

## Settlement

### A. Planning and Coordination

- 1. Consider Other Land Offering Proposals.** Planning for DNR land offering programs should consider plans for land offerings by other entities, such as the City and Borough of Juneau, Native corporations, the University, or the Mental Health Trust, and the availability of land for settlement on the local market.
- 2. Competition.** Although the DNR will coordinate its offerings with those of other landowners, it may compete with the private sector or the CBJ if necessary to satisfy demand, provide market choice, or moderate unreasonably high prices.
- 3. Local Plans.** DNR will comply with provisions of the CBJ comprehensive plan and ordinances regarding the location and density of land development unless local requirements are inconsistent with a major overriding state interest.
- 4. Coordinate with the City and Borough of Juneau.** DNR land offering programs should be coordinated with similar programs of the CBJ to best achieve common objectives. To this end, DNR would consider developing a joint land offering plan with the CBJ. This plan would consider the Borough's plans for road extension priorities and for levels of services in different areas. The land offering plan should demonstrate what community objectives would be met and how the requested capital improvement funds would support municipality-wide priorities for roads and service extensions to benefit current and future residents.

**B. Isolated Parcels of State Land.** DNR has acquired and will continue to acquire isolated parcels of land through foreclosure, escheat, and other methods. The following guidelines apply to management, classification, and possible conveyance of these parcels. Land management actions according to the following guidelines do not require a plan amendment.

- 1. In or Near Previous State Land Offering.** If the parcel is in or immediately adjacent to a previous DNR land offering, the parcel can be classified Settlement Land and offered for auction or lease unless it is appropriate for materials sites, roads, schools, parks, or other public facilities.
- 2. Parcels Near Other State Land.** If the parcel adjoins or is surrounded by other state land, it should be managed according to the management intent and guidelines applicable to the adjacent lands.
- 3. Parcels Not Near Other State Land.** Isolated parcels, such as mining claims acquired by foreclosure within the boundaries of federally managed lands, should be considered for a variety of uses such as for sale, exchange, commercial recreation lease, or transfer to the adjacent land owner.

### C. Protect and Enhance Other Resources

- 1. Protect Life and Property.** The state will retain public lands and coordinate with the City and Borough of Juneau to discourage development in areas of flooding, unstable ground, significant avalanche risk, or other hazards.

**2. Protect Recreational and Heritage Resources.** DNR will retain appropriate areas for outdoor recreation, trails, campsites, boat launches, and heritage resource sites. Areas for both intensive and dispersed uses should be retained.

#### D. Design

**1. Provide Public Land.** DNR should retain appropriate greenbelts, public-use corridors, water supply areas, buffer areas, materials sites, roads, parks, and other public facilities, as well as other open spaces to help create a desirable land use pattern in developing areas.

**2. Consider Cost of Public Services.** In accordance with AS 38.04.010, DNR will attempt to guide year-round settlement to areas where services exist or can be provided with reasonable efficiency. State land offerings located beyond the range of existing schools or other necessary public services are appropriate primarily for seasonal recreational use. Public services should not be expected in remote areas. No remote land offerings are proposed in this plan.

**3. Ensure Access.** DNR should ensure that legal, practical public access (roads, trails, or other options most appropriate to the particular situation) is identified and reserved within land offerings. Field assessment should be used, and where appropriate, road grade profiles prepared, to ensure that access routes are feasible.

Identified access routes will be described in land offering brochures. Where needed to reduce the likelihood of conflicts with existing private owners, DNR may brush or flag public access routes to land offering projects. DNR will ensure actual physical access is available or can be developed (road, air, or water) to any new state subdivision project.

**4. Subdivision Design.** Subdivisions will be designed to preserve and enhance the quality of the natural setting and the recreational opportunities that make an area attractive to potential buyers. State subdivision design will take account of site limitations such as slope, drainage, soils, erosion, and other features to ensure that sites offered are buildable in an economic manner that does not have unacceptable significant adverse impacts to the environment. All state subdivisions must be reviewed and approved as required by DEC regulations.

**5. Easements.** Easements are one means that may be used to acquire rights for public access through private land. Easements should be of a size adequate to meet the intended public purpose, but as small as possible so as to minimize conflict with private property rights. Easements generally will not be used to retain a public interest in lands within a subdivision. Instead, DNR will generally retain such lands in public ownership. Exceptions to this policy may be made where the interest protected is very limited, such as for local pedestrian access that is not part of an integrated neighborhood or community trail system. This policy will minimize confusion between public use and private ownership rights.