

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

**DRAFT EASTERN TANANA AREA PLAN AMENDMENT**  
**NC-10-004A01**

**Delta Region, Management Unit D-32 and new Management Unit D-76**

related to the  
**Delta Twins Subdivision – ADL 421508**

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

- Designation: This amendment will transfer approximately 20 acres of land designated as Agriculture and classified as Agriculture Land from management unit D-32 to the newly created management unit D-76. Management unit D-32 will remain designated as Agriculture and classified as Agriculture Land. Lands within unit D-76 will be designated as Settlement and classified as Settlement Land.
- Management Intent: Management unit D-32 management intent will remain unchanged.

Management unit D-76 will state:

Land disposals are appropriate within the life of this plan. See Chapter 2 for specific management guidelines, especially related to Settlement.

Approved:

\_\_\_\_\_  
John Crowther, Commissioner  
Department of Natural Resources

\_\_\_\_\_  
Date

# ATTACHMENT

to the  
**DRAFT EASTERN TANANA AREA PLAN AMENDMENT  
NC-10-004A01**

**Delta Region, Management Unit D-32 and new Management Unit D-76**

related to the  
**Proposed Delta Twins Subdivision – ADL 421508**

Location: Located within DNR's Northern Region, approximately five miles north of Delta Junction, within Section 26, Township 9 South, Range 10 East, Fairbanks Meridian.

Property Description: 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.

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

Current Plan: Lands within management unit D-32 and are currently designated Agriculture and classified Agriculture Land. The management intent for the unit provides that the land be managed for its agricultural values. Agricultural land disposals are appropriate during the life of this plan subject to Chapter 2 requirements (Agriculture and Grazing). Additionally, forestry activities are also appropriate and may occur independently of or precede an agricultural land disposal subject to Chapter 2 requirements. If a timber harvest is scheduled far in advance of agricultural operations, the land should be revegetated to protect soils. The Division of Agriculture shall be consulted prior to any forest management activity, especially commercial timber harvest.

Proposed Plan Amendment: DNR proposes to amend the Eastern Tanana Area Plan (ETAP) to establish management unit D-76 and transfer the Delta Twins Subdivision parcels from management unit D-32 into the new management unit D-76. Management unit D-76 will be designated as Settlement and classified as Settlement Land. The unit will contain approximately 20 acres. Management unit D-32 will remain designated as Agriculture and its area will decrease to approximately 623 acres. The management intent for unit 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.

Explanation: The ETAP was adopted in August of 2015. During the planning phase of the ETAP, Settlement designation was primarily based on whether land had reasonable access by road, water, or air; consisted of topography that would be suitable for development; and posed minimal conflict with recreation, scenic values, important fish and wildlife resources, or resource development. Compatibility with adjacent land uses and the plan designations were also considered. The designation of management unit D-76 as settlement is consistent with these criteria.

**Attachment to the Eastern Tanana Area Plan Amendment**

Delta Region, Management Unit D-32 and D-76

related to a Proposed Land Offering in the Unorganized Borough  
for Delta Twins Subdivision – ADL 421508

Page 2 of 2

The 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. Designating the two 10-acre parcels as Settlement would be consistent with the adjacent parcels of similar size sold by the State without agricultural requirements.

It is undesirable for DNR to manage agricultural covenants on 10-acre parcels, which would have minimal agricultural development requirements and would bind the parcel owners with perpetual agricultural requirements. Changing the designation to Settlement 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. LCS consulted with the Division of Agriculture on whether it was appropriate to convey the parcels through an agricultural land sale. The Division of Agriculture determined that the parcels are insufficient in size for an agricultural land sale and therefore it is appropriate to re-designate the parcels to Settlement. Additionally, 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.

Offering for sale the two 10-acre parcels of State land as Settlement supports the management goals of the ETAP by making suitable public land available to Alaskans for private settlement purposes.

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