

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

AREA PLAN AMENDMENT

Susitna Area Plan Amendment

Lake Louise Subregion Management Unit 1, Subunits 1b, 1c

related to the
Proposed Lakes Subdivision - ADL 231196

The Commissioner of the State of Alaska, Department of Natural Resources (DNR) finds that the following amendment to the Susitna 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 (no change)
- Management Intent:
 1. Modify the management intent for subunit 1b to allow the sale of additional lots on Susitna Lake by striking the language, “(<25 parcels)” within Management Intent for Subunit 1b, and by striking the language, “The total number offered will not exceed 25 lots” within the Management Guidelines for Subunit 1b.
 2. Remove the limitation of the number of parcels to be offered on Lake Louise by striking the language, “(less than 25)” within Management Guidelines for Subunits 1a and 1c.

/s/

Concurrence by: Brent Goodrum
Director
Division of Mining, Land, and Water
Department of Natural Resources
State of Alaska

September 11, 2012

Date

/s/

Approved by: Daniel S. Sullivan
Commissioner
Department of Natural Resources
State of Alaska

November 21, 2012

Date

Susitna Area Plan Amendment

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related to a Proposed Land Offering in an Organized Borough
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Reconsideration Provision

A person affected by this decision who provided timely written comment on this 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 Daniel S. Sullivan, Commissioner, Department of Natural Resources, 550 W. 7th Ave., Ste. 1400, Anchorage, Alaska 99501; faxed to 907.269.8918; or sent by electronic mail to dnr.appeals@alaska.gov.

If reconsideration is not requested by that date or if the commissioner does not order reconsideration on his own motion, this decision goes into effect as a final order and decision on the 31st day after issuance. Failure of the commissioner to act on a request for reconsideration within 30 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.

ATTACHMENT

to the SUSITNA AREA PLAN AMENDMENT

Portion of Lake Louise Subregion Management Unit 1, Subunits 1b, 1c

related to the Proposed Lakes Subdivision - **ADL 231196**

Name: Along the shores of Lake Louise, Dinty Lake, and Susitna Lake, approximately 130 miles northeast of Anchorage and approximately 40 miles northwest of Glennallen. The project area is within Township 6 North, Range 7 West, Township 7 North, Range 8 West, and Township 8 North, Range 8 West, Copper River Meridian, encompassing approximately 343 acres, as depicted on the attached map.

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:

1. The management intent for the Susitna Area Plan, Lake Louise Subregion, Management Unit 1, subunit 1b states: "A small amount of additional land sales will be allowed in this area (< 25parcels)". The management guidelines for the Susitna Area Plan, Lake Louise Subregion, Management Unit 1, subunit 1b state: "The total number [of parcels] offered will not exceed 25 lots."
2. The management guidelines for the Susitna Area Plan, Lake Louise Subregion, Management Unit 1, subunit 1b state: Sales of a limited number (less than 25) of previously surveyed lake front lots is allowed; however, the amount and location should be carefully selected so as not to diminish the value of rear lots.

Proposed Plan Amendment:

1. The language, "<25 parcels)" within Management Intent for Subunit 1b, and the language, "The total number offered will not exceed 25 lots" within the Management Guidelines for Subunit 1b is removed.
2. The language, "(less than 25)" within Management Guidelines for Subunits 1a and 1c is removed.

Explanation: The Susitna Area Plan was adopted in 1985 and has not been updated since. There is a demand from the public to obtain Settlement-classified land in the area. The parcels are appropriate for offering as provided in the Preliminary Decision dated February 15, 2012.

Attachment to the Susitna Area Plan Amendment

Lake Louise Subregion Management Unit 1, Subunits 1b, 1c
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Assessment: The following alternatives are being considered:

1. (Preferred) Amend the Susitna Area Plan as described above to remove the limitation of the number of parcels to be offered around Lake Louise and Susitna Lake. Settlement is designated as the primary land use in Subunit 1c, a secondary land use in Subunit 1b, and certain parcels proposed for offering are classified Settlement. There is a demand for settlement land in the area, and the offering of additional parcels for sale on Lake Susitna, Lake Louise and Dinty Lake is appropriate. Amending the plan is the preferred alternative as it will allow the sale of settlement-classified land, providing the public an opportunity to obtain property in a desirable area.
2. (Status Quo) Do not amend the Susitna Area Plan. This alternative is not preferred as it would disallow the offering of settlement-classified 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 ADL 231196 issued on February 15, 2012 and the proposed action is consistent with that portion of the statute.