

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

PRELIMINARY DECISION
Delta Twins Subdivision – ADL 421508

Proposed Land Offering in the Unorganized Borough
AS 38.05.035(e), AS 38.05.045

RELATED ACTIONS:
Proposed Amendment to the Eastern Tanana Area Plan
AS 38.04.065
Proposed Land Classification Order
AS 38.04.065 and AS 38.05.300
Proposed Mineral Order 1262 (Closing)
AS 38.05.185 and AS 38.05.300

PUBLIC COMMENT PERIOD ENDS 4:00 PM, TUESDAY, MAY 5, 2026

I. Proposed Action(s)

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Attachment A: Vicinity Map

Attachment B: Public Notice

Public is also invited to comment on the proposed related actions:

Draft Amendment to the Eastern Tanana Area Plan NC-10-004A01

Draft Land Classification Order NC-10-004A01

Draft Mineral Order (Closing) MO 1262

Primary Proposed Action: The primary proposed action of this Preliminary Decision of the State of Alaska, Department of Natural Resources (DNR), Division of Mining, Land and Water (DMLW), Land Conveyance Section (LCS) is to offer for sale State-owned land within the identified project area. If approved, surveyed parcels will be offered for sale.

LCS proposes to sell land within the Delta Twins project area for the purpose of providing land for settlement. The project area consists of two surveyed parcels, each approximately 10 acres, identified for disposal by this proposed action.

Proposed Related Actions: These related actions will be developed separately, however; public notice is being conducted concurrently.

Area Plan Amendment: DNR proposes to amend the Eastern Tanana Area Plan (ETAP) adopted August 28, 2015, in order to include the parcels in a new management unit (D-76) that is designated Settlement. Refer to the Planning and Classification subsection of this document for more information on this proposed related action.

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Land Classification Order: In relation to the Area Plan Amendment, DNR proposes to reclassify the project area in a land classification order from Agricultural Land to Settlement Land. Refer to the Planning and Classification subsection of this document for more information on this proposed related action.

Mineral Order (Closing): DNR proposes to close the project area to new mineral entry. No mining claims have been identified within the project area. Refer to the Mineral Activity and Order(s) subsection of this document for more information on this proposed related action.

These related actions will be developed separately. However, the proposed actions are dependent upon one another in that approval of one action will not proceed without approval of all actions.

Public Notice of Proposal: In accordance with AS 38.05.945 Notice, during a period of at least 30 consecutive days, the public will have the opportunity to submit written comment on this proposal. Public notice for all actions is being conducted concurrently.

See **Section XVII. Submittal of Public Comments** at the end of this document and *Attachment B: Public Notice* for details on how to submit a comment for consideration. If, after consideration of timely, written comments, LCS moves forward with the proposal, a Final Finding and Decision will be issued.

II. Method of Sale

LCS proposes to offer for sale land within the project area as described herein, through a future offering under AS 38.05.045 Generally.

Parcels offered through this action are offered fee-simple for the surface estate only. For more information about the land sales program, please visit <http://landsales.alaska.gov>.

III. 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 states "It is the policy of the State to encourage the settlement of its land and the 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.

For related actions, AS 38.04.065 Land Use Planning and Classification, AS 38.05.300 Classification of Land, and AS 38.05.185 Generally allow for amendments and special exceptions to area plans, land classifications, and mineral orders.

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IV. Administrative Record

The project file, Delta Twins Subdivision - ADL 421508, constitutes the administrative record for this proposed action. Also incorporated by reference are:

- *Eastern Tanana Area Plan for State Lands (ETAP, adopted 2015) and associated land classification files.*
- *Alaska Interagency Wildland Fire Management Plan 2021.*
- *Alaska Department of Fish and Game Catalog of Waters Important for the Spawning, Rearing, or Migration of Anadromous Fishes.*
- *USDA, Natural Resource Conservation Service Custom Soil Report for this project, dated January 20, 2021.*
- *ADL 80371, a right-of-way permit to Golden Valley Electric Association (GVEA).*
- *ADL 400062, a public right-of-way for roads.*
- *ADL 400063, a public right-of-way for utilities.*
- *Other cases, documents, reports, etc. referenced herein.*

V. Scope of the Proposal

The scope of this proposal, under the statutes described in the preceding **Section III**.

Authority, is limited and specific to LCS's proposal to offer State-owned land within the defined project area for disposal and to conduct the proposed plan amendment, land classification order, and mineral order as described herein. 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.

VI. Location

The project area is located within DNR's Northern Region, approximately 5 miles north of Delta Junction, within Section 26, Township 9 South, Range 10 East, Fairbanks Meridian, within the Unorganized Borough. The project area consists of approximately 20 acres identified for disposal by this proposed action.

Platting Authority: The project area is within the Unorganized Borough and is subject to the State of Alaska platting authority.

Native Regional and Village Corporations: The project area is within the boundaries of the Doyon Regional Corporation. There are no villages located within 25 miles of the project area. Notice will be mailed to Doyon Limited.

VII. Property Description

The project area's property description is defined as:

Tract B-2-C, containing 10.09 acres, more or less, and Tract B-2-D, containing 10.08 acres, more or less, of Alaska State Land Survey No. 79-274, according to the plat filed in the Fairbanks Recording District on February 25, 1981 as Amended Plat 81-24, all containing 20.17 acres, more or less.

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VIII. Title

Title Report No. 21557, current as of February 18, 2021, indicates the State of Alaska holds fee title to the land and mineral estates for the project area, as described above, under Patent 50-68-0094, dated October 31st, 1967, which was acquired through State Selection GS 1069. The parcel is subject to the reservations, easements and exceptions contained in the federal patent.

State Reservations of Title:

Retention of and Access to Mineral Estate: In accordance with Section 6 (i) of the Alaska Statehood Act and AS 38.05.125 Reservation [of Rights to Alaska], the State retains ownership of the mineral estate that may be in or upon the land that it sells. This retention is for all minerals, including both locatable minerals (such as gold, copper and silver, etc.), and leasable minerals (such as oil, gas, coal, etc.).

The State and its successors reserve the right to enter onto the land for the purposes of exploring for, developing, and producing these reserved mineral resources. Access reserved to these retained interests is superior to any and all surface uses. The State may also lease these retained interests to mineral developers or allow mining locations to be staked. However, AS 38.05.130 Damages and Posting of Bond also provides that the land estate owner will be compensated for damages resulting from mineral exploration and development.

Navigable Waters: Per AS 38.05.126(b) Navigable and Public Waters, "...the State has full power and control of all of the navigable or public water of the state, both meandered and unmeandered, and the State holds and controls all navigable or public water in trust for the use of the people of the state." This trust is in accordance with the principles of the *Public Trust Doctrine*, which are included in Article VIII, Section 14 of the Constitution of the State of Alaska and protected in the United States Constitution. It is vested in the title to this land, is not transferable, and the State's title to submerged lands under navigable waters cannot be relinquished by a transfer of the property. In holding with this concept, navigability determinations are made and access will be reserved per AS 38.05.127 Access To and Along Public and Navigable Water. For more information, see **Section XIII. Access To, Within, and Beyond Project Area.**

Where they exist within the project area, State third-party interests will be described in land sales brochures.

IX. Physical Characteristics and Hazards

Information about the project area is based on internal research information received during agency review. This is by no means a complete description of the project area and if this proposal is approved and the area offered for sale, it will be the responsibility of interested parties to inspect individual parcels prior to purchase to familiarize themselves with the physical characteristics of the land.

Terrain and Major Features: The land is at an elevation of 1,050 feet above sea level. The terrain is relatively flat and located in an ancient glacial outwash plain (see soils below).

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View: The view includes the local forest and surrounding farms in the neighborhood. The Alaska Range may be visible after clearing the vegetation from the project area.

Vegetation: Vegetation consists of dense closed coniferous forest, willow shrubs, mosses, and grasses.

Soils: The DNR Division of Geological and Geophysical Surveys (DGGS) noted that the parcels are located on a glacial outwash plain between the Tanana and Delta rivers. Regional geologic mapping indicates the parcels are underlain by glacial-fed stream deposits consisting of well sorted pebbles/gravel, occasional sand, scattered cobbles, and occasional boulders. A USDA online Custom Soil Resource Report for the project area indicates that 65% of the project area contains well drained, nonirrigated class 2c soils consisting of fine sandy loam, silt loam, fine sands, and gravelly sand. Approximately 35% of the project area contains well drained, nonirrigated class 6e soils consisting of fine sandy loam over sand.

The region falls within the zone of discontinuous permafrost, whereas 50-90 percent of the ground surface is underlain by perennially frozen ground. DGGS reported that geologic mapping indicates the outwash deposits are unfrozen to discontinuously frozen with low ice contents. These types of deposits are typically considered to be thaw stable.

Wetlands: According to the US Fish and Wildlife Service's Wetland Mapper, the eastern half of the project area may contain freshwater forested/shrub wetlands. However, the vegetation does not change significantly between the western and eastern portions of the project area. Standing water was present on the agricultural field immediately east of the project area during the May 2022 field inspection, but this is likely due to the winter snowpack recently melting and the presence of seasonally frozen ground preventing infiltration. The soils in the area are classified as well-drained, and it seems unlikely that wetlands are present within the project area to any significant degree. However, if wetlands are present, dredging or filling of wetlands may require a permit from the US Army Corps of Engineers.

Geologic Hazards: According to information provided by DNR, Division of Geological and Geophysical Surveys, the region's overall seismic hazard potential is moderate. Standard best building practices should be used to accommodate the regional seismic hazard.

Fire Information: Potential for wildland fire is high in interior Alaska. Landowners with structures are encouraged to follow the Alaska Wildland Fire Coordinating Group *Firewise Alaska* recommendations. Offering materials include information regarding wildland fire prevention.

Fire management options and policies for the area are identified in the Alaska Interagency Wildland Fire Management Plan available from DNR Division of Forestry. The current fire management option for the project area is "critical". Wildfires occurring in the critical management option or that threaten critical sites are assigned the highest priority for suppression actions and assignment of available firefighting resources. The Alaska Interagency Wildland Fire Management Plan states that there is no guarantee of protection from wildfire in any management option.

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The City of Delta Junction and surrounding areas are served by two volunteer fire departments. The project area is within the service area of the Rural Deltana Volunteer Fire Department (RDVFD). RDVFD has two stations, the nearest station is located at 4348 Richardson Highway in Big Delta, approximately 4 miles north/northwest of the project area. All Delta area fire departments have signed mutual aid agreements with Fort Greely, Alyeska Pipeline Service Co., and DNR's Division of Forestry in Delta.

Flood Hazard: There is no Flood Insurance Rate Map available for the project area. There is potential for seasonal flooding and erosion of parcels adjacent to water bodies, especially in low-lying areas.

Water Resources: All surface and subsurface waters on all lands in Alaska are a public resource, subject to appropriation in accordance with AS 46.15 of the *Alaska Water Use Act*. There are four subsurface water rights within a mile of the project area. Available information from well logs indicates that surrounding well depths typically range 60–90 feet in depth. Water quality is unknown. Additional information on wells, water quality, and drinking water may be obtained from the Alaska Department of Environmental Conservation.

Utilities: The project area parcels are within the Golden Valley Electric Association service area.

Waste Disposal: The parcels are approximately 20 miles by road from the Delta Junction Landfill. All on-site wastewater disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

X. Background:

The Delta Twins project area is located approximately 5 miles north of the City of Delta Junction and 0.75 miles east of Richardson Highway. The project area consists of two 10-acre parcels nestled among privately-owned land. These parcels were identified by a local landowner that submitted a land nomination form to DNR to sell the property. Surrounding parcel sizes alternate between large (160-acre) parcels of farmland and relatively small (10-acre) residential parcels that were previously conveyed by the State. Selling parcels over 5 acres in area is appropriate for the Delta Twins project area considering the neighboring parcel sizes and surrounding development pattern of low-density residential development within an agricultural area. Smaller, higher-density parcels would be more consistent with development patterns within the City of Delta Junction boundaries.

On May 20, 2022, LCS conducted a project area field inspection to assess access, topography, vegetation, identify potential hazards, and search for signs of trespass. The vegetation within the project area is dense and covered by a closed canopy of tall, mature spruce. Surface vegetation consisted of willows, sphagnum moss, and tall grasses. The ground appeared well drained in most of the project area, except for areas with standing water within the east portion of the project area. Staff noted an excellent view of the Alaska Range Mountains from Mainstreet USA north of the project area; however, the views within the project area are local and restricted by thick vegetation and tall trees. Cleared areas within the subdivision may offer views of the Alaska Range Mountains. No potential hazards, other than the presence of some trees that could create falling hazards to people and property during strong wind events, were identified in the project area. No signs of trespass activities were observed. There are no known current uses or potential conflicts with the sale of the parcels.

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Access to the project area is along developed roads leading from Richardson Highway to within approximately 1/4-mile of the project area, as detailed in **Section XIII. Access To, Within, and Beyond Project Area**. The field inspection conducted by LCS in 2022 found a driveway within the easement corridor leading from Mainstreet USA to the project area, apparently located along the western boundary of Tract B-2-A. This driveway turned southeasterly near the northwest corner of Tract B-2-B and led to a house within that parcel. A narrow trail continued along the easement corridor to the project area. This trail would require additional improvement to allow for vehicular access from Mainstreet USA to the project area. Approximately 700 feet of access improvements would need to be made to allow for vehicle access to Tract B-2-C, and approximately 1,500 feet of improvements would need to be made for vehicle access to Tract B-2-D from Mainstreet USA.

The project area is currently classified as Agricultural Land. LCS proposes to reclassify the two 10-acre parcels from Agricultural Land to Settlement Land, which more accurately aligns with contemporary development patterns around Delta Junction and eliminates the need to bind the parcels to perpetual agricultural covenants. LCS consulted DNR's Division of Agriculture who concurred with reclassifying the parcels as Settlement Land. This action does not prevent agricultural uses of the land once it passes into private ownership, nor would it require the use of the land to be connected to agriculture.

XI. Planning and Classification

The project area is within the ETAP (adopted 2015), Delta Region, Management Unit D-32. Lands within this unit are currently designated Agriculture (Ag) and classified Agricultural Land under *Land Classification Order No. NC-10-004*. The project area consists of that portion of the management unit lying within F009S010E Section 26. LCS reviewed the general management intent of the area plan for consistency with the proposed offering.

Unit D-32, Delta Region Considerations: Unit D-32 is to be managed for its agricultural values and agricultural sales are appropriate. Management intent for D-32 notes that timber sales/forestry activities are appropriate prior to agricultural sales. LCS proposes an Area Plan Amendment to convert the parcels within the project area from Agricultural to Settlement designation. If the parcels are sold for settlement, the parcels will not need to be cleared for agricultural use. Also, given the relatively small size of the parcels and the amenity of a vegetated parcel, LCS does not propose a timber sale in advance of offering.

Areawide Considerations: LCS reviewed the area plan's guidelines in Chapter 2 Areawide Land Management Policies. LCS considered these in authorizing these parcels. Specific areawide management intent and management guidelines affecting this proposal are discussed below.

Coordination and Public Notice: Management guidelines provide that public notice will be given for the disposal of land pursuant to AS 38.05.945 Notice. Public notice for this action is being conducted in accordance with AS 38.05.945 Notice. Refer to *Attachment B: Public Notice* and **Section VIII. Submittal of Public Comments** for more information.

Cultural Resources: Management guidelines provide that if determined by the DNR Office of History and Archaeology (OHA) during an agency review of a proposed land disposal that a cultural survey may be required, further coordination between OHA and DMLW prior to the land disposal is warranted; and that cultural surveys should be

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considered where OHA reported sites exist or where there is a high potential for such sites to exist. During agency review, OHA indicated that there are no known or reported cultural sites within the identified area; OHA did not recommend a cultural resource survey. OHA will be notified should any discovery of cultural resources occur during the development of this project and offering materials will include information regarding archaeological sites.

Material Sites: Management guidelines state that generally, if a settlement area contains high value material resources, the material source area should be identified during subdivision design and retained in state ownership for future use. The project area is proposed to be designated Settlement, consisting of smaller parcels, and it is not appropriate to retain as a material site. There are no areas within the project area with known high value material potential.

Public Access: Management guidelines cover general public access and management of trails within and between developing areas. In general, before selling State land, DNR will reserve public use easements pursuant to the requirements of *11 AAC 51.015 Standards for Public Easements*. The parcels in the project area have legal access from Richardson Highway to Mainstreet USA. From Mainstreet USA, legal access to the project area exists via a platted 50-foot public access and utility easement. These easements extend along the boundaries of the project area parcels to provide legal access to the adjacent parcels within ASLS 79-274.

Settlement: This section provides management guidelines regarding planning and coordination with local plans and governments; types of settlement and land offerings, protection, management, and enhancement of other resources; and design. These guidelines have been considered in the development of this proposal. The two parcels within the project area were previously surveyed and LCS intends to offer them for sale as they currently exist with no design modification. The proposed project will not interfere with any critical recreation or environmental resources and DMLW will solicit coordination with local landowners through the public notice and public comment process.

Subsurface Resources: This section provides management guidelines regarding mineral closures and oil and gas resources. The project area will be closed to mineral entry prior to offering. Refer to the Mineral Activity and Order(s) section for more information.

The proposed offering will be consistent with areawide land management policies and general management intent of the ETAP and specific management unit if the proposed area plan amendment, land classification order, and mineral order are approved in accordance with AS 38.04.065 Land Use Planning and Classification, AS 38.05.300 Classification of Land, and AS 38.05.185 Generally. The project area is currently designated Agricultural and classified Agricultural Land, and requires an amendment to the ETAP and a land classification order prior to disposal without agricultural covenants.

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

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Area Plan Amendment: The proposed Area Plan Amendment (NC-10-004A01) will transfer the project area from management unit D-32 to the newly created management unit D-76. Management unit D-32 will remain designated Agricultural while management unit D-76 will be designated Settlement, therefore the designation of the project area will change from Agricultural to Settlement. The management intent for D-76 will state that the land is appropriate for disposal during the life of the plan and to see Chapter 2 requirements for specific management guidelines, especially related to settlement. Management unit D-32 management intent will remain unchanged.

Land Classification Order: The existing classification of the parcels is Agricultural Land. Under this proposed action, the parcels would be classified Settlement Land.

Mineral Activity and Order(s): No mineral activity has been identified on these lands. The entirety of the project area (approximately 20 acres) will be closed to new mineral entry if the mineral order is approved in accordance with AS 38.05.185 Generally and AS 38.05.300 Classification of Land for a land disposal. The proposed mineral order, if approved, will close the area to new mineral entry only and will not affect current existing mining claims.

Mineral orders which close an area to mineral entry, close the applicable area to new exploration and development of locatable minerals. Such mineral orders do not apply to leasable minerals (such as: oil, gas, coal, etc.), or exploration licensing for such, nor do they preclude reasonable surface access to these resources. However, AS 38.05.130 Damages and Posting of Bond stipulates that the land estate owner will be compensated for damages resulting from exploration and development.

Mining activity for locatable minerals would be incompatible with the past, current, and proposed land estate uses for land disposals. To allow new mineral location within the boundaries of the parcels encompassed by this decision could create serious conflicts between land estate and mineral estate users. ETAP states that areas designated Settlement should be closed to mineral entry prior to sale.

Local Planning: The project area is within the Unorganized Borough, and the State does not pursue zoning of private lands.

XII. Traditional Use Finding

The project area is within the Unorganized Borough, and a traditional use finding is therefore required under AS 38.05.830 Land Disposal in the Unorganized Borough. No indication of traditional use was identified from a review of the ETAP, research, Agency Review, and site inspection. There are no anticipated significant changes to traditional uses of the land and resources of this area as a result of the proposed action. Additional information on traditional use is welcome during the public comment period and if this proposal is approved, LCS will address the information received in a subsequent Final Finding and Decision, if one is issued. See the **Section XVII Submittal of Public Comments** at the end of this documents and *Attachment B: Public Notice* for details on how to submit comment.

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LCS has not identified any public, navigable, or anadromous water bodies within the project area.

Easements, Setbacks, and Reservations: Easements and setbacks are identified on the subdivision plat (ASLS 79-274) and included in related documents.

Retained Lands: LCS does not propose to retain any lands within this project area.

XIV. Hazardous Materials and Potential Contaminants

During ground field inspections conducted on May 20, 2022, field staff did not observe any environmental hazards within the project area. There are no known environmental hazards present within the project area; however, the State makes no representations and no warranties, express or implied, concerning the existence or absence of any hazardous substances, hazardous wastes, contaminants, or pollutants on the land here proposed for conveyance. The State does not assume liability for the removal of hazardous substances, hazardous wastes, contaminants, or pollutants, nor for the remediation of the site should such substances ever be found. Interested parties are encouraged to inspect the property and familiarize themselves with the condition and quality of the land prior to bid or application submittal.

LCS recognizes there are potential future environmental risks when previously vacant land is occupied. Many of the activities increasing these potential risks are regulated by other agencies, such as the regulation of septic system installation by the State of Alaska, Department of Environmental Conservation. This risk is no greater than when vacant private land undergoes development. Given that this land was specifically designated for transfer into private ownership, and given the high degree of interest from both the legislature and citizens in transferring State-owned land into private ownership, LCS is of the opinion that the benefits of offering the land outweigh the potential risks.

XV. Survey, Platting, and Appraisal

After evaluating public comment and conditions of the land, DNR will determine if it is in the State's best interest to offer the proposed project area. The project area has been surveyed through Alaska State Land Survey No. 79-274, filed in the Fairbanks Recording District on February 25, 1981 as Amended Plat 81-24.

In accordance with AS 38.05.840 Appraisal, an appraisal meeting DNR standards will be required within two years of the date fixed for the sale of any parcel developed under this proposed action. Even though the sale of project area parcels in multiple offerings over time will mitigate "flooding" the market, the two-year appraisal requirement must still be followed.

Project research and development includes consideration of economic factors utilizing market data and project development costs compiled by DNR DMLW staff, to evaluate the economic feasibility of a project. Since it commonly takes several years for the project development process, AS 38.05.840 Appraisal ensures the current market conditions are addressed in order to obtain a realistic minimum bid or purchase price for the sale of State land.

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XVI. DMLW and Agency Review

Information and comments received from multiple sections within DMLW prior to and during agency review have been considered and included in the preparation of this preliminary decision. Agency review was conducted from October 25, 2021 through November 12, 2021. Comments pertinent to this proposed action received during agency review have been considered and addressed below. Although DNR Division of Agriculture did not comment during this agency review period, LCS consulted Division of Agriculture, as discussed in **Section X. Background**, and other sections of this document. Additional timely comments received during the Public Notice period will be considered and addressed in a subsequent Final Finding and Decision, if one is issued.

DNR DMLW LCS received brief comments of non-objection from the following agencies: DNR Division of Parks and Outdoor Recreation, DNR Division of Oil and Gas, DNR Division of Forestry, Department of Transportation and Public Facilities, Department of Fish and Game, and the DNR Mental Health Land Trust Office.

DNR DMLW LCS Response: LCS appreciates your review of the proposal.

DNR Division of Parks and Outdoor Recreation, Office of History and Archaeology (OHA) Comment: Review of the Alaska Heritage Resources Survey (AHRs) database indicated there are no known cultural resource sites in the identified land offering area.

DNR DMLW LCS Response: LCS appreciates your review of our proposal.

DNR Division of Geological & Geophysical Surveys Comment: DGGS described the project area soil conditions and geologic hazards, as summarized in **Section IX. Physical Characteristics and Hazards**, and the mineral resources as summarized in **Section XI. Planning and Classification**.

DNR DMLW LCS Response: LCS appreciates DGGS providing information relevant to the proposed subdivision. The information has been incorporated into this preliminary decision.

The following agencies or groups were included in the agency review, but no comment was received:

- Alaska Association of Conservation Districts.
- Alaska Railroad Corporation.
- Department of Commerce, Community, and Economic Development.
- Department of Environmental Conservation.
- Department of Natural Resources:
 - Division of Agriculture;
 - Office of Project Management and Permitting; and
 - State Pipeline Coordinator's Section.
- Fairbanks Soil and Water Conservation District.
- Salcha-Delta Soil and Water Conservation District.
- University of Alaska Land Management.

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XVII. Submittal of Public Comments

See Attachment B: Public Notice for specific dates and conditions.

Pursuant to AS 38.05.945 Notice, LCS is issuing public notice inviting comment on this Preliminary Decision, draft area plan amendment, draft land classification order, and draft mineral order.

In accordance with AS 38.05.946(a) Hearings, a municipality or corporation entitled to receive notice under AS 38.05.945(c) may hold a hearing within 30 days after receipt of the notice. If a hearing is held, the Commissioner (or representative) shall attend the hearing. The Commissioner has discretion whether to hold a public hearing.

LCS will consider all timely, written comments received. If analysis of such comments indicates the need for significant changes to the Preliminary Decision, draft area plan amendment, draft land classification order, or draft mineral order, additional public notice for the affected lands will be given. Reducing the amount of land offered and making minor changes to any of the proposals will not be considered significant changes requiring additional public notice.

If the proposals are approved and no significant change is required, the Preliminary Decision, draft area plan amendment, draft land classification order, and draft mineral order including any deletions, minor changes, and summary of comments and LCS responses will be issued as a subsequent Final Finding and Decision, ETAP Amendment No NC-10-004A01, Land Classification Order CL NC-10-004A01, and Mineral Order 1262 without further notice. All related actions will be developed separately. However, the proposed actions are dependent upon one another in that approval of one action will not proceed without approval of all actions.

Only persons from whom LCS receives timely, written comment during the identified comment period will be eligible to request for reconsideration of the Final Finding and Decision, ETAP Amendment No NC-10-004A01, Land Classification Order CL NC-10-004A01, and Mineral Order 1262. Upon approval and issuance of these actions, a copy of the decision, orders, and amendment will be made available online at <https://landsales.alaska.gov/> and sent with an explanation of the request for reconsideration process to any party who provides timely written comment.

LCS is prepared to accommodate individuals with disabilities by providing auxiliary aids, services, or special modifications in order to participate in this review. Individuals who may need such assistance should contact the Department's Public Information Center. For more information refer to *Attachment B: Public Notice*.

**DEADLINE TO SUBMIT WRITTEN COMMENT IS
4:00 PM, TUESDAY, MAY 5, 2026**

XVIII. Options and Discussion

LCS is considering the following alternatives:

Alternative 1: (Preferred) Offer for sale two surveyed parcels. This proposal includes an amendment to the ETAP, a land classification order, and mineral order.

Alternative 2: (No Action) Do not offer the project area for private ownership. Retain the land in State ownership.

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Article VIII, Section 1 of the Alaska Constitution states, “it is the policy of the State to encourage the settlement of its land and the development of its resources by making them available for maximum use consistent with the public interest.” Furthermore, *AS 38.05.045 Generally* has placed this charge with DNR, and the legislature has provided funding to administer the land sale program.

Alternative 1 provides a method for DNR to meet the obligations laid out in the Constitution and statute and maximizes public interest. This offering provides an opportunity for the public to obtain land for settlement in a desirable area. This proposal, if approved in a subsequent Final Finding and Decision, will allow LCS to sell the parcels which will provide for the best use and development of the land and financial return to the State. Alternative 1 provides the greatest opportunity for Alaskans to purchase land within this area. Due to the unique amenities of the area, location close to the community Delta Junction, and the proximity to existing private properties, the project area is better suited to offering for sale as Settlement Land versus retaining the parcels in State ownership. The relatively small size of the parcels makes them more suitable for settlement than agriculture. Alternative 1 is preferred.

The related actions are necessary to allow for the offering of the project area. The primary action and related actions are dependent upon one another, and if DNR does not approve the project, the related actions will not be processed.

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 Alaskans the opportunity to obtain land in an area that is suited to settlement and consistent with surrounding development patterns. Alternative 2 is not preferred.

For the aforementioned reasons, Alternative 1 is the preferred alternative.

Recommendation follows.

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XIX. Recommendation

This Preliminary Decision for the proposed disposal of State lands, ETAP Amendment No NC-10-004A01, Land Classification Order CL NC-10-004A01, and Mineral Order 1262 described throughout this document and its attachments are consistent with the overall management intent for State-owned land. Alternative 1 is the preferred alternative because it provides the maximum opportunity for offering State land to the public and helps meet the mission of the land sales program.

This is a Preliminary Decision, and analysis of subsequent public review may result in changes to the preferred alternative of the proposed disposal of State lands, ETAP Amendment No NC-10-004A01, Land Classification Order CL NC-10-004A01, and/or Mineral Order 1262. If the decision is approved, ETAP Amendment No NC-10-004A01, Land Classification Order CL NC-10-004A01, and Mineral Order 1262 will accompany and precede any Final Finding and Decision issued.

The Preliminary Decision described above, as represented by the preferred alternative, has been reviewed and considered. I find that the recommended action may be in the best interest of the State and that it is hereby approved to proceed to public notice.

Colin M. Craven

Prepared by: Colin Craven
Natural Resource Specialist
Land Conveyance Section
Division of Mining, Land and Water
Department of Natural Resources
State of Alaska

March 27, 2026

Date

T. Shilling

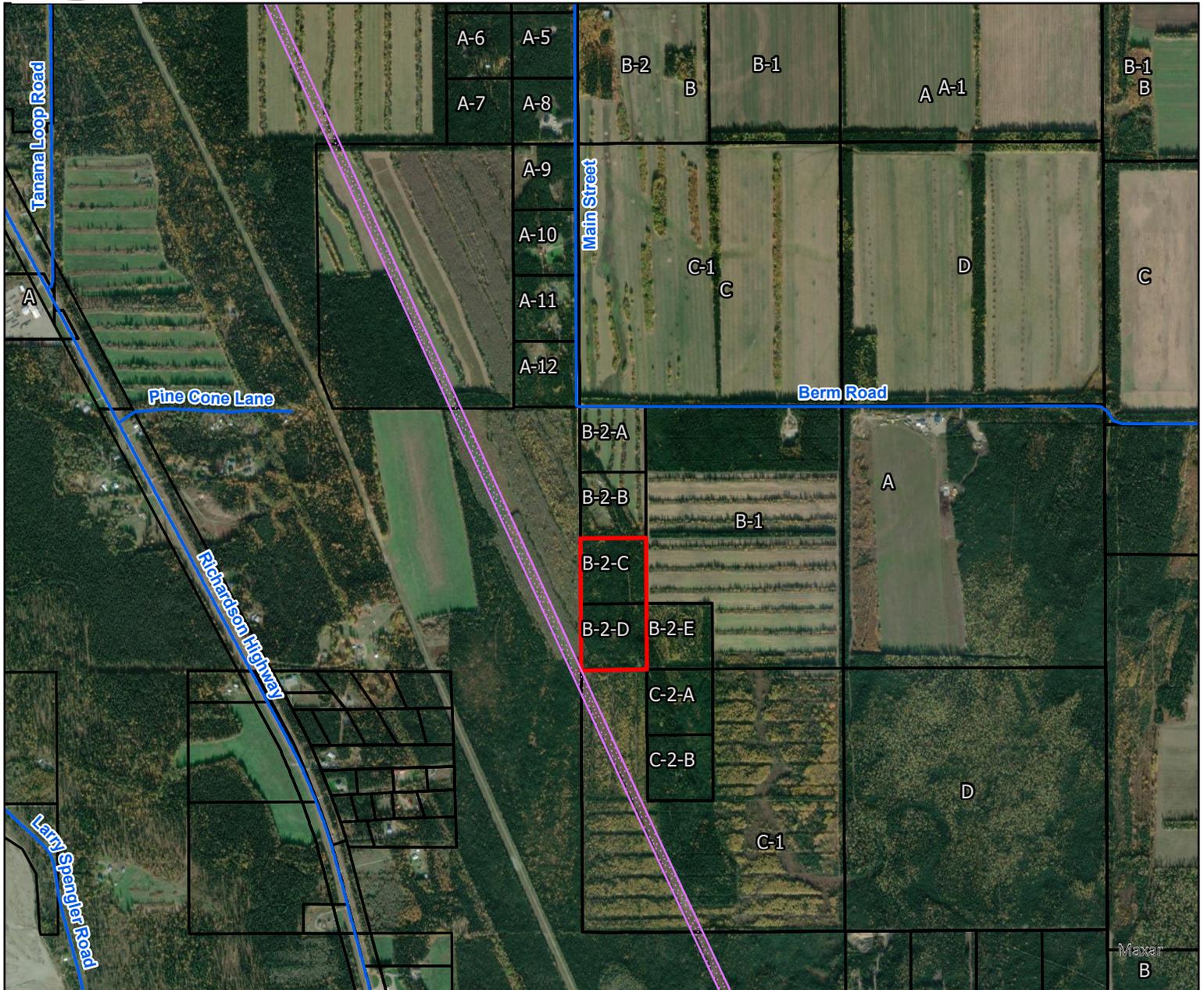
Approved by: Tim Shilling
Natural Resource Manager II
Land Conveyance Section
Division of Mining, Land and Water
Department of Natural Resources
State of Alaska

March 27, 2026

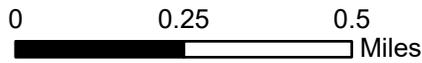
Date



Attachment A: Vicinity Map Delta Twins, ADL 421508



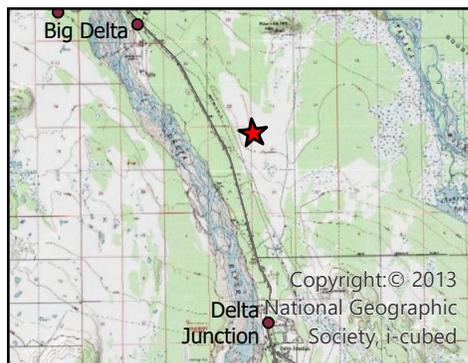
- Project Area
- Electric Transmission Line
- Parcel Boundaries
- Roads



**Township 9S Range 10E, Section 26
Fairbanks Meridian**

C. Craven
July 23, 2025

For more information contact:
Colin Craven
Department of Natural Resources
Division of Mining, Land, and Water
Land Conveyance Section
907.451.2730
land.development@alaska.gov



STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND & WATER
LAND CONVEYANCE SECTION

ATTACHMENT B: PUBLIC NOTICE

Requesting Input for a Proposed Land Offering:
Delta Twins Subdivision – ADL 421508

COMMENT PERIOD ENDS 4:00 PM, TUESDAY, MAY 5, 2026

This proposed project includes offering for sale surveyed parcels in a future offering under the method described in the Preliminary Decision document, including the proposed related actions. The parcels may be offered in multiple offerings over time.

The project area is located within DNR's Northern Region, approximately 5 miles north of the City of Delta Junction, and 0.7 miles east of the Richardson Highway, within Section 29, Township 9 South, Range 10 East, Fairbanks Meridian, within the Unorganized Borough.

Project size: approximately 20 acres.

To obtain a copy of the Preliminary Decision, Area Plan Amendment, Land Classification Order, Mineral Order, or instructions on submitting comment, go to <https://dnr.alaska.gov/mlw/landsales/public-notice/> or <https://aws.state.ak.us/OnlinePublicNotices/>. For assistance in obtaining the documents by an alternative method, to request auxiliary aids, services, or special accommodations, contact DNR's Public Information Centers on State work days, Monday through Friday, between 8:30AM and 4:00PM in Anchorage at 907-269-8400, Fairbanks at 907-451-2705, or the Southeast Land Office in Juneau at 907-465-3400 (TTY for the hearing impaired for all locations: 711 for Alaska relay or 800-770-8973), or go to <https://dnr.alaska.gov/commis/pic/> for additional contact information. Individuals who require special assistance must request assistance from the Public Information Center in Anchorage no later than 4:00 PM, Tuesday, April 28, 2026

Pursuant to AS 38.05.945 Notice, the public is invited to submit comment on the Preliminary Decision, Draft Area Plan Amendment, Draft Land Classification Order, and Draft Mineral Order for which notice is being conducted concurrently. If commenting on more than one proposed action, separate comments should be submitted for each. **The deadline for public comment is 4:00 PM, Tuesday, May 5, 2026.** Only persons from whom DNR DMLW LCS receives timely, written comment during the identified comment period will be eligible to file a reconsideration of the Final Finding and Decision or related actions. Written comment may be received by fax, email, or postal mail. To submit comments or for direct inquiries, contact Colin Craven, 3700 Airport Way, Fairbanks, AK 99701, fax # 907-451-2751, land.development@alaska.gov. If you have questions, call Colin Craven at 907-451-2730.

If no significant change is required, the Preliminary Decision and related actions including any minor changes and a summary of comments and responses, will be issued as the Final Finding and Decision, Area Plan Amendment NC-10-004A01, Land Classification Order CL NC-10-004A01, and Mineral Order 1262, without further notice. A copy of the Final Finding and Decision will be sent to any persons who commented timely on the Preliminary Decision.

DNR reserves the right to waive technical defects in this notice.