

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

DRAFT JUNEAU STATE LAND PLAN AMENDMENT
SE-93-004A11

Management Unit 14 – Taku River, Subunits 14a24 and 14a25

related to the
Proposed Noncompetitive Sale to Preference Right Applicant – ADL 109277

The Commissioner of the State of Alaska, Department of Natural Resources (DNR) finds that the following amendment to the Juneau State Land 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:** The amendment will create Subunit 14a24, a new subunit encompassing only the subject parcel identified in the noncompetitive sale case, serialized as ADL 109277, transferring approximately 0.280 acres from Subunit 14a25 to Subunit 14a24. The designation of Subunit 14a24 will be Settlement, and Subunit 14a25 will remain designated as Recreation – Dispersed, Fish & Wildlife Habitat, and Fish & Wildlife Harvest.
- **Management Intent:** Land disposal supporting private interests that are compatible with adjacent uses are an appropriate surface use in Subunit 14a24. There will be no changes to the management intent and guidelines for the remainder of land within Subunit 14a25.

Approved:

John Boyle, Commissioner
Department of Natural Resources

Date

ATTACHMENT

to the
**DRAFT JUNEAU STATE LAND PLAN AMENDMENT
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related to the
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Location and property description of new Subunit 14a24: Located within DNR's Southeast Region, the amendment affects a surveyed parcel described as Tract M-1, containing 0.280 acres, more or less, of Alaska State Land Survey No. 81-204, LADS No. 0334-83-3-2 (Taku River), according to the amended survey plat filed in the Juneau Recording District on September 27, 1982, as Plat No. 82-85. The area will be removed from Unit 14, Subunit 14a25, in the Juneau State Land Plan (JSLP).

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: The JSLP designates Subunit 14a25 as Recreation – Dispersed, Fish & Wildlife Habitat, and Fish & Wildlife Harvest. These designations convert to classifications of Public Recreation Land and Wildlife Habitat Land. Within the JSLP, management guidelines and intent for the lands within Unit 14 are as follows:

This unit will be managed to provide continued recreational use, and to protect the valuable international fishery, important sea lion haulout, other habitats, and harvest areas. Management will allow for possible future hydropower facility expansion and additional utility corridors. Also, development of a regional road corridor and mining access with associated tideland and shoreland facilities is generally consistent with the management intent for this unit. Resources and uses for Subunit 14a25 include moose winter and summer habitat; brown and black bear summer habitat; bear and moose hunting.

Proposed Plan Amendment: Remove land encompassed by the subject parcel identified in ADL 109277 from Subunit 14a25 and create the new Subunit 14a24. Subunit 14a24 will be designated Settlement with management intent stating that land offerings are an appropriate surface use in the subunit. There will be no changes to designations, management intent, and guidelines for the remainder of land within Subunit 14a25.

Explanation: The Juneau State Land Plan was adopted in 1993 and has not been updated since. There is a demand from the applicants to obtain Settlement-classified land adjacent to their existing parcel. This new subunit will encompass the subject parcel only. The resources and uses available in Subunit 14a25 do not support changing the entire subunit designation to Settlement, only the remnant subject parcel. Beyond the conveyance of the 0.280-acre parcel, minimal viable land could be used for settlement purposes due to the direction in the Final Finding for the Fiscal Year 1983 State lottery program in the Taku River Subdivision dated July

Attachment to the Juneau State Land Plan Amendment

Management Unit 14, Subunit 14a25

related to a Proposed Noncompetitive Sale to a Preference Right Applicant for – ADL 109277

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15, 1982, which recommended that all tracts in ASLS 81-204 be retained by the state for purposes of public access to the larger tracts of state-owned land within the ASLS.

The new subunit is a triangle-shaped parcel bounded by the Taku River on one side and private land on two sides. This land is appropriate for settlement due to consistency with adjacent uses and its inability to function for the public access purposes that it was retained for. Management intent is for disposal supporting private interests that are compatible with adjacent uses. Multiple use, factors affecting the area, resource inventory, present and potential land uses, and compatible classifications have been considered.

A goal of the JSLP includes providing opportunities for private ownership and leasing of land currently owned by the state. Isolated parcels of State land in or immediately adjacent to a previous DNR land offering can be offered for settlement unless appropriate for a material site, road, school, park, or other public facility. The subject parcel is a remnant of land that is adjacent to other private settlement parcels and is not appropriate for those uses.

A sale of the subject parcel supports the management goal of the JSLP by providing an opportunity for private ownership of an isolated remnant of land currently owned by the state. The parcel is appropriate for offering as provided in the Preliminary Decision dated August 8, 2023.

Assessment: The following alternatives are being considered:

1. (Preferred) Amend the Juneau State Land Plan as described above to create Subunit 14a24 encompassing the subject parcel. The new subunit will be designated Settlement. Amending the plan is the preferred alternative as it will allow the noncompetitive sale of the unmanageable settlement-designated parcel to an adjoining landowner.
2. (Status Quo) Do not amend the Juneau State Land Plan. This alternative is not preferred as it would disallow the offering of the subject parcel.

Requirements of AS 38.04.065(b): The factors identified in this section of statute have been considered, and the proposed action is consistent with that portion of the statute.