to maintain said facilities as long as the right of way of which this easement area is a part, remains a public way.

Dated this 10th day of September, 19 86.

ATTEST: EKLUTNA, INC. Corporate Name
By: A. Debbie Fullenwider
(Title) Secretary-Treasurer (Title) President

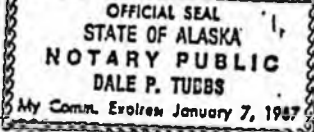


CORPORATE ACKNOWLEDGEMENT

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

On this 10th day of September, 19 86, before me, the undersigned, a Notary Public in and for the said State, personally appeared A. Debbie Fullenwider and V. Barbara Hitchcock respectively 1st Secretary of Eklutna, Inc., a company, known to me to be the identical individuals who executed the foregoing instrument and they acknowledged to me that they executed the same as the free and voluntary act of said company, with full authority so to do and with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

My Commission Expires:  Dale P. Tubbs Notary Public
No. 53121

Return To: STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES RIGHT OF WAY BRANCH
Parcel No. 27C

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, Grantee herein, acting by and through its Commissioner of Transportation & Public Facilities, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof:

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of September 19 26.

DEPARTMENT OF TRANSPORTATION and PUBLIC FACILITIES

By:  For the Commissioner

BOOK 1497

PAGE 0485

86-070365

NC

RECORDED-FILED
ANCHORAGE REC.
DISTRICT

SEP 25 11 07 AM '86

REQUESTED BY AG/DST

ADDRESS _____

MAR 5 1987

March 1, 1987

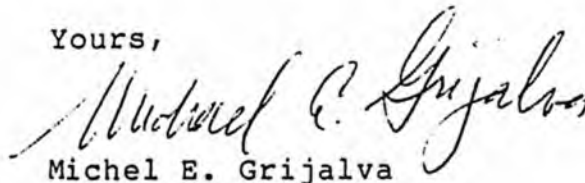
To
Margaret Hayes
Reg.Mgr., Div. of Land and Water mgmt.

I strongly support the plan to create the Eagle River greenbelt area. This property should be preserved and developed only to the extent of making it available for people to enjoy, as close as possible to the natural state. Boating, hiking and exploring the area, to enjoy its scenic and wildlife wonders should be the primary emphasis.

I have personally hiked and boated this area many times and would like very much to continue to do so. It is indeed fortunate that we will have the opportunity to preserve this treasure before it can be "developed."

Please help to place this land under our protection.

Yours,



Michel E. Grijalva