

"drop-down fencing" or tether the horses and move the area in north-south directions as vegetation utilization occurs.

(3) Establish one livestock area (horses or cattle), with common permittee use, north of the Fishhook Creek [AND ONE SOUTH OF THE CREEK. THESE] This should be located on the bench west of the Hatcher Pass Road. [USE OF THE SOUTHERN AREA WOULD BE CONTINGENT ON ALPINE SKI AREA DEVELOPMENT AND CONVERSION OF ALDER TO GRASS TYPE.]

c. **Herd Management.** Grazing can be compatible with intensive recreational use in this subunit with use of herd management techniques such as relocatable fencing or tethering of horses, moving the animals to avoid problems with concentrations of livestock on trails, trampling of stream banks and drainages, or overuse of some sites and underuse of others.

d. **Trail Maintenance.** Livestock owners will participate in trail maintenance.

e. **Grazing in Subunit B.** Until development rights are awarded for the proposed four-season resort, grazing under an annual permit will be an allowed use in Sections 28-29, Township 19N, Range 1E, and below the 1500-foot level in Section 30, subject to the guidelines of the original Hatcher Pass plan. If, at some point in the future, it should be determined that establishment of a resort here is unlikely, grazing may occur as provided for in the original plan. In that case, the issuance of grazing leases will be delayed for 10 years from the original adoption of this plan while the recreational use pattern develops and the proposed trail system becomes developed and hardened. Grazing lessees will participate in trail maintenance once grazing use is authorized.

f. **Erosion.** Grazing in Subunit A should be managed to avoid undesirable run off and erosion problems.

3. PRIVATE SECTOR RECREATION DEVELOPMENT

a. **Type of Development Allowed.** The only major commercial development that will be authorized is the alpine ski area/four-season resort. Government Peak Subunit A [THIS SUBUNIT] is already crowded, and the actual physical space in the valley floor is limited. Additional commercial development may occur on the three parcels of private land along the river corridor. Recreational businesses will not be authorized in the Little Susitna Road corridor except as described in Areawide Recreation Guideline 2c and guideline 3c below [WITH THE EXCEPTION OF ONE SMALL-SCALE TOURISM GOLD PANNING OPERATION (SEE ITEM C BELOW)]. Scenic values are high and there are few opportunities to screen structures, roads, and parking from view.

In addition to the alpine ski/four-season resort, the private sector role is to provide high-quality, organized recreational activities; such as, a lift for a sled and ski play area, a bobsled run, winter maintained trails, and horse trail rides. These will occur

in the northeastern section of the subunit. This area is designated as an intensive recreation use node.

b. Site Plan. The Division of Parks and Outdoor Recreation will prepare a detailed site plan of this node and of the Fishhook Trail in coordination with private sector groups. With careful planning, a variety of uses can occur in this area and conflicts between user groups can be minimized.

c. Location of Gold Panning Businesses. Use of [THE] a mining claim for a tourism business must be authorized by permit or surface lease from the Division of Land and Water Management. [ONE] If a gold panning business is [will be] authorized on the east side of the pass outside the alpine ski resort lease, it should be located adjacent to the Little Susitna River between Fishhook Creek and the junction of the Hatcher Pass Road and Gold Mint Road on state land where the operation can be screened from view of the Hatcher Pass Road corridor. An exception to the screening requirement may be a location adjacent to facilities on private land if it does not create visual clutter and provides the opportunity for clustering commercial recreation facilities. See Chapter Three, commercial recreation guidelines for more details.

4. **ALPINE SKI AREA/FOUR-SEASON RESORT**

a. Economic and Physical Feasibility Studies. The Department of Natural Resources will cooperate with the Mat-Su Borough on economic and physical feasibility studies.

b. Preserving Option for Development. No actions will be taken which preclude the development of a downhill ski area/four-season resort in this unit and the area will be closed to mineral entry for at least ten years.

c. Snow Data. The Department of Natural Resources should continue to collect snow data for at least five years.

[c]**d. Solicitation.** Within one year of the approval of this plan, the Department of Natural Resources will solicit applications for the development of a downhill ski area.

[d]**e. Criteria for Applications.** Prior to soliciting applications, the Department of Natural Resources will develop criteria that the applications must meet. The criteria will include but not necessarily be limited to:

- provides a high quality recreational opportunity
- architectural standards and compliance with viewshed and other plan guidelines
- adequate transportation
- safety

[* SCALE: OVERALL COMPACT DEVELOPMENT THAT DOES NOT VISUALLY OVERWHELM THE AREA; IT COULD INCLUDE OVERNIGHT ACCOMMODATIONS, RESTAURANT, BAR, AND SKI RENTAL SHOP, BUT WILL NOT INCLUDE PRIVATE