

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

FINAL FINDING AND DECISION

of a
Land Offering in the Matanuska-Susitna Borough
Autumn Rush Subdivision – ADL 233394
AS 38.05.035(e) Powers and Duties of the Director
AS 38.05.045 Generally

and its
RELATED ACTION(S): None

This Final Finding and Decision (FFD) complements and updates the Preliminary Decision (PD) dated February 25, 2025. The PD (attached) has undergone the required public review.

Also included in this FFD:

Attachment 1: Conceptual Design, Autumn Rush Subdivision ADL 233394

I. Recommended Action(s)

The State of Alaska, Department of Natural Resources (DNR), Division of Mining, Land and Water (DMLW), Land Conveyance Section (LCS) recommends offering for sale State-owned land for private ownership within the Autumn Rush Subdivision project area (ADL 233394), as described in the PD. Surveyed parcels will be offered for future sale by a method under AS 38.05.045 Generally.

For the purposes of providing land for settlement in the Autumn Rush Subdivision project area, LCS may develop a subdivision of no more than 20 parcels, no smaller than 3 acres. This project area is located within the Matanuska-Susitna Borough (MSB) and therefore survey, platting, and access to and within the project area will be subject to the relevant subdivision standards. The project may be subdivided and offered in multiple stages.

There are no related actions with this proposal.

II. 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 provides: "It is the policy of the State to encourage the settlement of its land and development of its resources by making them available for maximum use consistent with the public interest." In addition, if it is deemed appropriate, DNR has the authority to develop and offer parcels larger than 5 acres under the allowances listed in AS 38.04.020 (h) Land Disposal Bank.

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III. Public Participation and Input

Pursuant to AS 38.05.945 Notice, public notice inviting 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 February 25, 2025, to April 8, 2025.
- Posted on DNR Land Sales website from February 25, 2025, to April 8, 2025.
- Notices mailed to the Matanuska-Susitna Borough per AS 38.05.945(c)(1) Notice.
- Mailed to postmasters in Big Lake, Houston, Willow and Talkeetna with a request to post for 30 days, per AS 38.05.945(c)(4) Notice.
- Mailed to the library in Big Lake, Willow and Talkeetna with a request to post for 30 days.
- Mailed to the Cook Inlet Region, Inc., regional corporation, Native Village of Eklutna, Knik Tribal Council and the village corporations of Alexander Creek, Incorporated, Eklutna, Incorporated, and Knikatu Incorporated. per AS 38.05.945(c)(2)-(3) Notice.
- Mailed to 100 landowners in the vicinity of the offering, Willow Area Community Council (WACO), Mailed or emailed to 9 individuals that attended the February 5, 2025, WACO meeting. Notice was also sent to the Willow Elementary School PTA, Willow Dog Musers Association (WDMA), Willow Alaska Chamber of Commerce, Willow Lions Club, Sunshine Transit, Willow Fire Department, Caswell Fire Department, Sunshine AK Chamber of Commerce, Willow Garden Club, Mat-Su Basin Salmon Habitat Partnership
- Sent notifications to area state legislators and to multiple state agencies.

The public notice stated that written comments were to be received by 5:00PM, April 8, 2025, in order to ensure consideration and eligibility to appeal. For more information, refer to the PD.

Should this project move forward, final subdivision design and survey will be completed by an Alaska licensed surveyor. The surveyor will submit a platting application including a preliminary plat to the local platting authority prior to survey. This process will be subject to MSB Platting ordinances and codes. During the process the public will have the opportunity at the local level to provide additional comment and feedback prior to final establishment of lot corners and monuments.

Subdivision design will be submitted to the MSB Platting Board for review in accordance with MSB Code Title 43 Subdivisions.

Title 43.10.060(A) Platting Authority Procedure: "The platting board shall act on an application for preliminary plat ... only after holding a public hearing on the application.

Title 43.10.065 Notice(A) Public Hearing: "Notice of any public hearing required under this title shall be given in accordance with this section." The section details MSB's parameters for holding a public hearing and the forms of notice.

IV. Summary of Comments

DNR DMLW LCS received comments from 22 individuals, the WDMA, and the Friends of State Parks, Mat-Su. All comments received during the public comment period are summarized below.

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Comments regarding lot size: Seven comments were received addressing lot size. Commenters requested an increase in the 1-acre minimum lot size. Suggested lot sizes ranged from 2-acres up to 10 acres. Commenters felt that larger lots would help maintain the rural feeling and wilderness atmosphere of the area. They also felt that larger lots would attract responsible buyers that would have the means to develop their land in a value-added manner.

DNR DMLW LCS Response: LCS recognizes the concerns raised regarding lot size, preservation of the rural/wilderness setting, and the desire to attract responsible buyers. Upon considering the input received, LCS will reduce the number of parcels in the Autumn Rush project area from no more than 60 parcels to no more than 20 parcels. Parcel sizes will still vary but the minimum parcel size will be increased to three acres. Due to the reduction in number of parcels, the amount of land within the project area retained in State ownership and not developed will increase. Although larger lot sizes may attract more responsible buyers, DNR land sales are available to all eligible buyers. Subdivision design may include additional tracts to be retained in state ownership as necessary. Please see **Section VI. Modifications to Decision and/or Additional Information** of this document for additional details.

Comments regarding a buffer south of Gratiot Drive and building height restrictions: Nine comments were received requesting a building setback or buffer adjacent to the south side of Gratiot Drive. The requests varied in width from 100 to 200 feet with the intent of preserving the viewshed for residents in the Serenity Heights Subdivision and maintaining a wilderness visual effect along Gratiot Drive. Commenters also felt that a setback or buffer would provide space for the east/west trail which runs parallel to the south side of Gratiot Drive and would also provide a runway safety area for the Thomas Airstrip. Three of those commenters also requested a building height restriction to protect the viewshed as well as providing a safe approach for the Thomas Airstrip.

DNR DMLW LCS Response: To help preserve the viewshed for residents of Serenity Heights and help maintain a rural feeling, subdivision design will incorporate a 100-foot building setback south of the north section line easement that Gratiot Drive is located in. Design will also retain an access corridor approximately 100-feet wide, south of the Thomas Airstrip, to help provide a safe approach and take off for the Thomas Airstrip. Subdivision design will include another strip of retained land, a minimum of 50 feet wide, located near North Tranquility Lane. These areas of land will be available for generally allowed uses and also provide an access corridor between Gratiot Drive and the retained lands to the south. DNR does not intend to impose covenants or post-patent restrictions on land it sells, and zoning matters are better addressed by municipal zoning restrictions, if appropriate. Therefore, LCS does not intend to impose building height restrictions within the subdivision. LCS considered establishing an easement south of Gratiot Drive for the east/west trail, however, due to potential use conflicts and safety concerns with driveways crossing the easement area, LCS does not intend to include an easement outside of the north section line easement to relocate the east/west trail. The two proposed tracts mentioned above may be used to help provide access through the subdivision. Subdivision design may include easements deemed appropriate and necessary by the platting authority. Please see **Section VI. Modifications to Decision and/or Additional Information** of this document for additional details.

Comments regarding trail access: Several comments were received addressing concerns with trails and trail access. Commenters requested that the trails within the project area, including the existing section line easements and the entire loop trail be preserved and available for

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various public uses and enjoyment. The loop trail includes the east/west trail adjacent to Gratiot Drive, the trail along the bluff, and the trails leading to the trails below the bluff. One commenter suggested that the permitted trail in the State Recreation Area, LAS 31541, have a permanent easement. Three commenters stated that they were not opposed to the subdivision as long as the trails are kept open. Commenters felt that closing the trails would be a great loss to residents and visitors. One commenter felt that the proposed development would eliminate trails, access and connectivity to the various Willow Trail systems such as the Emil-Stancec, the West Gateway, Susitna River as well as wintertime river access. One commenter objected to the development stating that it threatened the ability of local mushers and other trail users to have safe access trails on state land.

DNR DMLW LCS Response: LCS acknowledges the importance of the trails within the proposed project area. Trail reroutes and the loss of some trails may be necessary to accomplish overall trail preservation and mitigate use conflicts. Subdivision design may incorporate buffers, easements, and retained lands in an effort to preserve trails and recreational activities within the project area and to help ensure continuity to trails beyond the project area. During Agency Review, the Department of Transportation and Public Facilities (DOT&PF) requested that all north-south and east-west section line easement remain available as future access routes. The section line easements along the north, east and west boundaries of the project area will be reserved. Additionally, subdivision design will incorporate an additional minimum 50-foot public access easement west of and adjacent to the reserved eastern section line easement. The trail leading to the area below the bluff will be incorporated into the retained portion. As depicted in *Attachment 1: Conceptual Design*, Autumn Rush Subdivision ADL 233394, subdivision design will retain a minimum of two access corridors running from the south side of the north section line easement to the larger retained area south of the developed area. These access corridors will provide a corridor for access in a north/south direction through the developed area and help mitigate the loss of the east/west trail. If the area required to be dedicated to the MSB for Gratiot Drive is less than 50 feet in width, then access, including recreational trails, may still be allowed within the section line easement along Gratiot Drive, outside of any dedicated road ROW. The proposed 200-foot buffer along the bluff will be modified to state that no parcels conveyed will be closer than 200-feet to the top of the bluff. This should give sufficient room for the trail along the bluff as well as any other trails located in the retained area. The permitted trail, LAS 31541, crosses private property and Mental Health Trust lands between the Parks Highway and the State Recreational Area (SRA), therefore DNR cannot authorize a permit or establish an easement along those portions of the trail. Since DNR cannot authorize permits and easements across other properties, the segment of LAS 31541 shown crossing the SRA, private, and Mental Health Trust lands has been removed from DNR's Alaska Mapper. Interested parties could request an easement across that part of the permitted trail on State lands. LCS encourages the mushing community to actively pursue easements across private parcels and Mental Health Trust lands in an effort to maintain continuity of the trail systems outside of the project area. Please see **Section VI. Modifications to Decision and/or Additional Information** of this document for additional details.

Comments objecting to land sale: Several comments received expressed opposition to the development for various reasons which are summarized below.

Commenters felt that the project areas proximity encroached upon the Willow Creek State Recreation Area and that there could be a negative impact on the enjoyment of the scenic,

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recreational, and traditional use experience of the area. They felt there would be a reduction in outdoor activities, and the quality of life for those who use the area would be diminished.

Commenters felt that there would be a negative impact on the Willow Trail System and access to the existing trail networks, including wintertime river access. They felt that if the trails within the project area did not stay open, it would be a great loss to community and visiting trail users and would have a negative impact on the use of the area for training, recreation, and business purposes.

Four comments expressed concern about the impact the development and increased traffic, noise pollution, and construction would have on the local wildlife and their habitats.

Three comments expressed concern with market saturation, a demonstrated lack of need for a subdivision, and an oversupply of lots. The commenters felt that the overdevelopment of the area would likely reduce land values and negatively impact the economy of the local community.

Three commenters felt that the development could have a potential impact on local businesses that rely on the trails, scenic qualities, wildlife, and natural allure of the area to attract customers.

One commenter questioned ADF&G's lack of objection, questioned LCS's ability to schedule vegetation clearing before or after bird breeding season, and pointed out that the Migratory Bird Act protects birds during all times of the year. The commenter also questioned whether Bald Eagles and ground nesting bird species were considered.

One commenter was firmly against the sale of any State land.

Commenters emphasized the need to keep the land available for public use and to preserve the rural environment. Commenters wanted more green space, not more private lands. One commenter felt the development would congest the area with another unwanted subdivision.

DNR DMLW LCS Response: LCS appreciates receiving comments from those opposed to the development. The subdivision will not create any parcels abutting the Willow Creek SRA but would instead build in more permanent protection around the SRA than it currently has. Subdivision design will avoid the conveyance of parcels within 200 feet of the top of the bluff, which will help mitigate the impacts of the development on the scenic, recreational, and other uses of the SRA and project area. This will result in a substantial portion of the project area adjacent to the SRA being retained in state ownership. While the Autumn Rush project area is designated in the Southeast Susitna Area Plan as appropriate to sell, LCS is committed to buffering the wetlands and viewshed instead of making parcels along the bluff with views as selling points like a private development might.

LCS understands the concerns of those opposed to the proposed project because of the potential impact on the existing trails within the project area. As stated above, subdivision design will reserve access along trails within the project area to help ensure access continuity to trails beyond the project area. Trails within the subdivision boundaries may be reserved in their current location, or alternative access reservations, corridors, or easements may be used to provide continued continuity of access. Increasing the amount of retained lands within the project area and reducing the development area will help provide alternate space for trails and mitigate the impact on the use of the area and general quality of life for

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the neighborhood. Reserving the trails and/or providing alternate space for them will help mitigate the negative impacts to locals and visitors on training, recreation, and business purposes.

LCS thanks those who commented on the potential effects the proposed development would have on local wildlife and their habitats due to increased traffic, noise, and construction. Due to the rural nature of the area, it is likely that recreational use will increase due to the proposed subdivision, along with traffic and construction. To help reduce the impacts of subdivision, the proposal has been modified to reduce the maximum number of lots from 60 to 20 and to increase the minimum lot size from one to three acres, with the intent of creating parcels approximately 5-acres or larger in size. Retained access corridors may provide access through the subdivision for wildlife. Retention of the wetlands below the bluff and some of the highlands, along with larger lot sizes, will reduce the impact of the subdivision compared to a maximum-profit, denser development model. During Agency and Division review, ADF&G commented that although development would reduce habitat for local species, it is unlikely to have a population-level impact.

With two potential private developments adjacent to the proposed Autumn Rush project area, LCS understands the concerns regarding market saturation and the effects it could have on local markets and the community as a whole. Regarding a demonstrated need for private parcels, DNR Land Sales Program is unique in the real estate market in that the program serves a public mission. As such, DNR provides land that, at first offering, is only available to Alaska residents, offers discounts for eligible veterans as well as offers attractive financing terms. LCS also intends to offer the Autumn Rush parcels for sale over multiple years and not offer them all at once. LCS does not believe that 20 or fewer parcels would be enough to flood the local market, reduce land values, or negatively impact the local economy.

LCS understands the concerns local businesses have regarding crowding out their use of the trails for recreational and business use. Committing to a more modest development of fewer parcels of larger size, avoiding the bluff area, and reserving the trail network through the subdivision and project area will help mitigate the impacts the development might have on the trails, scenic qualities, wildlife, and natural allure of the area that attract customers and supports a balanced and thriving community.

With regards to ADF&G's non-objection to the proposed project, ADF&G provided advice about the most sensitive time for migratory birds in terms of the timing of the applicability of the Migratory Bird Act. LCS does not have the ability to control when and what private individuals do with the land after they purchase it, and the Migratory Bird Treaty Act applies regardless of land ownership. If any DNR road construction occurs, it will be scheduled before and/or after the bird breeding season.

LCS considered eagles in the development of the proposed subdivision. The USFWS Alaska Eagle Nests map identifies two eagle nests along the north side of Willow Creek. The closest nest is approximately 950 feet south of the project area. The USFWS Information for Planning and Consultation tool lists the Bald Eagle as not a Bird of Conservation Concern in the project area.

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Comments regarding Alternative 2, no action: Five commenters that were opposed to the proposed project also requested that DNR choose Alternative 2, no action. One commenter recommended that the 320-acre project area be annexed into the Willow Creek State Recreation Area, and if that can't happen, they wanted LCS to consider Alternative 2, no action and retain the land in State ownership.

DNR DMLW LCS Response: Alternative 2 does not meet the legislative and public desire for DNR to offer State-owned land for private ownership. Retention of this land would inhibit DNR from meeting its constitutional, statutory, and legislative goals. Not offering the project area would deny many Alaskans the opportunity to obtain land in an area that is suited to settlement and consistent with the surrounding development. Alternative 2 is not preferred. Modifying the proposed project by offering fewer parcels of larger size, committing to reserving the trails through the subdivision and within the project area, modifying the 200-foot buffer along the bluff to state that no parcels conveyed will be closer than 200-feet to the top of the bluff, providing an access corridor coinciding with the flightpath of the Thomas Airstrip, excluding cultural resource sites, scheduling any DNR vegetation clearing to avoid the breeding season for local bird species, and offering land sales over multiple years should mitigate most concerns commenters have and help keep a rural feeling to the area.

LCS consulted with the Division of Parks and Outdoor Recreation (DPOR) and they were open to annexing the retained lands within the Autumn Rush project area into the Willow Creek State Recreation Area during subdivision design, if the proposed project moves forward. However, expansion of the legislatively designated area would require separate action through the legislature.

Please see **Section VI. Modifications to Decision and/or Additional Information** of this document for additional details.

Comments regarding a cultural resources survey: Three comments requested DNR conduct a cultural resources survey and protect the cultural resources within the project area.

DNR DMLW LCS Response: LCS coordinated with OHA early in the development of the proposed project on the need for a cultural resource survey. OHA reported a known site in the project area and recommended excluding that portion of the project area from development until an archaeological survey can be conducted to confirm the location boundaries and/or evaluate the known site for potential significance. LCS followed up with OHA to confirm that it was alright to proceed with the proposed development as long as the southwest quarter of the northwest quarter was excluded. Subdivision design will incorporate the excluded portion into the retained lands. No development will occur within the retained lands portion of the project area. Where development occurs, LCS will notify OHA should any cultural resources be discovered during the development of this project. Additionally, offering materials will include information on how a potential purchaser can contact OHA if any cultural resources are discovered.

Comments regarding the buffer along the bluff: Three comments requested that the subdivision design increase the buffer along the bluff to 300 feet.

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DNR DMLW LCS Response: The proposed 200-foot buffer along the bluff will be modified to state that no parcels conveyed will be closer than 200-feet to the top of the bluff. Although this retained area along the bluff will be a minimum of 200 feet from the bluff, the retained area along the bluff will include multiple wider areas. Please see **Section VI. Modifications to Decision and/or Additional Information** of this document for additional details.

Individual Comment: One commenter requested that this sale be delayed until the existing lots by the adjacent developer have sold and market demand has been verified by actual sales.

DNR DMLW LCS Response: LCS recognizes the concerns raised about market saturation, lack of demand, and the potential oversupply of lots in the vicinity of the project area. Should the project move forward, parcels will be offered for sale at the appraised market value and are typically offered over multiple years as opposed to in a single offering to avoid flooding the market in the area and help preserve current values. LCS cannot control the timing of the other developments, however, the State can choose to offer parcels in auction over multiple years and opt against offering parcels through the over-the-counter program depending on the market conditions in the area and helping to preserve current values. Furthermore, the land sale project development process is a multi-year decision making process, so it could be several years before these parcels become available through a sale offering. LCS also believes the two developments are inherently in different markets since the Autumn Rush project will not have an airstrip, will generally contain larger parcels, will only be offered to Alaska residents first, and the State has favorable financing terms. LCS believes there will be a strong demand for the parcels in the Autumn Rush Subdivision.

Individual Comment: One comment requested the sale be for residential lots only, with the exception being for a few 20–40-acre agricultural parcels.

DNR DMLW LCS Response: LCS does not intend to impose zoning or deed restrictions. Parcels purchased through this offering may be used for a variety of purposes including residential, agricultural, commercial, and recreational use. It is ultimately the prerogative of each individual land purchaser to develop and use their parcel in a way that best suits their needs. The scope of this proposal does not include the control of post-patent use and LCS does not intend to impose deed restrictions for this purpose. Subdivision design may include larger parcels allowing purchasers to take advantage of the suitable soils and use their parcel for small-scale agricultural development. Offering materials will highlight the class III soils within the project area that may be suitable for small-scale agricultural development.

Individual Comment: One commenter requested that subdivision design consider paving Gratiot Drive.

DNR DMLW LCS Response: Paving Gratiot Drive is not a requirement of the MSB platting authority. However, LCS understands that the developer of the airpark under development northwest of Autumn Rush intends to pave Gratiot Drive.

Individual Comment: One comment stated that the sale was an attempt by the adjacent developer to increase development adjacent to his two current projects. They stated that one businessman's interest in changing the landscape should not outweigh the comments from local residents.

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DNR DMLW LCS Response: The proposed project area has been classified as Settlement Land through the Southeast Susitna Area Plan since 2008. The proposed Autumn Rush Subdivision is independent of the adjacent developments. The only coordination between DMLW and the adjacent developer has been for DNR to grant the public access easement through the proposed Autumn Rush project area, and the developer's dedication of the road through the developer's project area to the MSB for access to the Parks Highway. In developing a proposed land sale project, DNR considers all public comments and weighs the interest of the local residents and whether the proposed sale is in the best interest of all Alaskans.

WDMA Comment: In addition to providing comments objecting to the proposed project and supporting Alternative 2, no action, which were summarized above, the WDMA also asked three questions. How were the winter mushing trails identified? What is AS 38.05.830 and why is a Traditional Use Finding not required for the proposed project? Is there an ability to establish permanent trail easements for the known winter mushing trails within the project area?

DNR DMLW LCS Response: LCS appreciates the comments and questions received from the WDMA. The trails were identified on various forms of aerial imagery that are publicly available. In addition, staff have been to the project area several times over the last two years to identify trails that cross Gratiot Drive and enter the project area. Subdivision design will reserve the trails and access within the project area as described through the use of easements and/or retained lands. Trails may not be reserved in their present locations but providing space for alternate locations should help mitigate reroutes and maintain access through the subdivision and project area.

In accordance with AS 38.05.830 Land Disposal in the Unorganized Borough, a Traditional Use Finding is required for project areas within the Unorganized Borough. This project area is within an organized borough; therefore, no Traditional Use Finding is required.

Subdivision design will incorporate easements in an effort to reserve the trails and recreational activities within the subdivision. LCS supports efforts by local organizations to work with the DMLW Southcentral Regional Office to make existing trails permanent. The eventual platting of the Autumn Rush Subdivision would provide an opportunity to create permanent trail easements within the subdivision. Connecting to and maintaining continuity with trails outside of the subdivision boundary may require interested parties negotiating with private parties and/or submitting applications to other entities for those easements.

Additionally, LCS staff met with a WDMA representative on April 4, 2025, to discuss the project. The WDMA representative reiterated the comments received during the public notice period regarding access to trails, larger lot sizes, providing buffers along the bluff and Gratiot Drive, a safe approach for the Thomas Airstrip, and protecting the cultural resources within the project area. LCS staff asked questions regarding trails and trail size, desired lot size, and general mushing practices.

Please see **Section VI. Modifications to Decision and/or Additional Information** of this document for additional details.

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V. Traditional Use Findings

In accordance with AS 38.05.830 Land Disposal in the Unorganized Borough, a Traditional Use Finding is required for project areas within the Unorganized Borough. This project area is within an Organized Borough; therefore, no Traditional Use Finding is required.

VI. Modifications to Decision and/or Additional Information

Pursuant to public comment, the recommended action has been modified from the original proposed action described in the PD to reduce the number of parcels from no more than 60 parcels to no more than 20 parcels. The minimum lot size will vary but will be increased from no smaller than 1 acre to no smaller than 3 acres to allow flexibility for subdivision design, with the intent of creating parcels approximately 5-acres or larger in size.

Subdivision design will incorporate a 100-foot building setback, south of, and outside of, the north section line easement that Gratiot Drive is located in, as well as along the south side of the road easement currently constructed in the northeast corner of the project area.

Based on DOT&PF's request for all north-south and east-west section line easements to remain available as future access routes, section line easements along the north, east and west boundaries of the project area will be reserved. Additionally, to reserve trail access along the eastern section line, subdivision design will incorporate an additional minimum 50-foot public access easement west of and adjacent to the reserved eastern section line easement.

The proposed 200-foot buffer along the bluff will be modified to state that no parcels conveyed will be closer than 200-feet to the top of the bluff.

Subdivision design will retain a minimum of two access corridors running from the south side of the north section line easement to the larger retained area south of the developed area. These access corridors will provide a corridor for access in a north/south direction through the developed area and help mitigate the loss of the east/west trail. LCS intends to locate one access corridor south of the Thomas Airstrip to assist in safe approach and departure, and another near North Tranquility Lane.

Attachment 1: Conceptual Design is intended to depict a method of subdividing the project area consistent with the decision and modifications, while addressing the comments and concerns received during public notice. The conceptual design is not intended to be a final Plan of Survey depicting final lot configurations and size. The intent is to provide a visual example of how subdivision could utilize existing roads to provide a modest subdivision with larger lot sizes while addressing concerns regarding access, public use of retained lands, building setback, safe space for the Thomas Airstrip and other concerns expressed during public comment.

Subdivision design may change during the platting process based upon feedback from the MSB and during the actual survey based upon guidance from the surveyor. There will be an opportunity for public comment on final subdivision design during the local platting process.

Recommendation and Approval of the Final Finding and Decision follow.

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VII. Final Finding and Decision

The Land Conveyance Section recommends proceeding with the action as described in the Preliminary Decision and modified herein. This action is undertaken under relevant authorities. Offering these parcels for sale will help meet the State’s goal to provide land for settlement for sale to the public and raise revenue for the State.

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 project file has been found to be complete and the requirements of all applicable statutes have been satisfied. The action is consistent with constitutional and statutory intent for State-owned land and this action is undertaken under relevant authorities.



Recommended by: Timothy Shilling
Natural Resource Manager
Land Conveyance Section
Division of Mining, Land and Water
Department of Natural Resources
State of Alaska

3/11/2026

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(s) as described and referenced herein.



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

3/23/2026

Date

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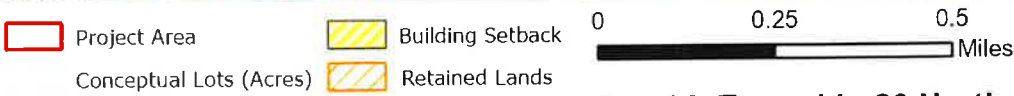
Appeal Provision

An eligible person affected by this decision, and who provided timely written comment or public hearing testimony to the department, may appeal the decision to the DNR Commissioner per AS 44.37.011 and 11 AAC 02. Any appeal must be received within twenty (20) calendar days after issuance of this decision under 11 AAC 02.040. An eligible person must first appeal a decision to the Commissioner before seeking relief in superior court. The Alaska Court System establishes its own rules for timely appealing final administrative orders and decisions of the department. Appeals may be mailed or hand-delivered to the DNR Commissioner's Office, 550 W. 7th Avenue, Suite 1400, Anchorage, Alaska, 99501; or faxed to (907)-269-8918; or sent by electronic mail to dnr.appeals@alaska.gov. Appeals 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)-(b). A copy of 11 AAC 02 is available on the department's website at <https://dnr.alaska.gov/mlw/pdf/DNR-11-AAC-02.pdf>.



Attachment 1: Conceptual Design, Autumn Rush Subdivision ADL 233394

This is a conceptual design. Conceptual designs are where broad ideas, functions, and goals are visually represented. This is intended to be a vision to guide subsequent development. Final design will be completed with licensed surveyors and adhere to platting authority requirements. Locations of project, parcel, easement, and reservation boundaries are not exact and subject to change. Depictions are subject to change.



TMH 3/11/26

Section 36, Township 20 North, Range 5 West, Seward Meridian

USGS QUAD 1:63,360
 Tyonek D-1 SE, AK 2016
 For more information contact:
 Terry Hess
 Department of Natural Resources
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