



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

## Department of Natural Resources

DIVISION OF MINING, LAND & WATER  
Land Conveyance Section  
Southeast Office

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March 19, 2026

ADF&G Matanuska Valley Advisory Committee  
Attn: Leila Williams, Fish & Game Regulatory Program Assistant  
333 Raspberry Rd.  
Anchorage, AK 99518

Dear Ms. Williams:

Pursuant to Alaska Statute 38.05.945, public notice is being conducted for a proposal to amend a portion of the Yukon Tanana Area Plan within the Nenana-Totchaket Agriculture Phase One project area – ADL 233703. This proposed Yukon Tanana Area Plan Amendment and related Land Classification Order amends the Yukon Tanana Area Plan (YTAP) by creating a new subunit, named K-32b, and moving 561 acres from Unit K-32 into K-32b. Unit K-32b will be designated Settlement. The remainder of Unit K-32 will be renumbered to K-32a and retain the existing designation of Agriculture. Redesignation from Agriculture to Settlement allows for the offering for sale of parcels without agricultural covenants.

You are invited to review and comment on the proposal. I have included our public notice information sheet. It explains how to find the proposal documents, how to submit comments, and the deadline for commenting. I have also included the proposed Area Plan Amendment, Land Classification Order and associated attachments.

To access the full proposal or learn more about DNR Land Sales, visit:  
<http://landsales.alaska.gov/>. Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Denise Wiltse".

Denise Wiltse  
Natural Resource Manager  
(907) 465-3511

Enclosure: YTAP Amendment Public Notice  
ADL 233703 Area Plan Amendment DRAFT  
ADL 233703 Land Classification Order DRAFT  
Attachment A. ASLS 2021-16\_Nenana Phase 1A  
Attachment B. ASLS 2021-17\_Nenana Phase 1B

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

**PUBLIC NOTICE**

Requesting Input for  
a Yukon Tanana Area Plan Amendment within:  
**Nenana-Totchaket Agriculture Phase One – ADL 233703**

**COMMENT PERIOD ENDS 5:00PM, TUESDAY, APRIL 21, 2026**

This proposed Yukon Tanana Area Plan Amendment and related Land Classification Order amends the Yukon Tanana Area Plan (YTAP) by creating a new subunit, named K-32b, and moving 561 acres from Unit K-32 into K-32b. Unit K-32b will be designated Settlement. The remainder of Unit K-32 will be renumbered to K-32a and retain the existing designation of Agriculture. Redesignation from Agriculture to Settlement allows for the offering for sale of parcels without agricultural covenants. For more information about the land sales program, please visit <http://landsales.alaska.gov>.

Location: Located within DNR's Northern Region, approximately five miles west of Nenana, off Totchaket Road, within Sections 8 and 11, Township 4 South, Range 9 West, Fairbanks Meridian

Project size: Approximately 561 acres.

To obtain a copy of the draft Yukon Tanana Area Plan Amendment and draft Land Classification Order, or instructions on submitting comment, go to <http://landsales.alaska.gov/> or <http://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 10AM and 5PM 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 <http://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, Thursday, April 16, 2026.

Pursuant to AS 38.05.945 Notice, the public is invited to submit comment on the draft Yukon Tanana Area Plan Amendment NC-10-005A03 and draft Land Classification Order CL. NC-10-005A03 for which notice is being conducted concurrently. If commenting on more than one action, separate comments should be submitted for each. **The deadline for public comment is 5:00PM, TUESDAY, APRIL 21, 2026.** Only persons from whom DNR DMLW LCS receives timely, written comment during the identified comment period will be eligible to file for reconsideration of the Yukon Tanana Area Plan Amendment NC-10-005A03 and Land Classification Order CL. NC-10-005A03. Written comment may be received by email, fax, or postal mail. To submit comments or for direct inquiries, contact Denise Wiltse: [land.development@alaska.gov](mailto:land.development@alaska.gov), fax # 907-269-8916, or 400 Willoughby Ave, 4th Fl., Juneau, AK 99801. If you have questions, call Denise Wiltse at 907-465-3511.

If no significant change is required, the draft Yukon Tanana Area Plan Amendment and draft Land Classification Order including any minor changes and a summary of comments and responses, will be issued as Yukon Tanana Area Plan Amendment NC-10-005A03 and Land Classification Order CL. NC-10-005A03, without further notice. A copy of the Yukon Tanana Area Plan Amendment NC-10-005A03 and Land Classification Order CL. NC-10-005A03 will be sent to any persons who commented timely on the draft Yukon Tanana Area Plan Amendment and draft Land Classification Order.

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

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

**DRAFT YUKON TANANA AREA PLAN AMENDMENT**  
**NC-10-005A03**

**Kantishna Region, Management Unit K-32**

related to the  
**Nenana-Totchaket Agriculture Phase One – ADL 233703**

The Commissioner of the State of Alaska, Department of Natural Resources (DNR) finds that the following amendment to the Yukon 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. The Department of Natural Resources will manage state lands within the area of the revision consistent with this classification, designation and management intent.

- **Designation:** This amendment will create a new subunit, named K-32b, by removing 561 acres from Unit K-32. Unit K-32b will be designated Settlement. The remainder of Unit K-32 will be renumbered to K-32a and retain the existing designation of Agriculture.
- **Classification:** Unit K-32b will be classified Settlement Land. Unit K-32a will retain the classification of Agricultural Land.
- **Management Intent:** Management Unit K-32b is appropriate for disposal during the planning period and is to be retained for the purpose of supporting state land disposals. See Chapter 2 requirements for management guidelines related to Settlement.

Approved:

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

\_\_\_\_\_  
Date

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

Related to the Nenana-Totchaket Agriculture Phase One – ADL 233703

Kantishna Region, Management Unit K-32

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consulted prior to any forest management activity, especially commercial timber harvest. Protect cultural resources.

Proposed Plan Amendment: DNR proposes to amend the YTAP to create a new subunit and renumber an existing unit. The new subunit will be created by transferring portions of the Nenana-Totchaket Subdivision, Phases 1A and 1B, comprised of approximately 561 acres from existing Unit K-32 to the newly created subunit named K-32b. Subunit K-32b will be designated Settlement and classified Settlement Land. The management intent will state that the land is appropriate for disposal during the planning period and is to be retained for the purpose of supporting state land disposals. See Chapter 2 requirements for management guidelines related to Settlement. The land is closed to mineral entry under Mineral Order 1255.

The remainder of Unit K-32 will be renumbered to K-32a and retain the existing designation of Agriculture and classification of Agricultural Land. The existing management intent will be carried forward with no changes. The remainder of management unit K-32 will remain designated as Agriculture.

Explanation: The YTAP was adopted in January of 2014. The Nenana-Totchaket Agriculture Phase One project is within management unit K-32, Kantishna Region, of the YTAP, adopted January 2014 and currently contains approximately 34,468 acres. Residential development on state land within the planning area in the decades prior to the adoption of the 2014 YTAP was relatively modest, with most of the growth occurring along the Parks Highway and along the major rivers, especially the Nenana River. Near and within community areas, this growth has predominately involved pre-survey lots, created through state subdivisions.

The Nenana-Totchaket Agriculture Phase One project is being developed to not only provide for a variety of parcel sizes with the intention of creating large scale and small scale agriculture parcels for disposal, but to also create smaller settlement parcels in areas of less agricultural-suitable soils or where topography or infrastructure make siting larger parcels more difficult or less practical. The Land Conveyance Section (LCS) proposes a minimum parcel size for non-agricultural parcels of no smaller than five acres.

Information about parcel size and locations was developed using information gathered from internal research and an on-site field inspection. The Natural Resources Conservation Service (NRCS) was contracted to perform detailed soil surveys in the project area during the summer of 2021. The soil surveys were used to determine locations for settlement designated land. The locations selected for settlement are primarily comprised of Class 6 soils with some Class 3 and Class 4 soils intermixed. Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use to mainly pasture rangeland, forestland, or wildlife habitat. Class 3 and Class 4 soils have severe to very severe limitations that reduce the choice of plants and that require special conservation practices or very careful management. This combination of soil allows for suitable settlement designation.

LiDAR data and infrared imagery were utilized to develop conceptual designs of parcel layouts. On-site field inspections will be conducted to verify established limits and options for design of parcels and road construction. LCS consulted with the Division of Agriculture on the information

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

Related to the Nenana-Totchaket Agriculture Phase One – ADL 233703

Kantishna Region, Management Unit K-32

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from the YTAP, research, Agency Review, and site inspection has indicated that the project area appears to be currently used for hunting, trapping, access to property outside of the project area, and personal use wood harvest and salvage tree harvest. LCS recognizes that as land is developed and sold, it will impact traditional uses by removing some of the land from public use. However, the project area is surrounded by large amounts of State-owned land which will remain open to public use. Additional information on traditional use is welcome during the public comment period for this draft APA and the related draft LCO.

A fourth major goal to consider when planning a land disposal is to site and plan the project area in a way that minimizes the infrastructure costs and other services. Land disposals should be focused on areas of existing settlement; areas along the road system or a waterway that can be easily accessed by water transport; or areas where service requirements may be provided by local government or community organizations. Access to land that could support various types of land disposals has been a long-term impediment to development in the area. However, in recent years, development related to the long-term Nenana-Totchaket Agriculture Phase One project has largely remedied access impediments. With the completion of the Nenana River bridge in 2020, improvements made to the Totchaket Road, and with the ongoing road and utilities development for Nenana-Totchaket Agriculture Phase One, a settlement designated land disposal that is planned within the Nenana-Totchaket Agriculture Phase One project area could be developed with minimal infrastructure cost. Parcel size and location will be developed using information gathered from soil surveys, research, LiDAR data, infrared imagery, and on-site field inspection that will establish limits and options for design of parcels and additional road construction, where necessary. Additionally, the City of Nenana and the Parks Highway is approximately five miles east of the project area. The proximity to the City of Nenana may provide certain amenities while proximity to the Parks Highway from the Totchaket Road allows easy access to other services.

Amending the plan to allow non-agricultural land disposal would allow the competitive sale of suitable state land to Alaskan residents and generate revenue for the State. These parcels will be sold for settlement and will not be subject to agriculture covenants or clearing and tillage requirements.

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

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

**DRAFT LAND CLASSIFICATION ORDER**  
**CL. NC-10-005A03**

related to the  
**Nenana-Totchaket Agriculture Phase One – ADL 233703**

I. Name: Yukon Tanana Area Plan (YTAP) Amendment to the management unit K-32

II. The Classification in Part III is based on written justification contained within the following:

- Yukon Tanana Area Plan, (YTAP, adopted January 2014)
- Area Plan Amendment to the Yukon Tanana Area Plan No. NC-10-005A03
- Preliminary Decision for the Nenana-Totchaket Agriculture Phase One – ADL 233703 within the Unorganized Borough, dated April 8, 2021, and subsequent Final Finding and Decision for same, dated July 1, 2021.

III. Classification by this Action: Settlement

Legal Description	Acreage	Acquisition Authority	Existing Classification	Classification by this Action
"Tracts B, C, and D of Alaska State Land Survey No. 2021-16, Nenana-Totchaket Subdivision, Phase 1A, according to the plat recorded in the Nenana Recording District on March 1, 2022, as Plat No. 2022-1."	367.78 acres	Patent 50-80-0086 (GS 424)	Agriculture	Settlement
"Tracts B and C of Alaska State Land Survey No. 2021-17, Nenana-Totchaket Subdivision, Phase 1B, according to the plat recorded in the Nenana Recording District on March 6, 2024, as Plat No. 2024-1."	193.24 acres	Patent 50-80-0086 (GS 424)	Agriculture	Settlement

IV. This order replaces and supersedes all existing land classification orders within the boundaries of this Area Plan Amendment.



