

## Recreation, Tourism, and Scenic Resources

### Goal

**Recreation Opportunities.** Lands will be provided for accessible outdoor recreational opportunities with well-designed and conveniently located recreational facilities. In addition, undeveloped lands should be provided for recreation pursuits that do not require developed facilities. These opportunities shall be realized by:

- providing recreation opportunities on less developed land and water areas that serve multiple purposes such as habitat protection, timber management, and mineral resource extraction;
- assisting communities through cooperative planning, conveyance of state lands, and grants-in-aid for parks and trails within population centers;
- encouraging commercial development of recreational facilities and services through concession contracts, land sales, leases, and permits where public recreation needs can most effectively be provided by private enterprise, while minimizing environmental impacts and conflicts with the existing users of an area;
- protecting recreation resources including public access, visual resources, fish and wildlife important for recreation, and, where appropriate, the isolation and unique wilderness characteristics of the planning area.

### Management Guidelines

**A. Coordination with Other Landowners and Users of an Area.** Recreation management, including the location and management of recreation facilities, will take into account the current and projected future uses of lands owned by local governments and private landowners, and should strive for compatibility with adjacent current and projected uses.

**B. Roles of Different Public Land Owners in Providing Public Recreational Opportunities.** Generally, the state's role is to retain and manage land supporting recreational opportunities of regional or statewide significance. The state and federal governments are most capable of providing recreational opportunities that require large land areas, while local government is generally best suited for providing and managing community recreation opportunities. To recognize local government's role in providing community recreation needs, the state may transfer state land designated Public Recreation - Dispersed (Rd) or state recreation sites within or near existing communities, if the

1 municipality has parks and recreation powers and if this action is in the overall best interest  
2 of the state (AS 38.05.810). The selection of these sites shall be agreed to by local  
3 government and the state, and shall be contingent on the local government’s commitment to  
4 develop and maintain the recreation uses, facilities, and values of these areas.  
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6 **C. Public Use Sites.** Uses that adversely affect public use sites or areas should not be  
7 authorized. Uses that are made available to the public, recreational or other sites (such as  
8 airstrip development or docks) may be authorized if consistent with the management intent  
9 for the public use site or area and if there is a demonstrated public need.  
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11 **D. Private Commercial Recreation Facilities and Operations on State Land.** Lodges or  
12 other private commercial facilities and operations designed to be run as or to support private  
13 commercial recreation facilities may be authorized if the facility or operation fulfills the  
14 conditions outlined in this section, conforms to the requirements of AS 38.05.850,  
15 AS 38.05.070 and .075 or AS 38.05.073, or a management plan is prepared in accordance  
16 with AS 41.21.302(c) authorizing the facility.  
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18 If so authorized, the facility or operation should be sited, constructed, and operated in a  
19 manner that creates the least conflict with natural values and existing uses of the area. The  
20 commercial facility and the use it generates should avoid significant adverse impacts on fish  
21 and wildlife habitat and existing uses of an area. For facilities supporting recreational fish  
22 and wildlife harvest, ADFG should be consulted on the possible effects of increased harvest  
23 on fish and wildlife resources, and on established commercial, recreation, and subsistence  
24 users.  
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26 **E. Commercial Recreation Leasing Processes.** There are two processes for leasing state  
27 land for commercial recreational facilities – one process is described by AS 38.05.073, the  
28 other by AS 38.05.070 and .075. Unless Chapter 3 specifically requires the .073 commercial  
29 leasing process for a management unit, applications may be adjudicated under either process.  
30 DNR will determine the appropriate process on a case-by-case basis. ADOT/PF has its own  
31 leasing process that applies to land it manages in rights-of-way, airports, materials sites, and  
32 other lands and facilities it manages.  
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34 1) **The .070 / .075 Process.** The .070 / .075 process is simpler and faster, but it offers  
35 the state less flexibility in choosing the lessee and in structuring lease payments. It is  
36 generally suited to small projects with few anticipated impacts. The management  
37 intent for the parcel need not specifically state that this type of leasing is an allowed  
38 use for it to be authorized under this process.  
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40 2) **The .073 Process.** The .073 process is longer, but it allows submission of alternative  
41 proposals for a particular lease, requires more public involvement in reviewing a  
42 proposed lease, and offers the state more choices for structuring payments on the  
43 lease. The .073 process is generally suited to large projects that are likely to have  
44 significant impacts on surrounding areas. Under the .073 process, DNR will give  
45 public notice that it intends to solicit proposals for a lease. DNR will then prepare a  
46 “request for proposals” that must include specific information on the lease and must

1 be advertised in state and local newspapers. Once a prospective lessee has been  
2 chosen, DNR must give public notice and hold public meetings on the preliminary  
3 decision to issue the lease.  
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5 For a .073 lease to be considered in a parcel, the plan must specifically allow for this  
6 type of leasing in a management unit before it can be authorized. Since no parcels are  
7 identified in this area plan specifically for commercial recreation leasing under the  
8 .073 process, a plan amendment will be required to accommodate this use.  
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10 DNR may impose eligibility standards, including proof of the developer's financial  
11 backing and capability, experience in this type of development, ability to meet  
12 bonding or insurance requirements, and ability to comply with resource and  
13 environmental analysis requirements.  
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15 The .073 process requires that potential economic, social, and environmental impacts  
16 of the proposed project must be evaluated. DNR may require the prospective  
17 developer to fund additional studies; the studies must involve the appropriate state  
18 agencies, and ADFG must approve any studies involving fish and game.  
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20 **F. Permits and Leases Adjacent to Recreation Facilities.** Upland uses may be allowed  
21 adjacent to public recreation facilities if the land manager determines that the two uses can be  
22 made compatible by design, siting or operating guidelines; or if the land manager determines  
23 there is no feasible and prudent alternative for the activity. This guideline also applies to  
24 sites reserved for future recreation facilities. The land manager's determination will be made  
25 after consultation with the facility manager.  
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27 **G. Other Guidelines that Affect Recreation, Tourism, and Scenic Resources.** Other  
28 guidelines will affect recreation, tourism, and scenic resources. See other sections of this  
29 chapter.