
STATEMENT OF POSITION

The League of Women Voters of Alaska feels the purpose of the State land disposal program should be to dispose of land within specific parameters. Disposal programs should allow for a variety of land uses maintaining program continuity from year to year including adequate administration and enforcement costs in land prices. Continued emphasis should be placed upon requiring land inventories, comprehensive land use plans, and public involvement. League members believe that a fair exchange value is an important aspect of State land pricing policy with investment returns from State lands going primarily to State or municipal governments.

AMPLIFICATION

The purpose of the State land disposal program should be to:

- Regulate patterns of growth and development;
- Retain certain land for public uses;
- Consider the requirement of future generations;
- Provide a mixed balance between public and private uses;
- Consider the integrity of the land itself and reserve the unique features for appropriate uses and use appropriate disposal methods;
- Encourage the use of land by sale, permit, or lease;
- Get land into private ownership;
- Develop land for home sites.

All land disposal programs must require a land inventory and a comprehensive land use plan which includes coordination and compliance with State and local land use plans, subdivision requirements, and where necessary, protection of the right to access. Public involvement is essential in the selection of land to be disposed of, types of uses to be allowed on the land, and methods of disposal. It is essential that some program continuity be maintained from year to year, allowing for revision when necessary, and enabling people to know in advance when and what land will be offered for sale.

Methods of disposal favored by the League of Women Voters of Alaska include:

- Varied lot sizes;
- Agricultural sales;
- Favorable State financing;
- Comprehensive leasing program;

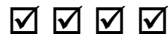
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- Permit process;
- Sale by auction and lottery;
- Remote parcel;
- Land discounts;
- State low interest loan fund for land development.

Of lesser importance is the allowance of preference rights, primarily that of residency if constitutional, again monitoring to prevent abuse.

All disposal programs should include adequate administrative and enforcement costs.

A priority in State land pricing policy should allow a fair exchange value by selling land for the appraised value. Providing relatively low cost lands to the State's citizens is also important. The principles of asset management should be followed (*e.g.*, selling land at frequent and predictable intervals to maintain surrounding land values). Investment return should go to State or municipal governments.



Adopted 1980; Reaffirmed each year since at LWVAK Convention.