

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

RENEWAL DECISION

ADL 55071

Chris Craver

Land Lease

AS 38.05.070(e) and AS 38.05.070(c)

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 Christopher Craver to renew a current lease for 2.94 acres of land for 55 years located in Talkeetna, Alaska. The location of the project area is further described as being within the SE1/4 SE1/4, Section 25, Township 26 North, Range 5 West, Seward Meridian. Mr. Craver uses this site as his primary residence and small farm.

History:

The lease was first established in a Lease Agreement between DNR and Anna Geoit on July 26, 1971. On December 21, 1973, the lease was assigned from Anna Geoit to C. Edward Craver. On August 20, 1992, the lease was assigned from C. Edward Craver to Susan Forsling. On February 4, 1994, the lease was assigned from Susan Forsling to Christopher Craver. Mr. Craver is the current lessee for ADL 55071, which is set to expire on July 25, 2026.

Existing Infrastructure:

- 28' by 30' main residence
- 38' by 22' potting shack
- 24' by 44' barn with attached tractor shed and lumber lean-to
- 12' by 16' tool shed
- 12' by 14' mule shed
- 8' by 16' sauna

Lot 42 of Alaska State Cadastral Survey 82-09, Plat 86-28, dated July 31, 1986 in the Talkeetna Recording District, totaling 2.94 acres, more or less.

Lease Renewal Authority:

In 1971 the original lease had been adjudicated pursuant to AS 38.05; AS 38.05.035(e) Written Findings; and AS 38.05.945 Public Notice. Upon lease expiration, subsection AS 38.05.070(e) allows the Director to renew a lease previously issued under section AS 38.05.070 if the lease is in good standing and the lease renewal is determined to be in the best interest of the State.

Lease Renewal Qualifications:

In order to qualify for a renewal, a lessee must be in “good standing”. Good standing refers to the fact that the lessee’s accounts are current, that there are no outstanding compliance issues, and that the lessee maintains a healthy business relationship with the lessor. A review of the case file has shown that the lessee is in good standing.

Lease Renewal Discussion:

Renewing the lease under AS 38.05.070(e) will allow the lessee and the lessor to reenter into a lease contract with minimal delays or disruptions. This lease renewal is in the best interest of the State as the land under lease will continue to provide permanent, primary residence for the lessee, and the renewal is consistent with the State’s Constitution as the lease provides for the utilization, development, and conservation of the natural resources belonging to the State for the maximum benefit of its people.

Administrative Record:

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 casefile for the application serialized by DNR as ADL 55071.

Legal Description:

Represented as GLO Lot 42, within the SE1/4 SE1/4, Section 25, Township 26 North, Range 5 West, Seward Meridian.

Title:

SCRO requested a title report from DMLW’s Realty Services Section on April 16, 2025, which has not been received at the time of this decision. The lands have previously been determined to be state-owned in the 1986 PD, noting OSL-792, Patent 50-68-0148, GS-83, and Title Report SC-86-138.

Third-Party Interests:

No known third-party interests exist.

Planning and Classification:

The project area is subject to the Susitna-Matanuska Area Plan, South Parks Highway Region, Management Unit S-12, map number 3-10. The Susitna Matanuska Area Plan (SMAP) and Land Classification Order (LCO) SC-09-002 were adopted on August 11, 2011. The SMAP superseded the majority of the area previously covered by the 1985 Susitna Area Plan. The subject parcel lies on the east bank of the Susitna River just south of the community of Talkeetna. At the time the SMAP was drafted, the subject parcel was thought to be owned by the University of Alaska having been conveyed to the University on October 21, 1983, via Quitclaim Deed 585, recorded December 1, 1983, in Book 98, Pages 973-975 in the Talkeetna Recording District. The land was subsequently conveyed back to the Department of Natural Resources via Quitclaim Deed on December 2, 1983, recorded on December 28, 1983, in Book 99 Pages 229-231. However, the land was inadvertently missed during initial publication of the SMAP, and not classified.

In accordance with procedures outlined in Chapter 4 of the SMAP (Applicability of Plan Designations/Classifications to State Lands Not Identified in the Plan Text or Plan Maps), DNR issued Determination SC-09-002-D21. That Determination designated the subject parcel Settlement (Se), which converts to the classification of Settlement Land. It further incorporated the subject parcel into management unit S-12, described on page 3-32. The leasehold's current primary use as a primary residence clearly adheres to the classification of settlement land.

Access:

Mr. Craver accesses the leasehold via a driveway to the north from the South Talkeetna Spur Road, and via the Susitna River from the west.

Public Access: ADL 55071 is bounded on the east by the Alaska Railroad and on the west by the Susitna River. The 1986 Final Finding waived the 50-foot public access easement requirement, the Susitna Area Plan 200-foot buffer policy, and the Susitna Area Plan 100-foot building setback requirement for the same reasons. Those reasons included: that the easement may render the lot unusable; that existing improvements lie on lands that may be covered by an easement; that the adjacent river bank is steep and would not provide feasible public access (confirmed during a 2025 field inspection); that the immediately northern lot was conveyed waiving the 50-foot easement (such would result in an inconsistent easement along the river and inconsistent application of statute); and that the parcel has existing improvement within the 200-foot buffer and 100-foot setback requirements. As the leasehold is utilized as a residence, public access will be restricted.

Authorization and Term Length:

Pursuant to AS 38.05.070(e) leases may only be renewed once and for a duration no longer than the original lease term. As such, this renewal lease will be issued for an additional 30-year term. Unless an appeal is received, the lease term will begin upon **July 26, 2026**.

Appraisal:

In accordance with AS 38.05.840, state-owned land may only be leased if it has been appraised within two years before lease issuance. SCRO has coordinated with DMLW's Appraisal Unit, and Mr. Craver will be required to provide an appraisal of the lease site before the proposed lease will be issued. Once the appraisal has been approved by DMLW, the annual lease fee will be set at the fair market value of the proposed lease site.

Periodic Rate Adjustment:

In accordance with AS 38.05.105, the proposed lease will be subject to reappraisal at five-year intervals after the issuance of the proposed authorization.

Annual Fee:

The annual fee will remain at its current **\$649.08** until such time as the leasehold can be appraised.

Entry Authorization (EA):

SCRO is proposing to authorize Mr. Craver entry onto state land through the issuance of an EA, for a term of three years, to allow time for completing the required appraisal for the lease site. The proposed EA would be issued after the Renewal Decision goes into effect. The effective date of the EA will be the start of the lease term length.

The annual fee for the proposed EA will be set at the lease's current annual amount, \$649.08. Should the appraisal report indicate that the value of the land is greater than anticipated, the shortfall must be remedied before the lease will be issued.

Bonding:

A performance bond of \$8,000 will be sufficient to satisfy 11 AAC 96.060 for this land lease. 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/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 development plan, 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 reserves the right to require a reclamation bond in the event of noncompliance issues during the term of the lease or near the end of the life of the project.

Insurance:

Mr. Craver will be required to submit proof of liability insurance to SCRO, with the State of Alaska listed as a “NAMED” insured party. Mr. Craver will be responsible for maintaining such insurance throughout the term of the renewed lease.

Public Trust Doctrine:

Pursuant to AS 38.05.126 all authorizations for this site will be subject to the principles of the Public Trust Doctrine; specifically, the right of the public to use navigable waterways and the land beneath them for navigation, commerce, fishing, hunting, protection of areas for ecological studies, and other purposes. These rights must be protected to the maximum extent practicable while allowing for the development of this project. As such, SCRO is reserving the right to grant other authorizations to the subject area consistent with the Public Trust Doctrine.

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 the proposed lease is consistent with all applicable statutes and regulations. SCRO recommends the issuance of another 30-year lease to support Mr. Craver's residential activities. This issuance would ensure that the lease continues to abide by its initial purposes, including residence, and the renewal is consistent with the State's Constitution as the lease provides for the utilization, development, and conservation of the natural resources belonging to the State for the maximum benefit of its people, as described in the following attachments:

Attachment A: Development Plan

Attachment B: Location Maps

Leiana Cox 12/18/2025
Leiana Cox, Natural Resource Specialist 2 Date
Division of Mining, Land and Water, Southcentral Regional Land Office

Decision:

The findings presented above have been reviewed and considered. The case file has been found to be complete and the requirements of all applicable statutes and regulations have been satisfied. SCRO finds that it is in the best interests of the State to renew this lease as described under the authority of AS 38.05.070(e).

Cinnamon Micelotta 12/18/2025
Cinnamon Micelotta, General Leasing Program Manager Date
Division of Mining, Land and Water, Southcentral Regional Land Office

Appeal:

An eligible person affected by this decision may appeal 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 A
Development Plan**

23504 TALKEETNA SPUR ROAD

ADL # 55071

HOUSE + OUTBUILDINGS

2024



NORTH
↑

A: MAIN RESIDENCE 28' x 30'

B: POTTING SHACK 38' x 22'

C: BARN (w/ATTACHED TRACTOR SHED + LUMBER LEAN-TO 24' x 44')

D: TOOL SHED 12' x 16'

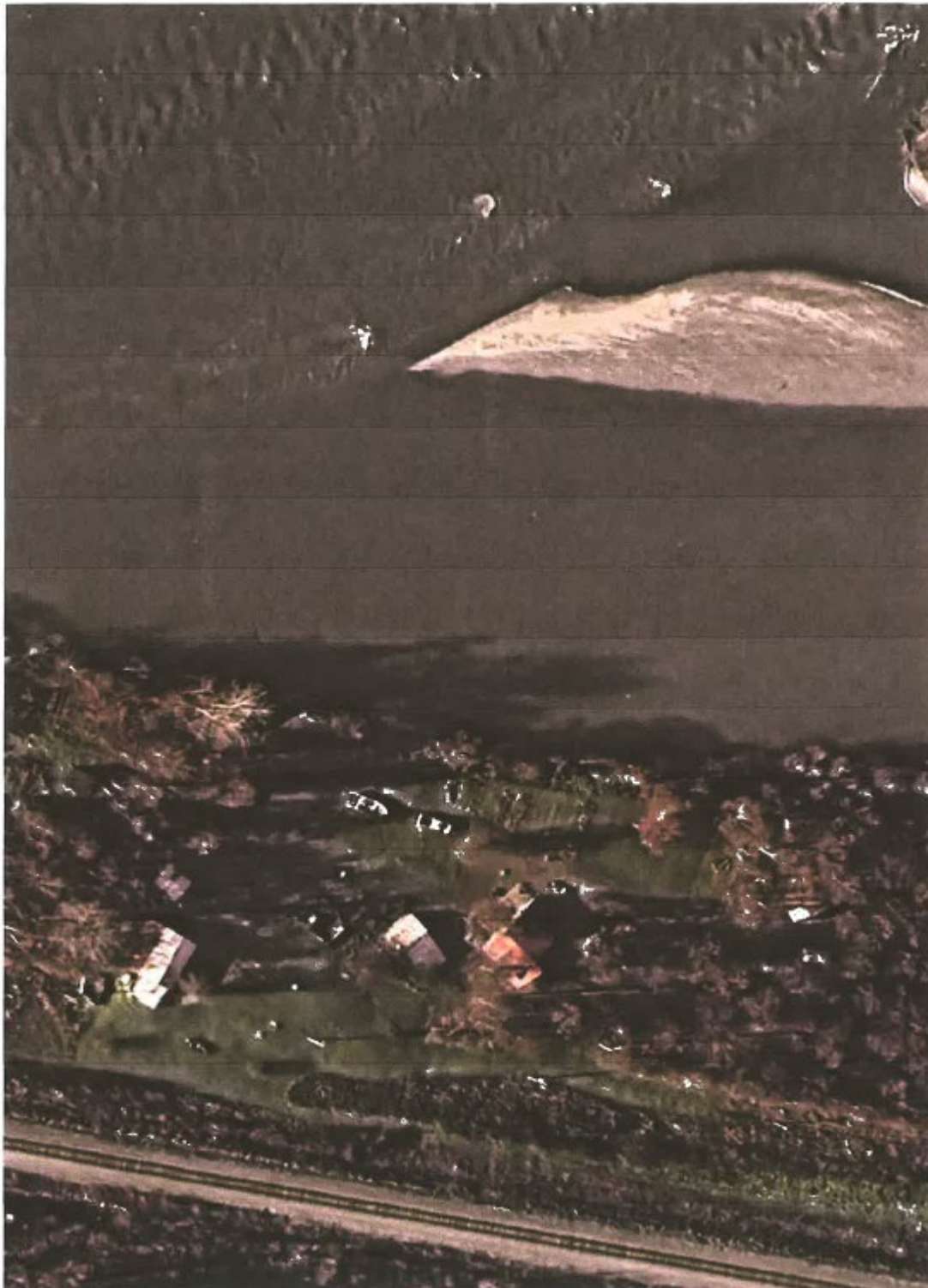
E: MULE SHED 12' x 14'

F: SAVANNA 8' x 16'

Attachment A Development Plan



Attachment A Development Plan

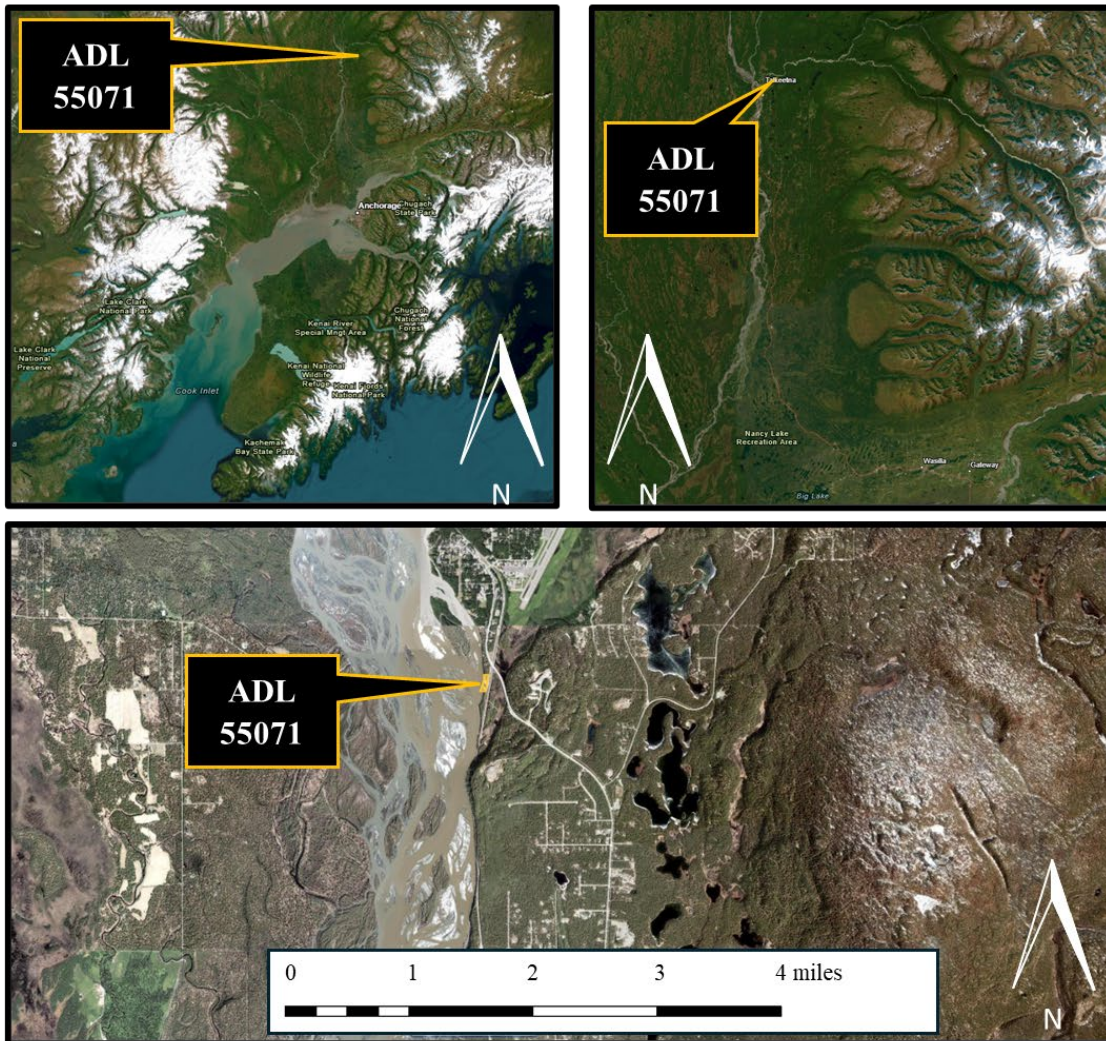


23504 TALKEE/NA SPUR ROAD • ADL #55071 CRAVER



Attachment B Location Maps

ADL 55071



ADL 55071 consists of 2.94 acres of land, more or less, and is located approximately 1 mile from Talkeetna, Alaska. The location of the project area is further described as being within the SE1/4 SE1/4, Section 25, Township 26 North, Range 5 West, Seward Meridian.

DNR Lease Inventory

Drawn by Ben Powell, 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.