

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

FINAL FINDING AND DECISION

of a
**Land Offering in the Denali Borough
Alma Lakes Remote Recreational Cabin Sites – ADL 421360**
AS 38.05.035(e), AS 38.05.045, AS 38.05.600

and its
RELATED ACTION:
Mineral Order 1246 (Closing)
AS 38.05.185 and AS 38.05.300

This Final Finding and Decision (FFD) complements and updates the Preliminary Decision (PD) dated February 17, 2021. The PD and related action have had the required public review and is attached.

I. Recommended Action(s)

The State of Alaska, Department of Natural Resources (DNR), Division of Mining, Land, and Water (DMLW), Land Conveyance Section (LCS) recommends offering for sale State-owned land for private ownership within the Alma Lakes Remote Recreational Cabin Sites project area (ADL 421360), as described in the PD.

For the purposes of providing land for settlement, DNR proposes to sell land within the Alma Lakes Remote Recreational Cabin Sites (RRCS) project area. DNR may offer authorizations to stake up to 30 parcels ranging from 5 to 20 acres in this project area, for a maximum of 600 acres sold through this offering under *AS 38.05.600 Remote Recreational Cabin Sites*, if deemed feasible. Although the total disposal authorized under this proposal will not exceed the stated maximums, the development and offering of the project area may be completed in multiple stages. This project area is located within the Denali Borough and therefore survey, platting, and access to and within the project area will be subject to the relevant subdivision standards.

There is one related action with this proposal:

Mineral Order: DNR DMLW proposes to close the remainder of the project area to new mineral entry through Mineral Order (MO) 1246.

Public notice for this related action was conducted concurrently with the notice for the primary action's Preliminary Decision.

II. Authority

DNR has the authority under *AS 38.05.600 Remote Recreational Cabin Sites* and *AS 38.05.045 Generally* to sell State-owned land if, on preparation and issuance of a written finding, it is

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Alma Lakes RRCS – ADL 421360

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determined to be in the best interest of the State, as required by *AS 38.05.035(e) Powers and Duties of the Director*. Article VIII, Section 1, of the Constitution of the State of Alaska states "It is the policy of the State to encourage the settlement of its land and the development of its resources by making them available for maximum use consistent with the public interest." In addition to *AS 38.05.600 Remote Recreational Cabin Sites*, *11 AAC 67.805 Designating Areas for Remote Recreational Cabin Sites*, and *11 AAC 67.815 Offering Remote Recreational Cabin Sites* apply.

For related action, *AS 38.05.300 Classification of Land* and *AS 38.05.185 Generally* allow for mineral orders.

III. Public Participation and Input

Pursuant to *AS 38.05.945 Notice*, public notice inviting comment on the PD for the proposed primary action and drafts of the related actions were published and distributed in the following manner:

- Posted under State of Alaska Online Public Notice from February 17, 2021 to March 24, 2021.
- Posted on DNR Land Sales website from February 17, 2021 to March 24, 2021.
- Notices mailed to the Denali Borough per *AS 38.05.945(c)(1)*.
- Mailed to postmasters in Nenana and Lake Minchumina with a request to post for 30 days, per *AS 38.05.945(c)(4)*.
- Mailed to the Doyon, Limited regional corporation per *AS 38.05.945(c)(2)-(3)*.
- Mailed to landowners in the vicinity of the offering.
- Sent notification to area state legislators and to multiple state agencies.
- Notified parties via the DNR Land Sales subscribers lists by email.

The public notice stated that written comments were to be received by 5:00PM, March 24, 2021, in order to ensure consideration and eligibility to appeal. For more information, refer to the PD.

Once approved, final survey will be completed by an Alaska licensed surveyor. This process will be subject to the Denali Borough's ordinances and codes. During the process the public will have opportunity at the local level to provide additional comment and feedback.

The project will be submitted to the Denali Borough for review in accordance with Chapter 9.10 *Subdivisions* of their ordinance and grant conceptual approval of the project.

Section 9.10.270(B) *Public Notice*. "The land planner shall take reasonable steps to notify adjoining landowners in writing of the proposed request allowing for a minimum 30-calendar-day response time."

LCS has submitted the proposed project to the Denali Borough for conceptual approval in accordance with *11 AAC 67.810 Local Review of Staking Areas*.

IV. Summary of Comments

DNR DMLW LCS received a comment of no objection from DNR Division of Parks and Outdoor Recreation. No written comments from the public were received during the comment period.

V. Traditional Use Findings

In accordance with AS 38.05.830 *Land Disposal in the Unorganized Borough*, a traditional use finding is required for project areas located within the Unorganized Borough. This project area is within an organized borough; therefore, no traditional use finding is required.

VI. Modifications to Decision and/or Additional Information

The recommended actions have not been modified from the original proposed actions described in the Preliminary Decision.

Recommendation and Approval of the Final Finding and Decision follow.

VII. Final Finding and Decision

The Land Conveyance Section recommends proceeding with the action as described in the Preliminary Decision. This action is undertaken under relevant authorities. Offering these parcels for sale will help meet the State's goal to provide land for settlement for sale to the public and raise revenue for the State.

The findings presented above have been reviewed and considered. Public Notice has been accomplished in accordance with *AS 38.05.945 Notice* and comments received were considered. The project file has been found to be complete and the requirements of all applicable statutes have been satisfied. The actions are consistent with constitutional and statutory intent for State-owned land and these actions are undertaken under relevant authorities.

(signature on file)

Recommended by: Tim Shilling
Natural Resource Manager
Land Conveyance Section
Division of Mining, Land, and Water
Department of Natural Resources
State of Alaska

04/15/2021

Date

Under the authority of the applicable statutes, it is hereby found to be in the best interest of the State of Alaska to proceed with the recommended action(s) as described and referenced herein.

(signature on file)

Approved by: Martin W. Parsons
Director
Division of Mining, Land, and Water
Department of Natural Resources
State of Alaska

04/21/2021

Date

(signature on file)

Approved by: Corri A. Feige
Commissioner
Department of Natural Resources
State of Alaska

04/26/21

Date

Reconsideration Provision

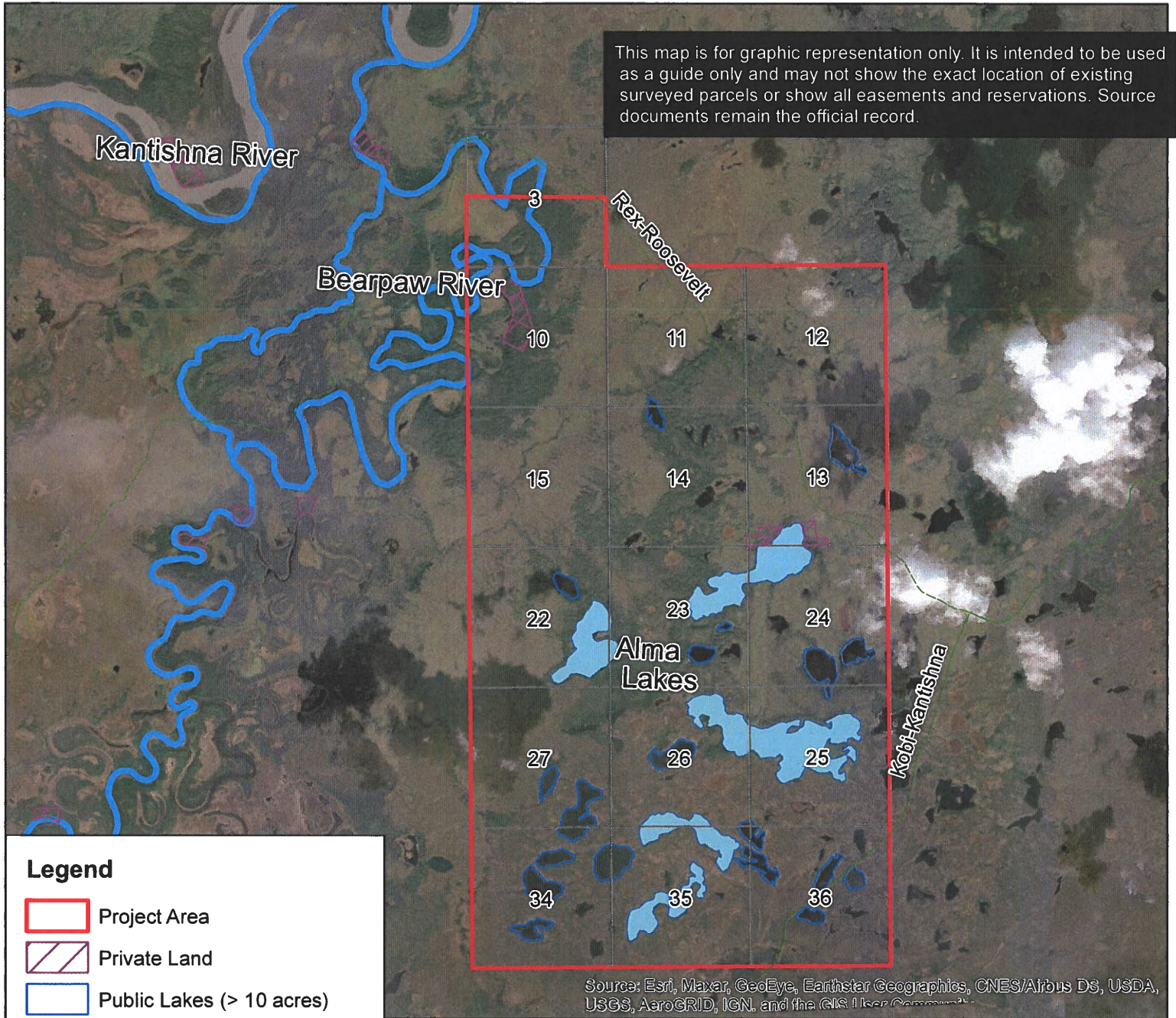
A person affected by this decision who provided timely written comment or public hearing testimony on the preliminary decision may request reconsideration, in accordance with *11 AAC 02*. Any reconsideration request must be received within 20 calendar days after the date of "issuance" of this decision, as defined in *11 AAC 02.040(c) and (d)* and may be mailed or delivered to the Commissioner, Department of Natural Resources, 550 W. 7th Ave., Ste. 1400, Anchorage, Alaska 99501; faxed to 1-907-269-8918; or sent by electronic mail to dnr.appeals@alaska.gov. Under *11 AAC 02.030*, appeals and requests for reconsideration filed under *11 AAC 02* must be accompanied by the fee established in *11 AAC 05.160(d)(1)(F)*, which has been set at \$200 under the provisions of *11 AAC 05.160 (a) and (b)*.

If reconsideration is not requested by that date or if the commissioner does not order reconsideration on their own motion, this decision goes into effect as a final order and decision on the 31st calendar day after the date of issuance. Failure of the commissioner to act on a request for reconsideration within 30 calendar days after issuance of this decision is a denial of reconsideration and is a final administrative order and decision for purposes of an appeal to Superior Court. The decision may then be appealed to Superior Court within a further 30 days in accordance with the rules of the court, and to the extent permitted by applicable law. An eligible person must first request reconsideration of this decision in accordance with *11 AAC 02* before appealing this decision to Superior Court. A copy of *11 AAC 02* may be obtained from any regional information office of the Department of Natural Resources.

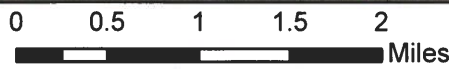


Vicinity Map Alma Lakes Remote Recreational Cabin Sites ADL 421360






This map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record.



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Legend

-  Project Area
-  Private Land
-  Public Lakes (> 10 acres)
-  Navigable Lakes (> 50 acres)
-  RS2477 Trails

KF 6/2/2020

**Township 10 South,
Range 16 West, Fairbanks Meridian**

USGS QUAD 1:63.360
Kantishna River A-2
For more information contact:
Kaitlyn Fuqua
Department of Natural Resources
Division of Mining, Land, and Water
Land Sales Section
Phone: 907-451-3011
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Email: land.development@alaska.gov

