

**Land Sales - New Subdivision Development**

**FY2022 Request:** \$0  
**Reference No:** 63784

**AP/AL:** Appropriation **Project Type:** Renewal and Replacement  
**Category:** Development  
**Location:** Statewide **House District:** Statewide (HD 1-40)  
**Impact House District:** Statewide (HD 1-40) **Contact:** Cheri Lowenstein  
**Estimated Project Dates:** 07/01/2020 - 06/30/2025 **Contact Phone:** (907)465-2422

**Brief Summary and Statement of Need:**

This project fulfills the legislative mandate to provide land for Alaskans. This would authorize the Department of Natural Resources (DNR) to propose, design, and develop land under statutory requirements, or to sell tracts of land in a new program for private development as a subdivision. New subdivisions require surveys, appraisals, wetlands delineations, topographical surveys, archaeological surveys, field inspections, access location, road conception, and rights-of-way brushing. Sales of tracts of land for a subdivision require much less work by DNR. If this project is fully funded, DNR intends to offer new parcels for sale in FY2021 and FY2022.

<b>Funding:</b>	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	Total
1153 State Land	\$750,000						\$750,000
<b>Total:</b>	\$750,000	\$0	\$0	\$0	\$0	\$0	\$750,000

<input checked="" type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input type="checkbox"/> Phased - underway	<input checked="" type="checkbox"/> Ongoing
40% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill	

**Operating & Maintenance Costs:**

	<u>Amount</u>	<u>Staff</u>
Project Development:	0	0
Ongoing Operating:	0	0
One-Time Startup:	0	0
<b>Totals:</b>	<b>0</b>	<b>0</b>

**Prior Funding History / Additional Information:**

Sec1 Ch5 SLA2011 P92 L22 SB 46 \$3,700,000

The land sales program contributes to the development of state land, gives Alaskans throughout the State an opportunity to purchase land, puts money into the private sector through service contracts, and creates an income base for the State.

**Project Description/Justification:**

Making state land available for private ownership by individual Alaskans is part of the DNR's core mission. At Statehood, Alaska received a large grant of federal land. Alaska's Constitution and AS 38.04 and AS 38.05 require the state to make some of this land available for settlement purposes. DNR makes state land available for settlement by transferring land into private ownership through several programs, including auctions of pre-surveyed lands. This request will fund capital expenditures (primarily road and access improvements, land surveys and appraisals, and other development costs) required to develop new subdivisions, or a lesser degree of work to survey, advertise, and offer tracts for sale and development of a subdivision by a private developer.

It generally takes four to five years to develop subdivisions for sale to the public. The first year or two

of the process generally does not require significant capital expenditures, as DNR is identifying the land for sale, conducting field inspections, preparing best interest findings and public notices. Once the project has gone through this public process, it then takes two or more years to develop the subdivision (site plan with soils analysis, wetland delineations, topological survey, archaeology investigation, flood zone determination, survey/monumentation, plat approval, and appraisal). Placing tracts for sale and development as a subdivision by a private developer requires much less work and time.

**What was accomplished with prior funding?**

The division completed contractual surveys and geotechnical surveys for the following subdivisions: Clark Bay View, Steele Hollow, Pryrite, One Thousand Skies Sunrise, Forest Knolls, Old Sterling Highway, Rolling Hills Hideaway, and Coffman Cove Loop. Access was constructed for Steele Hollow and One Thousand Skies.

Major survey contracts in progress include Mount Ryan, Coffman Loop II, Rolling Hills, Forest Knolls, Steel Hollow, Thimbleberry, West El Capitan, Nenana Totchaket Phase I (Agriculture) and North Fork (Agriculture). Other identified project costs include cultural resource surveys, contractual cleanup, public meetings, travel, etc.

**Line Item Detail**

<b>Line Item</b>	<b>Amount</b>
	<b>(use whole dollars)</b>
1000 Personal Services	\$0
2000 Travel	\$0
3000 Services	\$0
4000 Commodities	\$0
5000 Capital Outlay	\$750,000
7000 Grants	\$0
<b>Total Request</b>	<b>\$750,000</b>