

ALASKA NATIVE CLAIMS SETTLEMENT ACT (ANCSA)
Section 14(c)(3) Municipal Corporation Land Selections

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October 30, 1984

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I. INTRODUCTION

I. INTRODUCTION

The purpose of this land proposal is to request the reconveyance of ANCSA 14(c)(3) lands from the Kuskokwim Corporation to the City of Aniak. This proposal was developed along with the City of Aniak's Comprehensive Plan. This document stands alone as the land proposal, but is tied to the Comprehensive Plan for background support on land and growth issues.

The City of Aniak has spent nearly two years in developing this proposal. In the spring of 1983 the City of Aniak performed a community-wide attitude survey that focused on the issues affecting the community. There were six public hearings held in the Spring, Summer and Fall of 1983. These hearings were used to determine the land needs of the community from the 14(c)(3) reconveyance.

The purpose of this document and intent of the land selections is to allow the City to manage and meet the common needs of the residents of Aniak.

Assistance was received in preparing this proposal from the City staff, and the Alaska Department of Community and Regional Assistance.

II. MUNICIPAL LAND USE MANAGEMENT PLAN

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Aniak is a federal townsite. In 1957 the patent of 61.94 acres was issued. The majority of lands that encompassed Aniak was at one time owned by the federal government. After the passage Alaska Native Claims Settlement Act (ANCSA) the land was conveyed to the village corporation, Aniak Limited. Aniak Limited had an agreement of conveyance of 116,000 acres of land. Aniak Limited then merged with a larger village corporation made up of nine separate corporations in the mid-Kuskokwim, the Kuskokwim Corporation (KC). Pursuant to ANCSA, the Municipality of Aniak is entitled to not less 1,280 acres of land from the village corporation, KC. It is anticipated that the areas to be selected will contain lands designated for the following uses:

- Barge/Dock Site
- Parks & Recreational Facilities
- Community Facilities
- Public Housing Sites
- Staging Areas for Air & Barge Hauls
- Helicopter Pad Across Slough
- Easements for Roads & Utilities
- Educational Facility Expansion Land
- Commercial Property
- Municipal Water Well Sites
- Solid Waste Site
- Jogging, Snow-go, & Mushing Trails
- Fire Equipment Substations
- Public Subsistence Areas
- Access Easements to River & Forest
- Roads and Trails
- Educational Sites
- Utility Sites
- Historical Areas
- Solid Waste & Sewage Disposal Sites
- Residential Sites
- Governmental Facility Use
- Aviation Expansion
- Fire Training Area
- Senior Citizen Housing
- Cemetery
- Water Safety & Swimming Site
- Community Garden Plots
- Greenbelt and Buffers
- Bulk Fuel Storage Sites

The areas that will be claimed will eventually come under the jurisdiction of the City of Aniak and be governed by the ordinances of the municipality.

In the course of the development of the Comprehensive Plan, it has become clear that there is very little usable land available for expansion of the community. The majority of the land adjacent to the townsite has very poor building potential as it lies in low-level floodplain areas and/or it is covered in spruce bog. Development of these lands will be very costly and hazardous in the floodplain. These adjoining lands are entirely controlled by either State of Alaska for aviation or the Kuskokwim Corporation.

III. ALASKA NATIVE CLAIMS SETTLEMENT ACT
(As amended by Alaska National Interest Lands Conservation Act)

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SECTION 14(c)(3)

Upon receipt of interim conveyance or patent, whichever comes earlier, ..."The village corporation shall then convey to any Municipal Corporation in the Native village or to the State in trust for any Municipal Corporation established in the Native village in the future, title to the remaining surface estate of the improved land on which the Native village is located and as much additional land as is necessary for community expansion, and appropriate rights-of-ways for public use, and other foreseeable community needs: Provided, that the amount of lands to be transferred to the Municipal Corporation or in trust shall be no less than 1,280 acres unless the Village Corporation and the Municipal Corporation or the state in trust can agree in writing on an amount which is less than one thousand two hundred and eighty acres: Provided further, that any net revenues derived from the sale of surface resources harvested or extracted from lands reconveyed pursuant to this subsection shall be paid to the Village Corporation by the Municipal Corporation or the State in trust: Provided, however, the work "sale," as used in the preceding sentence, shall not include the utilization of surface resources for governmental purposes by the Municipal Corporation or the State in trust, nor shall it include the issuance of free use permits or other authorization for such purposes;"

IV. CITY OF ANIAK 14(c)(3) LAND SELECTIONS

IV. CITY OF ANIAK 14(c)(3) LAND SELECTIONS

Pursuant to ANCSA, the village corporation, KC, has received interim conveyance to lands from the Bureau of Land Management. The village corporation, then reconveys title to claims under 14(c) upon receipt of interim conveyance.

The City of Aniak's 14(c)(3) proposal is based on the expressed desires of the community and the City government. The proposal is based on the needs of the community and includes lands for the following purposes:

- Current Publicly-Used Land
- Community Expansion Lands
- Lands for Rights-of-Way

The City land selection is outlined in the following section. Maps of the areas to be selected are enclosed. The selections represent the expressed desires of the community as outlined in the public hearings and community survey. The selections encompass a variety of uses that this plan illustrates. These uses best represent the thinking of the Planning Commission and the City Council.

V. RESOLUTION

VI. LAND SELECTION DESCRIPTIONS

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The City plans to make selections in the area surrounding the townsite. There are several areas that have been proposed suggesting a variety of uses.

The following tracts have been chosen by the City of Aniak for their ANSCA 14(c)(3) selections. The tracts are numbered 1 through 44 on the two maps enclosed with this proposal. The boundaries of the tracts are shown on the maps and described in this section. Each tract list approximate acreage and community use.

Acreages given in tract descriptions are estimates. Total land selection request is 1,954 acres.

TRACT 1 (15 Acres)

Grassy Slough Park - This site is located on the Aniak River, approximately 1.5 miles from the mouth. This tract is bounded on the north by the Aniak River, to the east and west by the channels of the slough, and to the south by a east/west boundary as shown. This tract has the use option as a recreational site for sport fishing, swimming and youth enjoyment.

TRACT 2 (60 Acres)

Buckstock River Trail - This trail originates at the Aniak Slough approximately 1 mile from the mouth. Tract #2 begins where the trail branches off for Whitefish Lake and Tuluksak. It then traverses the tundra for approxi-

mately 25 miles crossing several unnamed sloughs and staying on the west side of the Aniak River. The tract requested heads south following the trail crossing Kuskokwim Corporation land until emerging on public land south of Aniak along the Aniak River. It is felt that this is a heavily used trail and should be preserved for the community. The tract is a 25-foot year-round trail easement and is approximately 18 miles long.

TRACT 3A & 3B (90 Acres)

Tuluksak Summer Trail - This trail originates at the Aniak Slough approximately 1 mile from the mouth, runs south for 5 miles, and then branches east for Whitefish Lake and Tuluksak. The tract is the same as BLM 25-foot trail easement EIN 3 C3, D1, D9 for winter use, but is to include summer use. The tract requested bends southwesterly over Kuskokwim Corporation property until emerging on public land, and is 25 feet wide and approximately 30 miles long.

TRACT 4 (15 Acres)

Aniak River Park - This site is located at the mouth of the Aniak River on the east bank. The tract is bounded on the north and west by the Aniak River. This tract has the use option as a recreational site for camping, recreation, sport fishing, swimming and youth enjoyment.

TRACT 5 (5 Acres)

Pike Lake Trail - This 25-foot easement starts on the north shore of the Kuskokwim River, across from the eastern end of the townsite, opposite the lower end of the island. This trail follows a northerly course for approximately 1.5 miles traversing the Kuskokwim Corporation lands until emerging on public lands and converging with BLM trail easement EIN 16 C4, C5. It is felt that this is an important trail that is used frequently by the community.

TRACT 6A & 6B (12 Acres)

Aniak Slough Trails - These trails start at second station and the old Aniak runway respectfully and head south and westerly emerging at the Aniak Slough. Tract 6A follows a smaller slough that cuts the island north to south. The requested tracts are 25 feet in width and approximately 2.3 and 1.5 miles in length. These are important trails used frequently by the community.

TRACT 7 (60 Acres)

Whitefish Lake Trail - This trail originates farther down the Aniak Slough than Tuluksak Trail, approximately 4.5 miles from the mouth, and crosses Kuskokwim Corporation land until converging with the BLM trail easement EIN 3 C3, D1, D9 at Whitefish Lake. This is an important trail used frequently by the community. The tract is 25 feet in width and approximately 20 miles in length.

TRACT 8 (45 Acres)

Nelson's Trail - This trail originates approximately 1.5 miles down the Tuluksak Trail (BLM easement EIN 3 C3, D1, D9) and runs east crossing the Aniak River and then follows the direction of the Kuskokwim River on the south side for Chuathbaluk. This is an important trail used frequently by the community. The tract is 25 feet wide and approximately 15 miles in length until emerging at the Kuskokwim River.

TRACT 9A & 9B (8 Acres)

Recreation and Ski Trail - This trail starts off the Pike Lake Trail (Tract 5) approximately 1/2 mile from the Kuskokwim River and runs in an easterly direction to the Mt. Owhat area used for skiing and berry picking. The 25-

foot easement is approximately 2.5 miles in length, and provides a highly used alternate route (Tract 9B) to and from the Kuskokwim River.

TRACT 10 (40 Acres)

Silt Reserve - This tract is 500 feet wide located on a slough off the Kuskokwim River to the southwest of Tract 17 and would be used as a silt reserve. Access will be through the gravel reserve.

TRACT 11 (460 Acres)

Aniak Buffer - This tract is 3,000 feet wide to the east and 2,000 feet wide to the west starting on the Aniak Slough and running in a westerly direction, encompassing Tract 32, excluding Tracts 24 through 31. The tract continues running north along the "KNA Farm" to encompass the western side of State Aviation Lands known as "Second and Third Stations" and ends at the Sanitary Landfill Tract 16. This tract acts as a flood plain buffer to protect the community.

TRACT 12 (6 Acres)

Gravel Road Easement - This 0.8 mile 60-foot easement originates from the northwest corner of the Alaska Aviation tract known as "Third Station" and runs in a northwest direction to Tract 9. This easement is necessary in order to provide access to a gravel reserve. This tract was previously requested on June 4, 1984 and denied. The acreage is now smaller because of adjoining Tracts 14 and 17 for gravel operations.

TRACT 13 (100 Acres)

Commercial and Staging Area - This tract is bounded on the north by the Kuskokwim River, to the south by a state dedicated road, to the west by a

state dedicated road and parcels known as "Second and Third Stations", and to the east by the Alaska Division of Aviation's airport parcel. This parcel has use options for bulk fuel storage, an equipment staging area and yard to the west end of the tract, and power plant, commercial storage and sewage treatment lagoon expansion to the east end of the tract. This tract will be the location of any new dock construction in Aniak.

TRACT 14 (15 Acres)

Gravel Stockpiling - This tract is bounded on the north by the Kuskokwim River, on the west by an unnamed slough, and on the south by the Third Station and will be used for gravel stockpiling above flood levels as the area is presently being used.

TRACT 15 (9 Acres)

Rifle Range - This tract is bounded on the north by Tract 14, on the west by an unnamed slough and to the west by Third Station, and will be used for target practice and shooting matches as the area is presently being used.

TRACT 16 (50 Acres)

Sanitary Landfill - This tract is bounded on the north by Tract 15, to the south by Tract #11 the Buffer, to the west by an unnamed slough, and to the east by Second Station, and will be used for the disposal of solid waste generated in Aniak by the trench and cover method. The tract was previously requested on June 4, 1984 and was denied. The tract has been increased in size by 10 acres to adjoin the rifle range to the north.

TRACT 17 (60 Acres)

Gravel Reserve - This parcel is located on the south bank of the Kuskokwim River at the first significant bend in the river approximately 1 mile below

Aniak. It is bounded to the north and east by the Kuskokwim River and to the south by the Kuskokwim Corporation lands and Tract 10 for silt. This site will be a gravel reserve and operations site for future public projects.

TRACT 18A & 18B (30 Acres)

Island Recreational Site - This tract is located on the island immediately upriver of the Aniak townsite. The island runs in a east to west direction. This tract has a recreational and fish camp use option.

TRACT 19 (50 Acres)

Remote Recreational - This tract is located on the north bank 3/4 of a mile upriver on the Kuskokwim hillside inside the channel of the Kuskokwim that flows on the north of two islands, one in front of "Arleen Clays". The tract boundary extends to the east from the Kuskokwim up a shallow gully and then southwesterly, and then down again to the Kuskokwim. This tract will have a recreational and community expansion use option in conjunction with the skiing, berry picking and other activities of the area.

TRACT 20A, 20B & 20C (100 Acres)

Slough Buffer - This parcel is located across the Aniak Slough and is the land immediately behind the populated area. It is bounded by a slough to the east, by the Kuskokwim River and potential 14(c)(1) and 14(c)(2) claims to the north, by the Aniak Slough and Tract 21 to the west, and by Kuskokwim Corporation lands to the south. The southern boundary extends 1,500 feet beyond the landfill access road and follows the alignment. This tract will contain lands for utility and access easements, high water storage pads, parks and greenbelts, and a buffer for floodwaters.

TRACT 21A & 21B (15 Acres)

Community Expansion - This tract is bounded on the west by the Aniak Slough, to the north by private land holdings, to the east and south by Tract 20. This parcel will have a use option of low density residential.

TRACT 22 (6 Acres)

Sanitary Access Road - This tract is a 60-foot wide road providing access from the Aniak Slough to the sanitary landfill and the existing populated area. It runs approximately 2,000 feet east then 1,100 feet north. Application was made for this tract in March of 1984 and approved for transfer to the City.

TRACT 23 (5 Acres)

Sanitary Landfill - This tract encompasses the old sanitary landfill and any future landfill expansion. The landfill provides solid waste disposal for slough residents.

TRACT 24 (14 Acres)

Agricultural Access Road - This 60-foot road easement originates at the southern end of Tract 32 and the end of Morgan's Road, and heads generally in a southwesterly direction to Tracts 26E and 26D. These two roads are connected between Tracts 26F and 26D in a easterly direction. The road is designed around drainage channels. This easement is necessary for access to the agricultural and silt sites.

TRACT 25 (3 Acres)

Access Road - This 60-foot access road provides direct access from the silt material source to the dike embankment to be built along the Aniak Slough for Morgan's Road.

TRACTS 26A, 26B, 26C, 26D, 26E and 26F (240 Acres)

Agricultural and Silt Slough - These tracts are located along the access roads Tracts 24 and 25, and have a use option of agricultural with two tracts for silt excavation and storage. This area is subject to major flooding and provides flood water conveyance. The uses selected are compatible with such conditions.

TRACT 27 (14 Acres)

Morgan's Road Buffer - This tract is bounded in the north by Airport Boulevard, to the east by Morgan's Road, to the west by Tract 32, to the south by Kuskokwim Corporation land. This site will act as a floodway and greenbelt for the residents of Morgan's Road. The area is planned for reclamation work of State of Alaska aviation silt extraction.

TRACT 28 (3 Acres)

Morgan's Road - This 60-foot road easement originates at the southeast end of Airport Boulevard and proceeds in a southwesterly direction to Carl Morgan's Native allotment. This easement is necessary for access to homes, and potential 14(c)(1) claims located in this area of the municipality. This tract was previously requested in April of 1982 and approved for road construction.

TRACTS 29A and 29B (10 Acres)

Greenbelts - These tracts are located along Morgan's Road. They have a use option as greenbelts to provide safe floodwater conveyance in this area, and shall be designed around 14(c)(1) conveyance.

TRACT 30 (1 Acre)

Residential Access - This tract will function as access to the Native allotment to the east that fronts the Aniak Slough.

TRACT 31A & 31B (3 Acres)

Dike Easement - This tract will serve as an easement for dike construction along the Aniak Slough, and is 50 feet in width.

TRACT 32 (182 Acres)

Community Expansion, Access and Drainage - This tract is bounded to the north by Airport Boulevard and the state road to Second Station, to the south and west by the buffer Tract 11 and to the east by Tract 34. The area will be used for high density residential, access, utility easements, and drainage easements. The tract will have community sewer in the future.

TRACT 33 (25 Acres)

Community Vocational Farm - This tract is located to the northwestern end of Tract 32. It is approximately 25 acres of the site known as the "KNA Farm," a Kuskokwim Corporation leased tract. It has a use option for community agricultural training and experimenting, as well as community gardens.

TRACT 34 (20 Acres)

Educational Reserve - This tract is located adjacent to Tract 32, and fronting Airport Boulevard to the north, and Tract 35 to the east. It has a use option of educational lands as desired by the Kuspuk School District. It is directly across from the City park, athletic field, new high school and vocational center.

TRACT 35 (43 Acres)

Parks & Commercial - This tract is bounded on the north by Airport Boulevard, to the east by Tract 36, and to the west by Tract 34. This tract has a use option of low density commercial and park areas.

TRACT 36 (22 Acres)

Aviation Improvements - This tract fronts Airport Boulevard, and is bounded to the west by Tract 35, and to the west by Tract 27. This tract has a use reserve for aviation improvements, particularly the consideration to install a cross-wind runway.

TRACT 37 (10 Acres)

Public Buildings - This site will function as the community building center. The facilities will be those compatible with residential areas. Previously known as Tract C, the tract was approved for reconveyance to the City in January of 1983. Already constructed on the site is a multi-purpose building housing a day-care, community hall, laundromat, library and museum. The footings have been started for a Tanning and Canning Facility.

TRACT 38 (10 Acres)

City Park and Athletic Field - This tract is bordered to the north by the new high school and vocational center, to the west by HUD Housing and to the east by the Aniak residential subdivision. It will provide a softball field and park for residents, and a full size tract and soccer field for the students. A hockey rink is also planned. The White Alice Road that runs along the eastern boundary provides access to the new high school. Application to receive the tract was made by the City in August of 1984, and is still pending.

TRACT 39A & 39B (15 Acres)

Silt Excavation and Access - This tract will be used for silt excavation for projects in the area, including residential berming against flood waters, dike construction, road construction and park tract development. Application was made for this tract, formally known as Tracts J1 and J2, in July of 1984 and denied.

TRACT 40 (3 Acres)

Fire Substation and Helicopter Pad - This tract borders the sanitary access road and the residential area of the slough, and will be used for placement of an emergency evacuation helicopter pad above flood levels and a substation for fire protection in the area.

TRACT 41 (10 Acres)

Fire Training - This tract will be cleared and used for emergency response training, smoke and fire extinguishing training and certification for the Aniak Volunter Fire Department. The tract is bordered by Second Station to the west and buffer Tract 11 to the south and east.

TRACT 42 (13 Acres)

Access Road - This tract consists of Airport Boulevard, Ikmiq Court, Salmon Court, Tract A for drainage, and Cranberry Court conveyed in March of 1980 to the City of Aniak in conjunction with the development of HUD Housing and road construction under the State Local Service Roads and Trails Program.

TRACT 43 (32 Acres)

HUD Housing - This tract consists of the land selection accepted by the City to provide 32 residential lots for the development of HUD Housing in Aniak. HUD Housing is bordered to the north by aviation property, to the south by Airport Boulevard and to the east by the park tract. The land conveyance agreement was made in March of 1980.

TRACT 44A and 44B (2 Acres)

Slough Utility Easement - This tract is a 20-foot utility easement for telephone and power following the existing power line behind the residential area, and Tract 21 across the slough.

TRACT 45 (23 Acres)

Road and Dike Construction Easement - This tract is a 100-foot dike construction easement for flood control. This facility will provide flood protection to the new community area developing around HUD Housing and Tract 32.

DRAFT

**CITY OF ANIAK
COMPREHENSIVE PLAN**

PREPARED BY

LUNDELL & ASSOCIATES

JANUARY 31, 1984

CITY OF ANIAK
COMPREHENSIVE PLAN

The preparation of this report was financed in part through a Planning Grant from the Division of Community Planning, Department of Community and Regional Affairs of the State of Alaska.

January 1984

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INSERTS

1. Comprehensive Planning Map

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I. INTRODUCTION

I. INTRODUCTION

Aniak is a growing community. With growth come changes in the community that are both positive and negative. The Aniak City Council recognized those changes and requested the assistance of the State of Alaska's Department of Community & Regional Affairs to establish a planning program to focus on the growth issues facing the community now and in the future. A Planning Commission was established to develop a work plan and investigate the growth issues confronting the community. The Planning Commission is made up of five members representing different areas of the community. The commission was formed in the late spring of 1983.

In order for the Planning Commission to get an overview of the community and its perceived problems, they requested that the planning staff develop a Comprehensive Plan for Aniak that would outline the different land uses in the area, the issues affecting the community and possible solutions to them.

With the formation of this Comprehensive Plan, a planning base has been established for the community. The plan will be a tool for guidance to use in land use and zoning. The commission, using the Comprehensive Plan, will be able to make informed decisions and recommendations to the City Council. It should not be viewed as a final plan but as the first step in an ongoing planning process.

The plan contains several sections. Each section stands as an integral part to the plan. They represent the important considerations used in making decisions. The section on background and local history was developed through review of documents and profiles of Aniak interviews and contributions from local citizens. The State Historical Library supplied information and data on this section.

An attitude survey was performed by the City of Aniak using local people to perform the interviewing. The results were tabulated and compiled for presentation to the Planning Commission and the City Council. In addition to the survey, the city held a series of five public hearings to receive further input from the community on land and resource considerations. The hearings and the survey supplied much of the data for this report.

In the next section, goals and objectives represent the needs of the community. They speak to the problem areas that have been pointed out in the survey and through the public hearings. The goals are outlined and some discussion is presented on each goal regarding its implementation.

The land use plan is a section that illustrates the present and proposed future uses of land within the city limits. It attempts to define the various areas in the city as they relate to their designated usage.

The final section, Future Land Plan, presents a work plan and suggestions for the city to use in the future regarding planning, zoning and capital improvements.

II. COMMUNITY BACKGROUND AND HISTORY

II. COMMUNITY BACKGROUND AND HISTORY

A. LOCATION

Aniak is located in southwest Alaska on the Kuskokwim River 318 nautical miles west of Anchorage and 90 miles northeast of Bethel at River Mile Post 101 above its mouth. At an altitude of 86 feet above sea level, the community is situated on a floodplain adjacent to the Kuskokwim River and the head of the Aniak Slough below their confluence with the Aniak River. The city is on an island bounded by the Kuskokwim River on the north and the Aniak Slough on the south.

B. HISTORY

Aniak is located on the south bank of the Kuskokwim River at the head of the Aniak Slough. "Aniak" is an eskimo word meaning "the place where it comes out", which in the case of the village, refers to the proximity of the mouth of the Aniak River. This river played a key role in the placer gold rush of 1900-01 when prospectors from Nome stam-peded to the Kuskokwim Delta after hearing of discoveries along the "Yellow River" -- later identified with the Aniak River -- because of its discoloration from silt carried from headwater streams. A Russian-era trader called Semen Liukin is credited with the discovery of gold near Aniak in 1932. The first twentieth century settlement was started there when Tom L. Johnson homesteaded the site in 1914. The arrival of Willie Pete and Sam Simeon from Ohagamuite during the same period marked the first settlement of Eskimo families at modern Aniak. The post office was established in 1914, and a territorial school opened in 1936. The construction of a regional airfield was begun in 1939. A White Alice radar-relay station was erected in 1956 and operated until 1978.

The community started to grow with the establishment of the airport and the radar station. People from the surrounding area moved to Aniak to take advantage of job opportunities in Aniak. As a result several businesses started in order to serve the increased population while becoming the transportation hub for the Mid-Kuskokwim. A new school district was formed, Kuspuk School District, and based itself in Aniak to serve eight other villages. State and private programs that operate out of Aniak to serve the region are FAA Airfield Maintenance, an alcohol and mental health program, a public radio station, the Kuskokwim Native Association, two commercial stores, state trooper, Fish & Wildlife and the Department of Social Services.

C. GEOLOGY

The mouth of the Aniak River marks a change in the character of the Kuskokwim River. Upstream, the river flows through a narrow valley incised in the Kuskokwim Mountains. The stream location is controlled by bedrock associated with local fault systems. The streambed material is generally gravel. The upstream stream slope is about 3 feet per mile and in general, the stream is degrading.

Upstream, the river may be characterized as a single channel with few islands and a limited floodplain. Aniak lies just below the small mountain range known as the Russian Mountains. Downstream of Aniak the Kuskokwim enters the Yukon-Kuskokwim coastal lowlands. Below Aniak the river is shallower and the slope of the Kuskokwim is about 1 foot per mile. This lowland region is being formed by the deposition of silt. These deposits make up the shelf or natural levee where Aniak is situated. Topographic relief in the community of Aniak is less than 20 feet.

General descriptions of the surface geology and deposits indicate soils are made of silt loam to sandy loam material ranging from 20 to 60 inches thick (Aniak & Kuskokwim soil series). This material is moderately per-

meable and has a water holding capacity of 5 to 8 inches. The natural substrata or subgrade material may be made up of very porous gravel deposits, to moderately fine textured sediments, or rock fill.

The central Kuskokwim region is the center of a mobile belt of mountain building and volcanic activity that borders the Pacific Ocean and includes all but northern Alaska. Although the central Kuskokwim region is north of the centers of recent volcanism, thick lava flows and volcanic ash deposits in the bedded rocks show the former wide extent of volcanic eruptions.

The formations that crop out in southwest Alaska range in age through most of the periods of geologic time since the beginning of the Paleozoic era and possibly include earlier deposits. There are five successive and contrasting types of bedded deposits: 1) marine limestone; 2) siltstone, chert and imbedded basaltic and andesitic volcanic rocks that are all marine; 3) greywacke that is both marine and continental; 4) continental basaltic and volcanic rocks; and 5) surficial deposits.

Aniak is generally free of permafrost with isolated lenses in low lands. However, permanently frozen ground can be found in uncleared areas of Aniak, with ranges varying from four to twelve feet in depth.

D. CLIMATE

Complete climatic data is not available prior to 1939. However, a good record was kept at the airfield station by the Federal Aviation Administration and Weather Service.

The climate of the Aniak area is transitional between that of coastal areas and that of the interior. It is affected by air moving inland from the cool Bering Sea, but is far enough inland so that summer temperatures are higher and winter temperatures are lower than those of points along the Bering Sea coast. On the average, temperatures fall below

32°F on 226 days during the year. Only 17 days have temperatures warmer than 70°F. The frost-free season averages 95 to 100 days. Annual precipitation is about the same as that of the coastal areas, but is substantially less than precipitation in the interior. Maximum precipitation is in August and September, and minimum in April. Snowfall measures approximately 85 inches per year; precipitation 17 inches. Strong winds are common in the area, especially in winter.

E. EROSION AND FLOODING

Spring breakup on the Kuskokwim River is a spectacular and often disastrous event. Rising waters, caused by melting snow and ice, attempt to lift and move downstream a river ice cover that has accumulated to as much as 8 feet in thickness from several months of cold Arctic winter weather. Many portions of the Kuskokwim are meandering with horse-shoe bends, with accompanying sand bars, causing shallow and then deep portions. When large floes of ice attempt to move downstream they hang-up on these obstructions, resulting in a damming of the river and up-river flooding.

Aniak is located in the flood plain, along the river's edge. The community is always in danger of overbank flow as a result of ice jams. Homes and businesses are threatened every spring with the possibility of complete destruction should flood waters reach a depth that allows the transport of ice into and through the town. A partial levee/dike was constructed many years ago to block ice from destroying the central core of the community and airport improvements.

Erosion rates average one foot per year at the Aniak townsite from ice jam blocks impinging upon the banks, and shifting of the river from natural meanders.

F. BIOLOGY

The area around Aniak is covered with a large variety of trees and intermediate shrubs and groundcover. A sampling of the varieties are:

- Black Spruce (*Picea mariana*)
- Black Cottonwood (*Populus trichocarpa*)
- Alaska Paper Birch (*Betula papyrifera* var *humilis*)
- White Spruce (*Picea glauca*)
- American Green Alder (*Alnus crispa*)

- Salmonberry (*Rubus spectabilis*)
- High Bush Cranberry (*Viburnum edule*)

- Sweetgale (*Myrica gale*)
- Bog Blueberry (*Vaccinium uliginosum*)

The area is characterized by stands of particular species of trees mixed with groundcover depending on soil mixture and water content. Within this zone the land surface away from the rivers is blanketed with a thick mat of sphagnum and hypnum mosses, known as dry tundra and consisting of a large variety of mosses, sedges and low-growing shrubs.

There are many species of fish around the Aniak region. Most varieties of Salmon pass through on their yearly migration. Trout, pike, whitefish, shee fish, and lush can be found at various times of the year. Moose, black and brown bear and caribou are the large mammals that live in the sub-tundra habitat. Other wildlife common throughout the area are:

• Fox	Beaver
Rabbit	Lynx
Mink	Marten
Eagles	Songbirds
Ptarmigan	Waterfowl

G. SOCIAL CHARACTERISTICS

Aniak is a racially mixed community made up of Alaskan Eskimos, Caucasians, Blacks, and Indians.

The people of Aniak work either full-time or on a seasonal basis and live in a mixed economy made up of income from private businesses and publicly funded programs i.e. education, government, and social services. There are approximately 160 households in the community. The community is closely knit, and has several related families. Yupik is still commonly spoken among the elders. Subsistence life styles are still practiced although, as in many villages, the technology of Western culture and job opportunities have increasingly dominated the community. With the increase of discretionary incomes, has come increased purchasing of items such as three-wheelers, pick-up trucks, and video cassette TV's.

H. POPULATION

There are a few different population groups residing within the municipal boundaries of Aniak. The Alaskan Eskimo, Caucasians, Athabaskan Indian, and Ingalik. There is a fairly even racial mix of 55% Alaskan Eskimo/American Indian and 45% non-natives. The present population of Aniak is 453.

The 1980 census produced a population figure of 351, while an independent census performed by the City of Aniak in 1983 produced 453. The Department of Community and Regional Affairs places the population at 409 for revenue sharing purposes. Population figures for Aniak have been recorded since 1939 and are presented in the table below.

Residential Population of Aniak

1939-1983

Year	1939	1950	1955	1960	1970	1977	1978	1980	1983
Population	122	142	255	308	205	323	248	351	453

I. FUTURE POPULATION

Employment has a great effect on the size of population of Aniak. The population fluctuates with construction of public capital projects. Many residents have come from outlying villages where jobs are scarce. With a larger population will come the increased need for services and additional jobs.

Another development that will affect the growth of the community will be conveyance of new lands for residential use. There is little land available for housing and community expansion at this time. When it becomes available there will be a "settling in" of transients and long-term Aniak residents between the ages of 18 and 30, that have been unable to find housing.

Finally, future public housing starts will undoubtedly bring in additional families from other villages that have been unable to settle in Aniak due to lack of housing or land.

J. CITY GOVERNMENT

Aniak was incorporated as a second class city in 1972. It has a City Council, Planning Commission, and a Native Traditional Council. The City Council meets once monthly and for special meetings. The current mayor and council members are as follows:

Expiration of Term

LaMont Albertson, Mayor 1986

City Council Members

Ruth Vasca 1986

Steve Hill 1984

Thomas Fogarty 1985

Steve Chamberlain 1985

Robb Clift 1986

Alexie Morris 1984

John Hale, City Manager

The city has assumed planning powers as provided for in the Alaska Statutes 29.43. It has a newly formed planning commission that meets on a monthly basis which includes the following individuals:

David Hassinger, Chairperson 1986

Clara Morgan, Vice-Chairperson 1986

David Norr 1985

Terry Hoffman 1984

Allen Simeon 1985

The city employs a city manager, who is responsible for the day to day affairs of the city, the budget, hiring city employees and organizing the force-account construction projects. The city presently has a contract with Lundell and Associates for engineering and planning services.

K. ANIAC TRADITIONAL COUNCIL

Aniak's Traditional Council was reorganized in 1978 under a new constitution and by-laws. There are five (5) members of the council. Al-

though the city council has the broad municipal authority, the traditional council represents the native community, has a good working relationship with the municipality and enjoys strong broad-based community support.

The Traditional Council works closely with BIA, HUD and Yukon Kuskokwim Health Corporation in developing services to the community.

The members of the Traditional Council are:

William Morgan, Chief	1985
George Peterson	1984
Leonard Morgan, Vice President	1984
Joe Nicoli	1985
Fred Vaska	1985

The Aniak Traditional Council is a member of the Association of Village Council Presidents (AVCP). They participate in member meetings and policy decisions of the AVCP. The Traditional Council leads the community in sponsoring community projects such as community halls, day care centers, housing projects and food canning/skin tanning facilities.

L. PUBLIC AND COMMUNITY FACILITIES

Below are listed the public facilities now in Aniak. However, there still exists a strong need for a health clinic, a court facility, and a city administration building in Aniak. The present public facilities within the community are:

1. Public Safety Building - This building was built by the Traditional Council and contains two holding cells, a bathroom, a court chamber. The use of this building is temporary. The city would like to have a new combined use court/municipal building constructed for judicial services.

2. Temporary Day Care Center - This is a superinsulated facility built in 1982. It has a kitchen, bathroom, utility room, office, and conference room. This will be the municipal administration office in the future. At the present time it is being used by the day care committee to provide day care services.
3. Aniak Community Hall - This is a building owned by the Traditional Council. It contains a storeroom and a large hall that is used for community functions.
4. Fire Hall - Built in 1980, the building is presently being used as the city shop. During the winter the building is used to house the city fire engine and fire equipment.

Under construction in Aniak are three public facilities:

1. Tanning and Canning Building - This facility will house skin tanning and food canning equipment.
2. Municipal Building - This facility is a joint project with the Aniak Traditional Council and the city for use as a community hall, day care center, washateria and library with offices for the recreation committee.
3. Municipal Garage - A maintenance shop garage is being built for the city to maintain their equipment.

M. PUBLIC SERVICES

The city along with the State of Alaska, Kuspuk School District, private and other non-profit organizations provide a number of public services. Listed below are those being provided at the present in the Aniak area:

1. Education - Primary and secondary education is provided to the community at the Aniak School complex. A new high school will be completed by February of 1984 and a newly renovated primary school was completed in September of 1983. A Vocational Education Facility will be opened in 1984 that will serve the eight villages of the Kuspuk School District.
2. Telecommunications - Bush Tell, Inc. provides telephone service to subscribers and is linked to the Alascom satellite for long distance calling.
3. Health Service - The Yukon Kuskokwim Health Corporation provides funding for two full-time, one part-time and one alternate health aid who are assisted by physicians from the Bethel Native Hospital for diagnosis and treatment advice to the Native community. The Public Health Service provides periodic doctor, dentist and eye care visits.
4. Fire Protection Service - The city has a volunteer fire department. They have a newly purchased fire truck, a water tanker and a fire hall for the storage of fire equipment.
5. Public Safety - The city and the state, through the Association of Village Council Presidents, fund a full-time village public safety officer (VPSO). There is also a state trooper stationed in Aniak to serve this and surrounding communities.
6. Transportation - Aniak has jet passenger service and Hercules Cargo Service from Anchorage as well as mail planes from Bethel that serve the mid-Kuskokwim and mid-Yukon villages. Wien Air Alaska, Harrold's Air Service, Alaska International Air, Northern Air Cargo and Sea-Airmotive are the major airline service providers.

7. Kuskokwim Native Association - A non-profit organization that provides services in mental health and counseling, child welfare, pre-school and agricultural development.
8. Aniak Day Care Center - Provides day care service to residents of Aniak.
9. Kuskokwim Community College - Provides classes to adults in Aniak through an outreach office working with the college in Bethel.
10. Parks and Recreation - A public recreation program is sponsored by the city in coordination with the Aniak School and the Traditional Council to provide for indoor and outdoor recreation, community fairs, dances and movies.
11. Postal Services - A community post office is open five and one-half days a week.
12. Library - A part-time librarian employed by the city is working with the Kuskokwim Consortium Library in purchasing and organizing books for the city library. The library will eventually be in the new municipal building.
13. District Court - The State of Alaska has a part-time magistrate working in Aniak providing services to fourteen villages in the mid-Yukon and mid-Kuskokwim areas.
14. Village Public Safety Officer - The State of Alaska, through the Alaska Council of Village Presidents, funds a public safety officer to protect the health and welfare of the residents of the community.
15. Satellite Television - The community is able to pick up two television stations; the Learn Alaska Network and the Statewide Entertainment Network.

N. TRANSPORTATION

Aniak can be reached by jet service three times weekly from Anchorage on Wien Air Alaska and from Bethel, weekdays by Sea Airmotive. Additional cargo service is being provided by Alaska International Airlines and Northern Air Cargo. Aniak is the transportation hub for the mid-Kuskokwim and mid-Yukon areas. Mail plane and charter service is provided through Harrold's Air Service and other independent carriers to the Kuskokwim villages of Chuathbaluk, Upper and Lower Kalskag, Red Devil, Sleetmute, Crooked Creek, Stony River and the Yukon villages of Grayling, Holy Cross, Anvik and Shageluk. Aniak is also a transfer point for the commercial fishing industry. The State of Alaska owns and operates a six thousand foot lighted gravel runway, equipped for instrument approach. It can accommodate 737's, 727's and C-130 hercs. Float and ski planes land on the Aniak Slough and Kuskokwim River adjacent to the village. Aniak generally has very good flying weather with only about a dozen days a year being weathered out.

There is no river transportation available for passenger service. Private boats ply the waters between the villages. Barge service is available for freight, fuel oil and gasoline up and down the river through a number of companies based in Bethel. The river is frozen 6 months of the year. Winter transportation between the villages is on the river ice in trucks, snow machines, and dog sleds.

The community of Aniak has approximately 12 miles of improved road. There are plans to build more roads for access to gravel resources and other improvements. There are a large number of pick-up trucks and three-wheelers in town. A taxi service is known to operate from time to time.

O. ECONOMIC ACTIVITIES

Aniak is the base for several regional agencies and businesses. Being the transportation hub for the mid-Kuskokwim, a number of businesses can operate effectively from Aniak. They count on the local population to supply the majority of the workforce to operate in the area. From Aniak the villages of the mid-Kuskokwim and Yukon Rivers can be reached by Aniak based planes and boats. Hence, Aniak is and will remain to be an important economic center for the region.

Private Business

Aniak Light and Power Company - A locally owned power company that supplies the electrical power needs of the community.

Alaska Commercial Company - A corporately owned food and dry goods store and equipment dealer.

Aniak Lodge - A locally owned hotel and fine dining establishment.

Matter's Store - A locally owned food and dry goods store and equipment dealer.

Aniak Pizza - A locally owned fast food restaurant.

Wien Air Alaska - A corporate air carrier.

The Shop - A locally owned equipment dealer and repair shop.

Harrold's Air Service - A corporate air carrier.

Sea Airmotive - A corporate air carrier.

Bush Construction - A local construction contractor.

Bush Tell, Inc. - A corporate communications company serving Aniak and villages on the mid-Kuskokwim and Yukon Rivers.

Fishing Industry

There are several commercial salmon fisherman based out of Aniak. The fish are still in very good condition in Aniak, but the industry is larger downriver. Aniak is the base for two fish processors. One processor buys fish from the Yukon and the Kuskokwim Rivers, flies them into Aniak on float planes, and then chills them for transport to Anchorage on DC3 and DC6 cargo planes. The other processor smokes or dresses fish for resale in Anchorage and the contiguous United States.

Guide Services

There are several private guides that operate out of Aniak. The service is primarily for sport fishing.

Trapping

There is some trapping that takes place around Aniak. Several trappers sell their skins to fur buyers that pass through Aniak or sell to the local stores for resale on the wholesale market. Some skins are tanned and sewn in Aniak by local people who in turn sell their products to the general public. The industry is small and generally negotiated on a personal, casual sale basis. The popular fur bearers of the region are fox, lynx, weasels, wolf, otter, marten, mink, muskrat, and wolverine.

Cottage Industries

There are a small number of "cottage industries" in Aniak. As mentioned above, there is some skin sewing that takes place. Other businesses that take place out of peoples homes are custom bakery, mail order clothing, and guide services.

Municipal Government

The City of Aniak has developed a "force account" program where it endeavors to do its own capital project construction with local and native hire. The city has hired many people from the area to work on the following projects:

Public Works Department

- Construction and maintenance of roads, sewers and buildings
- Dike construction
- Heavy equipment repair and maintenance
- Sanitary landfill maintenance

Recreation Program

- Winter recreation
- Seasonal fairs

City Administration

- Project development
- Administration
- Governmental functions

Education

Kuspuk School District - The Kuspuk School District is based in Aniak to serve the eight mid-Kuskokwim villages. The district bases its administrative offices in Aniak, as well as several district-wide programs, including community education and curriculum development. The district has a primary school and is building a new secondary school in Aniak. A regional vocational education center has been constructed and is scheduled to open in the fall of 1984.

Adult Basic Education - The Adult Basic Education Program is sponsored and staffed by the Kuskokwim Community College to serve the community of Aniak.

Kuskokwim Community College - KuCC offers for credit college classes in the community through instructors and through the state-wide tele-conference network.

Public Service

There are several programs operating in the community that serve Aniak and the region. A listing of the programs are as follows:

- Department of Social Services
- Mental Health and Alcoholism Program (KNA)
- Aniak Day Care Association¹
- Johnson O'Malley Program, Preschool (KNA)
- Child Welfare Program (KNA)
- Aniak Regional Health Clinic (YKHC)
- District Court
- State Trooper²
- U.S. Post Office

¹ Aniak community only

² Trooper also acts as liason between the community and various enforcement agencies such as EPA, DNR, Fish and Game, DEC, etc.

P. UTILITIES

Electricity

Electrical power costs in Aniak are the highest unsubsidized rate in the United States. Even though costs are high, Aniak enjoys high quality and nearly uninterrupted service. The current cost of electricity is approximately 42.5¢ per kilowatt hour. The present facility is adequate, however if city growth continues, additional generating capacity may have to be installed.

Water and Sewer

The water supply for the community is obtained from individual private wells. The water can be reached with well points at a depth of 25-35 feet. For the most part, the water is pure with occasional traces of iron. There are currently discussions going on with the Department of Environmental Conservation's Village Safe Water Program into the need and feasibility of a city-wide water system.

A sewer is currently being constructed in the old townsite of Aniak. When it is completed, the sewage will be pumped 7800 feet to the treatment lagoon after being collected with 3 miles of lateral piping that will hook up each home sewer in the old townsite.

Solid Waste

There is one solid waste dump in Aniak located on state aviation property. There is a need in the foreseeable future to expand and/or move the site to a new location. Community residents take their trash to the dump site to be covered by fill by the city. A garbage collection service has lately become available by a private business.

Across the slough there is a solid waste dump to serve the residents living there. The access to the dump site is virtually non-existent. At this time, the City of Aniak is seeking funds to develop a better access.

Communications

There is a phone system serving Aniak through a private company, Bush Tell, Inc. Bush Tell serves the whole community with individual phone service. The phone service is connected to the rest of the world through the RCA Alascom communication satellite.

Q. HOUSING

Residential housing consists of approximately 158 households, most of which were built in the 1970's. Of these homes, 36 were recently constructed under the Housing and Urban Development (HUD) low-income housing program. It is still apparent that additional housing is needed. Some families still live in overcrowded or substandard housing. The Aniak Traditional Council is seeking additional low-income housing units for Aniak. Through public hearings and Community Attitude Surveys, it has been expressed that additional residential lands are needed to relieve the overcrowded conditions in the small building site areas.

R. TOWNSITE REPLAT

Due to the increased interest in the planned growth and orderly development of the community, steps to identify lot and parcel boundaries have been taken in order to clarify rights-of-way, roads, trails and property ownership. In the summer of 1982, the City of Aniak contracted to have aerial photographs taken of the townsite in order to establish a community as-built. A grant from the Department of Community and Regional Affairs enabled the city to perform the work.

Preliminary drawings have been made from the photos that were shot. The finalization of the replat will be done by the City Engineer, Planning Commission and the City Council.

The area across the slough where the Russian Orthodox Church is situated has approximately 30 year-round residents. Most of the community is located on lands under the jurisdiction of the Kuskokwim Corporation. This property will eventually be claimed under the 14(c)(1), (2), and (3) land conveyance program. At this time, the City Council would like to work on platting the area in order to enable the city government to plan roads and trails, capital projects, easements and homesites.

III. COMMUNITY ATTITUDE SURVEY

III. COMMUNITY ATTITUDE SURVEY

A. INTRODUCTION

In order to determine the problem areas of the community the City Council requested an attitude survey be performed. The purpose of the survey was to poll the residents of the community and use the survey as a tool in the development of a comprehensive plan. The survey was made up of sixty-five questions dealing with issues in the community. The City of Aniak hired enumerators to perform the survey. The survey was tabulated by an Anchorage firm, Alaska Attitudes.

Questions in the survey ranged from opinions on future growth to the condition of housing. The survey, while asking many specific questions, also left room for comments by the respondents. The main areas that were covered in the survey were:

- Demographics
- Recreation
- Economy
- Housing
- Services
- Growth & Development
- Commercial Activities
- Land Use

B. SURVEY RESULTS

Inserted in the following 10 pages is the tabulation and analysis of the Aniak Attitude Survey as provided by Alaskan Attitudes of Anchorage.

SECTION II: Community Profile

In demographic terms, the survey respondents can be described in the following way. More male residents participated in the survey than females; 70% of the respondents were male. Of all survey participants, 45% were White, 40% were Native 1% were Black and 14% did not indicate their race.

Regarding age 10% of the respondents were between 18-24 years of age, 20% were between 25-29 years of age, 24% were between 30-34 years of age, 18% were between 35-44 years of age, 11% were between 45-54 years of age, 10% were between 55-64 years of age and 4% were over the age of 64.

Respondents were asked about how much schooling they had received. It was found that 16% had received no more than an eighth grade education. Forty-two percent (42%) said they had graduated from high school, 9% had graduated from college, and 18% had completed at least some graduate work.

It was found that a substantial segment of Aniak's population is well-established; over one-half (51%) have lived in the City for 10 years or more. In addition, when respondents were asked to indicate how long they intend to remain in Aniak, nearly two-thirds (66%) said they intend to stay permanently. At the same time, Aniak is a city that is experiencing some growth. An indication of this growth can be seen in the fact that 38% of the residents interviewed have lived Aniak for five years or less.

Table 1*

Q. How long have you lived in Aniak?

Less than 1 year	6%
1-2 years	12
3-5 years	20
6-10 years	10
More than 10 years	51
Don't Know	1

Most respondents indicated they reside in the City nearly the whole year. To the question "How many months of the year does your household live in Aniak?", 83% answered "year-round", 10% answered between "10-11 months", 4% answered between "7-9 months", 2% answered between "4-6 months" and 1% answered "less than 3 months".

*Tables may not add up to 100 due to rounding errors.

Questions about the size of Aniak's population were asked. Specifically, respondents were asked to indicate whether they think Aniak has too many, too few, or just about the right number of people. Nearly two-thirds of the respondents (65%) said Aniak has about the right number of people, 26% said it has too few people, 5% said it has too many and 4% did not respond. Respondents who answered that Aniak has "too many" or "too few" people were asked to say how many people they would like to see living in the community. The most frequently given answer was between "600-799" people; that is, 31% of these respondents indicated they would like to see between "600-799" people living in Aniak.

All respondents were asked what they like best and what they dislike about living in Aniak. Regarding what they like best about Aniak, nearly one-quarter of the respondents (24%) answered "the people". The next two most frequently given answers were "the lifestyle" (16%) and "the small size of the community" (14%). There was less consensus about things respondents dislike in Aniak. "Transportation costs" topped the list of complaints with 14% of the respondents mentioning it. This was followed by "little/no entertainment" (13%) and "too much dust" (11%).

SECTION III: Housing

Questions regarding housing in the Aniak area were looked into. Respondents were asked if they own or rent their residences and how long they have lived in their present place of residence. The results to these questions can be seen in the tables below.

Table 2

<u>Own or rent house?</u>	
Own	50%
Rent	36
Other	8
Don't know	5
No response	1

Table 3

<u>Years lived at present residence</u>	
Less than 1 year	24%
1-2 years	45
3-5 years	9
5 years or more	18
Don't know	2
No response	2

Respondents were asked to indicate the degree of satisfaction they feel concerning their present housing situation. It was found that 63% are satisfied (29% are "very satisfied" and 34% are "somewhat satisfied"), 35% are not satisfied (15% are "not very satisfied" and 20% are "not at all satisfied") and 2% said "don't know".

Those interviewed were questioned about what they like most and like least about their houses. Of responses given, the two most frequent answers to the question concerning what is liked most about their houses were "its convenient location" (33%) and "amenities" - e.g. heat, water etc. - (20%). A wide variety of answers was given regarding what respondents like least about their houses, the most frequent response being that the house is "too small" (18%). The next most frequent answer was "bad location"; 10% gave this answer. It should be noted that 32% of those interviewed did not respond to either of these questions.

Characteristics of the housing stock found in Aniak were examined. It was found that fully two-thirds (68%) of the residents of Aniak live in housing that was built in 1970 or later; and a total of 83% live in houses built in 1960 or later. Respondents were asked to say how many rooms their houses have. The results show, on average, that a typical house in Aniak contains four or five rooms (the mean and median are both four rooms, while the mode is five). The houses ranged in size from 150 square feet to 3500 square feet. The median house size is 860 square feet (that is, 50% of the respondents live in houses that contain more than 860 square feet and 50% live in houses of less than 860 square feet). The tables below give additional details about the number of rooms and sizes of houses in Aniak.

Table 4

Number of rooms in house

1 room	4%
2 rooms	19
3	15
4	13
5	26
6	9
7 rooms or more	13
No response	2

Table 5

Size of house in square feet

Less than 300	6%
300-599	19
600-899	31
900-1199	18
1200-1499	10
1500-1799	3
1800 or more	6
No response	7

Respondents were asked to estimate the distance between their house and the house of their closest neighbor. Twenty-seven percent (27%) said they live less than 50 feet from their nearest neighbor, 37% live between 50 and 100 feet from their nearest neighbor and 34% said their nearest neighbor is over 100 feet away (2% did not respond to the question). Respondents were asked to comment on the distance between houses in their immediate neighborhoods. Thirty nine percent (39%) feel the houses are "too close together", 60% feel the distance between the houses is "just about right" and 1% did not respond.

Several questions were asked regarding utilities. It was found that the median cost for electricity in the winter is around \$125 per month, while in the summer it is around \$80. per month. The survey results show the median cost per month for fuel in the winter is \$180 and around \$60 in the summer.

Table 6

Per month cost for electricity and fuel

	Electricity		Fuel	
	Winter	Summer	Winter	Summer
Less than \$60	17%	28%	5%	17%
\$60-119	26	28	11	8
\$120-179	18	15	9	4
\$180-239	15	7	11	4
\$240-299	6	1	4	-
\$300 or more	5	1	5	1
No Response	14	20	56	66

In addition it was found that 56% of the respondents use wood as a supplemental or alternative means for heating their houses.

Perceptions concerning the availability of housing in the City were examined. An overwhelming majority of respondents feels Aniak is suffering a housing shortage; 88% of those interviewed responded affirmatively when asked "Do you think there is a housing shortage in Aniak?" Two reasons for this perceived shortage can be found by examining the table below.

Table 7

<u>Statement</u>	<u>Strongly Agree</u>	<u>Somewhat Agree</u>	<u>Somewhat Disagree</u>	<u>Strongly Disagree</u>	<u>DK/ N</u>
"The high cost of land makes it very difficult for young people to build a house in Aniak."	75%	14%	1%	4%	7%
"In Aniak, too much land is owned by the government and other organizations. Not enough is available to private individuals."	80%	13%	2%	1%	5%

As can be seen, respondents were asked to indicate the degree to which they agreed with the two above statements. The results show that respondents perceive the development of housing in Aniak is hampered by the high cost and limited availability of land.

Respondents were asked if they would like to see more housing in Aniak. Seventy-one percent (71%) said "yes", 21% said "no", 4% said "don't know" and 4% did not respond to the question. Respondents were asked the question: "Assuming new housing will be built, where would you like to see it located?" The two most frequently given answers were "near the housing site" (36%) and "near the KNA farm" (22%).

Eighty-two percent (82%) of the respondents said that if they could buy land they would build a home on it. This subset of respondents was asked several other questions about home-building. The subset was asked how much land would be needed to build a home.

Table 8

Q. How much land would you need to build your house?

Less than 1/2 acre	10%
Between 1/2-1 acre	2
1 acre	31
2 acres	23
3 acres	8
4 acres	5
5 acres	15
Between 11-15 acres	2
20 or more	2
No response	1

This group of respondents was asked what kind of house it would build. Thirty-six percent (36%) of said they would build a "log house", 48% said a "frame house", 10% mentioned "other" types, 5% said "don't know" and 4% did not respond. As to the type of water system they would like to have in their houses, 86% of the subset wants a "private well" and 12% wants "city water". Regarding sewer systems, respondents most often said they would like a "city sewer hook-up" (46%) if they were to build a house. Thirty-five percent (35%) said they would want a "septic tank", 10% said a "cesspool", 5% mentioned "other" systems, 2% said "don't know" and 2% did not respond.

Finally, this group of respondents was asked "would you be able to build this house with your own money, would you need a loan from a bank or would you need assistance from a governmental agency?" Nineteen percent (19%) said they would use their "own money", 40% need a "loan from a bank", 31% would need governmental assistance, 2% said "don't know" and 7% did not respond.

SECTION IV: Economic Development

Issues regarding commercial and industrial development were examined. All respondents were asked "In general, do you favor or oppose commercial/business development to increase goods and services in Aniak?" Strong support for this type development was found, with eighty-five percent (85%) favoring it, 7% opposing it, 4% saying "don't know" and 4% not responding to the question.

Respondents were read the following statement: "The store provides enough goods to meet the needs of Aniak." Eleven percent (11%) "strongly agree," 32% "somewhat agree," 30% "somewhat disagree" and 27% "strongly disagree" with the statement. Respondents were asked specifically "Does Aniak need another store?" Fifty-two percent (52%) said "yes," 40% said "no," 7% said "don't know" and 1% did not respond to the question. Respondents who answered yes to the previous question were asked what kind of store is needed. Seventy percent (70%) of those respondents said a food store is needed.

Nearly two-thirds (66%) of the respondents favor the idea of industrial development in Aniak. Twenty-one percent (21%) are opposed to it, 11% "don't know" and 2% did not respond. Questions regarding specific types of industrial development were asked. The results can be found in the table below.

Table 9

Industrial Development in Aniak

	<u>Favor</u>	<u>Oppose</u>	<u>Don't Know</u>	<u>No Response</u>
Tourism	44%	46%	5%	6%
Wood Products	54	37	8	2
Agricultural Development	86	9	4	1

SECTION V: Land Use

A significant portion of Aniak's population relies on plant and animal resources for subsistence. It was found that 76% of the respondents fish, 73% hunt and 80% pick berries for subsistence purposes. Subsistence users were asked to say what percentage of their households' food comes from subsistence activities. The results are shown below.

Table 10

% of Household Food Obtained from Subsistence Activities

Less than 25%	26%
25-49%	34
50-74%	27
75% or more	10
No Response	2

As can be seen, sixty percent (60%) said that subsistence activities provide less than one-half their food, and 37% said these activities account for one-half or more of their household food.

Regarding recreational activities, respondents were asked if they participate in skeet shooting, archery and/or cross country skiing. It was found that 50% skeet shoot, 18% participate in archery and 17% cross country ski. In addition, respondents were asked what "other" outdoor activities they involve themselves in. Nineteen percent (19%) did not respond; however, of those that did, the most frequently volunteered responses were fishing, running, boating, walking and snowmachining.

The survey results show that an overwhelming majority of respondents think the City should develop parks and recreation areas. Details can be seen in the table below.

Table 11

Q. Would you like the City to have developed parks and recreation areas?

Yes	90%
No	5
Don't Know	2
No Response	3

All respondents were asked "Assuming recreational areas were to be established, where would you like to see them located?" The two most frequent answers were "spread throughout the City" (61%) and "near the HUD housing" (19%).

Questions regarding the leasing and ownership of land were asked. It was found that 53% of the respondents said "yes" and 43% said "no" to the question "Would you lease land long-term (for 99 years) if it were available?" Fifty-four percent (54%) of the respondents who would lease land said they would use it for housing and 19% said they would use it for business.

More respondents indicated interest in purchasing land than leasing it. When asked if they would buy land were it available, 76% said "yes," 16% said "no," 2% did not know and 6% did not respond. Sixty-three percent (63%) of those who said they would buy land said they would use it for housing purposes.

SECTION VI: Services and Facilities

Respondents were read a list of agencies and organizations and asked to rate the job performance of each. The results can be found in the table on the following page.

Table 12

Performance Ratings

	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't Know</u>	<u>No Response</u>
KNA	10%	31%	40%	14%	6%
BIA	7	20	27	38	9
AVCP	18	35	19	17	10
City Government	44	39	8	4	5
YKHC	34	39	16	8	3
Division of Social Services	17	38	15	23	7
Post Office	78	18	3	--	1

The two highest rated organizations were the Post Office and the City Government. Seventy-eight percent (78%) of the respondents rated the job performance of the Post Office as "good", while the City Government was rated "good" by 44% of those interviewed.

City services delivery was examined in additional detail. Respondents were read a list of services and asked to say how well the City is doing in providing each.

Table 13

City Services Delivery

	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't Know</u>	<u>No Response</u>
Fire Protection	40%	44%	13%	4%	--
Police Protection	17	39	39	5	--
Road Maintenance	11	34	53	2	--
Dog Control	8	33	56	2	1
Library	18	38	15	24	5
Recreation	30	38	23	7	2

The City is perceived to be doing its best job in the areas of fire protection and recreation. On the other hand, respondents indicated dissatisfaction with road maintenance and dog control. A majority of the respondents feel the City is doing a poor job in both areas.

Respondents were asked what improvements need to be made in these services. "Tighter control" and "build a pound" were most often mentioned for dog control. "More/better maintenance" and "build new roads" were most often mentioned as ways to improve road maintenance. Finally, "hire more officers" and "full-time service" were most often mentioned for police protection.

Regarding potential services the City could provide in the future, respondents were asked to state which of the programs was most important. Of most concern to respondents was "garbage pickup." Forty-two percent (42%) said it was the most important service that could be provided by the City in the future. The next most important, according to respondents, are child care and laundromat services.

Respondents were also asked if the City should spend money to help eliminate flood hazards. Ninety-three percent (93%) said "yes," 3% said "no," 3% said "don't know" and 1% did not respond. All respondents were asked whether they would rather see the existing dike extended to surround the whole city or have dikes built around each house. Seventy-eight percent (78%) said "extend the dike around the whole city," 5% said "build dikes around individual homes," 9% said "don't know" and 9% did not respond.

Regarding docking facilities 71% of the respondents favor the building of a barge-dock facility in Aniak. Sixteen percent (16%) are opposed to the building of such a facility, 6% answered "don't know" and 8% did not respond to the question.

The most frequent responses to the question "If a barge-dock facility were to be built, where should it be located?" were "near the runway" and "near the dump." The results are shown in the table below.

Table 14

Location of Barge-Dock Facility

Near runway	20%
Near the old dump	20
Near town	6
Below Alaska Commercial Company	8
Lower end of town	4
Other	11
Don't Know	11
No Response	21

Respondents were asked how satisfied they are with boat tie-up facilities in Aniak. Seventeen percent (17%) answered "very satisfied," 35% answered "somewhat satisfied," 16% answered "not very satisfied" and 14% answered "not at all satisfied." Aggregating the categories, it can be said that 52% of the respondents said they are satisfied and 30% are not satisfied with boat tie-up facilities. Those respondents who are not satisfied were asked what improvements should be made. The most frequently given suggestions were to increase the tie-up/dock space and to install portable docks.

Respondents were asked where they currently tie up their boats. The locations and the percentages of respondents using each location can be seen in Table 15 on the following page.

Table 15

Q. Where do you tie up your boat?

Alaska Commercial Company	14%
Below/near home	22
FAA Building	11
On slough	5
On beach	12
Above old dump	2
Other	8
Don't know	1
No response	26

SECTION VII: Summary

Residents of Aniak are concerned about a variety of issues. Regarding housing, though a majority of the respondents indicated they were satisfied with their present housing situation, a substantial number (over one-third) expressed dissatisfaction. The most common complaint of respondents was the small size of their present residence. There is a widespread perception that there is too little housing available in Aniak. Respondents indicated that they think the cost of land is too high to allow young people the opportunity to build homes. There is also a strong perception that too little land is available to private individuals to acquire. If more land were available to individuals, respondents indicated they would be most inclined to put housing on it.

Respondents showed a marked tendency to support the concept of economic development. They overwhelmingly favored commercial business development. Though somewhat less dramatic, there was even strong support for industrial development, with agricultural development being the most-favored type.

Regarding land use, it was found that nearly three-quarters of the respondents rely on the land for subsistence purposes. In addition, residents use the land for a variety of recreational activities. There was strong support expressed for the idea of having the City develop parks and recreation areas.

In general, the City government is doing a fairly good job in the eyes of the respondents. Only one other organization (the Post Office) was rated higher. Specifically, the City is seen as doing its best work in regard to fire protection and recreation. The City is perceived as doing a poor job in the areas of road maintenance and dog control.

C. SURVEY CONCLUSION

The survey brings out several important points that are reflected in the goals and objectives of the Comprehensive Plan. The important issues are centered around housing and land use. Using the survey, the council and the planning commission has attempted to develop a Comprehensive Plan that will meet the needs of the community while protecting health and public safety.

The survey points out that a full one-third of the respondents are dissatisfied with their housing and live in homes built before 1970. A common complaint (39%) was that homes were built too close to each other and were overcrowded.

There are strong preceptions concerning the availability of land for housing. Nearly ninety percent (90%) of the respondents feel that there is a housing shortage with the unavailability of land being the prime factor for the shortage.

Recreational lands favored high in the priorities of land ownership.

IV. GOALS AND OBJECTIVES

V. GOALS AND OBJECTIVES

A. INTRODUCTION

The following goals have been compiled through the attitude survey and the five public hearings that have been held in the spring and summer of 1983. These goals are not to be considered the only priorities of the community, but as a starting point for future planning in Aniak.

There are nineteen goals. The goals are first listed separately with a brief description, and then listed again with further discussion.

B. LISTING OF COMMUNITY GOALS

Goal I - Flood & Erosion

Develop the community so as to reduce the potential for flood damage and loss of life. This can be accomplished by protecting flood ways and floodwater storage areas, and by constructing dikes and riverbank protection.

Goal II - Residential Land Expansion

Provide adequate land for housing and business development.

Goal III - Subsistence

Provide for the protection of subsistence lifestyles.

Goal IV - Economic Development

Encourage economic development and light commercial industry so as to provide local employment for Aniak residents.

Goal V - Recreation

Provide for recreation activities and community-wide entertainment.

Goal VI - Natural Resources

Protect the natural resources for the use of future generations including fish, fur animals, moose, berries, and forest reserves.

Goal VII - Sanitation

Provide adequate sanitation and a clean community through garbage collection, community sewerage, litter enforcement, trash cleanup, and dust control.

Goal VIII - Public Access and Rights-of-way

Provide organized and safe access to all areas of the community.

Goal IX - Boat and River Access

Protect and develop boat launching areas and river access.

Goal X - Fuel Storage

Develop a single area for safe bulk fuel storage away from population areas.

Goal XI - Dock

Develop a dock and staging area to help protect and enhance Aniak's transportation services and capabilities.

Goal XII - Utilities

Provide modern utility conveniences (such as telephone and power) to all residents of the City of Aniak.

Goal XIII - Condition of Housing

Ensure all housing, new and old, is adequately constructed with running water and electricity.

Goal XIV - Health Clinic

Construct a new efficient health clinic that will meet the standards of the Public Health Service to ensure joint use with private physicians.

Goal XV - Low Density

Retain low density development and residential access wherever possible.

Goal XVI - Greenbelts

Ensure the development of greenbelts and buffers between housing and commercial areas.

Goal XVII - Senior Housing

Provide areas for elderly housing projects.

Goal XVIII - Replat

Replat the area across the slough and in the townsite to provide for safe, orderly, growth and development.

Goal IXX - Zoning

Adopt a zoning ordinance that provides regulations and assurances for implementation of the Comprehensive Plan for Aniak and the surrounding area.

C. DISCUSSION OF COMMUNITY GOALS

Goal I - Flooding

Develop the community so as to reduce the potential for flood damage and loss of life. This can be accomplished by floodways, and floodwater storage areas, and by constructing dikes and riverbank protection.

Action Required:

Enforce the floodplain ordinance as adopted by the city council. Plan and zone the area so as to protect the community and the floodplain. Develop physical aids that will encourage the movement of floodwaters. Low densities and setbacks from banks should be practiced outside of diked areas.

Background:

Ice jams on the Kuskokwim tend to form at several discrete spots. The strength of the ice as well as its thickness varies from year to year. Often when there is a very cold winter the ice becomes very thick and the ice jams below the town, raising water to flood levels. The water then backs into the city and inundates the roads and eventually home-sites. The roads usually wash out where they cross the natural floodways, thereby isolating many areas of the community.

The dike that was constructed by the Army Corps of Engineers that surrounds the townsite is known as an "ice protection" dike. It serves to halt the intrusion of ice blocks from flowing through the town. The dike, while serving this valuable function, does have negative attributes. Because the flow of water and ice is restricted, pressure is put on the natural floodway areas causing the dike to be breached. Flooding has destroyed thousands of dollars worth of roads and improvements.

Dike and bank erosion is another urgent consideration. Due to continuous carving along the dikes and banks during flood stages there is a serious danger to the townsite in the near future. Estimates of a one foot erosion to the dikes occur each year. The dikes are estimated to be half their original size with problem areas now beginning to endanger the integrity of flood protection. A flood protection capital improvement program should be initiated to meet the needs of the community following the guidelines established by the Comprehensive Plan.

Goal II - Community Expansion Land

Provide adequate land for housing and business development.

Action Required:

Develop subdivision, shareholder homesites, and public housing plans for the community. Set aside land for a business park, and commercial development.

Background:

Aniak is situated on a federal townsite comprising of 80 acres. The townsite is bounded between the airport and the river. Only recently did any expansion take place on the other side of the airport. There is a documented need for land for additional housing subdivision. The majority of the lands not presently owned by private individuals or the city will be owned by the village corporation after the plan of survey is submitted to the Bureau of Land Management.

There is a need for land for additional commercial property. At the present time commercial enterprises are being built throughout the townsite with little consideration for the residential uses of the area. In order for the growth of the commercial districts to take place in an orderly manner, it is important to dedicate lands and districts for commercial development.

Goal III - Subsistence

Provide for the protection of subsistence lifestyles.

Action Required:

Set aside areas of subsistence importance within the municipal boundaries and the surrounding area. Submit requests for 14(c)(3) tracts of known subsistence importance. Promote and protect subsistence activities and lifestyles through ordinances and educational activities.

Background:

Subsistence activities are important to the lifestyles of the residents of the community. It is important to protect the access and availability to these activities because they affect the culture, health and survival of the people. In many cases the availability of subsistence hunting, fishing, and gathering means being able to have food on the table for some families. In some instances ordinances will provide the city with the tools to protect this lifestyle. Another means of protecting subsistence grounds is through ownership of the land. The city is endeavoring to do that through the ANSCA 14(c)(3) program.

Goal IV - Economic Development

Encourage economic development and light commercial industry so as to provide local employment for Aniak residents.

Action Required: Develop an overall economic development plan for the community. Provide for zoned areas within the municipal boundaries that will be for commercial development. Develop guidelines for commercial industry so as to protect the community's environment.

Background:

It is important to the community to encourage and develop businesses and employment activities. New businesses will provide our delicate economy with employment and training opportunities. The city would

benefit by providing a commercial district having sufficient utilities and services that is accessible to the entire community.

Goal V - Recreation

Provide for recreation activities and community-wide entertainment.

Action Required:

Fund a recreation program that will assist in the implementation and coordination of recreational programs that will provide for all segments of the community. Develop recreational areas including parks and ski trails that will serve the community. A recreational council or advisory board is needed to ensure that the communities interests are met.

Background:

There is strong need for a recreation program in the community. The city has operated one for several years, but needs additional assistance from organizations, clubs and businesses to meet the needs of the community. A recreation program provides people with an opportunity to get together in a physical environment. Because of the limited availability for conventional recreational resources in the bush, the program should provide all people with equal opportunities to get involved in a sport or activity.

Goal VI - Natural Resources

Protect the natural resources for the use of future generations including fish, fur animals, moose, berries, and forest reserves.

Action Required:

Develop ordinances that will protect such resources from overuse, pollution, and destruction by development. Provide for natural areas that will insure their protection.

Background:

Because of the delicate environment of the subtundra areas of the mid-Kuskokwim, it is important to consider protection of our environment and natural resources. There are some areas around Aniak that would be considered as wetlands, that need considerable protection from development. It will be necessary to chart these areas and develop a policy towards their use.

Goal VII - Sanitation

Provide adequate sanitation and a clean community through garbage collection, community sewerage, litter enforcement, trash cleanup, and dust control.

Action Required:

Develop safe non-polluting solid waste sites for the community. Sponsor community litter and trash cleanups throughout the year. Develop grants that will provide equipment for the collection of trash. Develop a dust control program that is safe and non-polluting. Install community sewerage systems to protect the shallow water table that is used as a drinking water source. Encourage the Alaska Department of Transportation to pave the present runway.

Goal VIII - Public Access and Rights-of-Way

Provide organized and safe access to all areas of the community.

Action Required:

Secure trails and paths that have been established through public use over many years. Establish the need for traffic control using speed limits, one-way streets, and stop signs in certain areas. Ensure that all roads are plowed, and scraped throughout the year. Develop roads where necessary to provide access to housing and developing areas.

Background:

In some parts of the community there are roads that need to be studied for particular types of usage. At some points the roads are dangerous and should have traffic control signs and restrictions. As the community grows it will be necessary to provide roads and access to the subdivisions. Established trails and paths for use on foot, snow-machines, and three-wheelers need to be secured to guarantee access to all parts of the community in the future.

Goal IX - Boat and River Access

Protect and develop boat launching areas and river access.

Action Required:

Provide areas for boat launching and river access in the 14(c)(3) plan.

Background:

As the community grows the importance of safe, easily accessible routes to launch boats and carry on day to day business will be an important

concern. The city needs to prove clear easements from a number of locations in the community.

Goal X - Fuel Storage

Develop a single area for safe bulk fuel storage away from population areas.

Action Required:

Develop a fuel storage/tank farm for bulk fuel storage close to the barge access. Develop an ordinance that will prohibit large quantities of fuel to be stored away from the tank farm and inside populated areas.

Background:

Over 700,000 gallons of gasoline, heating fuel and diesel fuel are stored within a 1,500-foot radius of residential areas in Aniak. 153,000 gallons are stored in three separate locations only 50, 200 and 300 feet from two apartment buildings and the Aniak School. Containment dikes and old deteriorated tanks and fittings are not adequate and are endangering public safety. The State Fire Marshall has become involved with compliance orders against fuel handlers for small repairs and containment dikes. Fire and explosion is a constant threat. Secondly, a large majority of the fuel is transferred from the barge to the tanks using 2,000-gallon fuel trucks. This process is time consuming, unsafe and costly.

The solution to this problem is to develop one bulk fuel storage facility located away from populated areas that can be serviced by roads and the barges with direct pumping. Small underground service for vehicles, boat motors, three-wheelers and snowmachines could remain in the town-site area. Development of a major bulk fuel storage facility could lead towards reduced costs for fuel throughout the mid-Kuskokwim area.

Goal XI - Dock

Develop a dock and staging area to help protect and enhance Aniak's transportation services and capabilities.

Action Required:

Develop a plan for dock site and staging areas that will serve the community. Include the site in the 14(c)(3) request. Seek funding that will provide for site development and construction.

Background:

Aniak is the major transportation hub for the mid-Kuskokwim. A dock facility will enhance the use of Aniak as a shipping port and promote economic development.

At the present time barged goods are off loaded at a number of places around the community. Water levels and space availability make it necessary for goods to be handled in a roughshod manner. Generally there is little storage available at the sites leaving materials open to theft and vandalism.

A dock site with necessary equipment and sufficient storage/staging areas will increase the barge trade in the community.

Goal XII - Utilities

Provide modern utility conveniences (such as telephone and power) to all residents of the City of Aniak.

Action Required:

Encourage utilities to provide service to residents in need. Provide assistance to utilities to establish service. Select and provide utility corridors and easements as part of the ANSCA 14(c)(3) plan

Background:

There is a desperate need for utilities to establish themselves in clear, protected rights-of-way throughout the community. Some areas of the community are going unserved from the lack of easements.

Areas should be set aside for utility substations and material centers.

Goal XIII - Condition of Housing

Ensure all housing, new and old, is adequately constructed with running water and electricity.

Action Required:

Establish an ordinance that will enforce this goal where necessary. Develop a policy for conditional use of housing not using such service. Assist residents in applying for financial assistance, and support new construction and other housing improvement programs.

Background:

The condition of housing in the bush has improved over the last ten years. In Aniak a subsidized housing program has brought a better standard of living to the community. A policy of housing standards should be developed for future construction in the city. This standard would insure for example, that homes are connected to existing sewerage

or water systems, have sufficient insulation for energy conservation, and that the structures are safe for their occupants.

Goal XIV - Health Clinic

Construct a new efficient health clinic that will meet the standards of the Public Health Service to ensure joint use with private physicians.

Action Required:

Apply for state and federal assistance to build a health clinic. Apply for a lease from DOT/PF to use a parcel adjacent to the airport facility. Work with appropriate agencies to develop facility to established standards.

Background:

Aniak's health clinic serves many villages on the Kuskokwim and Yukon Rivers. It is the medi-vac point for a majority of injuries and hospital visits to Bethel. Aniak is the nearest source of competent health care outside of Bethel. Most villages do have health aides, but lack the facilities and expertise that are available in Aniak. The clinic is presently operating in an old FAA building that is now very rundown and inefficient. The structure lacks sufficient plumbing, heating, examination rooms, overnight facilities, and proper insulation to keep the building heat at a reasonable cost in the winter months. We propose to build a structure that will have ready access to the airfield as well as having the amenities necessary for good health care.

Goal XV - Low Density

Retain low density development and residential access wherever possible.

Action Required:

Create a zoning ordinance that will specify guidelines for housing densities throughout the municipality.

Background:

Yearly flooding on the Kuskokwim and subsequent problems in the town require that Aniak keep housing to a low-density in flood prone areas i.e., Morgan's Road. This is necessary in order to keep the floodways open and water from being forced into the town. It is also important to the people of Aniak to keep the living environment of the town as pleasing as possible. A low-density policy will enable the subdivision to maintain a rural nature and afford the residents a more attractive home-site. Densities should reflect the availability of flood protection and public sewerage.

Goal XVI - Greenbelts

Ensure the development of greenbelts and buffers between housing and commercial areas.

Action Required:

Develop a zoning ordinance that will provide for greenbelts and buffers and protect the beauty and serenity of the community.

Background:

The people of Aniak have always been proud of their community and their ability to have easy access to the woods surrounding the community. It is important to the community to maintain this environment and to mask housing and commercial areas with greenbelts and buffers. It will be desirable to the community to have the greenbelts interconnecting throughout the community with trails for walking, jogging, and dog mushing.

Goal XVII - Senior Housing

Provide areas for elderly housing projects.

Action Required:

Provide tracts of land that can be used for elderly housing projects. Work to develop elderly housing through local, state and federal sources.

Background:

It is felt that the elders of the community are one of its greatest assets.

In Aniak, senior citizens either live alone or with families in over crowded conditions. It becomes increasingly difficult for them to get to and from the stores, post office and health clinic. A senior housing project will afford our elders a place that will provide them with good living environment where they will have access to the necessary amenities of a healthful lifestyle and companionship.

Goal XVIII - Replat

Replat the area across the slough and in the townsite to provide for safe, orderly, growth and development.

Action Required:

Seek funding to do an as-built for the area across the slough. Develop a plat for the townsite and across the slough in conjunction with 14(c) (3) selections from the information gathered providing for safe, adequate and orderly development.

Background:

The area across the slough is a series of homes, lots, yards and trails. It would be very helpful to establish the lot lines so that rights-of-way and trails can be established. The city would like to plan parks and facilities for this part of the community. Continued development of the townsite is hampered by encroachments that can be resolved by a replat project.

Goal IXX - Zoning

Adopt a zoning ordinance that provides regulations and assurances for implementation of the Comprehensive Plan for Aniak and the surrounding area.

Action Required:

Adopt the Comprehensive Plan for the City of Aniak, extend the municipal boundaries to reflect the areas of concern and adopt a zoning ordinance.

Background:

Under Title 29 of the Alaska Municipal Statutes it is stated that a community must adopt a comprehensive plan in order to enact a zoning ordinance. The zoning ordinance, only enforces the plan as developed by the municipality. A zoning ordinance while confronting the community with laws and regulations that may not be desired initially, will protect the community in the future. At this time any kind of development can take place anywhere in the community. It is necessary, before the community grows, to build in safeguards. In addition, the municipal boundaries do not reflect the areas addressed by the Comprehensive Plan, and should be expanded.

VI. LAND USE PLAN

VI. LAND USE PLAN

A. INTRODUCTION

Aniak is a growing community in the mid-Kuskokwim that serves over twelve other surrounding villages. It is an important commercial center that relies on its population to supply the majority of its work force. The population is growing and with it the management of the growth of the community. The proposal of land use policies has introduced considerable discussion within the city government and planning commission.

The proposed land use plan is a composite of the thoughts and comments from the public. Enacting the plan is one way that the commission and the council can meet the goals that are consistent with Aniak community attitudes, prevailing natural conditions and sound planning principles.

The city government will use this plan in developing a variety of alternatives such as the placement of a bulk fuel storage facility, residential areas, or the protection of the community against flooding.

In developing the plan it is necessary to reflect the parameters established by the community such as population and density. The city has had a yearly growth rate of approximately 10% in the last decade. The preferred population as voiced by respondents in the community survey would be 600-800 people. That would mean nearly doubling the present population. Because of flood restrictions, the development of new housing, density and placement of the new population will depend on the limits of the floodplain.

The chief goals that guide the land use plan are designed to:

1. Prevent loss of life and property from natural hazards.
2. Protect quality of water supply and environmental health.
3. Reserve sites for future public improvements, including transportation and utility corridors.
4. Provide for economic development and jobs.
5. Provide for efficient public facilities and services.
6. Prepare for municipal management of public lands to be conveyed to the City of Aniak pursuant to Section 14(c)(3) of the Alaska Native Claims Settlement Act.

B. EXISTING LAND USES

The City of Aniak is spread over a wide area. There are a number of land uses that are taking place throughout the developed areas. The majority of development in Aniak is residential. There is also a high concentration of state constructed facilities in the community.

The residential structures in Aniak range from new, modern houses to old log homes and cabins. The comprehensive planning map clearly shows the residential development situated in the old townsite, where there is basically high-density housing, and across the runway in the new subdivisions, that is of lower density. There is also considerable low-density residential development across the Aniak Slough, down Morgan's Road and across the Kuskokwim River.

Commercial development is primarily located in the townsite and is bounded by Boundary and River Avenues and First and Second Streets.

Most of the commercial buildings are free-standing, individual buildings. All front directly on the roads. Close scrutiny of the existing land use map shows some commercial businesses in residential areas.

The Division of Aviation holds a large parcel of land (482.33 acres) that divides the community. The use of the land is primarily for aviation related businesses. DOT/PF has a large garage complex on site and the City of Aniak has constructed a municipal garage on the southeast corner of the property.

Other existing uses in Aniak include school sites for the Kuspuk School District, a power generation site, 3 churches, and community facilities.

In general, development in Aniak is very concentrated and situated on marginal lands with some areas slightly higher than others. This kind of development is the normal trend and will probably be continued with the more low-lying flood areas being developed as there is very little flood protected land available along the existing road system.

C. PROPOSED LAND USE

As a result of the information gained by the attitude survey, public hearings, engineering reports, and municipal government involvement, alternative land use plans were developed indicating various opportunities available to the city for future development. These alternatives were presented and discussed at public hearings, and at Planning Commission meetings. The Comprehensive Planning Map indicates these proposed land uses which are highlighted by a new flood protected community center across from HUD Housing, a bulk fuel storage and dock site by third station, access roads to gravel sites and several park and recreational reserves.

D. LAND USE ORDINANCES

Aniak's proposed land use ordinance can contain a variety of options that will influence future development within the city's boundaries in a number of ways. Presently the city is without a zoning ordinance. The public, the Planning Commission and the City Council will have to choose an appropriate option to fit the needs of our growing community.

Some approaches that should be taken into consideration are:

1. Preservation - This is land that must be kept free of development to insure that Aniak has clean water, good drainage and flood protection. We want to preserve park land, historic sites and greenbelts.
2. Public Lands and Institutions - This is land owned by the city and needs to be managed very carefully. This will include substantial recreational areas and building sites.
3. Unrestricted - This includes land in the city that will be used for a variety of uses. It may be developed or will be developed in the future.

There are a variety of planning tools that can be used to influence future planning. Some of them are listed below:

Future Planning for the City of Aniak

1. Multi-District Zone - The city is divided into zones by use.
2. Single Zone - The city would be designated as one zone. All other uses must have conditional uses approved by the council.
3. Covenant - The city would have its concerns incorporated into a covenant between the buyer and seller of private property.

VI EXISTING LAND OWNERSHIP

VII. EXISTING LAND OWNERSHIP

This section contains a brief outline of the principal owners of property in the Aniak area. The Comprehensive Planning Map outlines the different ownerships. The following is a description of the principal land transactions that have or will affect the community.

A. FEDERAL TOWNSITE AND U.S. SURVEYS

Aniak has a federal townsite, U.S.S. No. 3093A and No. 3093B. The townsite parcel is situated between the Kuskokwim River and the airfield. The townsite patent of 61.94 acres was approved on October 13, 1952 and issued in 1957. Parcels of that townsite were subsequently surveyed and deeded to the people of the community and to the Alaska Department of Education for the school. There are four U.S. Surveys in the Aniak area, one within the townsite and the other fronting the Aniak slough.

B. AIRPORT PROPERTY

Bordering the townsite boundary on the southwest is a 482.33 acre tract containing the Aniak airfield. In 1939 the six thousand foot gravel facility was constructed and is regularly improved to this day. It now contains terminals and a large apron. Further improvements of the facility are planned. The Alaska Department of Transportation and Public Facilities is the agent in charge of the facility for the state.

C. VILLAGE CORPORATION

Pursuant to the Alaska Claims Settlement Act, Aniak Limited village corporation was entitled to select 116,000 acres of land. Aniak Limited then joined a larger village corporation, the Kuskokwim Corporation (KC) made up of nine village corporations in the mid-Kuskokwim. KC now controls the shareholder's lands having surface rights to the land. The subsurface rights belong to the regional corporation, Calista Corporation.

D. ANSCA 14(c) CLAIMS

Section 14(c) of the Alaska Claims Settlement Act (ANSCA) requires village corporations to reconvey certain lands they received under ANSCA.

Under 14(c)(1), the village corporation must reconvey title to the surface estate of tracts of land occupied or used by Native or non-Native individuals as primary place of residence or business, or a subsistence campsite as of December 18, 1971. 14(c)(1) claims have been filed within the immediate vicinity of Aniak.

14(c)(2) allows claims to be made by non-profit organizations such as churches. The Russian Orthodox Church across the slough is the only institution eligible for a 14(c)(2) claim in Aniak.

14(c)(3), the village corporation must reconvey improved community lands in addition to lands for expansion, rights-of-way, and other foreseeable needs to the local municipality. The reconveyance shall be at least 1,280 acres unless the community and village corporation agree to a lesser amount. Identification of potential 14(c)(3) lands around Aniak are discussed in Section VIII of this plan.

E. NATIVE ALLOTMENTS

Under the Alaska Native Allotment Act of 1906, the Secretary of the Interior could allot up to 160 acres of land to individual Natives, provided the claimant could prove 5 years of continuous use and occupancy. The Alaska Native Allotment Act was repealed with the passage of ANSCA. There are 23 Native allotments in the vicinity of Aniak, totaling approximately 3,370 acres.

VII* RECOMMENDED PLANNING WORK PLAN

IX. RECOMMENDED PLANNING WORK PROGRAM

PLANNING COMMISSION

The formation of the Aniak Planning Commission has set a precedent for planning in a small Alaskan bush village. The commission is the first step to an organized plan of development for the community that would otherwise grow and develop without consideration for the concerns of the residents.

It will become necessary for the Planning Commission to become involved in a detailed look at the community's growth. The commission should enact ordinances that will establish a standard by which they can judge further growth. The commission, while not having the authority to enforce the ordinances, will be an integral part of the city's efforts to develop a growth strategy that will affect the quality of life in the community.

The commission should also include the following issues in their work plan in order that they may include them in the planning future of the community.

Expand Municipal Boundaries

While the present municipal boundaries have met the needs of the community they were developed without any forethought into the kinds of growth the city would be experiencing in the future. It would be useful for the community to redraw the boundaries so that they would best represent the growth and development of the city. It will help protect the resources of the community.

Zoning

While developing a Comprehensive Plan that will be useful to the community and the agencies, a zoning ordinance is necessary to help carry out the plan. Zoning will establish some requirements and guide the community in its development. While many zoning ordinances are very stringent and complicated it is recommended that Aniak enact an ordinance that is appropriate to a small bush community.

Capital Improvement Program

A sensible capital improvement program is necessary to our growing community. The Planning Commission should get involved with the planning of capital improvement projects. A five to ten year plan for capital improvements should be developed. The plan needs to be developed between the commission and the City Council addressing the expressed needs of the community.

Replat

A replat of the townsite needs to be done in order to establish the boundaries between property lines. At the present there are a number of lot line problems that need to be corrected so that the rights-of-way and easements may be established.

Mid-Kuskokwim Regional Plan

A regional plan for the mid-Kuskokwim Region should be developed to establish land use policies to guide development and protect local community interests.

APPENDICES

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ANIAK COMMUNITY SURVEY

1. How long have you lived in Aniak?
 - a. Less than 1 year _____
 - b. 1 - 2 Years _____
 - c. 3 - 5 Years _____
 - d. 6 - 10 Years _____
 - e. More than 10 years _____
 - f. Always lived here _____

2. If you have not always lived in Aniak, what town did you originally come from? _____

3. How many months of the year does your household live in Aniak?
 - a. 0 - 3 _____
 - b. 4 - 6 _____
 - c. 7 - 9 _____
 - d. 10 - 11 _____
 - e. Year-round _____

4. What do you think are the best things about living in Aniak?
 - a. _____
 - b. _____
 - c. _____
 - d. _____

5. What are the things you dislike most about living in Aniak?
 - a. _____
 - b. _____
 - c. _____
 - d. _____

6. What is the best reason you know for staying in Aniak?
 - a. Hometown _____
 - b. Employment _____
 - c. Hunting and Fishing _____
 - d. Small Community _____
 - e. Housing _____
 - f. Other _____

7. What is the best reason you know for leaving the Aniak area?
 - a. No reason to leave _____
 - b. Employment _____
 - c. Community facilities _____
 - d. Not enough to do _____
 - e. Other _____

8. How long do you and your family intend to remain in this community?

- a. Less than 1 year _____
- b. 1 - 5 Years _____
- c. Indefinitely or Permanently _____
- d. Don't know _____

9. About 400 people now live in Aniak. How many people would you like to see living in this community?

- a. Less than present _____
- b. Stay the same size _____
- c. Up to 5,00. people _____
- d. 5,00 - 7,00 _____
- e. 7,00 - 10,00 _____
- f. More than 10,00. _____
- g. Don't know _____

CORRECT NUMBERS

10. In terms of population, do you think that Aniak is a small medium or large community?

- a. Small _____
- b. Medium _____
- c. Large _____
- d. No response _____

11. What type of housing unit do you presently live in?

- a. Single family _____
- b. Multi-Family _____
- d. HUD house _____
- e. No response _____

12. How many rooms are there in this house?

- a. One _____
- b. Two _____
- c. Three _____
- d. Four _____
- e. Five _____
- f. Six _____
- g. Seven _____
- h. Eight or more _____
- i. No response _____

13. How many people presently live in this house?

- a. One _____
- b. Two _____
- c. Three _____
- d. Four _____
- e. Five _____
- f. Six _____
- g. Six or more _____

14. Do you have any complaints about the house you're living in?
- a. Yes _____
- b. No _____
- (If yes) What are they? _____
- _____
- _____
- _____
15. Are there improvements you would like to make on your residence?
- a. Yes _____
- b. No _____
- (If yes) What are they? _____
- _____
- _____
- _____
16. How many square feet are in this house? (Insert Number)
- _____ sq. ft.
17. How long ago was this house built?
- a. after 1970 _____
- b. 1960 - 1970 _____
- c. 1950 - 1959 _____
- d. 1940 - 1949 _____
- e. before 1939 _____
- f. Don't know _____
18. How long have you lived in this house?
- a. Less than a year _____
- b. 1 - 2 years _____
- c. 3 - 5 years _____
- d. More than 5 years _____
- e. No response _____
19. Do you own or rent this house?
- a. Own _____
- b. Rent _____
- c. Other _____
- d. No response _____

20. Do you prefer to own or rent?
- a. Own _____
 - b. Rent _____
 - c. No preference _____
 - d. No response _____
21. Are you satisfied with this residence as a place for you and your family to live?
- a. Yes _____
 - b. No _____
 - c. No response _____
22. If yes, what do you like most about this house?
- a. Convenient location _____
 - b. Ownership _____
 - c. Heat and utilities _____
 - d. Scenic view _____
 - e. Other _____
23. About how much do you pay per month for electricity?
- a. In the summer \$ _____
 - b. In the winter \$ _____
24. About how much do you pay per month for heating fuel?
- a. In the summer \$ _____
 - b. In the winter \$ _____
25. Do you use wood for heating your home?
- a. Yes _____
 - b. No _____
26. Are you, or anyone who lives in this house, related to the people who live in any of the four closest houses?
- a. No _____
 - b. Yes, related to one house _____
 - c. Yes, related to two house _____
 - d. Yes, related to three house _____
 - e. yes, related to all house _____
 - f. No response _____
27. How many feet away is the closest house to your house?
- a. Less than 50 feet _____
 - b. 50 to 100 feet _____
 - c. Over 100 feet _____
 - d. Don't know _____
 - e. No response _____

28. Do feel more comfortable having your house located close to your neighbors' houses or do you prefer your house to be located further away from them?

- a. Close _____
- b. Further away _____
- c. No difference _____
- d. No Opinion _____

29. Do you think there is a housing shortage in Aniak?

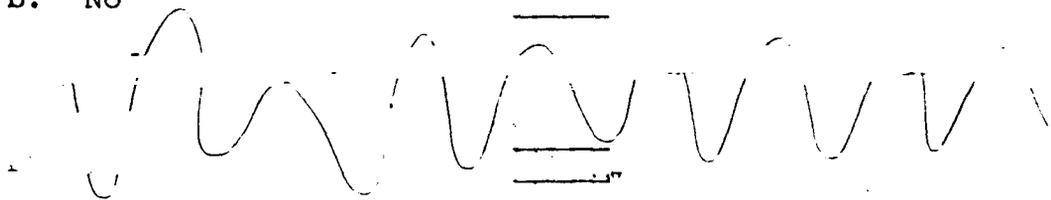
- a. Yes _____
- b. No _____
- c. No Opinion _____

30. If so, why do you think a shortage exists?

31. Is home financing a problem in Aniak?

- a. Yes _____
- b. No _____

*TAKE
out*



33. Does the cost of land or materials make home construction a problem in Aniak?

- a. Yes _____
- b. No _____

34. If you could buy land, how much would you buy?

- a. Less than an acre _____
- b. 1 - 2 acres _____
- c. 2 - 5 acres _____
- d. Over five acres _____
- e. No response _____

35. If you could buy land, would you build a house on this land.

- a. Yes _____
- b. No _____
- c. No response _____

36. How much money would you be able to spend on this house or would you have to have assistance from government agencies?

- a. BIA _____
 b. HUD _____
 c. Bank _____
 d. Misc. _____
 e. No response _____
37. What type of house would you build?
- a. Log _____
 b. Frame _____
38. Did you apply for HUD housing?
- a. Yes _____
 b. No _____
 c. No response _____
39. What type of water and sewer system would you want for this house?
- a. City water and sewer _____
 b. Private _____
 c. Well and septic tank _____
 d. Well and sewer _____
 e. None _____
 f. Well and cesspool _____
 g. City water and cesspool _____
 h. No response _____
40. What area do you think would be the best location for building a new house?
- a. KNA farm _____
 b. Housing site _____
 c. Aniak _____
 d. Misc. _____
 e. Across the river _____
 f. Down the slough _____
 g. Across the slough _____
 h. No response _____
41. Where would you want to build a new house?
- a. Own land _____
 b. Housing site _____
 c. Farm _____
 d. Misc. _____
 e. No response _____
 f. Slough _____
 g. Across the slough _____
 h. Downtown _____
 i. Aniak _____

42. Do you feel that Yupik culture can survive if Aniak grows?
- a. Yes _____
- b. No _____
- c. No response _____
43. How many children in your household under 18 speak or understand Yupik?
- a. Speak _____
- b. Understand _____
- c. Both _____
- d. None _____
44. Do you feel Yupik culture in Aniak is threatened?
- a. Yes _____
- b. No _____
- c. No response _____
45. If so, what in your opinion is the greatest danger to Yupik culture in Aniak?
- _____
- _____
- _____
46. What kind of subsistence hunting, fishing or other subsistence activities does this household do?
- _____
- _____
- _____
47. In terms of value, about what percentage of your food does your household obtain from subsistence hunting, fishing, berry picking, and other subsistence activities?
- a. None _____
- b. Very small amount _____
- c. One-tenth _____
- d. One-quarter _____
- e. One-half _____
- f. Three-quarter _____
- g. More than three-quarter _____
48. Does this household obtain more or less of its food from subsistence activities today than it did five years ago, or have things stayed about the same?
- a. More today _____
- b. Less today _____
- c. About the same _____
- d. Don't know _____

49. Some towns have a community freezer where people can rent space and store food. Would you rent space in a community freezer if one were available in Aniak?

- a. Yes _____
- b. No _____
- c. No response _____

(If yes) How much would you be willing to pay each month?
\$ _____

50. Some towns have a community drying racks area. If one were available in Aniak would you use it?

- a. Yes _____
- b. No _____
- c. No response _____

51. Is the store O.K., or should it be expanded to offer more goods?

- a. O.K. _____
- b. Should be explained _____
- c. No response. _____

52. Is there a need for another store?

- a. Yes _____
- b. No _____
- c. No response _____

(If yes) What kind of store _____

53. Which of these uses would be appropriate next to your residence?

- a. Residence _____
- b. Store _____
- c. Offices _____
- d. Playground _____
- e. Recreation center _____
- f. School _____
- g. Fuel storage _____

54. Some people feel there is a problem of traffic vs. children in Aniak.. Do you think something should be done?

- a. Yes _____
- b. No _____

(If yes) What? _____

55. Some people think the fuel storage tanks are a hazard where they are located. Do you think something should be done?

- a. Yes _____
- b. No _____
- c. No response _____

56. Are there other areas or buildings in Aniak that are unsafe or dangerous?

- a. Yes _____
- b. No _____
- c. No response _____

(If yes) What or where are they? _____

57. Is there a need for more playgrounds for the children?

- a. Yes _____
- b. No _____
- c. No response _____

58. Are there some specific recreation improvements that you would like to see in Aniak?

59. Apart from your residence, do you use land in Aniak for smoke house, drying racks, boat building or storage, dog tie ups, or other similar uses?

- a. Yes _____
- b. No _____
- c. No response _____

(If yes) Where? _____

60. What facilities and/or services are needed in Aniak?

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

61. Do you feel there is a need to clean-up garbage around town?
- a. Yes _____
- b. No _____
- c. No response _____
62. What job skills do you have?
- a. Professional/tech./mgt. _____
- b. Clerical/sales _____
- c. Services _____
- d. Farming, fishery, forestry _____
- e. Processing _____
- f. Machine trade _____
- g. Bench work _____
- h. Structural work _____
- i. Misc. _____
- j. Heavy equipment _____
- k. No response _____
63. Would you be interested in taking a training course outside of Aniak if a good job awaited you upon you return?
- a. Yes _____
- b. No _____
- c. Don't know _____
- d. No response _____
64. Have you attempted to get a job in the Aniak area?
- a. Yes _____
- b. No _____
- c. No response _____
65. What type of job would you like, if it was available in Aniak?
- a. Public Service _____
- b. Clerk/typist _____
- c. Heavy Equipment _____
- d. Mechanic _____
- e. Carpentry _____
- f. Construction _____
- g. Misc. _____
- h. No response _____
67. Do you favor or oppose commercial/business development to increase goods and services in Aniak?
- a. Favor _____
- c. Oppose _____
- d. Depends _____
- e. Don't know _____
- f. No response _____

68. What would be the advantages of expanding as a regional center?

69. What would be the disadvantages of expanding as a regional center?

70. Has Aniak significantly changed in the last 5 years?

- a. Yes _____
- b. No _____
- c. Don't Know _____
- d. No response _____

75. Could you please tell me what you think of the job that the City is doing for Aniak.

- a. Good _____
- b. Fair _____
- c. Poor _____
- d. No response _____

76. I'm going to list services offered by the City. Please rate the quality of each service. Is the service good, fair or poor? (Circle one for each service)

a. Fire Protection	Good	Fair	Poor	No Opinion
b. Police Protection	Good	Fair	Poor	No Opinion
c. Garbage pick-up	Good	Fair	Poor	No Opinion
d. Street maintenance	Good	Fair	Poor	No Opinion
e. Water	Good	Fair	Poor	No Opinion
f. Sewage disposal	Good	Fair	Poor	No Opinion
g. Dog Control	Good	Fair	Poor	No Opinion
h. Library	Good	Fair	Poor	No Opinion
i. Recreation	Good	Fair	Poor	No Opinion
j. Overall impression of City Administration	Good	Fair	Poor	No Opinion

needed?

- a. Fire protection _____
- b. Police protection _____
- c. Garbage pick-up _____
- d. Street maintenance _____
- e. Water _____
- f. Sewage disposal _____
- g. Dog Control _____
- h. Library _____
- i. Recreation _____
- j. Overall impression of
City Administration _____

13

78. The City can pay for improvements in a number of ways. Which of these ways of collecting money do you think the City should use, if they were all possible?

- a. Property tax _____
- b. Sales tax _____
- c. Business license tax _____

79. Here is a list of services that the City could provide in the future. Please tell me which services you think are important?

- a. School bus _____
- b. Laundromat _____
- c. Taxi *— some / regular* _____
- d. _____ _____
- e. _____ _____
- f. Other? (Specify) _____

14

83. Does this household obtain cash from other sources?

- a. Yes _____
- b. No _____

PUBLIC HEARINGS

PLANNING COMMISSION MEETING

March 21, 1984 7:15 p.m.

GENERAL DISCUSSION

Commissioners present - Chairman Dave Hassinger, Allen Simeon, Dave Norr. Absent - Clara Morgan, Terry Hoffman and ex-officio members LaMont Albertson and William A. Morgan Sr. Also attending were John Lewy and Herman Morgan.

The hole in the dike was discussed. Dave Hassinger informed the Council that the City Council passed a Resolution stating that the hole in the dike down Morgan's Road had to be repaired by April 15th.

An item needing attention is the hole in the road near FAA, which has markers in front of it at the present time but should be filled.

John Lewy asked the Commissioners if they were asking in their 14(C)(3) application for land across the slough for residential purposes so that he might acquire a piece on which to move his house. Tract 15 (40 acres) is included in the draft of the City's Land Selections and is referred to as Slough Residential. John Lewy also stated that the area that is presently being used as a dump is a potential hazard during the flood.

Tract 14 was discussed (Slough Buffer) as being low but has possibilities - should be included.

The Commission asked John Lewy his opinion of building up the dike on Morgan's Road as to the consequences on the slough side and John stated that the water never came over the dike last year, that it crept up from the back, coming from the Aniak River. The dump across the slough would be better closed, according to John.

If a low dike (around 4 feet) were built on Morgan's Road it may wash out quickly if waters begin to rush over. Morgan's Road and the area down past Asa Beamer's should be number one priorities as far as dike construction is concerned. Incoming water may leave a house intact, but can do much damage as far as erosion and damage to household contents.

The construction of the sewer system was discussed. It was felt that the sewer is a necessary and good thing for Aniak, as the ground water is certainly in need of protection from contamination. Allen Simeon explained aspects of the sewer and expressed confidence in its operability. An issue that could be presented to the City Council is "stand-by power" -

in case of a lengthy power outage (enough to run the pump stations).

Clara Morgan was not present at the Planning Meeting but submitted a written resignation (see attached) as she felt she did not have the time to fairly represent her area of Aniak. Allen thought Herman Morgan might be a good candidate. Gary Wright, Ellie Wright and Betty Simeon were other candidates thought of.

A possible area for dike construction - around the bend past Bushes, keeping water from that end from creeping up, but that may cause water to come up and sit at the end of the runway.

Dave Hassinger thought there ought to be more input about making decisions regarding City concerns. It seems a few people are deciding what will happen in Aniak.

A bill is in for 1.4 million dollars for Aniak under Erosion Control. Herman Morgan expressed concern about buying more equipment with this money, as Bob Lundell, City Engineer, stated we could build a dike with equipment the City has at the present time.

Dave Hassinger suggested that pilings be placed in the hole in the dike and dirt placed around it.

LAND SELECTIONS

TRACT 1 - GRASSY SLOUGH PARK (50 ACRES)

It was decided to cut this area down to 15 acres. (The land selections are over the 1,280 limit and need to be shaved back a little).

TRACT 2 - BUCKSTOCK RIVER TRAIL (175 ACRES)

The Commission decided to ask KC if this land and all other trails will always be open for public use, or if we actually need to put these trails in as part of the Land Selections.

TRACTS 3 & 3A - SLOUGH ACCESS & STAGING AREA (33 ACRES)

Staging area is for stock-piling gravel. Dave Hassinger thought this area ought to be left alone as it is not needed for gravel, and it is a good hunting and fishing site. This tract was scratched from the list of Land Selections.

TRACT 4 - PIKE LAKE TRAIL (10 ACRES)

See Tract 2.

TRACT 5 - GRAVEL ACCESS ROAD (26 ACRES)

Accepted by Commission as part of Land Selections.

TRACT 5A, B, C, D AND E - REMOTE PARCELS - (110 ACRES)

Tract 5E and 5D are labled wrong (should be reversed). Accepted by Commission as part of Land Selections.

TRACT 6 - ANIAK BUFFER (459 ACRES)

This area won't end up really being 459 acres, as part of this is taken up by Native Allotments, but it was agreed that this area should be considered.

TRACT 7 - GRAVEL ROAD EASEMENT (6 ACRES)

Accepted as part of Land Selections.

TRACT 8 - COMMERCIAL & STAGING AREA (80 ACRES)

**

TRACT 9 - GRAVEL RESERVE (100 ACRES)

Accepted as part of Land Selections.

TRACT 10 - GRAVEL RESERVE (40 ACRES)

Accepted as part of Land Selections.

TRACT 11 - ISLAND RECREATIONAL SITE (18 ACRES)

This area was taken off the Land Selection list - not necessary to ask for.

TRACT 12 - RECREATIONAL ACCESS TRAIL (11 ACRES)

This area was taken off the Land Selection list - not necessary to ask for.

TRACT 13 - REMOTE RESIDENTIAL (30 ACRES)

This tract was cut down to 10 acres as it was felt that not all of this was necessary to ask for.

TRACT 14 - SLOUGH BUFFER (175 ACRES)

This land is extremely low. The Commission will check with Terry Hoffman on a 100 foot greenbelt as this area.

TRACT 15 - SLOUGH RESIDENTIAL (40 ACRES)

Accepted as part of Land Selections.

TRACT 16 - AGRICULTURAL ACCESS ROAD (7 ACRES)

TRACT 16A, B, C, D, E AND F - AGRICULTURAL AND SILT SLOUGH (240 ACRES)

Accepted as part of Land Selections with the exception of no excavation of 16F.

TRACT 17 - SILT RESERVE (14 ACRES)

TRACT 18 - MORGAN'S ROAD (2.7 ACRES)
Accepted as part of Land Selections.

TRACTS 18A 7 B - GREENBELTS (20 ACRES)
Accepted as part of Land Selections.

TRACT 19 - HIGH DENSITY RESIDENTIAL (182 ACRES)
Accepted as part of Land Selections.

TRACT 19A - COMMUNITY VOCATIONAL FARM (100 ACRES)
Accepted as part of Land Selections.

TRACT 19B - EDUCATIONAL RESERVE (20 ACRES)

TRACT 19C - PARKS 7 COMMERCIAL (43 ACRES)
Accepted as part of Land Selections with the option of
extending 19C back to Tract 16B & 16C.

TRACT 19D - AVIATION IMPROVEMENTS (22 ACRES)

The Commission decided to recommend to the City Council and John Hale that the material in washout area on Morgan's Road should be used to plug up the dike. (A memo was sent). Also recommended that the stripped area behind the borrow pit not be excavated in any manner.

CITY OF ANIAK

P.O. BOX 43

ANIAK, ALASKA 99557

Phone (907) 675-4324

April 5, 1984

Memo To: PLANNING COMMISSIONERS:
Dave Hassinger, Chairman
Allen Simeon
Terry Hoffman
Dave Norr

CITY COUNCIL MEMBERS:
LaMont E. Albertson, Mayor
Tom Fogarty, Vice Mayor
Steve Chamberlain
Alexie B. Morris
Rob Clift
Steve Hill
Ruth Vaska

From: Dave Hassinger

Re: MINUTES - PLANNING COMMISSION MEETING, MARCH 21, 1984

Enclosed please find the minutes from the above-mentioned meeting.

The next meeting is set for April 25 at 7:00 p.m. at the City Office.

DAVE HASSINGER
(P)

DH/p

cc: Peter McKay, City Planner
Bob Lundell, City Engineer
John H. Hale, City Manager

PLANNING COMMISSION

City of Aniak

P.O. BOX 43
ANIAK, ALASKA 99557
PHONE (907) 675-4324

PLANNING COMMISSION MEETING

March 21, 1984 7:15 p.m.

Commissioners present - Chairman Dave Hassinger, Allen Simeon, Dave Norr. Absent - Clara Morgan, Terry Hoffman and ex-officio members LaMont Albertson and William A. Morgan Sr. Also attending were John Lewy and Herman Morgan.

GENERAL DISCUSSION

The hole in the dike was discussed. Dave Hassinger informed the Commission that the City Council passed a Resolution stating that the hole in the dike down Morgan's Road had to be repaired by April 15th.

An item needing attention is the hole in the road near FAA, which has markers in front of it at the present time but should be filled.

John Lewy asked the Commissioners if they were asking in their 14(C)(3) application for land across the slough for residential purposes so that he might acquire a piece on which to move his house. Tract 15 (40 acres) is included in the draft of the City's Land Selections and is referred to as Slough Residential. John Lewy also stated that the area that is presently being used as a dump is a potential hazard during the flood. Tract 14 was discussed (Slough Buffer) as being low.

The Commission asked John Lewy his opinion of building up the dike on Morgan's Road as to the consequences on the slough side and John stated that the water never came over the bank last year, that it crept up from the back, coming from the Aniak River. The dump across the slough would be better closed, according to John.

If a low dike (around 4 feet) were built on Morgan's Road it may wash out quickly if waters begin to rush over. Morgan's Road and the area down past Asa Beamer's should be number one priorities as far as dike construction is concerned. Incoming water may leave a house intact, but can do much damage as far as erosion and damage to household contents.

The construction of the sewer system was discussed. It was felt that the sewer is a necessary and good thing for Aniak, as the ground water is certainly in need of protection from contamination. Allen Simeon explained aspects of the sewer and expressed

confidence in its operability. An issue that could be presented to the City Council is "stand-by power" - in case of a lengthy power outage (enough to run the pump stations).

Clara Morgan was not present at the Planning Meeting but submitted a written resignation (see attached) as she felt she did not have the time to fairly represent her area of Aniak. Allen thought Herman Morgan might be a good candidate. Gary Wright, Ellie Wright and Betty Simeon were other candidates suggested.

A possible area for dike construction - around the bend past Bushes, keeping water from that end from creeping up, but that may cause water to come up and sit at the end of the runway.

Dave Hassinger thought there ought to be more input about making decisions regarding City concerns. It seems a few people are deciding what will happen in Aniak.

A bill is in for 1.4 million dollars for Aniak under Erosion Control. Herman Morgan expressed concern about buying more equipment with this money, as City Engineer Bob Lundell stated we could build a dike with equipment the City has at the present time.

Dave Hassinger suggested that pilings be placed in the hole in the dike and dirt placed around it.

LAND SELECTIONS

TRACT 1 - GRASSY SLOUGH PARK (50 ACRES)

It was decided to cut this area down to 15 acres. (The land selections are over the 1,280 limit and need to be shaved back a little).

TRACT 2 - BUCKSTOCK RIVER TRAIL (175 ACRES)

The Commission decided to ask KC if this land and all other trails will always be open for public use, or if we actually need to put these trails in as part of the Land Selections.

TRACTS 3 & 3A - SLOUGH ACCESS & STAGING AREA (33 ACRES)

Staging area is for stock-piling gravel. Dave Hassinger thought this area ought to be left alone as it is not needed for gravel, and it is a good hunting and fishing site. This tract was scratched from the list of Land Selections.

TRACT 4 - PIKE LAKE TRAIL (10 ACRES)

See Tract 2.

TRACT 5 - GRAVEL ACCESS ROAD (26 ACRES)

Accepted by Commission as part of Land Selections.

TRACTS 5A, B, C, D AND E - REMOTE PARCELS (110 ACRES)

Tract 5E and 5D are labeled wrong (should be reversed). Accepted by Commission as part of Land Selections.

TRACT 6 - ANIAK BUFFER (459 ACRES)

This area won't end up really being 459 acres, as part of this is taken up by Native Allotments, but it was agreed that this area should be considered. Also, if it is a flood plain buffer the City could zone and control it for the public good without owning it.

TRACT 7 - GRAVEL ROAD EASEMENT (6 ACRES)

Accepted as part of Land Selections.

TRACT 8 - COMMERCIAL & STAGING AREA (80 ACRES)

Accepted as part of Land Selections. Possibly needs to be expanded to include an industrial park.

TRACT 9 - GRAVEL RESERVE (100 ACRES)

Accepted as part of Land Selections.

TRACT 10 - GRAVEL RESERVE (40 ACRES)

Accepted as part of Land Selections.

TRACT 11 - ISLAND RECREATIONAL SITE (18 ACRES)

This area was taken off the Land Selection list - not necessary to ask for.

TRACT 12 - RECREATIONAL ACCESS TRAIL (11 ACRES)

This area was taken off the Land Selection list - not necessary to ask for.

TRACT 13 - REMOTE RESIDENTIAL (30 ACRES)

This tract was cut down to 10 acres as it was felt that not all of this was suited to development.

TRACT 14 - SLOUGH BUFFER (175 ACRES)

This land is extremely low. The Commission will check with Terry Hoffman on a 100-foot greenbelt as this area.

TRACT 15 - SLOUGH RESIDENTIAL (40 ACRES)

Accepted as part of Land Selections.

TRACT 16 - AGRICULTURAL ACCESS ROAD (7 ACRES)

Accepted as part of Land Selections.

TRACT 16A, B, C, D, E AND F - AGRICULTURAL AND SILT SLOUGH (240 ACRES)

Accepted as part of Land Selections with the exception of no excavation of 16F.

TRACT 17 - SILT RESERVE (14 ACRES)

Maybe should be selected but not as a silt borrow area. Borrow areas need to be as far as possible from developing areas of town.

TRACT 18 - MORGAN'S ROAD (2.7 ACRES)

Accepted as part of Land Selections. Right of way may come from residents living along road as easements after they get title from Kuskokwim Corporation.

TRACTS 18A & B - GREENBELTS (20 ACRES)

Accepted as part of Land Selections.

TRACT 19 - HIGH DENSITY RESIDENTIAL (182 ACRES)

Accepted as part of Land Selections.

TRACT 19A - COMMUNITY VOCATIONAL FARM (100 ACRES)

Accepted as part of Land Selections.

TRACT 19B - EDUCATIONAL RESERVE (20 ACRES)

Accepted as part of Land Selections.

TRACT 19C - PARKS & COMMERCIAL (43 ACRES)

Accepted as part of Land Selections with the option of extending 19C back to Tract 16B and 16C. One suggestion was to delete commercial and make bigger on the south and west side.

TRACT 19D - AVIATION IMPROVEMENTS (22 ACRES)

Uncertain as to the type of improvements. This Tract might be scratched.

The Commission decided to recommend to the City Council and John Hale that the material in washout area on Morgan's Road should be used to plug up the dike. (A memo was sent). Also recommended that the stripped area behind the borrow pit not be excavated in any manner.

DH/p

PLANNING COMMISSION

City of Aniak

P.O. BOX 43
ANIAK, ALASKA 99557
PHONE (907) 675-4324

April 30, 1984

MEMO TO: PLANNING COMMISSIONERS:
Dave Hassinger, Chairman
Allen Simeon
Terry Hoffman
Dave Norr

CITY COUNCIL MEMBERS:
LaMont E. Albertson, Mayor
Tom Fogarty, Vice Mayor
Steve Chamberlain
Alexie B. Morris
- Rob Clift
Steve Hill
Ruth Vaska

FROM:

Pam Westjohn 

RE:

MINUTES - PLANNING COMMISSION MEETING, APRIL 25, 1984

Enclosed are the minutes from last week's meeting.

Please note there will be a public meeting on Wednesday,
May 9th at 7:00 p.m. at the new community Hall to discuss land
selections.

/p

Enc.

PLANNING COMMISSION

City of Aniak

P.O. BOX 43
ANIAK, ALASKA 99557
PHONE (907) 675-4324

PLANNING COMMISSION MEETING - April 25, 1984

7:00 p.m. - City Hall

The regular monthly meeting was called to order at 7:00 p.m. by Chairman Dave Hassinger. Commissioners present were: Dave Norr, Terry Hoffman, Allen Simeon and LaMont E. Albertson (ex-officio member). Other interested persons attending were: Steve Bush, Ben Chamberlain, Nanette Sauve, Steve Cushing, Mark Matter, City Planner Peter McKay, City Engineer Bob Lundell, and City Manager John Hale.

Agenda

The agenda was discussed and new items were accepted. The following items were approved:

1. Review Land Selection Recommendations
2. Discuss New Area for Sanitary Landfill
3. Discuss Public Meeting (for more input and information on City Land Selection)
4. Discuss Need for Plugging the Road Through the Willows Down by the New City Shop Building.

LAND SELECTIONS

Tract 1 - Grassy Slough Park (15 Acres)

This area was originally 60 acres but was cut down to 15 acres as it was thought that we don't really need the entire 60, and there is a need to cut back a little because we are over the 1,280 limit.

Tract 2 - Buckstock River Trail (60 Acres)

(Cut down from 175 acres). We have the right of way but not all the way to the Buckstock (BLM has an easement for part of it). Peter McKay said that he had called Kuskokwim Corporation on the trails and they said that they have not come up with a policy on trails yet, but KC said we should claim trails under our 14(C)(3) Land Selections. The Commissioners decided to reduce the width of the trail to 25 feet.

Tract 3 and 3A - Slough Access & Staging Area (33 Acres)

The Commissioners decided not to ask for this area - it's not needed for gravel and is a good hunting and fishing site. It was decided to leave this area alone.

Tract 4 - Pike Lake Trail (5 Acres)

The width of this trail was changed to 20 feet, which reduced the total acreage for this tract to 5 acres. There are two Pike Lake Trails - one narrow one for berry picking and a wider one by the lower end of the island. We should make sure we ask for the wider one.

Tract 5 - Gravel Access Road (26 Acres)

Removed from Land Selections. The Commissioners felt that another gravel site was unnecessary - making an access road to it obsolete.

Tract 5A, 5B, 5C, 5E

Removed from Land Selections for reasons stated in Tract 5. The Commissioners thought that more desirable parcels could be requested in a different spot.

Tract 5D - Silt Reserve (25 Acres)

Accepted by Commission as part of Land Selections.

Tract 6 - Aniak Buffer (459 Acres)

This area will be less than 459 acres - part of it is taken up by Native Allotments. LaMont Albertson thought we should ask for this entire area to protect ourselves. Some overlap occurs with other tracts (16) and the elimination of overlap will reduce acreage to help reach the 1,280 acre total that the City is allowed.

Tract 7 - Gravel Road Easement (6 Acres)

Accepted as part of Land Selections.

Tract 8 - Commercial & Staging Area (80 Acres)

Accepted as part of Land Selections.

Tract 9 - Gravel Reserve (100 Acres)

Accepted as part of Land Selections. This site is necessary for future construction in Aniak. Steve Bush thought this area could be reduced and the acreage added to another, more desirable location.

Tract 10 - Gravel Reserve (40 Acres)

Removed from list of Land Selections.

Tract 11 - Island Recreational Site (18 Acres)

Removed from list of Land Selections.

Tract 12 - Recreational Access Trail (11 Acres)

Accepted as part of Land Selections.

Tract 13 - Remote Residential (10 Acres)

Accepted as part of Land Selections. (Reduced from 30).

Tract 14 - Slough Buffer (100 Acres)

Accepted as part of Land Selections. (Reduced from 175).

Tract 15 - Slough Residential (40 Acres)

Accepted as part of Land Selections.

Tract 16 - Agricultural Access Road (7 Acres)

Removed from list of Land Selections.

Tracts 16A, 16B, 16C, 16D, 16F

Not necessary to ask for as they are already part of Aniak Buffer (Tract 6).

Tract 16E - 60 Acres)

Accepted as part of Land Selections. The Commissioners agreed this would be a good area to ask for as it is high ground - has a nice meadow on it.

Tract 17 - Silt Reserve (14 Acres)

Accepted as part of Land Selections.

Tract 18 - Morgan's Road (2.7 Acres)

Accepted as part of Land Selections.

Tracts 18A and B - Greenbelts (20 Acres)

Accepted as part of Land Selections.

Tract 19A - Community Vocational Farm (100 Acres)

Accepted as part of Land Selections.

Tract 19B - Educational Reserve (20 Acres)

Accepted as part of Land Selections.

Tract 19C - Parks & Commercial (43 Acres)

Accepted as part of Land Selections.

Tract 19D - Aviation Improvements (22 Acres)

Accepted as part of Land Selections.

New Tract - Fish Camps (40 Acres)

The Planning Commission decided to add a strip 200 feet deep from cut bank to cut bank by Pete Brown's corner - could be checkerboarded. Also a trail easement for the existing trail out along the slough by second station should be considered for selection.

Peter McKay explained that under Title 29 we couldn't request land for "residential purposes", that land was not to be tied up this way. Our land selections should be labeled something other than "residential" or "home sites".

The ANSCA Law is unclear - we can be general in stating our intended use of our land selections, especially since we have our Comprehensive Plan to back us up - we have more backup than the other villages. Nothing in the law says that KC has to convey this land right away.

KC has a 160 acre farm site which they seem to have plans for already. 14C law states that KC can't claim this parcel prior to the 14C claims, but it doesn't look like there is much we can do about it.

PUBLIC MEETING

Planning Commissioners decided to have a public meeting on the land selections to explain to people what we selected and reasons for selections. After this meeting, the selections will be finalized and submitted to the City Council for approval. Maps with the new selections will be available for viewing at the meeting, which will be held Wednesday, May 9, at 7:00 p.m. at the new Community Hall.

SOLID WASTE SITE

City Engineer Bob Lundell said he didn't agree with the plan to move the dump from its present position to a spot across the road, as the garbage would attract birds - especially being so close to the water. It would be better moved - and Commissioners agreed to go out the next day and look for a suitable area so that Bob could get an agreement to reconvey from KC so that work could begin on this project as soon as possible.

SOLE IN THE DIKE

Repair of the hole in the dike was discussed - all expressed concern over incoming flood waters. Dave Hassinger thought pilings and gravel could be used to plug the hole. Bob Lundell suggested that the present gravel haul be unloaded here and used as fill material, and then could be extracted later as needed.

PUBLIC PLANNING COMMISSION MEETING - MAY 9, 1984

7:30 P.M. - NEW COMMUNITY HALL

This public meeting was called to order at 7:30 p.m. by Chairman Dave Hassinger. Commissioners present were: Dave Norr, Allen Simeon, and Jerry Hoffman. Other interested persons attending were: Debbie Lee, Herman Jordan, Ken Acton, Buck Salley, Dawn Madara, Laura Simeon, Tony Brown, and Ken Chamberlain.

Fam Westjohn explained that this was the last public meeting on the 14(c)(3) Land Selections, and that after this meeting the Planning Commission would give its approval and submit the selections to the City Council for final approval. The public still may become involved - either by contacting one of the Planning Commission members or a City Council member.

14(c)(3) LAND SELECTIONS

TRACT 1 (approximately 15 ACRES) - GRASSY SLOUGH PARK

This site is located on the Aniak River, approximately 1.5 miles from the mouth. The area originally asked for was 50 acres, but was then reduced to 15 acres (see map). This tract has the use option as a recreational site for swimming and youth enjoyment.

TRACT 2 (approximately 60 ACRES) - BUCKSTOCK RIVER TRAIL

This trail originates at the Aniak Slough approximately 1 mile from the mouth. It was originally 175 acres, but was cut down to 60 (see map). The trail had a 40-foot easement, but was changed to a 25-foot easement. BLM has an easement for part of this trail, so we don't have to ask for the entire trail, only the upper end. This trail should cross Kuskokwim Corporation land and emerge on public land south of Aniak and along the Aniak River.

TRACT 3 & 3A (approximately 33 ACRES) - SLOUGH ACCESS AND STAGING AREA

REMOVED FROM LIST. This area should be left alone - is a good hunting and fishing site.

TRACT 4 (approximately 5 ACRES) - PIKE LAKE TRAIL

The width of the easement for this trail was changed from 40 to 20 feet. The trail starts on the north shore of the Kuskokwim River, across from the eastern end of the townsite, opposite the island in midchannel. This trail follows a northerly course for approximately 1.8 miles traversing the Kuskokwim Corporation lands. It is felt that this is an important trail that is used frequently by the community and should be chosen as a land selection. We should be sure to ask

for the wide trail on the lower end of the island - the other one is a berry picking trail and is a PIM trail.

TRACT 1 (approximately 26 ACRES) - GRAVEL ACCESS ROAD

REMOVED FROM LIST. Another gravel site is not necessary.

TRACTS 5A, B, C, AND E - REMOTE PARCELS

REMOVED FROM LIST. No access road - no parcels.

TRACT 5D (approximately 20 ACRES) - SILT RESERVE

Accepted as part of Land Selections. Tract 5D is located on a slough off the Kuskokwim River to the south of Tract 9, to be used as a silt reserve.

TRACT 6 (approximately 459 ACRES) - ANIAK BUFFER

This tract starts on the Aniak Slough and runs in a westerly direction surrounding Tract 9, turning north after the KNA Farm to encompass the western side of State Aviation Lands, Second and Third Station and ends at the Kuskokwim River. This tract acts as a flood plain buffer to protect the community.

TRACT 7 (approximately 6 ACRES) - GRAVEL ROAD EASEMENT

This 0.8 mile 60-foot easement originates from the NW corner of the Alaska Aviation Tract known as Third Station and goes in a NW direction to Tract 9. This easement is necessary in order to provide access to a gravel reserve.

TRACT 8 (approximately 80 ACRES) - COMMERCIAL AND STAGING AREA

This tract is bounded on the north by the Kuskokwim River, to the south by a state dedicated road, to the west by a state dedicated road and parcels, and to the east by the Alaska Division of Aviation's airport parcel. This parcel has use options for solid waste, bulk fuel storage, an equipment staging area and commercial storage yard.

TRACT 9 (approximately 100 ACRES) - GRAVEL RESERVE

This parcel is located on the south bank of the Kuskokwim River at the first significant bend in the river approximately 1 mile below Aniak. It is bounded to the north and east by the Kuskokwim River and to the south by the Kuskokwim Corporation lands. This site will be a gravel reserve for future projects. Restrictions should be stated here - and the process for someone else besides the City to extract gravel.

TRACT 10 (approximately 40 ACRES) - GRAVEL RESERVE

REMOVED FROM LIST. Not needed.

TRACT 11 (approximately 18 ACRES) - ISLAND RECREATIONAL SITE

This tract is located on the island immediately upriver of the Aniak townsite. The island runs in an east-to-west direction. This tract has a recreational/fish camp use option.

TRACT 12 (approximately 5.5 ACRES) - RECREATIONAL ACCESS TRAIL

This trail easement starts off the proposed Tract 4 (Pike Lake Trail) and runs in an easterly direction to the Mt. Owhat area. The easement, originally 40 feet, was changed to a 20-foot easement, running approximately 1.5 miles in length.

TRACT 13 (approximately 10 ACRES) - REMOTE RECREATIONAL

This tract is located on the north bank of the Kuskokwim approximately 3/4 of a mile upriver on the hillside inside the channel of the Kuskokwim that forms an island in front of Arlene Clay's. It is bounded on the north and south by Kuskokwim Corporation land. Was originally 30 acres, cut down to 10.

TRACT 14 (approximately 100 ACRES) - SLOUGH BUFFER

This parcel is located across the Aniak slough and is the land immediately behind the populated area. It is bounded by a slough to the east, by the Kuskokwim River and potential 14(c)(1) and 14(c)(2) claims to the north, by the Aniak Slough and Tract 15 to the west, and by Kuskokwim Corporation lands to the south. This tract will contain lands for utility and road easements, solid waste sites, helicopter pad, high water storage pads, parks and greenbelts, and a buffer for floodwaters. The boundary in the back would extend beyond the landfill access road and follow it. Commissioner Terry Hoffman thought that the road should be moved farther back.

TRACT 15 (approximately 40 ACRES) - SLOUGH RESIDENTIAL

This tract is bounded on the west by the Aniak Slough, to the north by private land holdings, to the east and south by Tract 14. This parcel will have a use option of low density residential.

TRACT 16 (approximately 7 ACRES) - AGRICULTURAL ACCESS ROAD

This 60-foot road easement originates at the southern end of Tract 19 and heads generally in a southwesterly direction to Tract 16E. Its intersection is between tracts 16E and 16F runs in a southeasterly

direction to Tract 3. This easement is necessary for access to the agricultural and silt sites. This parcel has been accepted, but the acreage is included in Tract 6.

TRACTS 16A, B, C, D, E AND F (approximately 240 ACRES) - AGRICULTURAL AND SILT SLOUGH

This series of tracts are located along Tract 16 with an additional tract (16E) along Tract 3. These tracts have a use option of agricultural with one tract (16F) as silt storage area. Tract 16E is the only tract that should be included in the acreage count. The rest area included in Tract 6.

TRACT 17 (approximately 14 ACRES) - BUFFER

This parcel should be changed from Silt Reserve to Buffer. This tract is bounded to the north by Airport Boulevard, to the east by Morgan's Road, to the west by Tract 19C, to the south by Kuskokwim Corporation land.

TRACT 18 (approximately 2.7 ACRES) - MORGAN'S ROAD

This 60-foot road easement originates at the southeast end of Airport Boulevard and proceeds in a southwesterly direction to Carl Morgan's Native allotment. This easement is necessary for access to homes, and potential 14(c)(1) claims located in this area of the municipality.

TRACTS 18A AND B (approximately 20 ACRES) - GREENBELTS

These tracts are located along Morgan's Road. They have a use option as greenbelts to protect the floodway in this area.

TRACT 19 (approximately 182 ACRES) - BUFFER

This tract is bounded on the north by Airport Boulevard and the state road to Second Station, to the south and west by Tract 6 and to the east by Tract 19B. It has a use option of high density residential.

TRACT 19A (approximately 100 ACRES) - COMMUNITY VOCATIONAL FARM

This tract is located to the northwestern end of Tract 19. It has a use option for community agricultural purposes.

TRACT 19B (approximately 20 ACRES) - EDUCATIONAL RESERVE

This tract is located adjacent to Tract 19, and fronting on Airport Boulevard. It has a use option of educational lands as it is directly across from the city park and new high school.

TRACT 19A (approximately 43 ACRES) - PARKS & COMMERCIAL

This tract is bounded on the north by Airport Boulevard, to the east by Tract 4, to the west by Tract 8, and to the south by Tract 6. This tract has a use option of low density commercial and park areas.

TRACT 19B (approximately 22 ACRES) - AVIATION IMPROVEMENTS

This tract fronts Airport Boulevard, and is bounded to the west by Tract 19, to the west by Tract 17 and to the south by Tract 6. This tract has a use reserve for aviation improvements.

TRACT 20 (approximately 5 acres) - 20' TRAIL

Existing trail from second station, roughly following the slough that cuts the island from north to south, and terminating at the Aniak Slough.