

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

**AREA PLAN AMENDMENT**

**Northern Southeast Area Plan Amendment No. SE-02-001A08**  
Management Unit B-08 - Lisianski Peninsula

related to the  
Nakwasina Sound Subdivision - ADL 108062

The Commissioner of the Department of Natural Resources finds that the attached amendment to the Northern Southeast Area Plan meets the requirements of *AS 38.04.065 Land Use Planning* and *11 AAC 55.010-030 Land Planning and Classification* for revisions of land use plans and hereby adopts this amendment. The attached document, 'Northern Southeast Area Plan, Management unit B-08 provides background and the justification for the amendment. The Department of Natural Resources will manage state land consistent with this amendment.

*(The following replaces and supersedes the current plan designation and management intent for management unit B-08. The attached map supersedes the current map of B-08 in the area plan.)*

B-08-01:

Plan Designation: Settlement

Management Intent: This unit is appropriate for disposal during the planning period. In addition to areas of settlement, heritage sites are to be protected. See Chapter 2 requirements related to Settlement and Shorelines, Stream Corridors, and Coastal Areas.

B-08-02:

Plan Designation: General Use

Management intent: Unchanged.

/s/  
Concurrence by: Brent Goodrum  
Director  
Division of Mining, Land, and Water  
Department of Natural Resources  
State of Alaska

January 23, 2015  
Date

/s/  
Approved: Mark Myers  
Commissioner  
Department of Natural Resources  
State of Alaska

January 27, 2015  
Date

### **Reconsideration Provision**

A person affected by this decision who provided timely written comment or public hearing testimony on this decision may request reconsideration, in accordance with *11 AAC 02 Appeals*. Any reconsideration request must be received within 20 calendar days after the date of "issuance" of this decision, as defined in *11 AAC 02.040 (c) and (d)* and may be mailed or delivered to the Commissioner, Department of Natural Resources, 550 W. 7<sup>th</sup> Ave., Ste. 1400, Anchorage, Alaska 99501; faxed to 1-907-269-8918; or sent by electronic mail to [dnr.appeals@alaska.gov](mailto:dnr.appeals@alaska.gov).

If reconsideration is not requested by that date or if the commissioner does not order reconsideration on his own motion, this decision goes into effect as a final order and decision on the 31st calendar day after issuance. Failure of the commissioner to act on a request for reconsideration within 30 calendar days after issuance of this decision is a denial of reconsideration and is a final administrative order and decision for purposes of an appeal to Superior Court. The decision may then be appealed to Superior Court within a further 30 days in accordance with the rules of the court and to the extent permitted by applicable law. An eligible person must first request reconsideration of this decision in accordance with *11 AAC 02* before appealing this decision to Superior Court. A copy of *11 AAC 02* may be obtained from any regional information office of the Department of Natural Resources.

# ATTACHMENT

to the  
**Northern Southeast Area Plan Amendment No. SE-02-001A08**  
Management Unit B-08 - Lisianski Peninsula

related to the  
Nakwasina Sound Subdivision - ADL 108062

**BACKGROUND:** The Northern Southeast Area Plan (area plan) was adopted in October 2002 and serves as the basis for the management of state land throughout the 'A, B, C' Island area (Admiralty, Baranof, and Chichagof) as well as Gustavus, Excursion Inlet and the Lynn Canal area. Management unit B-08, situated on the Lisianski Peninsula north of the community of Sitka, the subject of this plan amendment, is currently classified Resource Management (designation of General Use) with specific management intent that provides for settlement but only under certain conditions. The Plan Amendment affects both the classification and management of management unit B-08. If approved, it will enable a state land offering (ADL 108062) in a portion of this unit. Without this amendment, this offering cannot occur because of the current wording in the management intent of this unit.

The project area of the proposed land offering includes the portions of Tract A1 within C054S063E encompassing certain land in sections 28 and 33. If determined to be feasible, the Preliminary Decision (decision) contemplates a subdivision of no more than 25 parcels of varying size, each no smaller than 2.5 acres. The decision also states that additional parcels may be retained in state ownership to provide for dispersed recreation and for the protection of heritage sites. A map of the area of the proposed project area is attached.

The management intent for unit B-08, while including settlement as a recognized use of a portion of this unit, also envisages that development of other areas of settlement will occur during the planning period (2002-2022) prior to the utilization of land at the Lisianski Peninsula location. This statement precludes the immediate development of this project area, and, if the project is to proceed, must be changed.

**CURRENT PLAN REQUIREMENTS:** The area plan states the following:

“Parcel is to be managed for multiple uses, including dispersed recreation, the protection of heritage sites and the anadromous stream, and remote settlement. It is not anticipated that remote settlement will occur during the planning period given the relative inaccessibility of the area for potential residential development, previous timber harvest in many areas suitable for such development, and difficulty of water access. Such development should only occur when other more accessible state lands are developed and only if adequate road access can be developed. The General Use designation should be reevaluated at the time of plan revision.” (p. 3-216)

**PROPOSED PLAN REVISION:** The proposed plan revision will necessitate the sub-parcelization of this unit into two subunits: B-08-01 and B-08-02. B-08-01 will be designated Settlement (which converts to the classification of Settlement Land) and will include management intent language that provides for a land disposal during the planning period and recognizes the intent for the protection of heritage sites. B-08-02 will retain the designation of General Use and the current B-08 management intent will remain unchanged. The current management intent language for land under new management unit B-08-01 will be rescinded.

**ALTERNATIVES:** There are only two viable alternatives: to either maintain the management intent language of unit B-08 or to modify this language to reflect the proposed plan revision. Of the two, the latter is preferred. The area plan, when developed, envisaged remote settlement at this location and it included management intent language to protect anadromous streams and heritage sites, and to

provide some sites for dispersed recreation. It also contemplated that other areas within the Baranof and Chichagof Island areas would be developed first as settlement areas. Review of these areas by the Division of Mining, Land, and Water has concluded that the development of these areas would be difficult and, in fact, the Lisianski Peninsula would be more practicable and could occur within the next five to ten years. Research by DMLW has also confirmed that water access is practicable and that the project area could be developed without road construction or the upgrade of existing roads.

**RECOMMENDATION:** The preferred alternative is to amend the area plan to establish plan designations and management intent for each of the two sub-parcels of B-08 described above. See the Proposed Plan Amendment for exact wording (attached).

**EVALUATION OF AS 38.04.065(B) REQUIREMENTS:** This section of state statute requires that certain factors be considered as part of a plan 'revision.' A plan amendment is considered a type of plan revision. These requirements, and the division's consideration of them, are noted below.

- **Multiple Use and Sustained Yield:** This area was evaluated for its multiple use values and was found to be appropriate for dispersed recreation, fisheries (anadromous stream), and potential remote settlement. These are the same multiple uses as identified in the area plan. The selected management approach satisfies the consideration of sustained yield. Consideration of public and agency review during the decision process for the proposed project area has resulted in the reduction of the project area, and the removal from the project area those areas surrounding both the anadromous stream and heritage sites.
- **Evaluation of physical, economic, and social factors:** These factors were considered in determining the plan designation and management intent for the area of the plan amendment. This area provides suitable terrain for remote settlement, and the provision of settlement areas throughout various parts of the state is consistent with the Legislature's intent to provide private land to the citizens of Alaska.
- **Planning and Classification for Settlement:** The area plan identified portions of management unit B-08 as appropriate for settlement, and this plan amendment will effectuate that intent.
- **Land Inventory:** A land inventory was prepared as part of the Plan Amendment and as part of the original development of the area plan.
- **Alternative Present and Future Uses:** The alternative evaluation provided herein analyzed possible present and future uses; the best use of this land was to develop a portion of it for remote settlement.
- **The adjoining lands are owned by the federal government (Tongass National Forest) and by The Alaska Mental Health Trust Authority.**
- **Potential conflicts between mining and surface uses:** the proposed area is closed to mineral activity by Mineral Order 1045.
- **Public Participation:** The public has been given the opportunity to comment on this proposal. Interdisciplinary considerations were evaluated during the initial agency review of the proposal.

**AUTHORITY TO PROCEED:**

Authority to proceed to public notice is appropriate and authorized.

/s/  
Section Chief, RADS

January 20, 2015  
Date