

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

RENEWAL DECISION

ADL 232452

Northman Forage, LLC

Land Lease

AS 38.05.070(e) and AS 38.05.070(b)

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 Northman Forage, LLC to renew a current lease for 1 acre of land for 10 years located north of the community of Pilot Point, along the western shore of the Alaskan Peninsula. The location of the project area is further described as being within SW1/4 SW1/4 of Section 15, Township 29 South, Range 52 West, Seward Meridian. Northman Forage, LLC uses this site as a fish camp in support of their commercial set net site.

History:

The lease was first established in a Lease Agreement between DNR and Ryan Leonhardt on March 14, 2017.

On October 21, 2025, Mr. Leonhardt established Northman Forage LLC and applied to renew the lease for 10 additional years. Mr. Leonhardt is the current lessee for ADL 232452, which was incorrectly issued for a term of 9 years and 11 months and is set to expire on February 13, 2027, rather than for the 10-year term that should have been initially authorized.

Existing Infrastructure:

- Two 16-foot by 20-foot Costco cabins, semi-permanent build on a piling system of treated lumber
- One 20-foot by 20-foot shop, built from an old military tent frame with tin siding
- One 8-foot by 6-foot storage shed
- One 6-foot by 4-foot woodshed
- One 12-volt generator
- One 55-gallon drum of unleaded gas

- One 475-gallon septic tank

Lease Renewal Authority:

In 2017 the original lease had been adjudicated pursuant to AS 38.05.035(b)(1) Delegation of the Powers and Duties of the Director; AS 38.05.035(e) Written Findings; AS 38.05.070(b) Generally; 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:

Northman Forage, LLC’s fish camp has been utilized for the last ten years, providing lodging for the workers of his family’s commercial fishing set net business and leases for ADLs 223170 & 229579. By supporting safe and reliable lodging for crew members, the lease helps sustain the commercial fishing activity that contributes to Alaska’s fishing economy.

Renewing the lease under AS 38.05.070(b) 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 support Alaska’s commercial fishing economy by providing lodging for fisherman, 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 2013 Bristol Bay Area Plan and other classification references described herein, and the casefile for the application serialized by DNR as ADL 232452.

Legal Description:

SW1/4 SW1/4 of Section 15, Township 29 South, Range 52 West, Seward Meridian.

Title:

The State of Alaska holds fee title to the subject land under U. S. Patent No. 50-86-0139 dated April 2, 1986. A DNR Title Report (RPT-8603) issued on May 12, 2016, 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 are no other reservations within the proposed lease site.

Third-Party Interests:

There are no third-party interests.

Planning and Classification:

The project area is subject to the Bristol Bay Area Plan, Region 12 (Egegik, Becharof), Unit #R12-01: West Region 12 (map number 3-12). The designation for this site is General Use (Gu) which converts to the classification, Resource Management Land (p. 4-7). Region 12's management intent for General Use lands directs that the lands are to be managed for a variety of uses including protection of fish and wildlife harvest (p. 3-183). In Chapter 2's management guidelines, it notes that "Lodges (including floating lodges), tent camps, floats, or other private commercial facilities and operations designed to be run as or to support private commercial recreation facilities may be authorized if the facility or operation fulfills the conditions outlined in this section..."

1. Siting, Construction, and Operation. The facility should be sited, constructed, and operated in a manner that creates the lease conflict with natural values and existing uses of the area. The commercial facility and the use it generates should avoid significant adverse impacts on fish and wildlife habitat and existing uses of an area (p. 2-52).

Northman Forage, LLC's fish camp operates seasonally and is designed to have a minimal environmental footprint. Its seasonal and semi-permanent nature ensures limited physical disturbance to the landscape and reduces the likelihood of long-term impacts on fish and wildlife habitat and existing uses of the area. ADL 232452 meets both the management intent for Region 12 and the management guidelines for private commercial operations in the region.

Access:

A nearby general use trail was established years ago, which connects the lease hold to other cabins in the area. Travel to the site is by all-terrain vehicle or foot along the trail, by floatplane at the adjacent freshwater lake to the east, or by skiff from the fishing boats moored in the bay to the west.

Public Access:

No public access restrictions apply.

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. This authorization's Final Finding and Decision (FFD) dated February 8, 2017, authorized an initial 10-year term, although the lease itself erroneously reduced that term to 9 years and 11 months. As such, this lease will be issued for an additional 10-year term. Unless an appeal is received, the lease term will begin upon **February 14, 2027**.

Compensation and Appraisal:

As this application is for a short-term lease for a 1-acre commercial 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 **\$1,920.00**. 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 lease will be subject to reappraisal at five-year intervals after the issuance of the proposed authorization.

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.

Bonding:

In accordance with the terms of the original lease, the existing performance bond of \$9,400 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:

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

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 10-year lease to support Northman Forage, LLC’s commercial set netting activities. Renewal will maintain continuity for a long-standing commercial fishery operation, which is in the State’s best interest as it directly supports Alaska’s commercial fisheries.

Attachment A: Development Plan

Attachment B: Location Maps

Lincoln Standley 3/18/2026

Lincoln Standley, 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 3/26/2026

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

ADL 232452 Ryan Leonhardt Development Plan April ~~2016~~ 2026

Legal Description

West of the fresh water lake south of Cape Graig .75 miles east of the high water line of Bristol Bay. North of Smoky Point 3.5 miles. Lot of land equal to two acres west of fresh water lake encompassing the two cabins and small out buildings.

Terrain/ground cover

General area of cabin location. Typical low growth grasses and crow berries for ground cover. Soil is sand with very few if any small rocks. It would be proposed to bring in small beach washed rock to stabilize the drive and parking area. This is a standard practice in the area by other fisherman to limit blowout from winter storms.

Building and other structures

There are two cabins built on this location. They are built from a kit purchased at Costco, buildings are semi permanent built on a piling system of treated lumber. Imbedded into the ground 3+/- feet. Shop attached to the south cabin is built from an old military tent frame and has been sided in tin siding. Floor in this shop was made from reclaimed beach wood from a barge that washed up years ago north of the cape. It is intended to use the cabins and shop from May until October each year, depending on fish run and flight access. The cabins will see their fourth year of use this summer. It should be noted that my other cabins that I fished out of for the prior 16 years were washed away due to a rise in water levels and erosion. This forced my hand to build before this approval could be completed. In good faith with the State of Alaska I have tried to do the right thing from day one. Structures are used specifically for sleeping and eating. My family and or crew of no more than 7 will use these spaces for the operations of commercial fishing set net business.

Power source

All power is generators with a 12 volt system maintaining daily use. One small Honda 2000 runs the majority of our needs. It would be my intention in time to use wind generators in the future. There is no permanent power any where within miles.

Waste

All solid waste items other than paper are delivered to the tenders or processors for disposal in an approved manor by there own guide lines. Paper is a burnable waste item and is used to start our fires for cabin heat. Each cabin and shop has a wood stove in it for heat and drying fishing gear. Types of waste transferred to the tenders consists of old batteries, oil filters, any used none burnables. Including striped fishing gear web and or rope no longer being used.

Hazardous substance

There is no more than 5 gals of oil on site any given year. A few cans of WD-40, and one 55gal drum of unleaded gas. The drum is replaced each year with a new one shipped up to the site via processor. The drum is kept in the shop on a 4" wood floor and drips are cleaned up with absorbing diapers. Excess oil is disposed of on tenders or used to start fires in cabins. Other than that there are only your typical household cleaners soap, bleach, simple green, ect.

Attachment A

Development Plan

Water Supply

Main drinking water comes from a sand point that was driven in the north cabin to a depth of 13'. Daily use water is taken from the lake and kept for use in a cistern. All gray and black water go to a holding tank underground 60' west of the cabin with a drain field running south from this location. This keeps the cabin and location much cleaner and healthier. [Septic Tank is 475 Gallons.](#)

Parking Area

Parking area is between the two cabins during the day to day operations. This is an area that I would propose to install small rock along with the drive way. Off season parking would be in the shop and cabins up on the wood floors. All equipment is newer and meticulously maintained therefore limiting the chance for leaks or drips. There are a total of three ATVs, two generators, one small out board motor, and one trash/water pump.

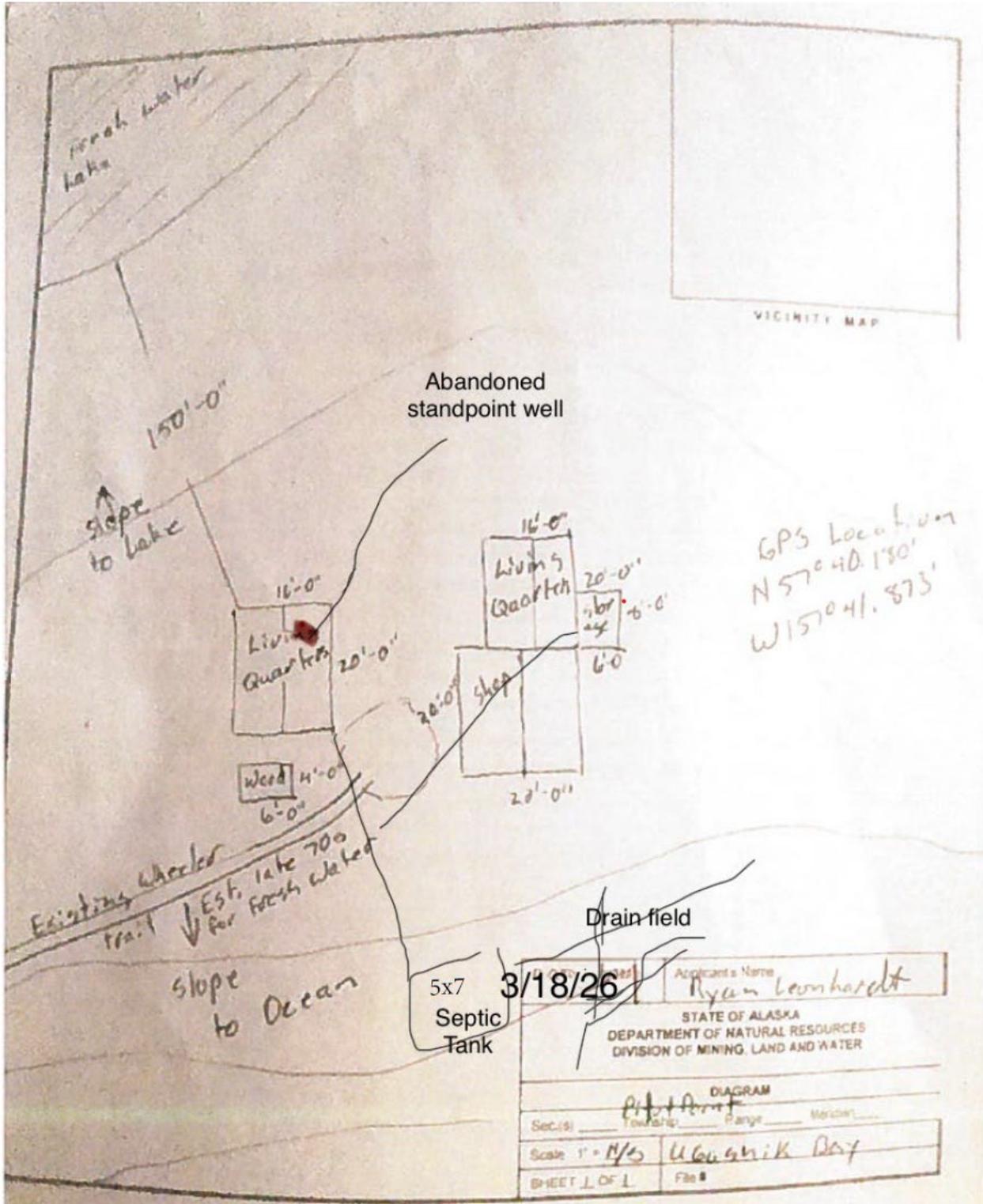
Maintenance and Operations/people using the site

There will be no more than 7 persons on the site during operations. This includes two supervisor personnel. Ratio is 2.5 workers to 1 supervisor. This is a commercial fishing operation so there will be clients using this location. All maintenance is preformed by crew and owners yearly.

Closer/reclamation plan

At the end of the lease term if not renewed. It is the intent of the owner to remove cabins and sell them to the local town of Pilot Point. If it can't be sold it can go out the same way it got there via the processor or tender. Removal of pilings and sanitation system can be pulled from the ground. Native shore grass seed can be used to stabilize the ground that would be disturbed.

Attachment B Location Maps



DATE	3/18/26	Applicant's Name	Ryan Leonhardt
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER			
DIAGRAM			
Sec(s)	Township	Range	Meridian
Scale 1" = 11/2'		U Gushnik Bay	
SHEET 1 OF 1		File #	