

Action Alert:

Proposed Hawkins Island Subdivision

The State proposes to put a subdivision of 30 lots of 2—20 acres each, on 379 acres of State land in Shipyard Bay and the head of Deep Bay, just across from Cordova, on Hawkins Island. The stated purpose of the sale is for “settlement” and “community expansion.”

Public Comments are Due December 1. Send your thoughts by email to jason.walsh@alaska.gov, by fax to 907-269-8916, or mail to DNR/DMLW, Land Sales and Contract Administration Unit, 550 W. 7th Ave., Suite 640, Anchorage, AK 99501.



For More Information: Project Documents are online at <http://www.dnr.state.ak.us/mlw/landsale/>, or you can contact Jason Walsh, DNR, at the numbers above.

For the local view, copies of documents or help with comments, call or visit Jason Borer at the Eyak Corporation, 424- 7161; Joleen at Eyak Preservation Council, 424-5890; or Gabe at Cascadia Wildlands Project, 424-3835.

Important Points and Suggested Comments

Extend the Comment Period!

- ✓We require more time to prepare statements and notify family, community, and persons of interest. Summer residents haven't had time to hear about this.
- ✓90 days preferred

Subdivision would ruin an important Subsistence Use Area

- ✓Shipyard Bay is one of Cordova's best deer hunting areas, with good access from town and high deer densities. It also offers great duck hunting, and even some clams.
- ✓Subdivision would restrict traditional access via one of the few patches of public land on Hawkins Island. Hunters would have to either run around the outside of the island, or trespass on private Eyak lands.
- ✓Legally, the State is required to protect these "traditional uses," under AS 38.05.830. State could best preserve these values by designating these State lands as a "subsistence use area," under 11 AAC 112.270. This would preserve open access while making it harder to sell the land.

Location isn't appropriate for "community expansion"

- ✓Lots are likely to go to out-of-town folks with money, not locals or people looking to move here. It's real estate speculation, not community expansion.
- ✓This sale hasn't been coordinated with the City or other major local landowners (especially Eyak Corp.) as required by the Area Plan, pages 2-37—2-38.
- ✓Proposal was initiated by State bureaucracy, not the community. Early results show lack of community support, and strong opposition from everyone from Eyak Corp. to Eyak Preservation Council.
- ✓Dozens of lots are already for sale on Eyak Lake, Mount Eyak, and Hartney Bay. They are not selling fast.
- ✓Because it's outside of city limits, purchasers would pay no property taxes, while enjoying the services here that the rest of us pay for.
- ✓There are no facilities on Hawkins Island. Access, water, power, sewage would all be problems. State law requires DNR to "guide year-round settlement to areas where services exist or can be provided with reasonable efficiency." (AS 38.04.010, & Area Plan Section D.2.)

Proposal is based on an outdated Area Plan

- ✓This land was designated for settlement in the PWS Area Plan back in 1988. More than a few things have changed here in the last 20 years.
- ✓Community vision has evolved to highlight our incredible backyard, hunting and fishing, open space, tourism, and a tight-knit community. The last thing we need is sprawl.

Environmentally Sensitive Habitat & Wildlife

- ✓ADF&G surveys show Shipyard Bay is some of the most valuable habitat for deer on Hawkins Island. It is particularly good (and rare) winter habitat, which acts as a biological buffer against population collapses during hard winters.
- ✓Shipyard Bay is also excellent habitat for ducks, geese, river otter, clams and fish.
- ✓Because there is so little buildable land available there, subdivision would not "preserve and enhance the quality of the natural setting and recreational opportunities," as required by the Area Plan, p.2-41.

Historic and Cultural sites

- ✓There are four documented historic sites within the proposed subdivision.
- ✓Thorough historic surveys haven't been done, so there is high probability that more will be discovered.