

2. MANAGEMENT INTENT AND GUIDELINES BY MANAGEMENT UNIT

MANAGEMENT UNIT 1 – PALMER-SUTTON-BUTTE

MANAGEMENT INTENT

This unit includes the primarily private, mostly road-accessible land in the vicinity of Palmer, Butte and Sutton. The limited amount of public land in this management unit should be used to meet the public and private land needs of these communities and be consistent with land use plans they develop. At this time these needs are primarily for community open space, woodlots and community recreation. In the future these lands may be needed for schools or other public facilities. Disposal for private use is a low priority due to the present abundance of private lands available in the area. Disposals are not prohibited however, if local plans propose such a use. All public lands in this unit are available for oil and gas leasing. Public lands in this unit will remain open to mineral location and be available for coal leasing except for areas intended for land sales, trades or for developed uses such as the prison site (subunits 1c and 1d), and existing state parks (subunit 1a).

There are nine subunits in this management unit: the Kepler-Bradley Lakes Area (1a), the Plant Materials Center (1b), the two isolated sections of state land north of Palmer (1c & 1d), the parcel of state land south of the Butte near the Knik River (1e), the approximately dozen parcels of borough land either adjacent to or east of the Matanuska River (1f), the land surrounding Wolverine Lake (1g), the Matanuska River above the limit of tidal influence (1h), and the remainder of the management unit (1i). See the maps at the end of this section for boundaries of these areas and the accompanying chart for a summary of land uses.

Subunit 1a contains a mixture of university, state park, general state and borough land. The southern portion of subunit 1a is Kepler-Bradley State Park. The land just north of this park is owned by the University of Alaska and used as an agricultural research area. Other state and borough land in this subunit should be used for community needs such as recreation and open space.

Most of **subunit 1b** will continue to be used by the state for the Plant Materials Center. The remaining state land in this unit should be managed to protect public recreation values adjacent to the Knik River.

Subunit 1c (Carnegie Creek) is state-owned and has potential for settlement. It will be classified reserved

use and retained in public ownership for at least the near term and managed consistently with local land use plans. This site may have value as potential exchange lands with the borough or other groups.

Subunit 1d (Tsadaka Canyon-Prison Site) is divided into two parts. The eastern portion of the subunit is classified reserved use and is used as a prison site. The remainder of this subunit (Tsadaka Canyon) will be offered for sale either as a high density subdivision with road access or in large aliquot parts. The sale should be designed to be consistent with guidelines affecting trails, retention of open space, and other settlement guidelines. Any sale in this subunit should be delayed until timber harvests currently underway in the area are complete and the possible need for prison-related uses on this land has been evaluated.

Subunit 1e (Race Track) is state and borough owned and is presently used for a variety of public uses, including personal use timber harvest, hiking and skiing (the area contains a number of trails). Additionally a portion of this unit is used for a race track. Borough land in this subunit is designated borough land bank; state land will be retained and managed consistently with local land use plans.

Subunit 1f, borough lands east of the Matanuska River, includes approximately half a dozen scattered, small, borough-owned parcels, most with settlement and public recreation potential. These parcels should be evaluated individually to determine if their best long-term use is for settlement or for retention for community recreation, personal use firewood, community open space, etc. There is sufficiently little publicly owned land in this area that the borough should commit to retention of at least several of these parcels. (A preliminary review of these parcels with the borough resulted in the following suggested policy: T18N R2E S. M. section 36 — retain (used by Morgan Horse Assn.); section 24 — retain (area is too steep for sales); sections 22, 27 — retain (located along Matanuska River); T17N R2E S.M. sections 10,14,15 — retain (located along Matanuska River); sections 13,24 — retain (possible community facilities site for Butte).

Subunit 1g contains mostly private and some state and borough land surrounding Wolverine Lake and adjacent to the Matanuska River. A road leads into the north side of the lake from Palmer. This area is the

LAND USE DESIGNATION SUMMARY

SUBREGION Glenn HighwayMANAGEMENT UNIT 1 - Palmer-Sutton-Butte

SUBUNIT	LAND OWNERSHIP (GENERALIZED)	LAND USE DESIGNATIONS				PROHIBITED SURFACE USE(S)*	COMMENTS
		SURFACE		SUBSURFACE			
		PRIMARY USE(S)	SECONDARY USE(S)	LOCATABLE MINERALS	LEASEABLE MINERALS		
1a Kepler-Bradley	State/ Borough/ University	Public Recreation	Forestry (personal use)	Closed	Not available for coal leasing or prospecting	Trapper Cabins Remote Cabins Land Disposal	Includes Kepler-Bradley State Park
1b Plant Materials Center	State	Public Recreation (rest of subunit) Reserved Use (plant mat. ctr.)	Forestry	Closed (Plant Materials Ctr.) Open (Rest of Subunit)	Available for leasing	Remote Cabins Land Disposal Trapper Cabins	---
1c Carnegie Creek	State	Reserved Use		Closed	Not available for coal leasing or prospecting	Remote Cabins Trapper Cabins	---
1d Tsadaka Canyon/ Prison Site	State	Settlement in S 1/2 of Sec. 35 Reserved Use (prison site) in Sec. 36	Public Rec. Forestry (personal use)	Closed prior to disposal Closed	Not available for coal leasing or prospecting	Remote Cabins Trapper Cabins	Estimated net disposal area = 320 acres
1e Race Track	State/ Borough/ Private	Public Recreation	Settlement Forestry	Open	Available for leasing	Remote Cabins Trapper Cabins	---

*Other uses such as material sales, land leases, remote cabin permits, etc., that are not specifically prohibited may be allowed. Such uses will be allowed if consistent with the management intent statement and management guidelines of this unit, and with the relevant management guidelines in chapter 2.

LAND USE DESIGNATION SUMMARY

SUBREGION Glenn Highway

MANAGEMENT UNIT 1 - Palmer-Sutton-Butte

SUBUNIT	LAND OWNERSHIP (GENERALIZED)	LAND USE DESIGNATIONS				PROHIBITED SURFACE USE(S)*	COMMENTS
		SURFACE		SUBSURFACE			
		PRIMARY USE(S)	SECONDARY USE(S)	LOCATABLE MINERALS	LEASEABLE MINERALS		
lf Borough lands east of Matanuska River	Borough	Borough Land Bank Values: Settlement, Public Recreation, Forestry (personal use) & Retention: Public Recreation, Water Resources		Open	Available for leasing	---	
lg Wolverine Lake	State/ Borough/ Private	Primarily Private Land Recommended uses: Settlement, Public Recreation, Forestry (personal use)		---	---	---	
lh Matanuska River	State	Water Resources Wildlife Habitat	Public Rec. Gravel Extraction	Open	Available for leasing	Trapper Cabins Remote Cabins Land Disposals	
li Rest of Mgt. Unit	Private/ Native/ Borough	Primarily Private Land Recommended uses: Public Recreation, Forestry (personal use), Settlement		---	---	---	

*Other uses such as material sales, land leases, remote cabin permits, etc., that are not specifically prohibited may be allowed. Such uses will be allowed if consistent with the management intent statement and management guidelines of this unit, and with the relevant management guidelines in chapter 2.

location of a number of cabins, primarily occupied on a seasonal/recreational basis. The land still in public ownership around the lake should be retained in public ownership and used for public recreation. The outlet of the lake in particular, as well as land along Lower Wolverine Creek, is popular with local fishermen for trout fishing and should be protected. The remainder of the public land in the subunit, most of which is borough owned, is designated land bank. The borough has authorized a small timber sale and a grazing lease in this area. This area has some potential for cultivation for hay, and it is recommended that the possibility of offering small agricultural parcels be investigated. (Much of the land in the area has already been sold for this purpose.) Public land within the subunit without agricultural capability should be retained and managed as public open space.

Subunit 1h is comprised of the Matanuska River bed above the limit of tidal influence. This area should be managed to protect its values for recreation, gravel extraction and habitat. Gravel extraction within this subunit will be managed with special consideration to avoid downstream impacts on waterfowl and moose habitat.

Subunit 1i, the remainder of the land in the management unit, is largely in private ownership. Any public land within this subunit should be managed for public and private community uses consistently with the wishes of local governments. One small site within this area where management intent can be stated now, however, is T18N R2E S.M., section 3, NE ¼. This site is proposed to be used for expansion of the Moose Creek campground, a use supported by the plan.

MANAGEMENT GUIDELINES

The complete set of areawide management guidelines is presented in Chapter 2 of this report. All of the guidelines potentially could apply to uses within this management unit; however, those that are most likely to be applicable are indicated with asterisks in the list below.

- Agriculture
- Fish & Wildlife Habitat
- *Forestry
- *Recreation
- *Settlement
- *Subsurface (materials)
- Transportation
- Instream Flow
- *Lakeshore Management
- *Public Access
- Remote Cabin Permits

- *Stream Corridors
- *Trail Management
- Wetlands Management
- Resource Management

Management guidelines that apply to just this management unit are presented below, by subunit.

Subunit 1d (Tsadaka Canyon-Prison site)

Protection of Transportation Routes

Chapter 4 of this plan identifies a system of possible improvements to the regional and local transportation system. One such route — the proposed upgrading and realignment of the Glenn Highway — passes through this subunit. The precise location of this route has not been determined. Information on the alternative routes under consideration is available from the State DOT/PF. Land use authorizations in this unit, such as land sales, leases or other actions, should be located so as not to preclude the option to reconstruct the Glenn Highway along a feasible and efficient route.

Subunit 1g (Wolverine Lake)

Access

Possible future land sales in this area should be designed to protect the public's opportunity to use the existing system of local trails and to include a publicly owned buffer of at least 100 feet along the bluff above the Matanuska River.