

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

**PRELIMINARY DECISION**  
**Delta Dozen – ADL 421364**

**Proposed Land Offering in the City of Delta Junction**  
*AS 38.05.035(e), AS 38.05.045*

**RELATED ACTION(S):**  
**Proposed Mineral Order (Closing)**  
*AS 38.05.185 and AS 38.05.300*

**PUBLIC COMMENT PERIOD ENDS 5:00PM, TUESDAY, OCTOBER 6, 2020**

**I. Proposed Action(s)**

*Preliminary Decision: Delta Dozen - ADL 421364*

*Attachment A: Vicinity Map*

*Attachment B: Public Notice*

*Public is also invited to comment on the proposed related action:*

*Draft Mineral Order (Closing) MO 1243*

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 Conveyances Section (LCS) is to offer for sale State-owned land within the identified project area. If approved, the surveyed parcels will be offered for sale.

Located within DNR's Northern Region, the project area is located in the City of Delta Junction, within Sections 14 and 23, Township 10 South, Range 10 East, Fairbanks Meridian. The project area consists of 12 surveyed lots, encompassing 4.61 acres identified for disposal by this proposed action. See *Attachment A: Vicinity Map* for a depiction of the project area.

In accordance with the governing area plan, proposed Mineral Order, and for the purposes of providing land for settlement, LCS proposes to sell land within the Delta Dozen project area.

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

*Mineral Order (Closing):* DNR proposes to close the project area to new mineral entry. There are no mineral claims within the project area. Refer to the Mineral Activity and Order(s) subsection of this document for more information on this proposed related action.

This related action will be developed separately.

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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 VIII. 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 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 the website at <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."

For the related action, *AS 38.05.300 Classification of Land* and *AS 38.05.185 Generally* allow for mineral orders.

## IV. Administrative Record

The project file, Delta Dozen- ADL 421364, constitutes the administrative record for this proposed action. Also incorporated by reference are:

- Eastern Tanana Area Plan for State Lands (ETAP, adopted August 28, 2015), ETAP Determination NC-10-004D12 (dated August 14, 2020), and associated land classification files;
- *Alaska Interagency Wildland Fire Management Plan* (March 2019 Review);
- *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 April 10, 2020;
- United States Fish & Wildlife Service (USFWS) National Wetlands Inventory (Updated January 2020);
- Other case files, reports, or documents reference 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 DNR DMLW's proposal to offer State-owned land within the

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defined project area for disposal and to conduct the proposed mineral order as described herein. The scope of this proposal does not include the control of post-patent use and DNR DMLW does not intend to impose deed restrictions for this purpose.

## VI. Property Description

Location: All 12 parcels are within the city of Delta Junction:

- Block 2, Lot 6, is located on Ryan Avenue, off of Hayes Street, at approximately milepost 266 of the Richardson Highway, within Section 14, Township 10 South, Range 10 East, Fairbanks Meridian.
- Block 29, Lots 1-7 and Lots 16-19, are located on Richardson Street and Salcha Avenue, off of Nistler Road, at approximately milepost 265.2 of the Richardson Highway, within Section 23, Township 10 South, Range 10 East, Fairbanks Meridian.

See *Attachment A: Vicinity Map* for additional information.

*Platting Authority:* The project area is within the City of Delta Junction and subject to the city's 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; however, courtesy notification will be sent to Healy Lake Village and Mendas Chaag Native Corporation.

### Property Description:

The project area's property description is defined as:

- Lot 6 of Block 2, containing 0.31 acres, more or less;
- Lot 1 of Block 29, containing 0.35 acres, more or less;
- Lot 2 of Block 29, containing 0.36 acres, more or less;
- Lot 3 of Block 29, containing 0.32 acres, more or less;
- Lot 4 of Block 29, containing 0.30 acres, more or less;
- Lot 5 of Block 29, containing 0.30 acres, more or less;
- Lot 6 of Block 29, containing 0.31 acres, more or less;
- Lot 7 of Block 29, containing 0.39 acres, more or less;
- Lot 16 of Block 29, containing 0.53 acres, more or less;
- Lot 17 of Block 29, containing 0.55 acres, more or less;
- Lot 18 of Block 29, containing 0.52 acres, more or less; and,
- Lot 19 of Block 29, containing 0.37 acres, more or less;

of the North Addition, of the North and West Additions to Delta Junction Townsite Subdivision, according to Plat No. 63-7859, filed on November 13, 1963, in the Fairbanks Recording District, 4th Judicial District, Alaska.

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Title: Information from Title Report No. 20993, current as of July 14, 2020 indicates the State of Alaska holds fee title. The applicable State case file is CG 3. 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 [Access To, Within, and Beyond Project Area](#) subsection of this document.

The Bureau of Land Management has not made a navigability determination for waters within the affected townships for title purposes.

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

Physical Characteristics and Hazards: Information about the project area is based on internal research, information received during agency review, and field inspections conducted in June 2017 and April 2019. 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*: All of the lots are fairly flat with limited topography.

*View*: All of the lots have a local view with no significant terrain features visible.

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*Vegetation:* The vegetation in all of the lots consists of dense spruce with mixed deciduous trees and mossy ground cover.

*Soils:* Soils within all of the lots generally consist of silt loams and sandy loams underlying a thin layer of slightly to moderately decomposed organic material (the Jarvis-Salchaket complex). These soils are well drained and are not considered as prime farmland.

*Wetlands:* No wetlands have been identified within the project area.

*Geologic Hazards:* Division of Geological and Geophysical Survey (DGGS) was consulted during agency review and noted that the project area has the potential to be underlain by perennally frozen ground. The project area is located 50 miles from the Salcha seismic zone and the region's overall seismic hazard potential is moderate. The Salcha seismic zone has been active within the last 150 years and contained the largest seismic event recorded in Interior Alaska, the 1937 M7.3 Salcha earthquake. Standard best building practices should be used to accommodate the regional seismic hazard. Significant changes in ground response to seismic shaking may occur across the boundaries between frozen and unfrozen ground.

*Fire Information:* There is no reported history of fires within the vicinity; however, the potential for wildland fire is high in interior Alaska and certain other parts of the state. All lots are located within the City of Delta Junction, which has an active volunteer fire department. The City has mutual aid agreements with the Rural Deltana Volunteer Fire Department and the Fort Greely Fire Department, and contracts ambulance services with Delta Medical Transport. 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." The policy on areas with the "Critical" management option reads, "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." It also states that the designation of a fire management option does not ensure protection from wildfire, that a protection response will be based on various factors, and "Ultimately, it is the responsibility of [landowners] to mitigate and minimize risk to their property before it becomes threatened by a wildfire".

*Flood Hazard:* There is no Flood Insurance Rate Map available for the project area.

*Water Resources:* All surface and subsurface waters on all lands in Alaska are a public resource, subject to appropriation in accordance with the Alaska Water Use Act (AS 46.15). Personal wells or water holding tanks are common in Delta Junction. There are several wells in the vicinity, which have an average depth of 125 feet. Water quality is unknown.

*Utilities:* This area is currently served by Golden Valley Electric Association (GVEA).

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*Waste Disposal:* City of Delta Junction Landfill located at 257.2 milepost of the Richardson Highway.

All on-site waste water disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

Background: The project area was identified through land nominations received through the Fairbanks Public Information Center. These parcels were not included in prior land sales, and a decision in regards to disposal was lacking from prior decisions. The parcels are within the City of Delta Junction and surrounded by existing developed parcels. Private land development in the Delta Junction area has been relatively strong in the past several years. All of the project area is designated Settlement, already platted and within developed areas, and would provide additional land purchase opportunities.

Access to the parcels is primarily via developed roads that connect to the Richardson Highway. Parcels within Block 29 can be accessed from the Richardson Highway via Nistler Road. Richardson Avenue runs along the western boundary of Lots 1-7, Healy Street (Lower) runs along the northern boundary of Lots 1 & 19, and Salcha Avenue runs along the eastern boundary of Lots 16-19. Based on recommendations from the City of Delta Junction, the several smaller lots (less than 0.5 acres) in Block 29 may be combined to provide sufficient spacing for water and septic systems, as well as a larger buildable area. The total combined acreage would likely not exceed 1.5 acres.

Block 2, Lot 6 can be accessed from the Richardson Highway via Hayes Street. Hayes Street intersects with Ryan Avenue, which runs along the western boundary of Lot 6. This parcel is 0.31 acres and is surrounded by residential lots. Due to the nature of the adjacent lots, the small buildable area within Lot 6, this parcel may be sold via outcry auction, instead of included in the sealed bid auction with the other parcels in the Delta Dozen project area (Block 29 parcels). As development of this parcel would be difficult and extremely limited due to its small size, the parcel would be most suitable for ownership be an adjacent landowner. However, this parcel may not qualify for a noncompetitive (preference rights) sale nor has LCS received an application for a preference right sale of this parcel. A public outcry auction would provide the best chance for sale of this parcel to an adjacent landowner.

Planning and Classification: The general management intent of the area plan and management unit was reviewed for consistency with the proposed offering. The project area is within Eastern Tanana Area Plan (ETAP, adopted August 28, 2015), Delta Region, Unit D-28). Lands within this unit are currently designated Settlement, and classified Settlement Land under Land Classification Order No. CL NC-10-004. Block 2, Lot 6 was originally not captured within the ETAP; however, this parcel has been classified Settlement Land and included in Unit D-28 by ETAP Determination NC-10-004D12.

*Delta Region, Unit D-28 Considerations:* The management intent for these units states that land disposals are appropriate within the planning period. This unit consists of two parcels in the community of Delta Junction. Parcel 1 is composed of a number of smaller previously surveyed parcel located in the area of Salcha Ave. and Richardson Ave. Many of the adjacent parcels appear to be used for private residences or as small commercial businesses. Parcel 2 is located south and west

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parcel 1 and is at the intersection of Grizzly Street and Jarvis Ave. Adjacent land use appears to be a mixture of private residences and commercial businesses.

*Area-wide Considerations:* LCS reviewed the area plan's guidelines in Chapter 2 Areawide Land Management Policies. These considerations will be incorporated into the design and development of the project. Conditions and reservations will be included in offering materials as appropriate. Specific area-wide 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*; and review of local comprehensive plans. 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. The proposed project area is in the City of Delta Junction the Municipal Code of Ordinances has been reviewed, as it pertains to land use.

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 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 resource 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 material will include information regarding archaeological sites.

Material Sites: Management guidelines states 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 designated Settlement, consisting of smaller parcels, and not an appropriate to retain for a material site.

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 has platted and developed access from the Richardson Highway. No trails have been identified to be reserved within the project area.

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 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.

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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 is consistent with area-wide land management policies and general management intent of the ETAP and specific management unit.

Mineral Activity and Order(s): No mineral activity has been identified on these lands. The entirety of the project area (4.61 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. Area plan mineral estate management policy states that, in general, areas scheduled for disposal will be closed to mineral entry prior to sale to minimize potential conflict between land estate and mineral estate users.

Local Planning: The project area is within the City of Delta Junction and property purchased through this proposed offering will be subject to the applicable zoning, ordinances, and restrictions of the City of Delta Junction. Review of the City of Delta Junction Municipal Code of Ordinances did not indicate any conflicts with the proposed State land disposal.

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*. Information obtained from the ETAP, research, agency review, and site inspection did not identify traditional uses of the project area. 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 VIII Submittal of Public Comments** at the end of this documents and *Attachment B: Public Notice* for details on how to submit comment.

Access To, Within, and Beyond Project Area: All of the surveyed parcels are road accessible by highway vehicle. Parcels within Block 29 can be accessed from the Richardson Highway via Nistler Road. Richardson Avenue runs along the western boundary of Lots 1-7, Healy Street (Lower) runs along the northern boundary of Lots 1 & 19, and Salcha Avenue runs along the eastern boundary of Lots 16-19. Block 2, Lot 6 can be accessed from the Richardson Highway via Hayes Street. Hayes Street intersects with Ryan Avenue, which runs along the western boundary of Lot 6.



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*Easements, Setbacks, and Retained Lands:* The project area consists of 12 surveyed parcels. Parcels are subject to platted easements and reservations contained within Plat No. 63-7859:

- a 20-foot Public Utility Easement along the interior boundary of parcels in Block 29 (10-foot on each side); and,
- a 20-foot Public Utility Easement along the western boundary of Block 2, Lot 6.

Hazardous Materials and Potential Contaminants: During field inspections conducted in June 2017 and April 2019, 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 further assumes no liability for the removal of hazardous substances, hazardous wastes, contaminants, or pollutants, nor for the remediation of the site should such substances eventually 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.

DNR DMLW 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 Settlement 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, DNR is of the opinion that the benefits of offering the land outweigh the potential risks.

Survey, Platting, and Appraisal: After evaluation of 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.

In accordance with *AS 38.05.840 Appraisal*, an appraisal meeting DNR DMLW standards will be required within two years of the date fixed for the sale of any parcel developed under this proposed action.

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* ensures the current market conditions are addressed in order to obtain a realistic minimum bid or purchase price for the sale of State land.

## **VII. 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 May 15, 2020 through June 9, 2020 concurrently with other separate, proposed project for Windy City Subdivision located in Delta Junction.

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Comments pertinent to this proposed action received during agency review have been considered and addressed below. 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: Department of Transportation and Public Facilities; Department of Fish and Game; DNR Division of Oil and Gas; DNR Division of Parks and Outdoor Recreation; and DNR Division of Parks and Recreation, Office of History and Archaeology.

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

DNR Division of Geological and Geophysical Surveys (DGGS): DGGS provided information on the soils, geological setting, and hazards for the project area vicinity (summarized in **Section VI, Description, Physical Characteristics and Hazards**).

*DNR DMLW LCS Response:* LCS appreciates DGGS's input and has integrated the information in this proposal.

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

- Department of Environmental Conservation;
- Department of Commerce, Community, and Economic Development;
- Department of Natural Resources;
  - Division of Agriculture;
  - Division of Forestry
  - Mental Health Trust Land Office;
  - Office of Project Management and Permitting; and
  - State Pipeline Coordinator's Section;
- University of Alaska Land Management; and
- Alaska Railroad.

## **VIII. Submittal of Public Comments**

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

Pursuant to *AS 38.05.945 Notice*, DNR is issuing public notice inviting comment on this Preliminary Decision 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 or not 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 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

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requiring additional public notice. If the proposals are approved and no significant change is required, the Preliminary Decision 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 and Mineral Order 1243 without further notice. All related actions will be developed separately.

Only persons from whom DNR DMLW LCS receives timely, written comment during the identified comment period will be eligible to file a request for reconsideration of the Final Finding and Decision and Mineral Order 1243. Upon approval and issuance of these actions, a copy of the decision and order will be made available online at <http://landsales.alaska.gov/> and sent with an explanation of the request for reconsideration process to any party who provides timely written comment.

DNR 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 5:00 PM, TUESDAY, OCTOBER 6, 2020**

#### **IX. Alternatives and Discussion**

DNR DMLW is considering the following alternatives:

Alternative 1: (Preferred) Offer for sale 12 parcels of previously surveyed State-owned land. This proposal includes the mineral order.

Alternative 2: (Status Quo) Do not offer this project area for private ownership. Retain the land in State ownership.

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 DNR DMLW to offer these previously surveyed parcels for sale 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 more Alaskans to purchase land within this area. The project location is in the community of Delta Junction, where private land development has been relatively strong in the past several years. Alternative 1 is preferred.

The primary action and related actions are dependent upon one another, and if DNR DMLW does not approve the project, the related actions will not be processed.

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Alternative 2 is not preferred. The Legislature and the public have indicated a desire for DNR DMLW to offer State-owned land for private ownership. Retention of this land would inhibit DNR DMLW from meeting its constitutional, statutory, and legislative goals. Not offering the project area would deny many Alaskans the opportunity to obtain land in an area that is suited to settlement and consistent with the surrounding development.

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

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**X. Recommendation**

This Preliminary Decision for the proposed disposal of State lands and Mineral Order 1243 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. 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.

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 and Mineral Order 1243. If the decision is approved and Mineral Order 1243 will accompany and precede any Final Finding and Decision issued.

(signature on file)

\_\_\_\_\_  
Prepared by: Kaitlyn Fuqua  
Natural Resource Specialist  
Land Conveyances Section  
Division of Mining, Land, and Water  
Department of Natural Resources  
State of Alaska

8/26/2020

\_\_\_\_\_  
Date

(signature on file)

\_\_\_\_\_  
Approved by: Timothy Shilling  
Competitive Land Sales Manager  
Land Conveyances Section  
Division of Mining, Land, and Water  
Department of Natural Resources  
State of Alaska

8/26/2020

\_\_\_\_\_  
Date





# Block 2, Lot 6 Block 29, Lots 1-7 & 16-19

# Attachment A: Vicinity Map Delta Dozen ADL 421364

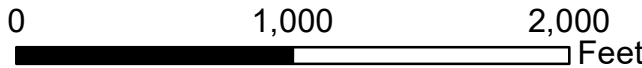
This map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record.



Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AeroGRID, IGN, etc.

**Legend**

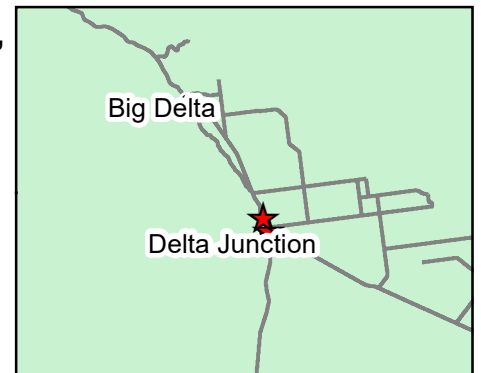
 Project Area



KNF 4/14/20

## Sections 14 & 23, Township 10 South, Range 10 East, Fairbanks Meridian

USGS QUAD 1:63.360  
BIG DELTA A-4  
For more information contact:  
Kaitlyn Fuqua  
Department of Natural Resources  
Division of Mining, Land, and Water  
Land Sales Section  
Phone: 907-451-3011  
Fax: 907-269-8916  
Email: [land.development@alaska.gov](mailto:land.development@alaska.gov)





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

**ATTACHMENT B: PUBLIC NOTICE**

Requesting Input for  
a Proposed Land Offering:  
**Delta Dozen – ADL 421364**

**COMMENT PERIOD ENDS 5:00PM, TUESDAY, OCTOBER 6, 2020**

This proposed project includes offering for sale surveyed parcels in a future offering under the method and the related actions as described in the Preliminary Decision document.

All 12 parcels are platted within the city of Delta Junction:

- Block 2, Lot 6, is located on Ryan Avenue, off of Hayes Street, at approximately milepost 266 of the Richardson Highway, within Section 14, Township 10 South, Range 10 East, Fairbanks Meridian.
- Block 29, Lots 1-7 and Lots 16-19, are located on Richardson Street and Salcha Avenue, off of Nistler Road, at approximately milepost 265.2 of the Richardson Highway, within Section 23, Township 10 South, Range 10 East, Fairbanks Meridian.

To obtain the notice, Preliminary Decision, Mineral 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, TUESDAY, SEPTEMBER 29, 2020.

Pursuant to AS 38.05.945 Notice, the public is invited to submit comment on the Preliminary Decision and 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 5:00PM, TUESDAY, OCTOBER 6, 2020.** Only persons from whom DNR DMLW LCS receives timely, written comment during the identified comment period will be eligible to file an appeal of the Final Finding and Decision. Written comment may be received by fax, email or postal mail. To submit comments or for direct inquiries, contact Kaitlyn Fuqua, 3700 Airport Way, Fairbanks, AK, 99709, fax # 907-451-2751, [land.development@alaska.gov](mailto:land.development@alaska.gov). If you have questions, call Kaitlyn Fuqua at 907-451-3011.

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 and Mineral Order 1243, 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.