

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND, AND WATER

PRELIMINARY DECISION
West Twin Lake Subdivision Remaining Parcels
ADLs 420628 – 420633

Proposed Land Offering in the Unorganized Borough
AS 38.05.035 (e), AS 38.05.045

RELATED ACTION(S):
Proposed Special Exception to the Yukon Tanana Area Plan
AS 38.04.065

PUBLIC COMMENT PERIOD ENDS 5:00PM, TUESDAY, APRIL 9, 2019

I. Proposed Action(s)

Preliminary Decision: West Twin Lake Subdivision Remaining Parcels, ADLs 420628 – 420633

Attachment A: Vicinity Map

Attachment B: Area Data Summary Table

Attachment C: Public Notice

Public is also invited to comment on the proposed related actions:

Draft Special Exception to the Yukon Tanana Area Plan

Primary Proposed Action: The primary proposed action of this Preliminary Decision of the State of Alaska, Department of Natural Resources (DNR), Division of Mining, Land, and Water (DMLW), Land Sales Section (LSS) is to offer for sale State-owned land within the identified project area. If approved, previously surveyed parcels will be offered for sale.

Located within DNR's Northern Region, approximately 40 miles south of Manley Hot Springs, the project area is within Section 31, Township 5 South, Range 16 West, Fairbanks Meridian, within the Unorganized Borough. The project area consists of approximately 26.513 acres identified for disposal by this proposed action. See *Attachment A: Vicinity Map* for a depiction of the project area.

In accordance with the governing area plan and the Draft Special Exception to the Yukon Tanana Area Plan, for the purposes of providing land for settlement, DNR proposes to sell land within the West Twin Lake Subdivision project area.

If this proposed primary action is approved, the actual area offered for sale may consist of all or only a portion of the overall project area. After consideration of public comment, the size and boundaries of the project area will be described in a subsequent Final Finding and Decision, if the project proceeds to that step.

Preliminary Decision

West Twin Lake Subdivision Remaining Parcels – ADLs 420628-420633

Page 2 of 11

Proposed Related Action(s): These related actions will be developed separately, however; public notice is being conducted concurrently.

Special Exception: DNR proposes a special exception to YTAP. The 6 parcels proposed for sale were surveyed as part of the West Twin Lake Subdivision. LSS proposes to sell the platted parcels as-is, without adding a 50-foot building setback as prescribed under the YTAP, on West Twin Lake's shore. Refer to the Planning and Classification subsection of this document for more information on this proposed related action.

This related action will be developed separately. However; approval of the proposed actions is dependent upon one another in that one action will not proceed without approval of all actions.

Public Notice of Proposal: In accordance with *AS 38.05.945 Notice*, during a period of at least 30 consecutive days, the public will have the opportunity to submit written comment on this proposal and the related action. Public notice for all actions is being conducted concurrently.

See **Section VIII. Submittal of Public Comments** at the end of this document and *Attachment C*: Public Notice for details on how to submit a comment for consideration. If, after consideration of timely, written comments, DNR, DMLW moves forward with the proposal, a Final Finding and Decision will be issued.

II. Method of Sale

DNR, DMLW proposes to offer for sale land within the project area as described herein, through a future offering under *AS 38.05.045 Generally*.

Parcels offered through this action are offered fee-simple for the surface estate only. For more information about the land sales program, please visit the website at <http://landsales.alaska.gov>.

III. Authority

DNR has the authority under *AS 38.05.045 Generally* to sell State-owned land if, on preparation and issuance of a written finding, it is determined to be in the best interest of the State, as required by *AS 38.05.035(e) Powers and Duties of the Director*. Article VIII, Section 1, of the Constitution of the State of Alaska states "It is the policy of the State to encourage the settlement of its land and the development of its resources by making them available for maximum use consistent with the public interest."

For related actions, *AS 38.04.065 Land Use Planning and Classification*, *AS 38.05.300 Classification of Land*, and *AS 38.05.185 Generally* allow for amendments and special exceptions to area plans, land classifications, and mineral orders.

Preliminary Decision

West Twin Lake Subdivision Remaining Parcels – ADLs 420628-420633

Page 3 of 11

IV. Administrative Record

The project file, West Twin Lake Subdivision Remaining Parcels ADLs 420628 – 420633, constitutes the administrative record for this proposed action. Also incorporated by reference are:

- Yukon Tanana Area Plan for State Lands (YTAP, adopted January 2014) and associated land classification files.

V. Scope of the Proposal

The scope of this proposal, under the statutes described in the preceding **Section III.**

Authority, is limited and specific to DNR DMLW’s proposal to offer State-owned land within the defined project area for disposal, and to conduct the proposed special exception, as described herein. The scope of this proposal does not include the control of post-patent use and DNR DMLW does not intend to impose deed restrictions for this purpose. The parcels may be sold in multiple stages.

VI. Description

Location: Within DNR’s Northern Region, approximately 40 miles south of Manley Hot Springs. See *Attachment A*: Vicinity Map and *Attachment B*: Area Data Summary Table for additional information.

Platting Authority: The project area is within the Unorganized Borough and is subject to the State of Alaska platting authority.

Native Regional and Village Corporations: The project area is within the boundaries of the Doyon Regional Corporation. There are no villages located within 25 miles of the project area.

Legal Description: Lots 1, 2, 3, and 4 of Block One, and Lots 1 and 2 of Block Two, of the West Twin Lake Subdivision, Alaska State Land Survey No. 81-219, within Section 31, Township 5 South, Range 16 West, Fairbanks Meridian, with the lots totaling 26.513 acres, more or less, according to the survey plat filed in the Fairbanks Recorders Office, on September 22, 1982, as Plat No. 82-140, in the Fourth Judicial District.

Title: Information from Title Report No. 9960 through 9965, all current as of October 9, 2017, indicate the State of Alaska holds fee to the land and mineral estate within the project area under Patent 50-88-0329, dated September 1, 1988. The applicable State case file is GS 3593. The parcels are subject to the reservations, easements and exceptions contained in the federal patent.

State Reservations of Title:

Retention of and Access to Mineral Estate: In accordance with *Section 6 (i) of the Alaska Statehood Act* and *AS 38.05.125 Reservation [of Rights to Alaska]*, the State retains ownership of the mineral estate that may be in or upon the land that it sells. This retention is for all minerals, including both locatable minerals (such as gold, copper and silver, etc.), and leasable minerals (such as oil, gas, coal, etc.).

Preliminary Decision

West Twin Lake Subdivision Remaining Parcels – ADLs 420628-420633

Page 4 of 11

The State and its successors reserve the right to enter onto the land for the purposes of exploring for, developing, and producing these reserved mineral resources. Access reserved to these retained interests is superior to any and all surface uses. The State may also lease these retained interests to mineral developers or allow mining locations to be staked. However, *AS 38.05.130 Damages and Posting of Bond* also provides that the land estate owner will be compensated for damages resulting from mineral exploration and development.

Navigable Waters: Per AS 38.05.126 (b) Navigable and Public Waters, "...the State has full power and control of all of the navigable or public water of the state, both meandered and unmeandered, and the State holds and controls all navigable or public water in trust for the use of the people of the state." This trust is in accordance with the principles of the Public Trust Doctrine, which are included in Article VIII, Section 14 of the Constitution of the State of Alaska and protected in the United States Constitution. It is vested in the title to this land, is not transferable, and the State's title to submerged lands under navigable waters cannot be relinquished by a transfer of the property. In holding with this concept, navigability determinations are made and access will be reserved per *AS 38.05.127 Access To and Along Public and Navigable Water*. For more information, see Access To, Within, and Beyond Project Area subsection of this document.

The Bureau of Land Management has not made a navigability determination for waters within the affected townships for title purposes.

Where they exist within the project area, State third-party interests will be described in land sales brochures.

Physical Characteristics and Hazards: Attachment B: Area Data Summary Table describes the project area's physical characteristics. Information about the project area is based on internal research, information received during agency review, and an on-the-ground and aerial field inspection conducted on October 16, 2017. This is by no means a complete description of the project area, and if this proposal is approved and the area offered for sale, it will be the responsibility of interested parties to inspect individual parcels prior to purchase to familiarize themselves with the physical characteristics of the land.

Soils: Permafrost is likely only to be found in isolated masses. Soils mainly consist of Beales Silt Loam which is a shallow organic layer of a few inches overlaying three to five feet of sandy, silty soil below which clean sand is found to a depth of 200 feet. The area is a former alluvial flood plain, which accounts for the high silt content and makes the area susceptible to wind erosion during high wind events. Soil has good drainage.

Geologic Hazards: Geologic hazards are common throughout Alaska. Information received from DNR, DGGS indicates that "Permafrost is unlikely to be a significant consideration for the proposed subdivision except for areas with thick silt cover. In general, the sandy dune deposits and bedrock are expected to be ice-poor and thaw-stable." DGGS also noted that the area is seismically active. Information gathered during the October 16, 2017 field inspection did not indicate any additional specific geologic hazards for this area. Should any geologic hazards be discovered in the development of this proposal, information will be included in offering materials.

Preliminary Decision

West Twin Lake Subdivision Remaining Parcels – ADLs 420628-420633

Page 5 of 11

Water Resources: All surface and subsurface waters on all lands in Alaska are a public resource, subject to appropriation in accordance with the Alaska Water Use Act (AS 46.15). No water rights have been identified within the vicinity of the project area. There is no well or water quality information within the area.

Background: The 6 parcels proposed for sale were surveyed as part of the West Twin Lake Subdivision. A majority of the parcels within this subdivision were sold in the early 1980's, however, the 6 parcels currently proposed were not approved for sale due to an eagle nest in the area. A field inspection was completed on October 16, 2017, and the original eagle nest is no longer present. Currently, there is an active eagle nest located approximately 400 feet south of Lot 1, Block One. LSS proposes to authorize the sale of all six lots and offer Lots 2, 3, and 4 of Block One, and Lots 1 and 2 of Block Two, while withholding Lot 1, Block One from offering, until the eagle nest is no longer an issue.

Planning and Classification: The general management intent of the area plan was reviewed for consistency with the proposed offering. The project area is within the Yukon Tanana Area Plan (YTAP, adopted January 2014), Kantishna Region, Management Unit K-22. Lands within this unit are currently designated Settlement, and classified Settlement Land under Land Classification Order No. NC-10-005. Management Unit K-22 is made up of two unconnected parcels that surround East and West Twin Lakes. The project area is within the parcel surrounding West Twin Lake, and consists of 6 surveyed lots within the West Twin Lake Subdivision, that are on or near the lake's eastern shore.

Management Unit K-22 Considerations: Management intent deems land disposals appropriate within this management unit.

Chapter 2: Shorelands and Stream Corridors prescribes a 50-foot building setback adjacent to water bodies that are not anadromous or high value for resident fish; this would apply to parcels adjacent to West Twin Lake. See *Special Exception* section below.

The proposed offering will be consistent with area-wide land management policies and general management intent of the YTAP and specific management unit if the proposed special exception is approved in accordance with *AS 38.04.065 Land Use Planning and Classification*, *AS 38.05.300 Classification of Land*, and *AS 38.05.185 Generally*.

AS 38.04.065 (b) Requirements: The factors identified in this section of statute have been considered in this special exception and the proposed action is consistent with that portion of statute.

Special Exception: The 6 parcels proposed for sale were surveyed as part of the West Twin Lake Subdivision. A majority of the parcels within this subdivision were sold in the early 1980's, however, the 6 parcels currently proposed were not approved for sale during that time, due to an eagle nest in the area.

Lots 1, 2, 3, and 4 of Block One afront West Twin Lake. The parcels as platted are subject to a "fifty foot wide public access easement along the mean high water or ordinary high water line of any public or navigable water." The YTAP prescribes a 50-foot building setback adjacent to water bodies that are not anadromous or high

Preliminary Decision

West Twin Lake Subdivision Remaining Parcels – ADLs 420628-420633

Page 6 of 11

value for resident fish. Other parcels in the subdivision are not subject to building setbacks from West Twin Lake, since they were sold before the YTAP was adopted. In an effort to create consistency with the rest of the subdivision, and to avoid the costs of additional survey and platting actions, or adding new restrictions which would be carried forward through deed restrictions, LSS proposes to sell the platted parcels as-is, without creating new restrictions prescribed under the YTAP.

Mineral Activity and Order(s): No mineral activity has been identified on these lands. The project area is closed to mineral entry under Mineral Closing Order No. 226.

Mineral orders which close an area to mineral entry, close the applicable area to new exploration and development of locatable minerals. Such mineral orders do not apply to leasable minerals (such as: oil, gas, coal, etc.), or exploration licensing for such, nor do they preclude reasonable surface access to these resources. However, *AS 38.05.130 Damages and Posting of Bond* stipulates that the land estate owner will be compensated for damages resulting from exploration and development.

Mining activity for locatable minerals would be incompatible with the past, current, and proposed land estate uses for land disposals. To allow new mineral location within the boundaries of the parcels encompassed by this decision could create serious conflicts between land estate and mineral estate users. Area plan mineral estate management policy states that, in general, areas scheduled for disposal will be closed to mineral entry prior to sale to minimize potential conflict between land estate and mineral estate users.

Local Planning: The project area is within the Unorganized Borough, and the State does not pursue zoning of private lands.

Traditional Use Finding: The project area is within the Unorganized Borough, and a traditional use finding is therefore required under *AS 38.05.830 Land Disposal in the Unorganized Borough*. Information obtained from the YTAP, research, Agency Review, and site inspection did not identify any traditional uses of the project area. There are no anticipated significant changes to traditional uses of the land and resources of this area as a result of the proposed action, other than a possible increase in the various traditional activities which may be practiced by new private-property owners. Additional information on traditional use is welcome during the public comment period and if this proposal is approved, LSS will address the information received in a subsequent Final Finding and Decision, if one is issued. See the **Section VIII Submittal of Public Comments** at the end of this documents and *Attachment C: Public Notice* for details on how to submit comment.

Access To, Within, and Beyond Project Area: Access to the project area is by float plane to West Twin Lake, then by platted rights-of-ways within the subdivision for non-lake front parcels.

Access To and Along Public or Navigable Waters: In accordance with *AS 38.05.127 Access To Navigable or Public Water*, DNR will determine if a water body is navigable or public and establish easements or rights-of-way as necessary to ensure unobstructed access to and along the body of water. Regulations dictating the creation of easements or rights-of-way under this statute include *11 AAC 51.035 Determination of Navigable*

Preliminary Decision

West Twin Lake Subdivision Remaining Parcels – ADLs 420628-420633

Page 7 of 11

and Public Water, 11 AAC 51.045 Easements To and Along Navigable and Public Water, and 11 AAC 53.450, Buffer Strips, Reserved Areas, and Public Easements.

For the purposes of AS 38.05.127:

- navigable waters are generally lakes larger than 50 acres in size or streams larger than 50 feet in average width;
- public waters are generally lakes larger than 10 acres in size or streams larger than 10 feet in average width; and
- waters may be determined public or navigable consistent with AS 38.05.965 (21) *Definitions*.

West Twin Lake has been determined to be navigable and is adjacent to four of the six parcels in the project area. Lake front parcels are subject to access reservations in accordance with AS 38.05.127 *Access to Public or Navigable Water* as described in the plat notes of ASLS 81-219.

Hazardous Materials and Potential Contaminants: During the air and ground field inspection conducted on October 16, 2017, field staff did not observe any environmental hazards within the project area. There are no known environmental hazards present within the project area; however, the State makes no representations and no warranties, express or implied, concerning the existence or absence of any hazardous substances, hazardous wastes, contaminants, or pollutants on the land here proposed for conveyance. The State further assumes no liability for the removal of hazardous substances, hazardous wastes, contaminants, or pollutants, nor for the remediation of the site should such substances eventually be found. Interested parties are encouraged to inspect the property and familiarize themselves with the condition and quality of the land prior to bid or application submittal.

DNR DMLW recognizes there are potential future environmental risks when previously vacant land is occupied. Many of the activities increasing these potential risks are regulated by other agencies, such as the regulation of septic system installation by the State of Alaska, Department of Environmental Conservation. This risk is no greater than when vacant private land undergoes development. Given that this land was specifically designated Settlement for transfer into private ownership, and given the high degree of interest from both the legislature and citizens in transferring State-owned land into private ownership, DNR is of the opinion that the benefits of offering the land outweigh the potential risks.

Survey, Platting, and Appraisal: After evaluation of public comment and conditions of the land, DNR will determine if it is in the State's best interest to offer the proposed project area.

In accordance with AS 38.05.840 *Appraisal*, an appraisal meeting DNR DMLW standards will be required within two years of the date fixed for the sale of any parcel developed under this proposed action. Even though the sale of project area parcels in multiple offerings over time will mitigate "flooding" the market, the two-year appraisal requirement must still be followed.

Preliminary Decision

West Twin Lake Subdivision Remaining Parcels – ADLs 420628-420633

Page 8 of 11

VII. DMLW and Agency Review

Information and comments received from multiple sections within DMLW prior to and during agency review have been considered and included in the preparation of this preliminary decision. Agency review was conducted from February 1, 2019 through February 20, 2019. Comments pertinent to this proposed action received during agency review have been considered and addressed below. Additional timely comments received during the Public Notice period will be considered and addressed in a subsequent Final Finding and Decision, if one is issued.

DNR DMLW LSS received brief comments of non-objection from the following agencies: DNR Division of Forestry; DNR Division of Oil and Gas; DNR Division of Parks and Outdoor Recreation; and Alaska DOT&PF.

DNR DMLW LSS Response: LSS appreciates your review of the proposal.

DNR Division of Parks and Outdoor Recreation, Office of History and Archaeology (OHA) Comment: OHA noted that State law requires compliance with the Alaska Historic Preservation Act, which prohibits the removal or destruction of cultural resources (historic, prehistoric, and archaeological sites, locations, remains, or objects). This also includes reporting of historic and archaeological sites discovered on lands under contract or licensed by the State or agency of the State. OHA noted that the Alaska Heritage Resources Survey (AHRS) database indicates that there are no known cultural resource sites within the proposed subdivision parcels, but if discoveries of cultural resources occur during the project, work in the area of the discovery should halt, and OHA should be notified to evaluate whether the resources should be preserved in the public interest under AS 41.35.070[d].

DNR DMLW LSS Response: LSS appreciates your review of the proposal. OHA will be contacted should any discoveries be made during development of the proposed project. Offering materials also inform applicants about reporting requirements for archeological sites.

DNR Division of Geological & Geophysical Surveys (DGGS) Comment:

The proposed West Twin Lake Subdivision is located on the side of a bedrock hill with an unknown amount of sand/silt cover, surrounded by an immense, stabilized (vegetated) sand dune field deposited by winds during the last major glacial period. The dune field is composed of parabolic and longitudinal dunes 10-150 ft high, 50 ft to 3 mi long, and 50-1,000 ft wide. The dunes are composed of fine-grained sand and are blanketed by loess (windblown silt).

The area is in the zone of sporadic permafrost, meaning that 10-50 percent of the ground surface in the region is underlain by perennially frozen ground (permafrost). Permafrost is unlikely to be a significant consideration for the proposed subdivision except for areas with thick silt cover. In general, the sandy dune deposits and bedrock are expected to be ice-poor and thaw-stable.

The proposed subdivision is located approximately 35 miles from the Northern Foothills thrust fault, which has been active within the last 15,000 years; the Minto seismic zone, which was the source of the 1995 M6.0 Minto Flats earthquake, is approximately 22 miles to

Preliminary Decision

West Twin Lake Subdivision Remaining Parcels – ADLs 420628-420633

Page 9 of 11

the east. Standard best building practices should be used to accommodate the regional seismic hazard.

DNR DMLW LSS Response: LSS appreciates your review of our proposal.

The following agencies or groups were included in the agency review, but no comment was received:

- Alaska Department of Environmental Conservation;
- Alaska Department of Commerce, Community and Economic Development;
- Alaska Department of Natural Resources;
 - Division of Agriculture;
 - Mental Health Trust Land Office;
 - Office of Project Management and Permitting; and
 - State Pipeline Coordinator's Section;
- Alaska Railroad Corporation;
- Alaska Association of Conservation Districts; and
- Fairbanks Soil and Water Conservation District.

VIII. Submittal of Public Comments

See Attachment C: Public Notice for specific dates and conditions.

Pursuant to *AS 38.05.945 Notice*, DNR is issuing public notice inviting comment on this Preliminary Decision and draft special exception.

In accordance with *AS 38.05.946 (a) Hearings*, a municipality or corporation entitled to receive notice under *AS 38.05.945 (c)* may hold a hearing within 30 days after receipt of the notice. If a hearing is held, the Commissioner (or representative) shall attend the hearing. The Commissioner has discretion whether or not to hold a public hearing.

LSS will consider all timely, written comments received. If analysis of such comments indicates the need for significant changes to the Preliminary Decision or draft special exception, additional public notice for the affected lands will be given. Reducing the amount of land offered and making minor changes to any of the proposals will not be considered significant changes requiring additional public notice.

If the proposals are approved and no significant change is required, the Preliminary Decision and draft special exception, including any deletions, minor changes, and summary of comments and LSS responses will be issued as a subsequent Final Finding and Decision, and Special Exception to the YTAP, without further notice. All related actions will be developed separately. However, approval of any action is dependent upon one another. One action will not proceed without approval of all actions.

Only persons from whom DNR DMLW LSS receives timely, written comment during the identified comment period will be eligible to file an appeal of the Final Finding and Decision, and Special Exception to the YTAP. Upon approval and issuance of a Final Finding and Decision for these actions, a copy of the decision and special exception will be made available online at

Preliminary Decision

West Twin Lake Subdivision Remaining Parcels – ADLs 420628-420633

Page 10 of 11

<http://landsales.alaska.gov/>, and sent with an explanation of the appeal process to any party who provides timely written comment.

DNR is prepared to accommodate individuals with disabilities by providing auxiliary aids, services, or special modifications in order to participate in this review. Individuals who may need such assistance should contact the Department's Public Information Center. For more information refer to *Attachment C: Public Notice*.

DEADLINE TO SUBMIT WRITTEN COMMENT IS 5:00 PM, TUESDAY, APRIL 9, 2019

IX. Alternatives and Discussion

DNR DMLW is considering the following alternatives:

Alternative 1: (Preferred) Sell up to 6 parcels of varying size, and offer those parcels for sale. The offering of these parcels may be completed in multiple stages. This proposal includes the special exception to the YTAP.

Alternative 2: (Status Quo) Do not offer this project area for private ownership. Retain the land in State ownership.

Article VIII, Section 1 of the Alaska Constitution states, "it is the policy of the State to encourage the settlement of its land and the development of its resources by making them available for maximum use consistent with the public interest." Furthermore, *AS 38.05.045 Generally* has placed this charge with DNR, and the legislature has provided funding to administer the land sale program.

Alternative 1 provides a method for DNR to meet the obligations laid out in the Constitution and statute, and maximizes public interest. This offering provides an opportunity for the public to obtain land for settlement in a desirable area. This proposal, if approved in a subsequent Final Finding and Decision, will allow DNR DMLW to sell the 6 remaining parcels, which will provide for the best use and development of the land and financial return to the State.

The eagle nest identified in the 1980s is now gone, so the parcels can be sold. Another eagle nest is located 400 feet south of Lot 1 Block One; DMLW will wait to sell this parcel until the eagle nest is no longer an issue. Alternative 1 provides the greatest opportunity for more Alaskans to purchase land within this area. Alternative 1 is preferred.

The related action is necessary to allow for the offering of the project area. The primary action and related action are dependent upon one another, and if DNR DMLW does not approve the project, the related action will not be processed.

Alternative 2 is not preferred. The Legislature and the public have indicated a desire for DNR DMLW to offer State-owned land for private ownership. Retention of this land would inhibit DNR DMLW from meeting its constitutional, statutory, and legislative goals. Not offering the parcels would deny Alaskans the opportunity to obtain land in an area that is suited to settlement and consistent with the surrounding development.

For the aforementioned reasons, Alternative 1 is the preferred alternative. Recommendation follows.

Preliminary Decision

West Twin Lake Subdivision Remaining Parcels – ADLs 420628-420633

Page 11 of 11

X. Recommendation

This Preliminary Decision for the proposed disposal of State lands and the Special Exception to the YTAP, described throughout this document and its attachments, are consistent with the overall management intent for State-owned land. Alternative 1 is the preferred alternative because it provides the maximum opportunity for offering State land to the public, and helps meet the mission of the land sales program. The Preliminary Decision described above, as represented by the preferred alternative, has been reviewed and considered. I find that the recommended action may be in the best interest of the State, and that it is hereby approved to proceed to public notice.

This is a Preliminary Decision, and analysis of subsequent public review may result in changes to the preferred alternative of the proposed disposal of State lands and Special Exception to the YTAP. If the decision is approved, the Special Exception to the YTAP will accompany and precede any Final Finding and Decision issued.

/s/ Justin Wholey

Prepared by: Justin Wholey
Natural Resource Specialist I
Land Sales Section
Division of Mining, Land, and Water
Department of Natural Resources
State of Alaska

3/8/2019

Date

/s/ Kathryn Young

Approved by: Kathryn Young
Section Manager
Land Sales Section
Division of Mining, Land, and Water
Department of Natural Resources
State of Alaska

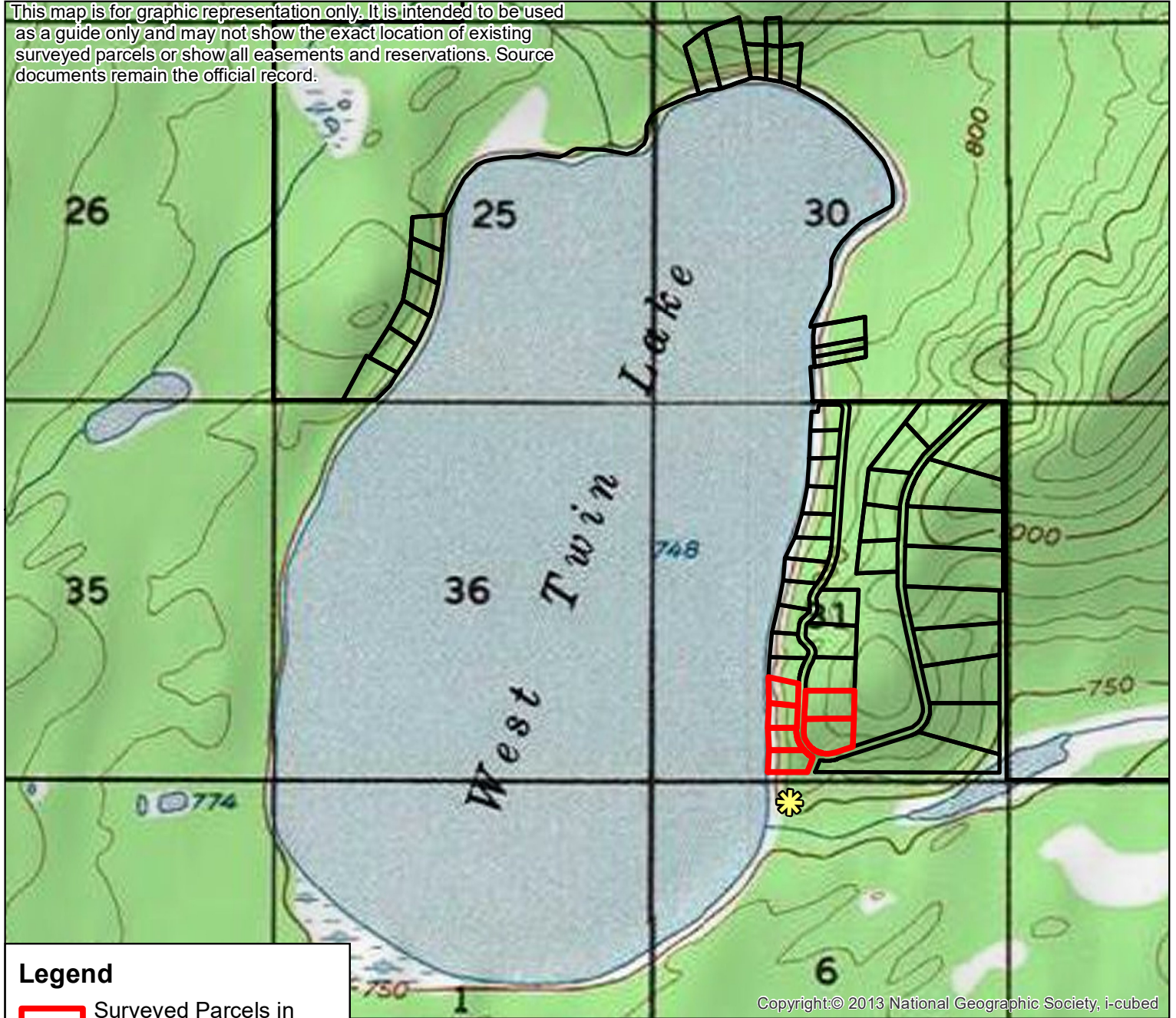
3/8/2019

Date






Attachement A: Map West Twin Lake Subdivision Remaining Parcels ADL 420628-420633

This map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record.

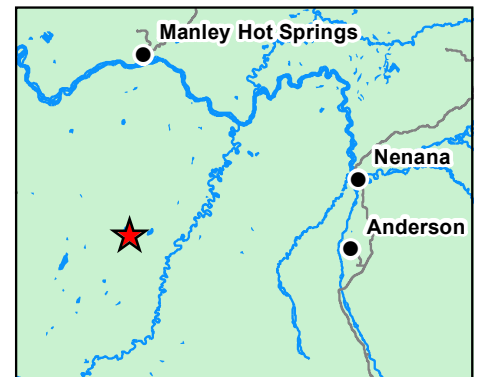
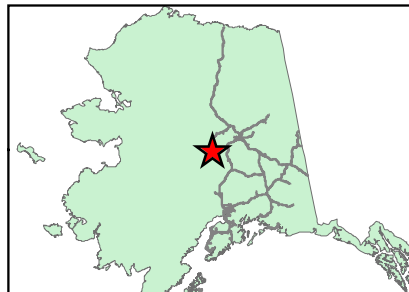


Legend

-  Survejed Parcels in Project Area
-  Other Survejed Parcels
-  Eagle Nest Location

USGS QUAD 1:63.360
 Kantishna River B-2
 For more information contact:
 Justin Wholey
 Department of Natural Resources
 Division of Mining, Land, and Water
 Land Sales Section
 Phone: 907-269-8602
 Fax: 907-269-8916
 Email: landsales@alaska.gov

Section 31, Township 5S,
Range 16W, Fairbanks Meridian



Copyright:© 2013 National Geographic Society, i-cubed

JPW 3/8/19

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND, AND WATER

ATTACHMENT B: AREA DATA SUMMARY TABLE

to the
Preliminary Decision

for a
**Proposed Land Offering in the Unorganized Borough
West Twin Lake Subdivision Remaining Parcels
ADLs 420628-420633**

Offering Information	
Proposed Number of Parcels	6 parcels
Proposed Parcel Size	Varying in size from 3.060 to 6.879 acres
Proposed Related Actions	Special Exception to the Yukon Tanana Area Plan
Project Area	
Location	Approximately 40 miles south of Manley Hot Springs.
Project Area Acreage	Approximately 26.513 acres
USGS Topography Map	USGS Quad Kantishna River B-2
Legal Description	Lots 1, 2, 3, and 4 of Block One, and Lots 1 and 2 of Block Two, of the West Twin Lake Subdivision, Alaska State Land Survey No. 81-219, within Section 31, Township 5 South, Range 16 West, Fairbanks Meridian, with the lots totaling 26.513 acres, more or less, according to the survey plat filed in the Fairbanks Records Office, on September 22, 1982, as Plat No. 82-140, in the Fourth Judicial District, and as depicted on the attached map.
Title	Patented State-Owned Land (patent # 50-88-0329)
Area Plan and Classification	Yukon Tanana Area Plan (YTAP, adopted January 2014), Management Unit K-22/Kantishna Region. Lands are classified as Settlement Land.
Mineral Orders	Mineral Closing Order 226
Physical Characteristics	
Access	Primary access is by float plane to West Twin Lake, and via platted-dedicated Rights-of-Way within the subdivision.
Terrain and Major Features	Slopes rise from the lakeshore, forming a ridge east of the project area. Field inspections report that slopes are around 15-20% but reach 25% in some areas.
View	View of West Twin Lake and the surrounding area.

Attachment B: Area Data Summary Table

for a Proposed Land Offering in the Unorganized Borough

West Twin lake Subdivision Remaining Parcels – ADLs 420628-420633

Page 2 of 2

Soils	Soil samples were taken as part of the project feasibility study in 1981. Permafrost is likely only to be found in isolated masses. Soils mainly consist of Beales Silt Loam which is a shallow organic layer of a few inches overlaying three to five feet of sandy, silty soil below which clean sand is found to a depth of 200 feet. The area is a former alluvial flood plain, which accounts for the high silt content and makes the area susceptible to wind erosion during high wind events. Soil has good drainage.
Wetlands	No known wetlands exist within these parcels. Filling of wetlands may require a permit from the US Army Corps of Engineers.
Vegetation	Vegetation mostly consists of paper birch interspersed with similarly sized and occasionally larger white spruce.
Water Source	Water quality from West Twin Lake unknown.
Anadromous Waters	No known anadromous waters exist within the project area.
Local Management Information	
Fire Protection	Full Fire Management Option
Game Management Unit	20C
Local Authority	The project area is within the Unorganized Borough and subject to the State of Alaska platting authority.
Flood Zone	Flood Insurance Rate Maps are not available for the project area.
Utilities	No known services exist within the project area.
Waste Disposal	No waste disposal facilities are located in the area. All on-site waste water disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
Setbacks, Reserved Areas, Easements, and Conditions	
Building Setbacks	The Special Exemption the YTAP proposes to exempt parcels from the prescribed 50-foot building setback from West Twin Lake.
Public Access and Utility Easements	Parcels are subject to all plat notes as shown on Alaska State Land Survey No. 81-219, Plat No. 82-140, filed in the Fairbanks Recorders District on September 22, 1982.
Retained Lands	None identified.
Public or Navigable Water Bodies	West Twin Lake is navigable.
Additional Information	
Native Regional Corporations	Doyon, Limited Regional Corporation
Villages and Tribal Councils	None.
Oil and Gas Activity	None known.
Mining Activity	None known.
Comments	None.

STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND, & WATER
LAND SALES SECTION

ATTACHMENT C: PUBLIC NOTICE

Requesting Input for
a Proposed Land Offering:
West Twin Lake Subdivision Remaining Parcels – ADLs 420628 – 420633

COMMENT PERIOD ENDS 5:00 PM, TUESDAY, APRIL 9, 2019

This proposed project includes offering for sale surveyed parcels in a future offering under the method and the related actions as described in the Preliminary Decision document. The project may be subdivided and offered in multiple offerings over time.

Location: Approximately 40 miles south of Manley Hot Springs

Proposed Offering: Up to 6 parcels sized from 3.060 to 6.879 acres; a total of 26.513 acres.

To obtain the notice, Preliminary Decision, Draft Special Exception, or instructions on submitting comment, go to <http://landsales.alaska.gov/> or <http://aws.state.ak.us/OnlinePublicNotices/>. For assistance in obtaining the documents by an alternative method, to request auxiliary aids, services, or special accommodations, contact DNR's Public Information Centers on State work days, Monday through Friday, between 10AM and 5PM in Anchorage at 907-269-8400 (TDD for the hearing impaired: 907-269-8411) or Fairbanks at 907-451-2705 (TDD for the hearing impaired: 907-451-2770), or the Southeast Land Office in Juneau at 907-465-3400 (TDD for the hearing impaired: 907-465-3888), or go to <http://dnr.alaska.gov/commis/pic/> for additional contact information. Individuals who require special assistance must request assistance from the Public Information Center in Anchorage no later than 4:00 PM, TUESDAY, APRIL 2, 2019.

Pursuant to AS 38.05.945 Notice, the public is invited to submit comment on either the Preliminary Decision or Draft Special Exception, for which notice is being conducted concurrently. If commenting on more than one proposed action, separate comments should be submitted for each. **The deadline for public comment is 5:00 PM, TUESDAY, APRIL 9, 2019.** Only persons from whom DNR DMLW LSS receives timely, written comment during the identified comment period will be eligible to file an appeal of the Final Finding and Decision. Written comment may be received by fax, email, or postal mail. To submit comments or for direct inquiries, contact Justin Wholey, 550 W. 7th Ave., Suite 640, Anchorage, AK 99501. fax # 907-269-8916, landsales@alaska.gov. If you have questions, call Justin Wholey at 907-269-8602.

If no significant change is required, the Preliminary Decision and Draft Special Exception, including any minor changes and a summary of comments and responses, will be issued as the Final Finding and Decision and Special Exception to the YTAP, without further notice. A copy of the final finding and decision will be sent to any persons who commented timely on the preliminary decision.

DNR reserves the right to waive technical defects in this notice.