

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

DRAFT EASTERN TANANA AREA PLAN AMENDMENT
NC-10-004A03

Management Unit F-18: Fairbanks Region, Subunit F-18A

related to the
**Proposed Alaska Housing Finance Corporation Noncompetitive Public and
Charitable Use Sale – ADL 422799**

The Commissioner of the State of Alaska, Department of Natural Resources (DNR) finds that the following amendment to the Eastern Tanana Area Plan, described more fully in the Attachment, meets the requirements of AS 38.04.065 *Land Use Planning and Classification* and 11 AAC 55.010-030 *Land Planning and Classification* for land use plans and hereby adopts the amendment. The Department of Natural Resources will manage state lands within the area of the revision consistent with this designation and management intent.

- Designation: The amendment will create subunit F-18A, a new subunit encompassing only the subject parcels identified in the Alaska Housing Finance Corporation Noncompetitive Public and Charitable Use Sale serialized as ADL 422799, by transferring approximately 220 acres from unit F-18 to unit F-18A. The designation of unit F-18A will be Settlement, and unit F-18 will retain the existing designation of Settlement.
- Classification: Unit F-18A will be classified Settlement Land. Unit F-18 will retain the classification of Settlement Land.
- Management Intent: The management intent for unit F-18A will be “Public and Charitable land disposals under AS 38.05.810 are appropriate during the planning period. See Chapter 2 requirements for management guidelines related to Settlement.” The management intent for the remainder of unit F-18 will remain unchanged.

John Crowther, Commissioner
Department of Natural Resources

Date

ATTACHMENT

to the
DRAFT EASTERN TANANA AREA PLAN AMENDMENT
NC-10-004A03

Fairbanks Region, Unit F-18 and Subunit F-18A

related to the
**Proposed Alaska Housing Finance Corporation Noncompetitive Public and
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Location and Legal Description of new subunit F-18A: Located within DNR's Northern Region, approximately 7 miles southwest of Ester, Alaska in the Fairbanks North Star Borough, more specifically described as:

Tracts D and E of Alaska State Land Survey No. 80-118, according to the plat recorded in the Fairbanks recording district on April 22, 1981, as plat No 81- 66, excluding the NW 1/4, containing approximately 220 acres.

Authority: The authority to revise plans derives from AS 38.04.065(a) and AS 38.04.065(b) *Land Use Planning and Classification*; and 11 AAC 55.030(f) *Land Use Plan*, defines when a revision constitutes a plan amendment.

Current Plan: The subject parcels are located within the Eastern Tanana Area Plan (ETAP, adopted August 2015), Fairbanks Region, Unit F-18. The plan designates the subject parcel as Settlement which converts to the classification Settlement Land. The management intent for unit F-18 states "Except for potential reoffers of lots returned to the state, further land disposals within this unit are not appropriate. The remaining areas of the unit, occupied by tracts, are to be retained in state ownership. Portions of this unit are affected by LLO 39."

- Proposed Plan Amendment: DNR proposes to amend the ETAP to create new subunit F-18A. The new subunit will be created by transferring approximately 220 acres, encompassing the subject parcels, from existing unit F-18 to the newly created subunit F-18A. Subunit F-18A will be designated Settlement and classified Settlement Land. The management intent for unit F-18A will be "Public and Charitable land disposals under AS 38.05.810 are appropriate during the planning period. See Chapter 2 requirements for management guidelines related to Settlement." The management intent for the remainder of unit F-18 will remain unchanged.

Explanation: The Eastern Tanana Area Plan was adopted in August 2015. Residential development on state land within the planning area prior to the plan's adoption was relatively modest, with most of the growth occurring with the Fairbanks metropolitan area and at the small communities along the Richardson Highway. It has also occurred along the major highways – Parks, Richardson, and to a lesser degree because of the small amount of length within the

Attachment to the Eastern Tanana Area Plan Amendment

Management Unit F-18, Subunit F-18A

related to a Proposed Public and Charitable Use Sale Applicant ADL 422799

Page 2 of 2

planning area, the Elliot, and Steese Highways. In the more remote areas, much of the development has occurred in the areas west and east of the Tanana River in generally flat areas or adjacent to the Parks and Richardson Highways. Near and within community areas, this growth has predominately involved pre-survey lots, created through state subdivisions. Most of the lots created in this manner have been conveyed out of state ownership, either to individuals, disposal to borough and cities under the Municipal Entitlement program, or disposals to the University of Alaska or the Mental Health Trust.

The application of the Settlement designation/classification to land within the ETAP stems from a constitutional and statutory directive to provide suitable public land for transfer to private ownership for settlement purposes. Identification of land appropriate for settlement results from the consideration of a number of factors. In the ETAP, it was primarily based on whether it had reasonable access, consisted of topography that would be suitable for development, and posed minimal conflict with recreation, scenic values, important fish and wildlife resources, or resource development. Compatibility with adjacent land uses and plan designations are also considered. Settlement goals for the ETAP include Private Land Ownership, Community, Social, and Aesthetic Values, and Fiscal Impacts.

Providing opportunities for private ownership or leasing of state-owned land, with a focus on providing suitable land for settlement purposes, is one of the major areawide goals in the ETAP. The plan identifies three settlement categories within the planning area: seasonal residences for recreation, year-round residences for community expansion, and industrial or commercial development. Under the year-round residences for community expansion category, DNR will offer accessible land to meet the needs of existing communities. This category serves people whose principal place of residence and work is, or will be, in the area of the land disposal. This category also includes land disposals of commercial and industrial land to accommodate the expansion needs of communities. The proposed conveyance to the AHFC for their stated purpose of providing housing development aligns with this goal.

Another major goal is to maintain compatibility with the cultural lifestyle and aesthetic values of residents and users, and to minimize undesired impacts on those values while considering the needs and demands of all state residents when designing future disposals. This is accomplished through a public comment period, where for a period of at least 30 consecutive days, the public will have the opportunity to submit written comments on the draft Area Plan Amendment (APA) and the related draft Land Classification Order (LCO). While all comments are welcome, the public is encouraged to provide information specifically related to compatibility with the cultural lifestyle in the area and the aesthetic values of residents and users to help adjudicators assess compatibility and investigate methods to minimize undesired impacts where applicable. DNR will conduct public notice in accordance with AS 38.05.945 Notice that will inform the public of this opportunity and how to participate.

A third major goal is to protect critical recreation areas, environmental resources, and habitats. Sensitive environmental features, habitat resource areas, and areas (or corridors) used by local residents for recreation purposes have been considered in the proposed conveyance. Conditions on the conveyance reserve public access where needed, aligning with and fulfilling the area plan's goal.

Attachment to the Eastern Tanana Area Plan Amendment

Management Unit F-18, Subunit F-18A

related to a Proposed Public and Charitable Use Sale Applicant ADL 422799

Page 2 of 2

A fourth major goal to consider when planning a land disposal is to site and plan the project area in a way that minimizes the infrastructure costs and other services. Land disposals should be focused on areas of existing settlement; areas along the road system or areas where service requirements may be provided by local government or community organizations. Due to the adjacent area of existing settlement and access to the road system, the subject parcels could be developed with minimal infrastructure cost.

Amending the plan to allow land disposal of the subject parcels would allow suitable state land to be conveyed to AHFC for the purposes of providing expanded opportunities for private ownership of land for settlement purposes as well as affordable housing development to Alaskan residents.

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