

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

PRELIMINARY DECISION

ADL 230937

Don Lee

Application for Lease

AS 38.05.070(b)

This Preliminary Decision (PD) is the initial determination on a proposed disposal of interest in state land and is subject to comments received during the public notice period. The public is invited to comment on this PD. The deadline for commenting is **11:59 PM December 24, 2025**. Please see the Comments section of this decision for details on how and where to send comments for consideration. Only the applicant and those who comment have the right to appeal the Final Finding and Decision (FFD).

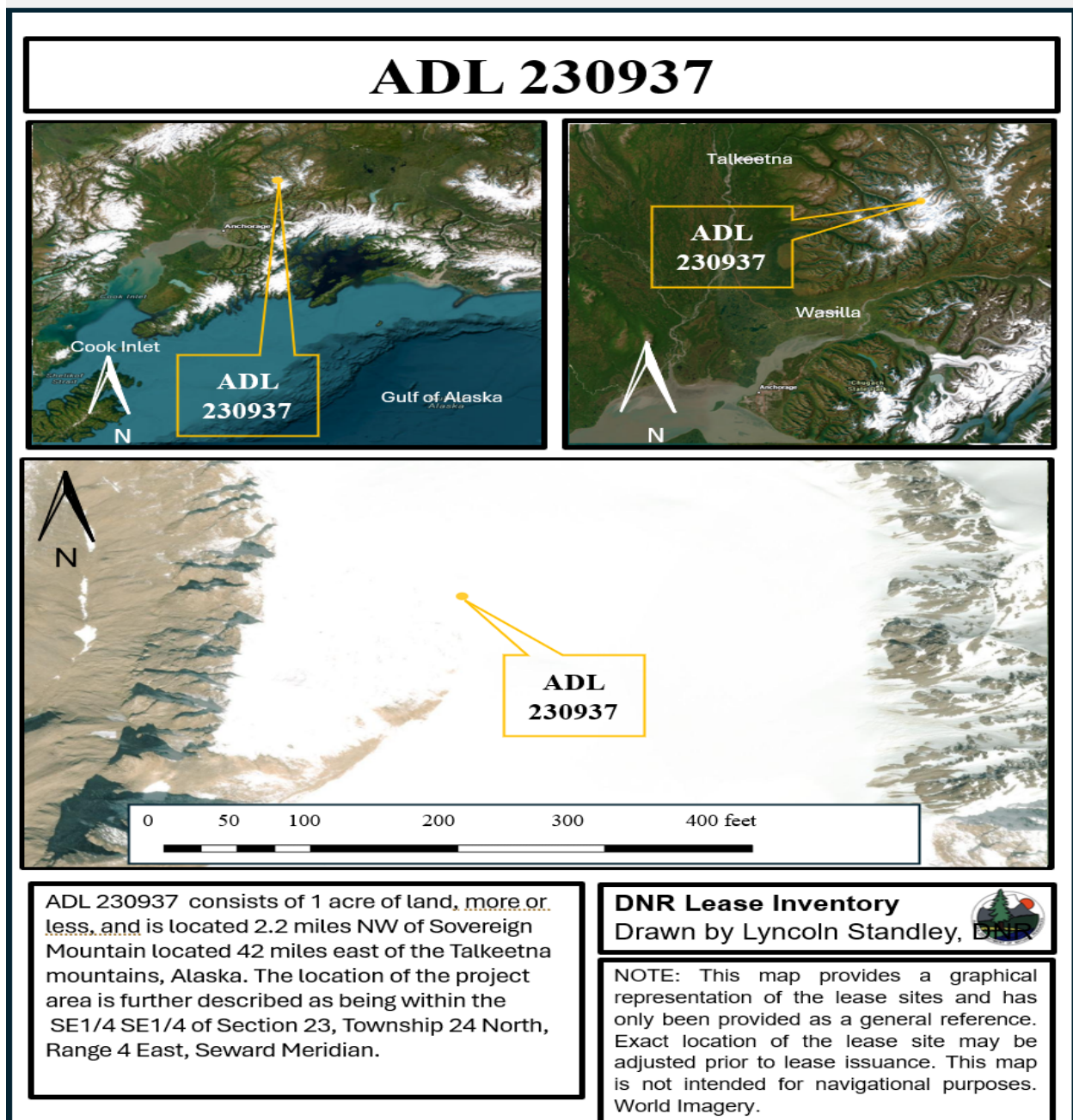
Proposed Action:

The Department of Natural Resources (DNR), Division of Mining, Land and Water (DMLW), Southcentral Regional Land Office (SCRO) has received a request from Don Lee to lease 1 acre of land, more or less, for 10 years for the purpose of authorizing remote access to an emergency and commercial recreational cabin on the surrounding un-named glacier for training bush pilots in remote-landing, located in the Talkeetna Mountains, Alaska. The location of the project area is further described as being within the SE1/4 SE1/4 of Section 23, Township 24 North, Range 4 East, Seward Meridian. Don Lee is proposing to use this site for construction, use, operation, and maintenance of the emergency and commercial recreation cabin and radio tower. SCRO is considering the issuance of a 10-year noncompetitive land lease to Mr. Lee for the operation, and maintenance of his emergency and commercial recreational cabin and radio tower.

Scope of Review:

The scope of this decision is to determine if it is in the State's best interest to issue Don Lee a 10-year land lease for an emergency and recreational cabin and radio tower.

Figure 1: Overview Map of Project Area



Authority:

This lease application is being adjudicated pursuant to AS 38.05.035(b)(1) and AS 38.05.035(e) Powers and Duties of the Director; AS 38.05.070(b) Generally; and AS 38.05.945 Notice.

The authority to execute the PD, FFD, the EA, and the lease has been delegated to the Regional Managers of DMLW.

Administrative Record:

Case file ADL 230937 constitutes the administrative record for Don Lee's lease application.

The administrative record for the proposed action consists of the Constitution of the State of Alaska, the Alaska Land Act as amended, applicable statutes and regulations referenced herein, the 2011 Susitna Matanuska Area Plan and other classification references described herein, and the case file for the application serialized by DNR as ADL 230937.

Legal Description, Location, and Geographical Features:

The State land where this proposed lease is located is described as follows:

- **Legal description:** SE1/4 SE1/4 of Section 23, Township 24 North, Range 4 East, Seward Meridian
- **Geographical location:** 2.2 miles NW of Sovereign Mountain in the Talkeetna Mountains
- **Approximate Lat/Long:** 62° 8' 57.36" N, 148° 39' 32.59" W
- **Area geographical features:** Rock dome surrounded by glaciers and snowfields, the site is barren of vegetation and wildlife.
- **Existing surveys:** None
- **Municipality/Borough:** Matanuska Susitna Borough
- **Native Corporations/Federally Recognized Tribes:** Cook Inlet Region, Inc. (CIRI), Chickaloon-Moose Creek Native Association
- **Size:** 1 acre, more or less

Title:

The State of Alaska holds fee title to the subject land under U. S. Patent No. 50-2005-0133 dated March 15, 2005. A DNR Title Report (RPT-23681) issued on April 9, 2025, from DMLW's Realty Services Section attests that aside from the usual reservations for ditches, canals, railroads, telegraph and telephone lines, and water rights, there is no other reservation within the proposed lease site:

Third Party Interests:

No known third party interests

Classification and Planning:

The project area is subject to the 2011 Susitna Matanuska Area Plan (SMAP), Talkeetna Mountains Region, Management Unit #T-02, (map number 3-4). The land use designations for the

proposed lease are Habitat and Public Recreation-Dispersed (p. 3-116), which convert to land use classifications of Wildlife Habitat Land and Public Recreation Land (p. 4-5). The management Intent for Unit #T-02 is to protect its habitat and recreation values, and retain land in state ownership. The SMAP's resource allocation table for the Talkeetna Mountains Region, Unit #T-02, notes that commercial recreational activities occur in this unit (p. 3-116).

Page 3-4 of the SMAP notes that land designated Habitat is to be maintained in an undisturbed, natural state except for improvements related to public health, safety, habitat restoration or rehabilitation, and public recreation. Similarly, pages 3-4 through 3-5 of the SMAP note that authorizations within areas designated Public Recreation-Dispersed are not to be considered appropriate unless necessary for public health, safety, or recreation. ADL 230937's stated purposes include both commercial recreation and safety (emergency shelter), and thus conforms to SMAP guidance and intent. Additionally, the proposed lease supports the SMAP Public Health and Safety goal to “maintain or enhance public health and safety for users of state land and resources” (p. 2-1) by providing a safe emergency cabin for remote bush pilot training and glacier landings in a high-altitude environment.

The continued use and maintenance of an existing commercial recreation and emergency cabin is consistent with the classification and management intent of the area plan and supports dispersed recreation and public safety.

Traditional Use Findings:

The proposed site is located within the Matanuska Susitna Borough. Pursuant to AS 38.05.830 a traditional use finding is not required.

Access:

Access to the site is via ski-equipped aircraft. Planes will land on state-owned flat lands near the site.

Agency Review:

Information and comments received from sections within DMLW prior to and during agency review have been considered and included in the preparation of this preliminary decision. An agency review was conducted on July 14, 2025. The deadline for agency comments was August 3, 2025. As a courtesy to an involved agency and to allow sufficient time to address concerns, the deadline for agency review was extended by two weeks to August 18, 2025.

The following agencies were included in the review:

- DNR Division of Agriculture

- DNR Division of Forestry & Fire Protection
- DNR Division of Geological & Geophysical Surveys
- DNR Division of Oil and Gas / State Pipeline Coordinator Service
- DNR Division of Parks and Outdoor Recreation / Office of History and Archaeology – State Historic Preservation Office
- DNR Natural Resource Conservation and Development Board
- Department of Commerce, Community and Economic Development
- Department of Environmental Conservation
- Department of Fish & Game
- Department of Transportation & Public Facilities
- U.S. Army Corps of Engineers
- U.S. Bureau of Land Management
- U.S. Coast Guard
- U.S. Environmental Protection Agency
- U.S. Fish and Wildlife Service
- U.S. Forest Service
- U.S. National Park Service
- U.S. Natural Resources Conservation Service
- U.S. National Oceanic and Atmospheric Administration - National Marine Fisheries Service

A total of 1 agency comment was received during the review period and is summarized below:

Comment: On *July 31, 2025*, Alaska Department of Fish and Game (ADF&G), Division of Wildlife Conservation, Access Defense Program, responded as follows:

“In conducting our review, we learned that the cabin is advertised on the Dancing Bear Alaska website as being available for public rental under the name *Talkeetna Mountain House*. The website states that Dancing Bear Alaska is “taking over the lease” and operating the cabin as a commercial rental. Based on this public-facing promotion and apparent shift toward commercial use, we anticipate higher public use and more frequent landings than in prior years.

“ADF&G does not object to the issuance of the lease provided the following stipulation is implemented. Because DNR does not regulate airspace and increased public use is anticipated, **we request that the following timing-window stipulation be included** and offer the following additional recommendations:

“Stipulation. The cabin shall not be rented for commercial purposes between May 15 and June 15 to avoid disturbance during critical wildlife periods. This condition reflects the shift from emergency or light recreational client-use to commercial public rental and is intended to minimize impacts on sensitive wildlife during a biologically important time of year. ADF&G raised strong concerns about potential wildlife disturbance in this area in our 2013 comments, and those concerns remain relevant especially given the increased intensity of use.”

During additional follow up coordination with ADF&G staff, it was revealed that Dall sheep population in this portion of the Talkeetna Mountains has declined by 44% since 2013. In adjacent Units 13A&E the population has declined 68% since 2011. ADL 230937 is right on the border of Survey Units J1 and J2, which were flown in 2015 and 2024, and identified a decline in J1 from 75 to 26 sheep (65% decline) and from 60 to 9 sheep in J2 (85% decline). This decline in abundance is not attributable to demographic or range shifts

“Wildlife and Habitat Considerations. This area is a popular hunting destination and provides important habitat for caribou, brown bears, and Dall sheep. In spring, brown bears emerge from their dens and are often seen on the upper hillsides of the Talkeetna Mountains. This period also overlaps with caribou calving and Dall sheep lambing. times when wildlife is especially vulnerable to disturbance from low-level air traffic. ADF&G has observed that the hut, originally designated for emergency shelter and light commercial use by clients, has in recent years been operated as a commercial rental. This shift raises additional concerns about potential impacts on wildlife populations. We will continue to monitor the use of the site and its effects on wildlife and hunting activity. If we determine that permitted activities are negatively affecting these resources, we will notify DNR.

“Aircraft Access Recommendations. To reduce potential impacts to mountain goats, Dall sheep, and other wildlife during site access, the following practices are recommended: Maintain a minimum distance of 1,000 meters from all observed sheep and other wildlife (e.g., bears, wolverines). Avoid flights during the lambing season (May 15 to June 15). In winter, sheep may be difficult to detect against snow-covered terrain. When safe, pilots should follow predictable or preferred flight paths to minimize unintended disturbances.

“Public Use. Activities at the cabin site should not impede public access to the area for hunting or other recreational activities.

“Avoiding Conflicts with Wildlife. a. Wildlife Safety & Attractants: All fuel, trash, food, gray water, and other potential wildlife attractants (including petroleum-based products) must be securely stored in bear-resistant containers. These containers should be made of durable materials

such as metal or hard-sided plastic and have tight-fitting lids with secure latches. **Only containers specifically designed and approved for bear resistance should be used.** Where feasible, electric fencing should also be installed around food and waste storage areas. The cabin must be kept clean at all times to minimize odors and food sources, and none may be left unattended overnight. Failure to properly secure attractants as described may be considered negligent and unlawful feeding of wildlife, subject to enforcement under applicable state regulations.

“b. **Bear Safety.** Guidance on staying safe in bear country and avoiding negative interactions, including the use of bear-resistant containers and electric fences, is available on the ADF&G website: <http://www.adfg.alaska.gov/index.cfm?adfg=livingwithbears.main>

“c. **Reporting Wildlife Interactions.** Any human-wildlife conflicts should be reported to ADF&G’s Division of Wildlife Conservation: <https://www.adfg.alaska.gov/index.cfm?adfg=reportwildlifeencounter.main>

“d. **Gray Water & Wastewater Management.** Gray water can attract wildlife, including bears, increasing the risk of encounters. Proper management is essential to keep wastewater away from camps and ensure it is disposed of according to DNR stipulations for remote camps.

“e. **Defense of Life or Property (DLP).** Shooting bears that access camp supplies does not qualify as a Defense of Life or Property (DLP) action unless all attractants were properly secured.

“f. **Feeding Wildlife.** Feeding wildlife is illegal in Alaska and poses serious safety risks. Doing so to get pictures or for any other reason is strictly prohibited. It can lead to aggressive animal behavior and often results in the animal being killed.

“g. **Responsible Wildlife Viewing.** For guidance on responsible wildlife viewing, see ADF&G’s Wildlife Viewing”.

Response: SCRO acknowledges the comments, and by issuance of this decision document, so informs the customer of all ADF&G recommendations. Furthermore, given the significant, measurable decline in the Dall Sheep population in the Talkeetna Mountains region, a special stipulation will be added, per ADF&G’s recommendation, should a lease be authorized.

Lease Discussion:

The upland authorization was originally established in 2014 under a temporary land use permit serialized as LAS 27996, issued to Alaska Floats and Skis, Inc. (AFS) while a lease was being adjudicated. Following the permit’s expiration in 2016, a lease serialized as ADL 230937 was

issued with a term ending on August 23, 2024. Prior to that lease's expiration, AFS submitted an application to renew the lease in May 2023. In 2025, AFS relinquished its rights regarding the lease to Mr. Lee, who subsequently submitted a renewal application in his own name.

Mr. Lee proposes to use the leasehold to operate and maintain a 12x16 emergency and recreational cabin, which serves a dual purpose as an emergency shelter for remote fixed-wing pilot training on glacial landings and as a commercial recreation cabin, which may be utilized for public rental. In accordance with AS 38.05.070(b), if the appraised value of a lease is \$10,000 per year or less, the DMLW Director may negotiate a lease for a term not exceeding 10 years, under conditions and limitations deemed to be in the state's best interest. As this project meets those criteria, SCRO is considering issuing a short-term, noncompetitive 10-year land lease to Mr. Lee. The lease would provide safety and security for the lessee's remote pilot training operations while also supporting public recreation and safety for other remote users of the area.

The proposed lease will be subject to the terms of SCRO's standard lease document (available for review upon request) and any stipulations based, in part, upon the following considerations.

Development Plan:

The Development Plan (DP) attached to this decision (Attachment A) and dated July 26, 2025 is under consideration by SCRO. Should the proposed lease be granted, it is anticipated that the DP will need to be updated throughout the life of the lease as activities and/or infrastructure are added or subtracted. All updates must be approved, in writing, by SCRO before any construction, deconstruction, replacement of infrastructure, or change in activity. SCRO reserves the right to require additional agency review and/or public notice for changes that are deemed by SCRO to be beyond the scope of this decision.

Hazardous Materials and Potential Contaminants:

There will be a 5-gallon propane tank located inside the cabin for cooking and snowmelt. All solid waste will be flown out.

The use and storage of all hazardous substances must be done in accordance with existing federal, state, and local laws. Debris (such as soil) contaminated with used motor oil, solvents, or other chemicals may be classified as a hazardous substance, and must be removed from the lease site and disposed of in accordance with state and federal law.

Lease Performance Guaranty (bonding):

In accordance with AS 38.05.035 and AS 38.05.860, Mr. Lee will be required to submit a performance guaranty for the lease site.

- **\$5,000.00 Performance Bond:** This bond will remain in place for the life of the proposed lease. The bond amount is based upon the level of development, amounts of hazardous material and/or substances on site, and the perceived liability to the State. This bond will be used to ensure the applicant's compliance with the terms and conditions of the lease issued for their project. This bond amount will be subject to periodic adjustments and may be adjusted upon approval of any amendments, assignments, reappraisals, changes in the DP, changes in the activities conducted, or changes in the performance of operations conducted on the authorized premises, and as a result of any violations to one or more of the authorizations associated with this project.
- **Reclamation Bond:** SCRO is reserving the right to require a reclamation bond due to noncompliance issues during the term of the lease or near the end of the life of the project.

Insurance:

Don Lee will be required to submit proof of liability insurance to SCRO, with the State of Alaska listed as a "NAMED" insured party. Don Lee will be responsible for maintaining such insurance throughout the term of the EA and the lease.

Survey:

In accordance with AS 38.04.045, this short-term land lease does not require a survey. However, the State of Alaska reserves the right to require one in the future, should the need arise due to changes in statutes or increased use of the area. The applicant will be required to submit GPS coordinate points for the leased area.

Compensation and Appraisal:

As this application is for a short-term lease for a 1-acre recreation site that is located off of the road system and has no public utilities, the proposed lease qualifies under DMLW's Fee Schedule (2618-16), which sets the annual fee at **\$1,070.00**. As the Fee Schedule satisfies the requirements of AS 38.05.840, no appraisal will be required from the applicant. Furthermore, in accordance with AS 38.05.105, the proposed EA and lease will be subject to reappraisal at five-year intervals after the issuance of the proposed authorization.

Visitor Day Use Fee:

All commercial recreation authorizations are subject to a \$4.00/day "Visitor Day" fee under 11 AAC 96.250(18), for each client using state land. *A Visitor Day is defined as meaning all or any*

part of a calendar day which a commercial recreation client is present, with each client representing a separate visitor day if multiple clients are present at any time during a calendar day. This fee is collected once a year and will be due on the same day as the annual fee.

Subleasing:

Subleasing is permissible through AS 38.05.095, if the proposed lease is approved. A sublease is defined as improvements not owned by the lessee that are located within the leasehold on the land or located on structures owned by the lessee. A sublease pertaining to the proposed lease includes but is not limited to, user agreements, license agreements, communication site agreements, or any contracts between the lessee and other commercial entities. All potential subleases must first be approved in writing by SCRO. Depending on the activity of any potential subleases, SCRO is reserving the right to reevaluate the need for further agency review and/or public notice before making a determination on the appropriateness of the proposed sublease. Sublease compensation to the State will be determined by SCRO according to AS 38.05.073(m), under the authority of AS 38.05.075(a) Leasing Procedures. In any case, the sublease fee for commercial activities will not be less than 25% of the annual fee paid to leaseholder by the sublessee.

Assignment of Lease:

The proposed lease, if issued, may be transferred or assigned to another individual or corporation only with written approval from the DMLW. A lease will not be assigned to an entity if that entity does not meet the statutory requirements of the lease, or if the lessee is considered not to be in “good standing” with DMLW or any other agency authorization. DMLW reserves the right to amend the terms of the lease prior to assignment.

Reclamation:

In accordance with AS 38.05.090(b), all lessees must restore their lease site to a “good and marketable condition” within 120 days after termination of the lease. What level of reclamation constitutes as being “good and marketable” is at the discretion of SCRO.

Public Notice of the Preliminary Decision:

Pursuant to AS 38.05.945, this PD will be advertised for a 30-day public comment period. Notice will be posted on the Alaska Online Public Notice System at <http://aws.state.ak.us/OnlinePublicNotices/Default.aspx> and the post offices located in *within 25 miles that has population of 25 or more*. Courtesy notices will also be mailed or emailed to neighboring property owners, permit/lease holders, and other interested parties on November 19, 2025 for a 30-day public comment period.

Comment(s):

This decision is subject to both public and agency comments, and all comments received by the comment deadline will be considered in the FFD. Only those who comment and the applicant have the right to appeal the FFD.

**Written comments about this project must be received in this office no later than
11:59 PM on December 24, 2025 to be considered.**

To submit comments or project proposals, please choose one of the following methods:

Postal: Department of Natural Resources
Division of Mining, Land and Water
Southcentral Region Office
ATTN: Lyncoln Standley
550 West 7th Avenue, Suite 900C
Anchorage, AK 99501-3577
Email: Lyncoln.Standley@alaska.gov
Fax: (907) 269-8913

Questions about the lease portion of this project can be directed to Lyncoln Standley at (907) 269-8619.

If public comments result in significant changes to the Preliminary Decision, additional public notice will be given. To be eligible to appeal the Final Finding and Decision, a person must provide written comments during the Preliminary Decision comment period per AS 38.05.035(i)-(m).

Signature page follows

Recommendation:

SCRO has completed a review of the information provided by the applicant, examined the relevant land management documents, and has found that this project is consistent with all applicable statutes and regulations. SCRO considered three criteria to determine if this project provided the best interest to the State and the development and enjoyment of its natural resources. The criteria include direct economic benefit to the State, indirect economic benefit to the State, and encouragement of the development of the State's resources. This authorization provides a direct economic benefit to the State with the collection of fees for ADL 230937 and an indirect economic benefit through the encouragement and development of the State's resources. The authorization of this lease is in the State's best interest as it will continue to provide development and enjoyment of the Talkeetna Mountains. It is recommended that SCRO issue a 10-year lease to Don Lee.

Lincoln Standley
Lincoln Standley, Natural Resource Specialist 2

11/24/2025

Date

Preliminary Decision:

It is the determination of the Division of Mining, Land and Water that it may be in the State's best interest to issue a land lease for 10 years to Mr. Lee, as described above. Upon authorization of the lease, the applicant will be required to pay the annual lease fee of \$1,070.00, submit a \$5,000 performance bond, and provide proof of liability insurance. This Preliminary Decision shall now proceed to public notice.

Cinnamon Micelotta
Cinnamon Micelotta, General Leasing Program Manager
Division of Mining, Land and Water, Southcentral Regional Office

11/24/2025

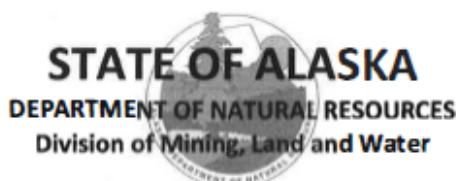
Date

Attachments

Attachment A – Development Plan
Attachment B – Location Map



Attachment A Development Plan



Northern Region Land Office
3700 Airport Way
Fairbanks, AK 99709-4699
(907) 451-2740
nro Lands@alaska.gov

Southcentral Region Land Office
550 West 7th Ave, Suite 900C
Anchorage, AK 99501-3577
(907) 269-8503
dnr-pic@alaska.gov

Southeast Region Land Office
P. O. Box 111020
Juneau, AK 99811-1020
(907) 465-3400
sero@alaska.gov

Statewide TTY – 771 for Alaska Relay or 1-800-770-8973

INSTRUCTIONS FOR COMPLETING A DEVELOPMENT PLAN

A development plan is a written statement (narrative) and a sketch or blueline drawing describing the proposed use and development of state land. The information contained in a development plan is needed to provide a complete review of the application and the proposed use and development, and helps to determine the terms and conditions of the authorization and the level of bonding and insurance that may be required.

Most applications submitted to the Division of Mining, Land and Water must have an attached development plan. The few exceptions to this rule include applications for state land sales and some types of land use permit. The amount and type of information included in the development plan will depend on the proposed use and level of development. Insufficient information in the development plan and/or application or failure to provide a development plan may result in a delay in processing the application. If you are unsure whether your application will require a development plan, contact the regional office responsible for managing the area you are planning to use (regional office addresses and phone numbers are shown at the top of this sheet).

If the application is approved, the approved development plan becomes a part of the authorization document. Authorized activities are limited to those described in the development plan and/or authorization document. The development plan must be updated if changes to an approved project are proposed before or during the project's siting, construction, or operation; if any additional structures, buildings, or improvements are proposed; or if there is a change in activity that was not addressed during consideration of the application. Please note that these development plans or plan changes must be approved by the Division of Mining, Land and Water before any change occurs in use, construction, or activity. Conducting activities that are not authorized by the development plan and authorization document could result in revocation and termination of the authorization and/or other appropriate legal action.

- I. **General Guidelines for Preparing a Development Plan** For new authorizations, the development plan must show the proposed improvements and/or use areas, as well as preconstruction plans. For existing authorizations without a current development plan or if the development plan is being updated, the plan must show existing improvements and/or use areas, etc., and any known future changes. The development plan must include:
 - **Maps:** a USGS map at a scale of at least 1:63,360 showing the location of the proposed project; a blueline drawing or sketch, drawn to scale (the attached diagram may be used); and
 - **Written Project description:** a detailed written description (narrative) of the intended use and level of development planned under the authorization and an explanation of the sketch or blueline drawing.

Attachment A Development Plan

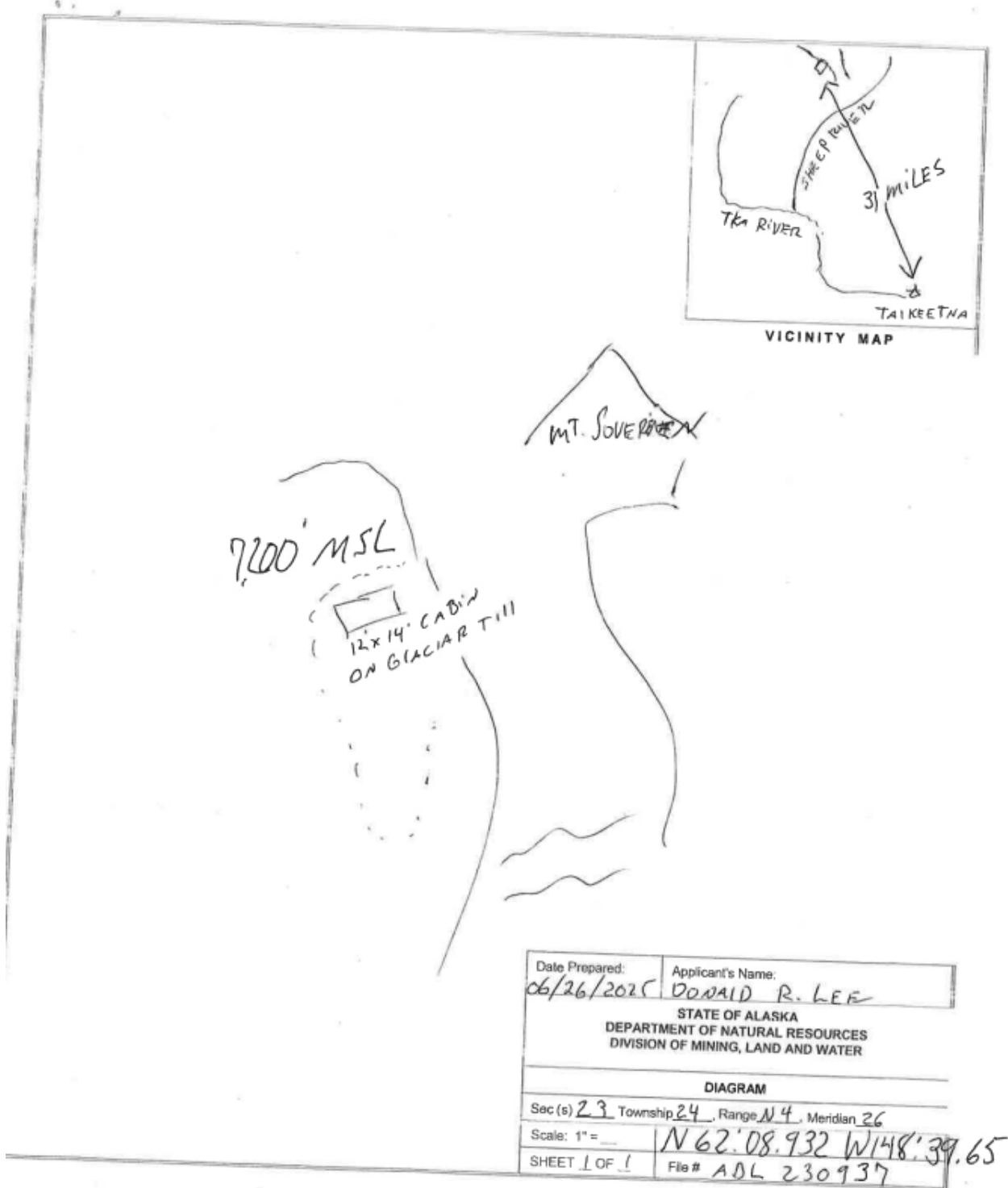
- II. **Land Use Permits** Permanent improvements cannot be authorized by a land use permit. However, a development plan accompanying a land use permit application must describe nonpermanent structures and activities. (Nonpermanent structures are structures that can be easily and quickly taken down and removed from the site, without any significant disturbance or damage to the area.) Several of the specific development plan items listed below will not apply to activities authorized under a land use permit; those items that do apply should be described in as much detail as possible, to enable prompt review of the application. If the proposed land use permit activity is of a mobile nature, such as a permit to move heavy equipment across state land, a development plan is not required; but a map showing the proposed route of travel is required. If the impact would not have a significant effect on the environment, such as a permit to harvest wild produce, a development plan is not required, but a map showing the location of the proposed harvest area is required.
- III. **Narrative portion of the development plan** Describe the type of activities or development planned for the site; specify if any facilities are intended for commercial use, or will be rented out; and provide a description and explanation of the items shown on the sketch or blueprint. Following is a list of specific information to be included in the narrative, if applicable to the proposed project:
- **Legal description.** Provide a legal description of the parcel, i.e. a metes and bounds description, survey, lot and block, aliquot part, or other legal description. *SEE APP.*
 - **Terrain/ground cover.** Describe the existing terrain/ground cover, and proposed changes to the terrain/ground cover. *GLACIAL TILL*
 - **Access.** Describe existing and planned access, and mode of transportation. If public access is to be restricted, define possible alternative public access routes. *FLY IN ONLY*
 - **Buildings and other structures.** Describe each building or structure, whether permanent or temporary, including a description of the foundation as well as the building and floor construction; the date when the structure is to be constructed or placed on the parcel; the duration of use; and what activities are to occur within each structure. *LOG/PLYWOOD-STEER ROOF*
 - **Power source.** Describe type and availability of power source to the site. *NONE*
 - **Waste types, waste sources, and disposal methods.** List the types of waste that will be generated on-site, including solid waste, the source, and method of disposal. *ALL SOLID WASTE IS FLOWN OUT*
 - **Hazardous substances.** Describe the types and volumes of hazardous substances present or proposed, the specific storage location, and spill plan and spill prevention methods. Describe any containment structure(s) and volume of containment structure(s), the type of lining material, and configuration of the containment structure. Provide Material Safety Data Sheets (MSDS). *PROPANE TANK*
 - **Water supply.** Describe the water supply and wastewater disposal method. *SNOW MELT 5 GAL.*
 - **Parking areas and storage areas.** Describe long-term and short-term parking and storage areas, and any measures that will be taken to minimize drips or spills from leaking vehicles or equipment. Describe the items to be stored in the storage areas. *N/A*
 - **Number of people using the site.** State the number of people employed and working on the parcel, and describe the supervisor/staff ratio. Estimate the number of clients that will be using the site. *2-5*
 - **Maintenance and operations.** Describe the long-term requirements, how they will occur and who will perform the work. Specify if any subcontractors will be involved, and explain the tasks they will perform. *I WILL MAINTAIN CABIN*
 - **Closure/reclamation plan.** Provide a closure/reclamation plan, if required for the type of authorization being applied for, e.g. material sale.
- IV. **Sketch or blueprint portion of the development plan** The sketch or blueprint must be drawn to scale, and each item labeled in such a way that the information contained in the drawing can be located in the narrative portion of the development plan (professional quality drafting and mechanical lettering is preferred). Following is a list of information to be shown on the drawing, if applicable:

SEE PHOTO

Attachment A Development Plan

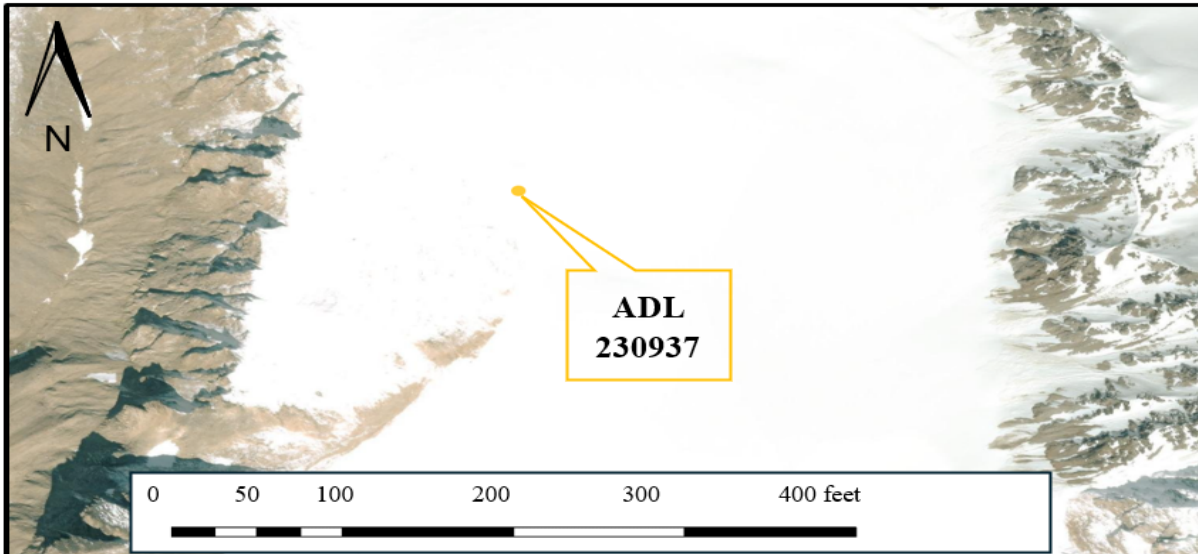
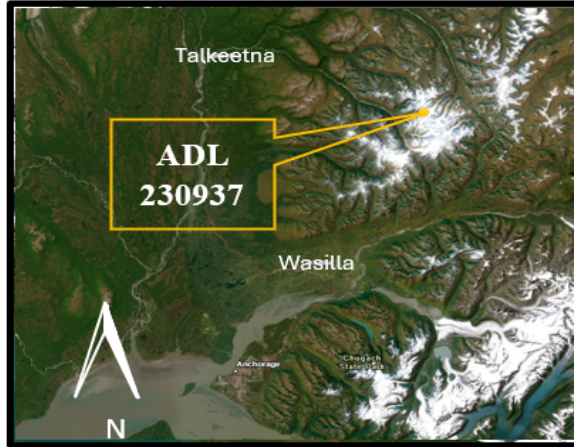
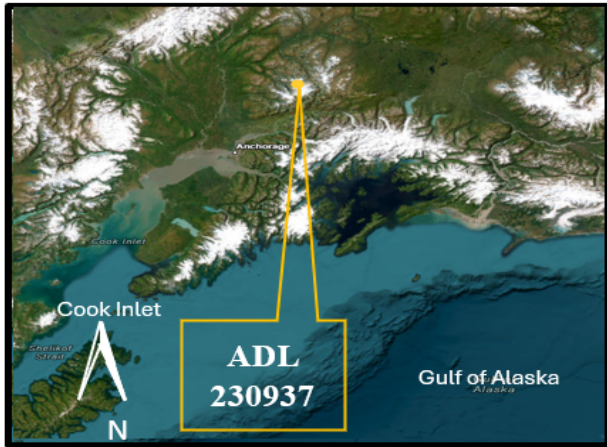
- Section, Township, and Range lines; North arrow; scale; title; and legend (attached is an acceptable format). *SEE APP.*
- All property boundaries, ordinary or mean high water lines, and existing or proposed rights-of-way; major topographic features such as roads, streams, rivers, and lakes, and their geographic names. *SEE APP.*
- Location and dimensions of any gravel pads, or cement foundations, buildings, and other structures and improvements, appropriately labeled.
- Location of any buried or above-ground utility lines (power, water, fuel, natural gas, etc.); sewage facilities, including sewage and wastewater outfall point; underground water system; and water source (if any). *N/A*
- Location where any hazardous substances, including but not limited to oil, lubricants, fuel oil, gasoline, solvents, and diesel fuel, are stored. Method of storage (tank, drum, etc.). *N/A*
- Location of parking areas, and areas for the storage of inactive vehicles; snow storage areas; storage areas for any other items not mentioned above (drill rigs, camps, pipe, watercraft, etc.). *N/A*

Attachment A Development Plan



Attachment B Location Map

ADL 230937



ADL 230937 consists of 1 acre of land, more or less, and is located 2.2 miles NW of Sovereign Mountain located 42 miles east of the Talkeetna mountains, Alaska. The location of the project area is further described as being within the SE1/4 SE1/4 of Section 23, Township 24 North, Range 4 East, Seward Meridian.

DNR Lease Inventory

Drawn by Lincoln Standley, DNR



NOTE: This map provides a graphical representation of the lease sites and has only been provided as a general reference. Exact location of the lease site may be adjusted prior to lease issuance. This map is not intended for navigational purposes. World Imagery.