

Chapter 3

Land Management Policies for Each Management Unit

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Chapter 3

Land Management Policies for Each Management Unit

Introduction

This chapter presents specific land management policy for state uplands and shorelands within the planning area. See *Figure 1-2* for a map of the plan area. Information on state lands is organized by region, of which there are eleven. These include: Alaska Range, Chugach Mountains, Glenn Highway, Mount Susitna, North Parks Highway, Petersville Road, South Parks Highway, Sunflower Basin, Susitna Lowlands, Talkeetna Mountains, and one region that includes all of the Legislatively Designated Areas within the plan boundary. These regions are the same as the 1985 plan except for the exclusion of the Lake Louise, Beluga, and the Denali portion of the Talkeetna Mountains regions. These areas were not included either because another area plan covers the region (Beluga – Kenai Area Plan), the continuing uncertainty of whether certain areas will be conveyed to the state as part of the state entitlements derived from statehood, and suitability of incorporating a region into another planning area (Lake Louise). The plan’s external boundary generally corresponds to the corporate boundary of the Matanuska-Susitna Borough except for the Denali area within the Talkeetna Mountains region, which is excluded.

Figure 1-2 shows the planning area and regions and Figure 3-1 shows the coverage of the 10 plan maps inserted at the back of this chapter. Note that this plan does not include areas under the Hatcher Pass Management Plan or the Knik River Public Use Area. Major management plans cover both of these areas and, to have a clear separation between the management of the SMAP and the two management plans for these areas, these areas are not included within the boundary of the SMAP. The requirements of the SMAP do not apply to these two areas. The management plans for these areas serve the function of a land use plan under AS 38.04.065.

Within the planning area there are approximately 9 million acres of state uplands; this estimate also includes the areas of state shorelands. Significantly, about 3 million acres of this total are associated with Legislatively Designated Areas (LDAs), which include the Nelchina Public Use Area (2.33 million acres), Denali State Park (323,428), Recreation Rivers (261,883), Matanuska Valley Moose Range (131,679) and a portion of Chugach State Park (14,194). Generally, area plans do not apply to LDAs, with management direction being provided through enabling legislation and subsequent management plans, although area plans classify these areas in order to enable certain types of authorizations to be issued. This plan’s recommendations apply to the remaining areas of state-owned land within the planning area that make up about 6 million acres within ten regions, and 170 management units. All of these regions contain sizeable holdings of state land, but the largest regions are

associated with the more remote and mountainous terrain associated with the Alaska Range region (1,554,476 acres), Talkeetna Mountains region (788,639), and Chugach Mountains region (761,413). Most of this state land has been either tentatively approved or patented to the state, and therefore the state exercises its management authorities over this land. Relatively few areas remain in selection status; the only significant concentration occurs in the Talkeetna Mountains region within the Nelchina Public Use Area. The state exercises ANILCA 906(k) authority over the area of federal land affected by state selections.

The management requirements of this area plan do not apply to non-state lands, which includes, in the context of this plan, University of Alaska lands, Mental Health Trust Authority lands, and other state-owned lands directly administered by the ADOT/PF and ADF&G.

Organization of Chapter

The chapter is organized into the following sections:

- *Land Use Designations*, which describe the general management direction for specific parcels of state land.
- *Management Intent*, which consists of an explanation of how specific units of state land are to be managed. Management intent language gives additional specificity to the general management direction provided by the land use designations.
- *Plan Duration and Flexibility*, which indicates the planning period and requirements for plan amendment.
- *Regional Setting*.
- *Regional and parcel specific management* direction for state land.

Land Use Designations

A land use **designation** recognizes uses or resources that are of major importance in a particular management unit. Unit designations are based on current and projected future use patterns and the most significant resources identified in each unit. DNR will manage activities in the unit to encourage, develop, or protect the uses or resources for which the unit is designated.

When the plan assigns a designation to a unit, the designation is accompanied by region-wide management guidelines and by management intent specific to that unit. These three pieces of information – designations, management guidelines, and statement of intent – promote the most beneficial use and set conditions for allowing for non-designated uses. All three components must be taken into consideration when making an authorization decision.

Primary designated use. Many units have a primary designated use (versus units designated General Use). Primary designated uses shall take precedence over other uses. Generally, however, DNR allows multiple uses. DNR initially presumes that all other uses are compatible with the primary use. However, if DNR determines that a use conflict exists and that the proposed use is incompatible with the primary use, the proposed use shall not be authorized or it shall be modified so that the incompatibility no longer exists (from 11 AAC 55.040 (c)). The plan may assign a designation to ensure a future use that will best serve the public interest, even if that use is not imminent.

Co-designated use. Where a unit has two or more designated uses, DNR will avoid or minimize conflicts between designated uses by applying the management intent statement and guidelines for the unit, the regional intent, and the Chapter 2 guidelines from this plan together with existing statutes, regulations, and procedures. Only those co-designations that are generally complementary to or compatible with each other are included in this plan. Co-designated uses should, therefore, be viewed as compatible unless specific conditions that exist at the time the Department is evaluating whether to grant an authorization indicate otherwise.

Designations Used in This Plan

Ag – Agriculture. Land that is agricultural or that, by reason of its climate, physical features, and location, is suitable for present or future agricultural cultivation or development and that is intended for present or future agricultural use. This designation converts to a land use classification of Agriculture Land.

Co – Coal. Areas considered to have coal potential and for which coal mining is considered to be an appropriate use, are designated Coal. See the *Explanation of Mineral and Coal Designations* at the end of this list of designations. This designation converts to a land use classification of Coal Land.

F – Forestry. Land that is or has been forested and is suited for long-term forest management because of its physical, climatic, and vegetative conditions. This land will remain in state ownership. Approving authorizations in these areas will be conducted in compliance with the Coastal Development standards in the Alaska Coastal Management Act (6 AAC 80.040), the Forest Resources and Practices Act (AS 41.17 and 11 AAC 95), and the specific management guidelines in the Forestry section of Chapter 2. This designation converts to a land use classification of Forest Land.

Gu – General Use. Land that contains one or more resource values, none of which is of sufficiently high value to merit designation as a primary use, or, because of the size of the parcel, a variety of uses can be accommodated with appropriate siting and design controls is designated General Use. This designation may also apply where there is a lack of resource,

economic, or other information with which to assign a specific land use designation, and/or the lack of current demand implies that development is unlikely within the planning period. This designation converts to a land use classification of Resource Management Land.

Ha – Habitat. This designation applies to areas of varied size for fish and wildlife species during a sensitive life-history stage where alteration of the habitat or human disturbance could result in a permanent loss of a population or sustained yield of a species or that contain a unique or rare assemblage of a single or multiple species of regional or statewide significance. Land designated Habitat is intended to remain in state ownership, and is to be maintained in an undisturbed, natural state except for improvements related to public health, safety, habitat restoration or rehabilitation, and public recreation. Utilities and roads may be appropriate with appropriate design if habitat functions can be maintained. Authorizations within areas designated Habitat are to be considered inappropriate unless consistent with these stipulations and with the management intent for the management unit. This designation converts to a land use classification of Wildlife Habitat Land.

Ma – Materials. Sites suitable for extraction of materials, which include common varieties of sand, gravel, rock, peat, pumice, pumicite, cinders, clay, and sod. This land will remain in state ownership until the material on the site is no longer required for state purposes (such as road construction and maintenance, materials storage, and public or state facilities) after which these lands may be used for alternative purposes. See the *Resource Allocation Tables* to identify the types of uses that might be appropriate to a specific parcel. These lands cannot be sold and cannot be used for an alternative use without re-designation of the area plan and reclassification, although some sites may be suitable for other uses after material resources are exhausted. This designation converts to a land use classification of Material Land.

Mi – Minerals. Areas considered to have mineral potential and for which mining is considered to be an appropriate use, are designated Mineral. See the *Explanation of Mineral and Coal Designations* at the end of this list of designations. This designation converts to a land use classification of Mineral Land.

Pr – Public Facilities-Retain. These sites are reserved for a specific infrastructure to serve state interests. This may include green infrastructure values such as open space and riparian buffers. These units are classified Reserved Use Land and are not selectable by municipalities under state law (except under AS 38.05.810). Units designated “Public Facilities-Retain” will be retained in state ownership. This designation converts to a land use classification of Reserved Use Land.

Rd – Public Recreation-Dispersed. This designation applies to those areas that offer or have a high potential for dispersed recreation or tourism and where desirable recreation conditions are scattered or widespread rather than localized. Developed facilities are generally not necessary other than trails, trail signs, primitive campsites, and other minor improvements. This land will be retained in public ownership in an undisturbed, natural state except for improvements related to public health, safety, or recreation. Authorizations within

areas designated Public Recreation-Dispersed are not to be considered appropriate unless necessary for public health, safety or recreation. Utilities and roads may be appropriate with appropriate design if recreation functions can be maintained. This designation converts to a land use classification of Public Recreation Land.

Rp – Public Recreation-Public Use Site (Developed). Areas used by concentrations of recreationists or tourists relative to the rest of the planning area or areas with a high potential to attract concentrations of people who recreate and tourists. These areas offer localized attractions or ease of access, and in many instances developed facilities. Examples include marinas, cabins, lodges, anchorages, scenic overlooks, road-accessible shore locations that are used for picnicking, sports, fishing, etc. The recreation and tourism uses for which these units are designated may be either public or commercial. This land will remain in state ownership unless otherwise noted in the management intent for the unit. The primary management intent for these sites is to protect the opportunity of the public to use these sites, and their public values for recreation. Many of these sites require additional management attention because of the use they are receiving. This designation converts to a land use classification of Public Recreation Land.

Se – Settlement. This designation applies to state uplands suitable for sale, leasing, or permitting to allow private recreational or residential use. This designation will generally be used for areas appropriate for land offerings for residential uses. Unsettled or unsold land in the unit will be managed for uses compatible with settlement. This may include uses such as selling additional lots, laying out new subdivisions, identifying greenbelts through subdivisions, reserving materials sites for subdivision roads and building lots, placing easements on access routes, or reserving lots for community facilities and open space. Areas designated Settlement should be closed to mineral entry prior to sale. This land may be conveyed to municipalities and individuals. This designation converts to a land use classification of Settlement Land.

Wr – Water Resources. This designation applies to areas of important water sources, watersheds, or hydropower sites. In this plan it also includes important wetland areas, the intent of which is to maintain these in an undisturbed, natural state. This land will be retained in state ownership in an undisturbed, natural state. Authorizations within areas designated Water Resources are not to be considered appropriate unless necessary for public health and safety. Utilities and roads may be appropriate with appropriate design if the integrity of wetland and water resource functions can be maintained essentially intact. This designation converts to a land use classification of Water Resource Land.

Explanation of Mineral and Coal Designations

Except where state land is closed to mineral entry, DNR will treat mining as if it is compatible with the principal surface use. This is important to note because DNR area plans usually do not apply mineral resource designations to large areas. The problems in locating and measuring subsurface resources make it difficult and potentially misleading for this plan

to apply designations to subsurface resources in the same way they are applied to surface resources. Chapter 2, *Subsurface Resources*, also includes additional guidelines and a summary of statutes regulating mining and reclamation activities.

Management Intent

The plan provides management intent for both the resources and types of authorizations that are expected to occur within the planning area as well as for specific management units. Management intent essentially describes how the Department intends to manage a resource or management unit and may both describe what is intended to occur as well as what is not intended to occur. It may also specify specific management direction. Also, the plan can provide management guidance for a resource without designating it. For example, the plan may address the resource by providing management intent for a specific area or through areawide guidelines. In addition, other state, federal, or local regulations will determine the conditions for using undesignated resources.

In some cases, the management intent for a unit discourages specific uses because these uses may create conflicts with designated uses. **Discouraged uses** may be allowed if DNR determines that the use does not conflict with the management intent, designated uses, and the management guidelines. Discouraged uses include activities that should not be authorized or will not be allowed if there are feasible and prudent alternatives. If DNR determines that the discouraged use conflicts with the management intent or designated uses, and cannot be made compatible by following the management guidelines, DNR would allow it only through a plan amendment.

In some cases the plan may also identify **prohibited uses**. These are uses that have significant conflicts with other uses or resources and will not be permitted without a plan amendment. Prohibitions are rare, because the plan seeks to minimize land use conflicts through plan guidelines and intent rather than through prohibitions.

Management intent statements for each unit refer only to state management of state land. While these statements accommodate certain proposed uses on tidelands and submerged lands, there is no guarantee that other regulatory agencies will issue permits necessary for the proposed use. All proposed development uses referenced in the management intent statements are assumed to employ best management practices in siting and operating the proposed use.

Disposal or Retention in State Ownership. Certain land use classifications, by statute, allow land to be conveyed to municipalities under the municipal entitlement program¹. The same statute identifies those land classifications that may not be conveyed.² Another portion of statute (AS 38.04.015) identifies the general public interests in retaining areas of state land in public ownership. These principles were applied in developing the recommendations for retention of state land that is identified for specific parcels.

In this plan, the land use designation is the general indicator of whether land should be retained in state ownership or made available for disposal. However, some units have management intent that precludes disposal although the designation and classification might otherwise allow disposal. When this occurs, this restriction is noted in the management intent statement specific to the management unit in the Resource Allocation Table. This includes units already under management by another state agency or that contain certain unique or sensitive uses or resources that merit retention by the state. In addition, units already under management agreements with other state agencies are usually not available for conveyance. In no case can DNR convey the subsurface estate to municipalities or individuals. Shorelands must be retained in state ownership unless law requires conveyance or the conveyance is to a political subdivision of the state. These conveyances are subject to the Public Trust Doctrine, described in this chapter.

Shorelands. DNR will provide reasonable access across state shorelands to upland owners. Upland access across state shorelands, including developed access facilities, may be allowed within all land use designations where DNR determines the proposed facilities are consistent with the management intent and applicable guidelines of the plan. However, state shoreland designations do not give the public access rights to adjacent private uplands. ADF&G Habitat Division requires a Fish Habitat Permit if the shorelands are within an anadromous or potentially anadromous stream.

Management Guidelines

Most state lands will be managed for multiple uses. Exceptions are lands that will be offered for private lease or ownership, recreation sites that are less than 640 acres, and certain other areas that have unique habitat or public recreation values. When used, management guidelines specify requirements for the use of or development within a management unit. Apart from this, the plan establishes management guidelines in order to allow various uses to

¹ The Municipal Entitlement of the Matanuska-Susitna Borough will have been satisfied through implementation of recent entitlement decisions (2006) and as a result no further entitlement selections under AS 29 can occur.

² AS 29.65.130 identifies those land use classifications that permit conveyance under the Municipal Entitlement Act. In this area plan, the designations of General Use and Settlement are considered appropriate for the conveyance of lands out of state ownership. These convert to the classifications of Resource Management Land and Settlement Land.

occur without serious conflicts. Management guidelines can direct the timing, amount, or specific location of different activities to make the permitted uses compatible. For example, the plan provides guidelines that require that land disposals must be designed to protect public access and recreational opportunities.

Duration and Flexibility of Plan

This plan guides land uses for the **next 20 years or until revised**, subject to periodic reviews, for areas with designations involving settlement, industrial or commercial uses, or other forms of economic uses including material extraction or uses related to community or recreational development. Designations related to habitat, harvest, undeveloped recreation, heritage sites, forestry, and water resources do not have a specific planning horizon. The area plan is intended to guide the management of land within the latter areas until the plan is formally revised. In some instances, areas designated General Use may not be appropriate for development within the planning period and, if so, this is indicated in the management intent language.

The land use designations shown on the maps in this chapter are intended to be flexible. DNR may permit uses not originally designated if DNR determines they are consistent with the management intent for the unit and consistent with applicable management guidelines.

Boundaries of land use designations shown on the plan maps may be modified through implementation activities, such as site planning or disposal, as long as modifications adhere to the intent of the plan and follow the procedures described in Chapter 4 under the section *Type of Plan Changes*.

Glossary

Definitions of terms used frequently in the plan are found in the *Glossary, Appendix A*.

Plan Structure

Plan Regions

The plan boundary of the area plan is wholly within the Matanuska-Susitna Borough and encompasses the less developed and more remote portions of the Borough. Specifically, it includes the areas of the Borough lying west of the Susitna and Chulitna Rivers; north of the intersection of the Parks Highway and the Talkeetna Spur Road along the Parks Highway, Talkeetna Spur Road, and Alaska Railroad; large areas of the Chugach Mountains and Talkeetna Mountains; and an area along the Glenn Highway. This area includes the communities of Talkeetna and Trapper Creek along the Parks Highway and Talkeetna Spur

Road, and the two small communities of Sutton and Chickaloon along the Glenn Highway. Within this area there are ten regions, or major geographic divisions. Regions are typically large geographic areas characterized by lands contiguous to each other and having generally similar characteristics. With the exception of one region, each contains state land for which the area plan provides guidance. One region encompasses the six Legislatively Designated Areas (LDAs) within the planning boundary. In this instance, the plan does not provide management guidance other than to provide a plan designation for the LDAs, which is required in the event that the Department needs to issue leases or other authorizations that constitute disposals of state land. Figure 1-2 depicts the plan boundary, the 10 plan regions, and the Legislatively Designated Areas (which constitute a region).

It is also important to understand those areas not included within the planning boundary of the 2010 Susitna Matanuska Area Plan. Four large areas are excluded. The more central, populated area of the Borough is covered by the Southeast Susitna Area Plan (SSAP). This includes the area east of the Susitna River and north of Knik Arm extending generally along the Parks Highway from Palmer to the Susitna River bridge. The SSAP includes the communities of Willow, Big Lake, Houston, Knik, Point MacKenzie, and Wasilla. Management plans also cover two large areas: the area north of Palmer/Wasilla and east of Willow is covered by the Hatcher Pass Management Plan and the area of the Knik River Public Use Area, by the Knik River PUA Management Plan. Finally, the area around Lake Louise and along the Denali Highway is also excluded. This area will be the subject of an area plan once decisions are made on land ownership within the Denali Highway area. Until that time the 1985 Susitna Area Plan (SAP) provides land use designations and policies for this area. With the exception of the majority of the Southeast Susitna Area Plan, the areas above were covered in the 1985 SAP.

Management Units

In this plan, areas of state uplands and tidelands have been separated into smaller geographic units called management units. State resource management is specific to this level. Management units³ may be large or small but usually have generally similar attributes; or they may be specific legal units like a tract within a residential subdivision; or they may be a discrete area of state land affected by a management agreement that is to be administered for a public purpose, like a port, vehicle storage facility, or airport.

All units have a discrete identifying number (i.e., unit number). These are depicted on the plan maps and are included in the Resource Allocation Table. This number provides a cross-reference between the plan maps and the tables containing information about the parcel. The Table contains information on the resources found within the unit as well as plan designation, management intent, and, if required, management guidelines.

³ Management units are also sometimes referred to as “units” or “parcels” in this plan.

Unit numbers are preceded by an alpha character that represents a particular place or area, with the following convention being applied: ‘N’ represents North Parks Highway ; ‘S’, South Parks Highway; ‘P’, Petersville Road; ‘B’, Sunflower Basin; ‘U’, Susitna Lowlands; ‘M’, Mount Susitna; ‘A’, Alaska Range; ‘G’, Glenn Highway; ‘C’, Chugach Mountains; and ‘T’, Talkeetna Mountains. ‘L’ is used for Legislatively Designated Areas.

A specific convention is used to identify the various types of upland units; these have a geographic identifier (a single alpha character that represents an area) followed by a two-digit identifying number. For example, an upland parcel in the Talkeetna Mountains region has the identifying number “T-01.”

Region Descriptions

The regions are described in this section of the plan. These descriptions are necessarily generalized and indicate only the general features or characteristics of an area and only give an overview of how the region is to be managed by the Department. In addition, there is a short description of the somewhat unique region that pertains to Legislatively Designated Areas (LDAs). Because management intent for LDAs is established by legislation, information is necessarily limited and does not follow the following convention. Included in these descriptions for the major region are the following:

Background: This component provides a description of the planning boundaries and related geographic information.

State Lands: The distribution of state lands within the region is explained.

Physical Features: The general topography of the upland tracts is described.

Resources and Uses: The current uses of state land, both uplands and tidelands, as well as their resources, are described. Resources and uses include descriptions of recreational, settlement, habitat and harvest, water resources, and commercial timber.

Access: The principal mode(s) of access to state uplands are identified.

Management Constraints and Considerations: Local, state, and federal land and resource plans affecting the planning region are identified.

Management of State Land: This section describes the general way that state land, tidelands and uplands, are to be managed. This section is usually organized in a geographic basis.

Note: *Specific management direction is contained in the Resource Allocation Tables.*

Plan Maps

There are 10 plan maps that cover the Susitna Matanuska Area Plan. See *Figure 3-1* to locate the map for a particular area. These maps indicate the plan boundary (external boundary of the area plan), the boundaries of the 11 regions, and the boundaries of the individual management units.

The plan maps also show land ownership, unit numbers, and plan designations. It should be reemphasized that while the land use designations provide the general management intent for each unit, management intent and guidelines (both management unit and areawide) must be considered for a complete explanation of the management policy and requirements affecting particular units. This is essential in order to get a comprehensive understanding of the overall management intent contained in the area plan. The management guidelines contained in Chapter 2 are particularly critical and must be consulted in adjudication decisions affecting individual parcels of state land.

Land Status Depicted In Plan Maps

The maps in this chapter are not intended to be detailed land ownership maps. Instead, they are a representation of state and federal land records current to the date of plan preparation. Land status for upland parcels, including private, Native corporation, municipal, and federal are derived from the Department's Geographic Information System (GIS) land status coverage. This information is generalized and for this reason the land status for a particular land area can be misleading. For complete information, consult the land records of the Department of Natural Resources, federal Bureau of Land Management, Native corporations, and Matanuska-Susitna Borough.

The plan maps show general patterns of land ownership by color. This includes the various types of state land (general state land, Legislatively Designated Areas, Mental Health Trust land, and University of Alaska land) as well as Borough and private lands. However, because of the way that GIS maps are created, which entails a decision hierarchy on what land status to represent in priority sequence, the colors that represent an ownership pattern may not coincide with the actual pattern of such ownership. The Department has tried to make general land status on the plan maps as accurate as possible, but the ownership patterns of other entities may be incorrect.

The location of state-owned or state-selected parcels is derived from information in the Department's land status records and the federal Master Title Plat. Both the status and spatial boundaries of these parcels are accurately represented at the time of plan preparation (2010). However, because state land status changes with time, the same caution exists for these areas as for areas of non-state land. Both color and a distinct external boundary line indicate areas of state and state-selected land. If there is a conflict between the land status

depicted by color and that indicated by a boundary line, the boundary line is correct. This line supersedes the color representations of land ownership.

Resource Allocation Table

Resource Allocation Tables provide information on specific parcels and are related to the plan maps through the unit number. The table includes the land use designation and the land management intent for each specific upland or tideland units. Essentially, the Tables detail the generalized description of state management intent included under the regional “Management Summary” for specific management units.

The tables are organized by Region and for each unit it gives the unit identification number; location by Township and Range; and size expressed in acreage. Also included is a description of a parcel, the designation(s), management intent, and management guidelines.

More specifically, the policies and resource information contained in the tables include:

Unit number: Each parcel of state land has a unit number. Units are preceded with a letter indicating the Region that they are situated within; see previous description of Management Units.

MTRS: The Meridian, Township, Range, and Section (MTRS) of each parcel are indicated. In all cases the Seward Meridian applies. There may be more than one township and range when a parcel crosses township and/or range boundaries. Similarly, when the parcel encompasses more than one section, typical for large tracts, the affected sections are identified. The only exception to this convention is for the very large tracts associated with Forestry, General Use, Settlement, and Habitat designations; in these instances, only townships and range are given.

Acreage: The approximate acreage in each unit is indicated.

Plan Designation: Land use designations indicate the primary and, if appropriate, co-primary uses and resources for each unit. Although most units are only affected by a single designation (primary), two compatible plan designations (termed “co-designations”) are sometimes specified. Where co-designations have been used, the uses reflected in the designations are believed to be generally compatible and complementary to each other.

Management Intent: This column indicates the management direction for a specific parcel. It is consistent with the recommended designation, but includes more information on how state land is to be managed. In some small-sized parcels, the management intent is likely to be brief since the designation itself is often sufficient to indicate the management intent. This is not the case with large parcels, and, in these instances, the management intent statement is critical to an understanding of how the various resources within the parcel are to be managed. This section may also indicate if the parcel is to be retained in state ownership;

if it is appropriate for transfer to a city, borough, or non-profit entity; and often describes those parcel resources that must be taken into consideration in land disposals or other forms of development or use. In some instances the development of a parcel is not appropriate during the planning period and, when this occurs, this is stated.

Description: This column summarizes the resources and uses for which the unit is designated and which are considered important in the unit. It also provides a generalized description of the unit, and may indicate the presence (or absence) of certain other resources that are important to land management decisions. Typical among this type of information is whether the parcel contains a heritage site, a significant concentration of wildlife or habitat, the current use of the parcel, adjacent land ownership, and whether a state land use or a plan of the Matanuska-Susitna Borough affects the parcel.