

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

EASTERN TANANA AREA PLAN AMENDMENT
NC-10-004A02

Fairbanks Region, Management Units F-92 and F-94

related to the
Sulliwood Subdivision – ADL 417615

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: The amendment will transfer approximately 630 acres from management unit F-92 to management unit F-94, approximately 10 unclassified acres into management unit F-94, and 160 acres from management unit F-94 to management unit F-92. Unit F-92 will remain designated Agricultural and unit F-94 will remain designated Settlement.
- Management Intent: No proposed changes to the management intent.

Approved: Signature on file
John Boyle, Commissioner
Department of Natural Resources

8 Sept 23
Date

ATTACHMENT

to the
**EASTERN TANANA AREA PLAN AMENDMENT
NC-10-004A02**

Fairbanks Region, Management Units F-92 and F-94

related to the
Proposed Sulliwood Subdivision – ADL 417615

Location and legal description: In Salcha east of the Richardson Highway, within Sections 8, 9, 15, 16, 17, 21, 22, and 23, Township 4 South, Range 4 East, Fairbanks Meridian, within the Fairbanks North Star Borough. The Sulliwood Subdivision Preliminary Decision provides the complete legal description.

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: Portions of the Sulliwood Subdivision are within management unit F-92 which is designated Agricultural. Management intent for unit F-92 is as follows:

Unit may be appropriate for agricultural land disposals if field review determines the unit is suitable for agriculture. If so, agricultural land disposals are appropriate during the planning period. If not, the unit may be appropriate for settlement purposes. If a final written decision determines that it is appropriate to convey the unit to the public through a land disposal, the classification changes to Settlement. See Chapter 2 requirements for additional guidance.

The remainder of the Sulliwood Subdivision is management unit F-94, which is designated Settlement. Management intent for unit F-94 is as follows:

Land disposal during the planning period is appropriate. See Chapter 2 requirements for additional guidance. Portions of this unit are affected by LLO 39.

Proposed Plan Amendment: Approximately 630 acres from management unit F-92 will be incorporated into unit F-94 and designated Settlement. Approximately 10 acres of unclassified land will be incorporated into unit F-94 and designated Settlement. Approximately 160 acres from unit F-94 will be incorporated into unit F-92 and designated Agricultural. The *Attachment A: Vicinity Map with Designations* from the Sulliwood Subdivision Preliminary Decision depicts these designation changes.

There are no proposed changes to the management intent for management units F-92 or F-94.

Explanation: Consistent with unit F-92 management intent, the designation changes are based on field investigations, desktop research, and collaboration with the DNR Division of Agriculture

to delineate which lands within the subdivision are appropriate for agriculture. This change would allow for better use of the subject lands reflecting the topography, drainage, and soil types. The new designations would consolidate the Settlement-designated land to be centered around the northwest-southeast oriented ridge. This would concentrate the Agricultural designated land near other potential agricultural parcels outside of the subdivision in areas with soils possessing agricultural potential and low slopes.

Assessment: The following alternatives are being considered:

1. (Preferred) Amend the Eastern Tanana Area Plan to change the designations as described above. Amending the plan is the preferred alternative as it will allow the sale of land designated appropriately for its physical characteristics and provide the public an opportunity to obtain property in a desirable area.
2. (Status Quo) Do not amend the Eastern Tanana Area Plan. This alternative is not preferred as it would require selling a significant portion of the subdivision as agricultural land in areas that DNR has determined would be more appropriately designated as settlement land.

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.