

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

FINAL FINDING AND DECISION
ADL 109371

Grants of Land After Natural Disaster
AS 38.05.870

RELATED ACTIONS:
None

This Final Finding and Decision (FFD) complements and updates the Preliminary Decision (PD) dated August 8, 2025. The PD (attached) has had the required public review.

I. Recommended Actions

The State of Alaska, Department of Natural Resources (DNR), Division of Mining, Land and Water (DMLW), Land Conveyance Section (LCS) recommends issuing grants of land to owners of private lands located within Blocks 2 and 7, Wrangell Island West Subdivision, Plat 83-11, Wrangell Recording District, Wrangell, Alaska that were rendered unusable by the landslide occurring on November 20, 2023, and within the area covered by the disaster declaration issued by the Governor on November 21, 2023, as described in the PD. This FFD also approves the application and grant of land identified herein.

II. Authority

DNR has the authority under AS 38.05.870 Grants of Land After Natural Disaster to grant state-owned land to eligible persons and municipal corporations to replace land rendered unusable by a natural disaster for the purposes for which it was used before the natural disaster 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.

III. Public Participation and Input

Pursuant to AS 38.05.945 Notice, public notice inviting applications for grants of land and comment on the PD for the proposed primary action was published and distributed in the following manner:

- Posted under State of Alaska Online Public Notice from August 11, 2025, to September 12, 2025.
- Posted on DNR Land Sales website from August 11, 2025, to September 12, 2025.
- Notices mailed to the City and Borough of Wrangell per AS 38.05.945(c)(1).
- Mailed to postmaster in Wrangell with a request to post for 30 days, per AS 38.05.945(c)(4).
- Mailed to the Sealaska Regional Corporation per AS 38.05.945(c)(2)-(3).
- Mailed to Central Council of Tlingit and Haida Tribes of Alaska, Wrangell Cooperative Association, and landowners within one-mile of the landslide area.
- Sent notification to area state legislators and state agencies.

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The public notice stated that written comments and applications for grants of land from eligible landowners were to be received by 5:00 PM, September 12, 2025, in order to ensure consideration and eligibility to appeal. For more information, refer to the PD.

IV. Summary of Comments

DNR DMLW LCS received no comments during the public comment period.

V. Land to be Granted

LCS received one application during the application period. The landowners of Lot 41, Block 2, Wrangell Island West Subdivision, a lot identified as unusable in the PD, submitted a complete application for a grant of land. LCS has determined the lot eligible to be replaced, and the application is approved. This applicant, hereinafter referred to as grantee, selected the grant land parcel identified as “ADL 109357”, a 5.36-acre lot located in the Lil’ Coal Bay Subdivision in Little Coal Bay. Grant of this parcel is approved. Pursuant to AS 38.05.870(e) Grants of Land After Natural Disaster, the grantee will be required to pay the administrative cost of transferring the property in addition to the cost of surveying the land.

<u>Land Rendered Unusable</u>	<u>Grant Land to be Conveyed</u>
Lot 41, Block 2, Wrangell Island West Subdivision, according to Plat 83-11, Wrangell Recording District, Wrangell, Alaska.	Lot 11, Alaska State Land Survey No. 2021-32, Lil’ Coal Bay Subdivision, according to the plat recorded in the Ketchikan Recording District on April 6, 2023, as Plat 2023-9, containing 5.36 acres, more or less.

VI. Modifications to Decision and/or Additional Information

The recommended action has not been modified from the original proposed action described in the PD. Pursuant to AS 38.05.870(e) Grants of Land After Natural Disaster, the PD stated that DMLW may require a quitclaim deed to unusable land in exchange for the grant of state land. DMLW will not require a quitclaim deed for the unusable land identified above.

VII. Stipulations

The eligible grantee will be required to comply with the following stipulations to complete the proposed grant of land:

1. By November 7, 2025, the grantee must submit to DMLW the following:
 - a. A completed and signed Declaration of Intent Form;
 - b. Finance the costs reimbursable to the state through a contract, or pay all costs in full:
 - i. If the grantee wishes to enter into a land sale contract, DMLW requires a minimum 5% deposit of the costs (\$2,959) and \$405 in fees (\$360 for a contract application fee and \$45 for a contract recording fee).
 - ii. If the grantee wishes to pay off the parcel and receive a patent, DMLW requires the full payoff amount (\$2,959) and \$265 in fees (\$240 for a patent application fee and \$25 for a patent recording fee).

If extenuating circumstances delay any of the stipulations listed above, the applicant is responsible for notifying DMLW of the delay, obtaining approval for the delay from DMLW, and

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providing new timeframes for completion. The subject parcel cannot be purchased until all the above stipulations have been satisfied. Failure to satisfy stipulations could result in the termination of the grant.

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VIII. Final Finding and Decision

The Land Conveyance Section recommends proceeding with the action as described in the Preliminary Decision. This action is undertaken under relevant authorities. The findings presented above have been reviewed and considered. Public Notice has been accomplished in accordance with AS 38.05.945 Notice, and comments received were considered. The actions are consistent with constitutional and statutory intent for State-owned land, and this action is undertaken under relevant authorities.

Recommendation and Approval of the Final Finding and Decision follow.

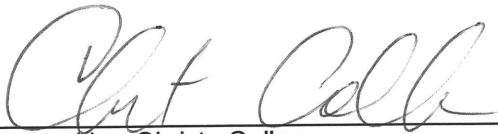


Recommended by: Hannah Uher-Koch
Section Chief, Land Conveyance Section
Division of Mining, Land and Water
Department of Natural Resources
State of Alaska

9/18/2025

Date

Under the authority of the applicable statutes, it is hereby found to be in the best interest of the State of Alaska to proceed with the recommended action as described and referenced herein.



Approved by: Christy Colles
Division Director
Division of Mining, Land and Water
Department of Natural Resources
State of Alaska

9/23/2025

Date

Appeal Provision

A person affected by this decision who provided timely written comment or public hearing testimony on the preliminary decision may appeal it, in accordance with 11 AAC 02. Any appeal must be received within 20 calendar days after the date of "issuance" of this decision, as defined in 11 AAC 02.040(c) and (d) and may be mailed or delivered to the Commissioner, Department of Natural Resources, 550 W. 7th Avenue, Suite 1400, Anchorage, Alaska 99501; faxed to 1-907-269-8918; or sent by electronic mail to dnr.appeals@alaska.gov. Under 11 AAC 02.030, appeals filed under 11 AAC 02 must be accompanied by the fee established in 11 AAC 05.160(d)(1)(F), which has been set at \$200 under the provisions of 11 AAC 05.160 (a) and (b).

If no appeal is filed by the appeal deadline, this decision goes into effect as a final order and decision on the 31st calendar day after issuance. An eligible person must first appeal this decision in accordance with 11 AAC 02 before appealing this decision to Superior Court (11 AAC 02.020 (a) and (b)). A copy of 11 AAC 02 may be obtained from any regional information office of the Department of Natural Resources.