

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER

DRAFT SUSITNA MATANUSKA AREA PLAN AMENDMENT

Glenn Highway Region, Management Units G-20 & G-21

related to the
One Thousand Skies II Subdivision – ADL 233295

The Commissioner of the State of Alaska, Department of Natural Resources (DNR) finds that the following amendment to the Susitna Matanuska Area Plan, described more fully in the Attachment, meets the requirements of *AS 38.04.065 Land Use Planning and Classification* and *11 AAC 55.010-030 Land Planning and Classification* for land use plans and hereby adopts the amendment. The Department of Natural Resources will manage state lands within the area of the revision consistent with this designation and management intent.

- Designation: Settlement
- Management Intent: Unit is considered appropriate for land disposal during the planning period. As part of the disposal design, carefully evaluate moose winter concentrations areas and provide greenspace or movement corridors as necessary; avoid or protect any particularly significant moose concentration areas. Retain a buffer of state land and utilize building setbacks along the Glenn Highway. Retain land in state ownership for the purpose of supporting state land disposals. ADF&G should be consulted to identify and protect public access through these parcels.

Concur:

Martin W. Parsons, Director
Division of Mining, Land and Water
Department of Natural Resources

Date

Approved:

Corri A. Feige, Commissioner
Department of Natural Resources

Date

ATTACHMENT

to the DRAFT SUSITNA MATANUSKA AREA PLAN AMENDMENT SC-09-002A02

Glenn Highway Region, Management Units G-20 & G-21

related to the Proposed One Thousand Skies II Subdivision – ADL 233295

Location and legal description: Within DNR's Southcentral Region, approximately 7 miles east of Eureka Roadhouse and approximately 8 miles west of Nelchina, south of the Glenn Highway at milepost 135. The project area is within Section 2 excluding USS 5634, South 1710 feet of the East 990 feet Section 3, East 990 feet Section 10, Section 11, W ½ Section 12, N ½ Section 13, N ½ Section 14, and East 990 feet NE ¼ Section 15, Township 2 North, Range 10 West, Copper River Meridian.

Authority: The authority to revise plans derives from *AS 38.04.065(b) Land Use Planning and Classification. 11 AAC 55.030(f) Land Use Plan* defines when a revision constitutes a plan amendment.

Current Plan: At the time of plan adoption (2011), that portion of the project area located within Sections 3, 10 and 15 was included in management unit G-20. This area has a co-designation of Public Rec. – Dispersed Use (Rd) and Habitat (Ha).

Proposed Plan Amendment: The project area within Sections 3, 10 and 15, approximately 220 acres, will be reclassified to Settlement Land from Public Recreation Land and Wildlife Habitat Land, and included in unit G-21, and designated Settlement.

Explanation: The Susitna Matanuska Area Plan was adopted in 2011 and has not been updated since. There is a demand from the public to obtain Settlement-classified land in the area. During agency review, Alaska Department of Fish & Game (ADF&G) was supportive of DNR's proposal to retain a wildlife corridor heading south/southwest from the Glenn Highway to maintain habitat for moose and caribou concentrations and the use of existing trails. During a site visit an area west of and adjacent to the west line of the project was identified as suitable for settlement. That area is designated as Public Rec.- Dispersed Use (Rd) and Habitat (Ha). ADF&G had no objection to the reclassification of 220 acres of Rd, Ha land to Settlement (Se) in exchange for 1000 acres of the project area being reclassified as Ha land. DNR's Resource Assessment & Development Section (RADS) reviewed the proposal and provided the following guidance, "RADS reviewed your proposal and we agree that a plan amendment for the strip of land west of the Settlement unit is warranted. We also believe that since your subdivision design has taken into account the consultation from ADF&G and has placed wildlife movement corridors within the area designated settlement, there will be no need to then change this settlement land to habitat". The parcels are appropriate for offering as provided in the Preliminary Decision dated September 2, 2020.

Assessment: The following alternatives are being considered:

1. (Preferred) Amend the Susitna Matanuska Area Plan as described above to change the designation to Settlement. Amending the plan is the preferred alternative as it will allow

the sale of settlement-designated land, providing the public an opportunity to obtain property in a desirable area.

2. (Status Quo) Do not amend the Susitna Matanuska Area Plan. This alternative is not preferred as it would disallow the offering of settlement-designated land and deny many Alaskans the opportunity to obtain land in this area.

Requirements of AS 38.04.065 (b): The factors identified in this section of statute have been considered in the Preliminary Decision for the proposed One Thousand Skies II Subdivision – ADL 233295 issued on September 2, 2020 and the proposed action is consistent with that portion of the statute.