

REVISIONS TO ORIGINAL PLAN

CHAPTER THREE: AREAWIDE LAND MANAGEMENT POLICIES

Introduction (p. 99)

Revise: “This section contains land management policies for each of the major resource or land use categories affected by the plan: mining, ... and water. This section also presents management policies for a number of specific land management concerns: Hatcher Pass, scenic viewsheds, access and public rights-of-way and public safety. Except for the Government Peak subunit these policies apply to state land throughout the unit regardless for the land use designation.” The Government Peak subunit, described in Chapter 3, contains the management intent and guidelines for this unit and are the only plan guidelines that affect this subunit. Areawide policies and management guidelines are incorporated but are tailored to the specific requirements of this subunit, which is likely to experience substantial development in the future related to a ski resort and its associated facilities and uses. The uniqueness of this subunit warrants specific management intent and management guideline requirements.

Grazing (p. 109)

Revise: “Grazing is a secondary use in the Baldy/Lucky Shot Ridge and Willow Mountain [AND GOVERNMENT PEAK] Subunits.”

Snow Avalanche Hazard (p. 181)

2. Private Sector Development

Revise: It is required that potential private sector developments/operations on public land, not including the Government Peak subunit, provide a detailed avalanche hazard analysis.

REVISIONS TO 1989 HATCHER PASS MGMT. PLAN AMENDMENT

CHAPTER FOUR: GOVERNMENT PEAK SUBUNIT OF THE HATCHER PASS MANAGEMENT PLAN (CHAPTER 4, SECTION IX of THE 1986 ORIGINAL PLAN)

[The section on the Government Peak subunit, pp. 3-44 of the 1989 Amendment, is superseded by the following.]

A listing of material covered in this amendment is provided, for convenience in use and review of this document)

A. BACKGROUND

- 1. Physical Setting*
- 2. Past Planning and Land Use Designations*

B. STATE AND BOROUGH RELATIONSHIP

C. RELATIONSHIP OF STATE AND BOROUGH PLANNING, LAND USE LAW, AND ORDINANCES

D. BOUNDARY CHANGES

E. SUBAREAS WITHIN THE GOVERNMENT PEAK SUBUNIT

F. MANAGEMENT

- 1. Prior To Adoption of the Master Development Plan*
- 2. After Adoption of the Master Development Plan*

G. ADJUDICATION GUIDELINES

H. PLANNED ACTIONS

A. BACKGROUND

1. Physical Setting

The slopes of the Government Peak Subunit¹ (10,779 acres) are adjacent to the Hatcher Pass Road. This area attracts high use for all winter sports including skiing, snow-machining, sledding, snow shoeing, climbing, hunting, and mountaineering education. The northeastern slopes of Government Peak and Bald Mountain Ridge contain suitable terrain for alpine skiing, with a high potential for commercially operated alpine skiing, with skiers principally coming from the Matanuska Valley as well as the Eagle River, Chugiak and Anchorage markets. There is also a high potential for all-season trail

¹ The Government Peak Subunit, Special Use District (District) and the Special Use District (SPUD) all encompass the same geographic area and are cross-referenced throughout this plan amendment.

development and use in the entire subunit. In addition to recreation values, this subunit has important watershed, visual and wildlife habitat values.

The area adjacent to Hatcher Pass Road and the Little Susitna River is part of the Hatcher Pass Public Use Area (HPPUA), a legislative designated area which is located both in and outside of the District. The HPPUA requires management of these areas for public recreation purposes, and to protect the high scenic values along the road and river. Access to the Resort Base would be located at about mile 11 of the Hatcher Pass Road and the area would not be visible from the Road. Much of the Primary and Secondary Alpine Ski Areas would be visible in the distance. The southern portion of this subunit is located west of the Little Susitna road and river corridor, on mostly tree-covered slopes looking south towards Knik Arm and the Chugach Mountains. This area, which offers high potential for residential and commercial development and Nordic skiing, is accessible at about mile 8.5 of the Hatcher Pass Road.

2. Past Planning and Land Use Designations

The Government Peak Subunit has been proposed for alpine and Nordic ski resort development since at least 1985. A 1989 amendment of the Hatcher Pass Management Plan (HPMP) revised the Management Plan to provide for this use, and sets out detailed requirements for the development of an alpine ski resort and related facilities. The 1989 amendment reflected the thinking at the time on how the area could be developed, and the standards to be followed to ensure the development occurred responsibly. The State of Alaska, in cooperation with the Matanuska-Susitna Borough (Borough) was to be responsible for that development.

Since then, the Department of Natural Resources (DNR) has entered into a Management Agreement and has assigned the management of the Development Lease (ADL 225965) to the Matanuska-Susitna Borough. In the Management Agreement the Borough agreed to adhere to the management requirements of the state Management Plan, including those areas owned by the Borough. The Development Lease transfers authority from the state to the Borough for the management of any development conducted under a commercial lease related to the creation of a ski resort and its associated support facilities and uses. The area of the lease coincides generally with the area of the Borough Special Use District. The Borough has also obtained title to the land where the ski area resort base facility will be developed, and for related residential and related commercial development in the Southside subunit. The effect of these agreements is to transfer authority for commercial ski resort and related development (including the authorization of that development) to the Borough.

These changes affect the responsibilities for the development and management of the Government Peak Subunit. Under the new cooperative structure, the Borough will have overall management responsibility for development related to the creation of a ski resort and its associated support facilities. The management agreement provides that DPOR and DMLW will be the lead agencies in the natural resource and recreation management

of state land, for example, approving the specific elements of the development and operation of the Alpine ski area, with DPOR functioning as lead for enforcement responsibilities. The Borough will act as the lead agency for all land use activities on land owned by the Borough.

The Borough is now working with the private sector to develop an 11,000 acre Hatcher Pass ski area project. The project includes an Alpine ski resort, ski lifts and runs in the Primary and Secondary Ski Areas, and a planned residential community in the Southside Area including a Nordic ski center and system of all-season trails. To control and manage this development, the Borough is enacting ordinances to establish a Hatcher Pass Special Use District (SPUD) and a set of associated development policies and standards. The area covered by the Special Land Use District is depicted on Map 2. The area of the SPUD and the Government Peak sub-unit of the Hatcher Pass Management Plan generally coincide with the area of the original lease.

B. STATE AND BOROUGH RELATIONSHIP

As with the original Hatcher Pass Management Plan (1985) and the 1989 amendment, the state and the Matanuska-Susitna Borough will continue to work cooperatively in land management and decision making processes in the Government Peak Sub-Unit. The Borough will be the primary or lead agency for processing requests for uses on land it owns in the unit (3,021 acres) and the DNR will be the lead agency for activities on state land (7,757 acres).

Both the State and the Borough will provide the other the opportunity to review and comment on any proposed action or activity planned in the area prior to issuing management decisions. The State and Borough will make decisions consistent with the set of plan and land management documents described subsequently.

C. RELATIONSHIP OF STATE AND BOROUGH PLANNING, LAND USE LAWS AND ORDINANCES.

While the state and borough will continue to review and approve land use activities on their respective properties, uses, development or other specific activities proposed on State or Borough land within the Government Peak subunit must be consistent with the following documents. The intent of this amendment to the HPMP is to achieve consistency in the policies for the management of Borough and State land within the Government Peak Subunit and to ensure that ski resort development and its associated uses are governed by consistent requirements.

The following chart shows the hierarchy of the documents which govern the management of the subunit. The Hatcher Pass Management Plan (2006 Amendment) provides overall management direction. Additional management direction is provided by the Special Use District, associated policies and standards, management agreements, and more specific

management plans, which are listed in sequentially in terms of importance and affect. In the event that a plan or document has not yet been completed or adopted (for example a master development plan), document(s) or plan(s) above it shall be controlling.

1. Hatcher Pass Management Plan as Amended (2006)
2. Hatcher Pass Public Use Area (AS 41.23.100 – 130)
3. Matanuska-Susitna Borough Special Use District (SPUD) (MSB 17.21)
4. Matanuska-Susitna Borough SPUD Policies and Standards
5. Master Development Plan
6. MSB-DNR Management Agreement
7. Development Lease (ADL 225965/MSB 2724)

- The Hatcher Pass Management Plan, as amended in 2006, is this document and supersedes the original 1986 Hatcher Pass Management Plan and the 1989 amendment, where indicated in this Amendment. This amendment of the HPMP establishes that the SPUD forms the basis for the management of state and Borough lands within the district and for the development of ski resort and associated facilities and uses.

This HPMP amendment has been adopted by the Borough and State, and requires that both parties to conform to its requirements and to the requirements of the SPUD.

- Hatcher Pass Public Use Area (AS 41.23.100 – 130) was established in 1986 to provide for public recreation activities, protect and enhance the fishing, waterfowl, and wildlife resources and habitat while providing for public use and enjoyment of these resources, and to protect the water quality and scenic resources within the HPPUA. As a Legislatively Designated Area, its statutory requirements (AS 41.23.100-130) supersede all other planning and management requirements of DNR or the Borough, although state or local standards that are consistent with the PUA will affect the management of uses and facilities within this area. The Public Use Area, as shown on Map 2, only overlaps a portion of the Government Peak sub-unit. It encompasses the area of the ‘Hatcher Pass Road Corridor’ as depicted on this map.
- The Hatcher Pass Special Use District (SPUD) is a Borough ordinance (MSB 17.21) establishing development goals and standards for the District to develop an economically viable ski area and a residential community and associated commercial and recreational uses.
- Special Use District Policies and Standards provides the specific policies and standards for implementing the SPUD. Together, the SPUD and its accompanying policies and standards form the basis for the management of Borough and State land within the Government Peak subunit.

- A Master Development Plan will be required before the District is developed and shall present specific plans for the full range of project development and conservation actions, including specific locations of roads, residential and commercial areas, ski facilities, base facilities, and also plans for implementation and monitoring. The Master Development Plan shall conform to the requirements of the Hatcher Pass Management Plan and the SPUD.
- Department of Natural Resources and MSB Cooperative Agreement was originally adopted in 1988 and has been amended and renewed in 2002. This agreement sets forth the duties and responsibilities of the Divisions of Mining, Land, and Water, and Parks and Outdoor Recreation of the Department of Natural Resources and the Borough for cooperatively implementing management and enforcement activities within the Hatcher Pass Management Plan area.
- Hatcher Pass Development Lease was originally signed in 1993 for a term of 55 years. The lease has changed hands three times and the Borough is the current lessee. The DNR also transferred management of the lease to the Borough in 1999. The lease is a contractual agreement between the State and MSB for the development and management of the ski resort and its associated recreational, residential and commercial areas in the District.

D. BOUNDARY CHANGES

This revision, in addition to revising land management and management intent, amends the 1989 Government Peak subunit boundaries in the HPMP and, as a result, the boundaries of the adjacent Susitna subunit. The Susitna subunit is situated to the north and east of the Government Peak subunit. The boundaries of the Government Peak subunit now coincide with the area of the Special Land District of the Borough. (Map 1 depicts the new boundaries of the Government Peaks subunit.) The purpose of this boundary revision is to more accurately define the boundaries of an area that will be managed under a consistent theme.

The effect of this action is to somewhat reduce the size of the Government Peak subunit on the east and northeast. The 1989 boundaries of the subunit included an area to the east of Hatcher Pass Road and an area adjoining both sides of this road to the northeast. With this boundary change, both areas become part of the Little Susitna subunit and are to be managed according to the management requirements of that subunit and with the requirements of the Hatcher Pass Public Use Area. Nearly all of this area that has been included in the amended boundary of the Susitna subunit is part of the Hatcher Pass Public Use Area.

E. SUBAREAS WITHIN THE GOVERNMENT PEAK SUBUNIT

To enable proper management of the Government Peaks subunit under the Borough Special Land Use Designation, the Government Peaks subunit is divided into six subareas of state and borough owned land. These subunits, and the areas owned by the state and Borough, are depicted on Map 2.

- Primary Alpine Ski Area (Borough and State)
- Secondary Alpine Ski Area (Borough and State)
- Alpine Ski Resort Base (Borough)
- Westside Mountains (State)
- Hatcher Pass Road Corridor (Public Use Area- State)
- Southside (Borough)

F. MANAGEMENT

The District shall be managed consistent with the Borough Special Use District (MSB 17.21), subject to the following:

1. Prior to Adoption of Master Development Plan

Subsequent to the approval of the Special Land Use Designation by the Borough but prior to the adoption of Master Development Plan by DNR and the Borough, the following general management intent, designations and classifications, and allowed/prohibited uses apply. During this period the Government Peak Subunit will be managed in a manner that allows for the continuation of public recreation and related uses while maintaining the potential for the development of the ski resort complex under the Master Development Plan.

Management Intent: The Government Peak Subunit is to be managed to support the current range of recreational activities that occur in this subunit, to reserve the opportunity for the development of the planned alpine ski area and related residential and resort development opportunities, and to protect wildlife habitat and the scenic values of this subunit, especially as viewed from the Hatcher Pass Road. Authorizations are not to be issued that are inconsistent with this intent or with the potential for the development of a ski resort and ski area described previously.

Plan designations:

Land Use (Plan) Designations. The following land use designations supersede those identified on Map 6, page 197, of the original Hatcher Pass Management Plan (HPMP) prior to the approval of the Master Development Plan:

Primary Uses²:

² No secondary uses are identified.

- Primary Alpine Ski Area: Public Recreation – Dispersed
- Secondary Alpine Ski Area: Public Recreation – Dispersed
- Alpine Ski Area Resort Base: Public Recreation
- Westside Mountains: Public Recreation – Dispersed, Fish and Wildlife Habitat
- Hatcher Pass Road Corridor: Public Recreation – Dispersed, Fish and Wildlife Habitat
- Southside: Public Recreation

Land Use Classifications: The following land use classifications supersede the classifications in DNR Land Classification Orders SC-86-022 SC-89-002 on state land. Borough ordinance 06- establishes the classification on Borough land.

- Primary Alpine Ski Area: Public Recreation Land (Borough and State)
- Secondary Alpine Ski Area: Public Recreation Land (Borough and State)
- Alpine Ski Area Resort Base: Public Recreation (Borough)
- Westside Mountains: Public Recreation Land, Wildlife Habitat Land (State)
- Hatcher Pass Road Corridor: Public Recreation Land, Wildlife Habitat Land (State)
- Southside: Public Recreation (Borough)

Permitted/Conditional//Prohibited Uses: The requirements of the SPUD apply to the management of state and Borough land once approved. Borough and DNR authorizations shall be consistent with the use and development requirements of this document and DNR adjudicators are to consult with the Borough prior to granting an authorization, to determine if an authorization is consistent with planned development. Remote cabins, grazing, timber harvest and certain types of motorized uses are prohibited. Land disposals are prohibited on State Land. All generally allowed uses are allowed except for those related to motorized vehicles and managed under the revised (2006) Special Use Designation.

In decision making involving state land, DNR adjudicators must also be aware that the DNR/Borough Development Lease specifies that the Borough is responsible for the development of facilities and structures related to ski resort development, and by inference, approval of all such development actions. Thus, DNR adjudication of a proposed activity on state land is limited to the authorization of the use consistent with the SPUD; it does not extend to the approval of the design or development decisions except when the design or development decision is not related to the uses controlled by the Development Lease. In this unlikely situation, DNR authorizations are to be consistent with the management intent for the affected sub-area and the uses associated with the development must be consistent with the SPUD. The state exercises no responsibility for the authorizations on Borough owned land except as required under other regulatory or statutory requirements.

2. After Adoption of the Master Development Plan

The management of the Government Peak subunit will change once the Master Development Plan is adopted by the Borough and DNR. When this occurs, Borough and DNR management will focus on the development of the Subunit consistent with the requirements of the Master Development Plan and on the effective management of uses in order to ensure consistency with this plan. The overall HPMP public recreation and scenic resources protection objectives of this subunit will still apply. The requirements of the SPUD continue to apply.

Management Intent: The Government Peak Subunit is to be managed for intensive recreation and to support an economically viable ski area and a residential community and associated commercial and recreational uses. This development is to occur in a manner that maintains and takes advantage of a high quality natural environment and provides satisfying recreational experiences for the public. Development that may be authorized in the subunit shall protect the area's unique scenic values and environmental features.

Because of the varying types of activities within the subunit, this overall management intent is expressed differently in the six sub-areas.

- **Alpine Ski: Primary and Secondary Ski Areas.** The Alpine Ski Area is located on the east side of Government Peak, in the northwest part of the District. This area will be managed to support the outdoor recreational activities associated with the destination ski resort. The 'Primary Ski Area' includes the land intended for regular lift-served alpine skiing, including all managed and patrolled ski runs. The 'Secondary Ski Area' includes other terrain that may be used for skiing or other recreational uses, and can be accessed by hiking and/or traversing away from the Primary Ski Area. Within the Primary and Secondary Ski Areas, uses will be limited to Alpine skiing and Nordic skiing during the winter months. Summer recreation is intended to include all forms of non-motorized recreation. Motorized uses are not allowed.
- **Alpine Ski Area: Resort Base.** The Resort Base is located at the base of the ski area, adjoining the Hatcher Pass Road. This area will be the primary destination for support facilities and visitor center associated with the alpine ski area. To the extent feasible, the base area will be a compact development with clustered buildings.
- **Hatcher Pass Road Corridor.** This subarea, located west of the Hatcher Pass Road, is situated within the Hatcher Pass Public Use Area (AS 41.23.130) and will be managed consistent with the laws and regulations for that area, and the more detailed development policies associated with the SPUD. Portions of this area may in the future be added to the adjoining units, but this will require changes to the legal description of the Public Use Area.

- Westside Mountains. This area takes in approximately 3,000 acres of land on the west side of the Special Land Use District. It will be managed for public recreation while protecting habitat and open space. Winter recreation will include non-motorized recreation, a corridor for motorized trail use, while maintaining the option for Alpine skiing. Summer recreational uses will be similar to those of the Alpine Ski subareas.
- Southside. This subarea takes in approximately 2,800 acres of land on the District’s south side. Wholly owned by the Borough, it will be managed by the Borough to accommodate planned resort residential, Nordic skiing, other recreational uses, and associated commercial uses, along with necessary supporting infrastructure. The siting and design of structures, access facilities, and parking associated with the planned community development is to be carefully done in order to complement the natural landscape and to protect open space and wildlife habitat values.

For a more detailed statement of management within each of these subareas refer to Borough Ordinance 06-- .

Plan Designations. The following land use designations supersede those identified on Map 6, page 197, of the original HPMP when the Master Development Plan is approved;

Primary Use³:

- Primary Alpine Ski Area: Public Recreation – Commercial
- Secondary Alpine Ski Area: Public Recreation – Commercial.
- Alpine Ski Resort Base: General Purpose/Public Recreation
- Westside Mountains: Public Recreation – Dispersed
- Hatcher Pass Road Corridor: Public Recreation – Dispersed.
- Southside – General Purpose/Public Recreation

Land Classifications. The same land classifications as described previously in F1 will apply, with two changes on Borough Land, to create co-primary uses, as shown below.

- Alpine Ski Resort Base: **General Purpose/Public Recreation**
- Southside: **General Purpose/Public Recreation**

Permitted, Conditional, and Prohibited Uses: The same requirements pertaining to permitted, conditional, and prohibited as previously described in F1 apply.

G. ADJUDICATION GUIDELINES

The following provides guidance on general adjudication guidelines and stipulates the overall requirement for conformance to HPMP, SLUD, and Master Development Plans

³ No secondary uses are identified.

by DNR and the Borough. This description is meant to be of a general nature; the specific requirements described in the previous sections on land management apply.

Conformance to Management Intent. Development within the Government Peak Subunit shall be consistent with HPMP and the specific policies of the Special Use District and the management intent specified for each of the subareas.

Conformance to the Special Land Use District. Development shall conform to the project siting, design, and development requirements identified in the Special Land Use District.

The SPUD includes the following as management objectives for resort development:

- Establish a financially viable ski resort to benefit local residents and visitors from outside the Borough,
- maintain an overall high quality of development and of visual quality,
- retain open space and concentrate development so that a significant portion of the project area is retained for this purpose,
- maintain the high quality of streams and other site environmental characteristics,
- provide trail systems for both recreation and transportation purposes,
- provide year-round recreational facilities that are available for general public use, develop an efficient transportation system and provide links between the Southside subarea and the Alpine Ski subarea, and
- provide for public services and facilities necessary to support planned development.

To achieve these objectives, the SPUD designates specific development requirements in sections 17.21.100-190. These standards apply to development in state-owned land within the Alpine Ski, Hatcher Pass Road Corridor, and Westside Mountains subareas as well as to development on Borough owned land.

Conformance to Master Plan. Pursuant to the requirements of the SPUD, a Master Plan shall be prepared prior to development activities commencing, including site preparation activities, which is to address all the land planned for development related to a ski resort, residential and other uses within the Government Peak subunit. Development shall conform to the requirements of the Master Plan. No private sector authorization for uses of this type is to be issued on state land unless such a plan has been prepared and has been approved by the Borough and DNR. DNR review and authorization of the Master Plan is limited to a determination of general consistency with the Government Peak Subunit management intent requirements in the HPMP.

The requirements of the Master Plan are described in Borough ordinance 06-___; the ordinance is included as an appendix to this Amendment. The following are the particularly significant aspects of this ordinance as it relates to development on state lands:

- Spatial coverage requirements of the ordinance are identified in MSB 17.21.050(1.2.2).
- Environmental study requirements are to be undertaken during the planning and development of the project, and are described in subsection 1.2.3-5.
- Site development requirements are described in subsection 2.0

Approval of a Master Plan is further contingent upon successful adherence to the aforementioned requirements.

H. PLANNED ACTIONS

Since the 1989 Amendment to the HPMP, many of the proposed actions noted in the Amendment have been completed or the recommended actions are no longer pertinent given the manner that the Government Peak Subunit is to be developed as an Alpine ski area with associated destination resort.

- **Trails.** The development of trails within this subunit is primarily dependent on the development of the destination resort. Until the master plan approved for this project is developed and approved a listing of appropriate trails is inappropriate. The development of this project is to involve a variety of ski and multi-purpose trails, with the alignment to be determined by trail function, terrain and system connectivity, and by the placement of the resort and residential structures.
- **Wildlife Viewing Opportunities.** Beaver ponds occur beside the Little Susitna River along the Hatcher Pass Road. Opportunities for viewing beaver from the road should be developed or protected. If appropriate, consideration should be given to the development and protection of other wildlife viewing opportunities.
- **Material and Building Rock Sites.** Material or building rock sites may be authorized within the Government Peak Subunit as part of the construction of the resort. Material from the Hatcher Pass Road right-of-way may also be utilized, including the extraction of material for emergency repairs due to flooding or other natural conditions. Reclamation of these areas shall follow the applicable standards of 11 AAC 97. At the discretion of DMLW, these standards may also apply to sites of less than five acres.
- **Special Use Designation and DNR Management Agreements.** The current Special Use Designation of DNR requires revision to affect the generally allowed uses in the Government Peak subunit and to prohibit certain uses. The DNR Special Use Designation will be amended to close this subunit to non-commercial motorized recreational uses with certain exceptions. Only the area within the Government Peak Subunit will be affected under this revision. Changes to the current Management Agreement and Development Lease are also recommended. See Chapter 5 for further information on the revised DNR Special Use Designation, Management Agreement, and Development Lease.

REVISIONS TO 1989 PLAN AMENDMENT

CHAPTER FIVE: IMPLEMENTATION

[Note the following:

- The section on ‘Agency Responsibilities’ is that part of Chapter 5 that is section that is most directly affected by the changes in management strategy for the Government Peaks subunit. It is to be replaced with the following narrative. In addition to changes relating to the development of the ski resort and its associated facilities, revisions were also made to reflect new forms of management, delete recommendations and policies that were out-of-date or were not longer pertinent, and reflect the processes of current permitting programs, many of which did not exist at the time of plan adoption in 1985 or plan amendment in 1989.*
- Also affected are portions of the previous section on ‘Coordination with the Mat-Su Borough’.*
- The revisions to Chapter 5 that are described here pertain only to those that affect the Government Peaks subunit or to sections of the 1989 Plan Amendment that, because of the significant number of changes to that subunit, mandate that the remainder of a section be revised. A separate Plan Amendment is being processed concurrently for amendments to the entirety of Chapter 5].*

V. AGENCY RESPONSIBILITIES FOR IMPLEMENTATION

A. ALASKA DEPARTMENT OF NATURAL RESOURCES (DNR), DIVISION OF MINING, LAND, AND WATER

Process and Coordination Requirements

1. Adjudication of Land Use Applications

DMLW will adjudicate the pending and future applications for grazing, communication sites, material sites, and recreational development, as well as all other uses requiring authorization by DNR, based on this plan’s management intent for specific district subunits, areawide policies, and management guidelines.

2. Alpine Ski Area in Government Peak Subunit

DMLW will support the Borough in its development of a ski resort complex in the Government Peak subunit. The process for doing this and the standards for adjudication are identified in the description of this subunit. Development of this area as a ski resort is dependent upon the development of a master plan for the ski complex (and any associated areas) and its approval by the Borough and DNR.

3. Coordination with DPOR

DMLW will coordinate with DPOR in the implementation of this plan, particularly as it relates to areas affected by the Management Agreement between the Borough, DPOR, and DMLW within the area affected by the Borough Special Land Use District and the Development Lease. Under the management agreement DPOR is assigned responsibility for enforcement within the areas of state land, while DMLW retains management authority over uses and activities, including the granting of authorizations. DMLW actions will be reviewed by DPOR to determine if enforcement issues may exist if an authorization is granted.

4. Coordination with ADF&G

DMLW will coordinate with ADF&G in assessing recreational development impacts to fish and wildlife and in minimizing and mitigating these impacts, and will coordinate with ADF&G on grazing and moose browse enhancement projects prior to initiation. Land for wildlife habitat enhancement sites may be assigned if recommended by ADF&G and if consistent with the management intent for the subunit.

5. Management of Motorized Uses

DMLW will revise the current Special Use Designation (223585) to close the Government Peak subunit to recreational motorized uses with the exception of snow-machining in certain areas⁴. Snow-machining may only be allowed in designated corridors within the Primary and Secondary Ski Areas and the Westside subarea. DPOR is responsible for the enforcement of this stipulation, consistent with the requirements of the management agreement.

6. Revise DNR-Borough Development Lease

The Borough, in conjunction with DMLW and DPOR, will revise the attachments to the Development Lease (ADL 225965). The Development Lease, in its general form, can be retained but appendices that identify the legal description of the affected area and the terms and conditions that accompany the lease require revision. These are to be revised to make them consistent with the spatial boundaries of the Special Land Use District and with the revised requirements for development in the Government Peaks subunit.

7. Revise DNR-Borough Management Agreement

DMLW, with DPOR and the Borough, will revise the management agreement that outlines the roles and responsibilities of the various parties within the Government Peaks subunit. The responsibilities of DMLW as they relate to the permitting of state activities and development authorizations needs to be described in some detail, to capture the requirements specify to this subunit for permit and development review so that the

⁴ Motorized uses required to conduct emergency operations or support allowed uses (see Tables 1 and 2) are exempt from this requirement.

responsibilities of the various parties are clear. (Other aspects of the management agreement may not need revision.)

Implementation Requirements

1. Modify DNR Special Use Area

DNR will revise the Hatcher Pass Special Use Area (ADL 223585) to reflect the July 2006 Plan Amendment. This will require changes to administrative regulations as well. These changes involve the closure of the Government Peak subunit to recreational motorized uses except as noted in item #6 and to restrict those generally allowed uses under 11 AAC 96 that are inconsistent with the SPUD. (Note: This revision accompanies this Plan Amendment.)

2. Supersede Current Mineral Orders and Close Subunit to Mineral Entry.

DMLW will rescind the current mineral orders (MO 499 and 541) affecting the Government Peaks subunit, replacing it with Mineral Order 1058. MO 1058 closes the subunit to all future mineral entry and development. Current valid existing rights are allowed to continue, however.

3. Revise Land Classifications

DNR will revise the current Land Classification Orders (SC-86-022 and SC-89-002) to reflect the land classifications described in Chapter 4 for the four subareas of state land within the Government Peak subunit. (Note: Land Classification Orders SC-86-022-A01 and SC-89-002-A01 accompany the Plan Amendment.)

Matanuska-Susitna Borough

Process and Coordination Requirements

1. Coordinate the management of activities and development activities in the Government Peaks subunit. Because proposed ski resort development and subsequent public use of the alpine ski areas (Primary and Secondary Ski Areas) will occur on state land, it is important that the Borough coordinate with DNR in the issuance of state authorizations within the Borough Special Use District.