

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

DRAFT SITE SPECIFIC PLAN
Former Geologic Materials Center, ADL 233002
18205 Fish Hatchery Road, Eagle River, Alaska

I. Introduction / Summary

The property at 18205 Fish Hatchery Road in Eagle River formerly hosted the Fire Lake Fish Hatchery, operated by the Alaska Department of Fish & Game (ADF&G) from approximately 1962 to 1986. In 1981 the DNR Division of Geological and Geophysical Surveys (DGGs) applied for a management agreement for use of the property as the Geologic Materials Center. While ADF&G's management agreement terminated in 1986 and DGGs's management agreement initiated in 2006 (ADL 209842), it appears that DGGs used the property continuously since 1981.

In 2006, the parent parcel (Government Lot 6 within Section 36, Township 15N, Range 2W, Seward Meridian) was subdivided into Tracts A, B, and C in Alaska State Land Survey (ASLS) 2006-3. Tract A was retained by the State for continued operation of the Geologic Materials Center, while Tracts B and C were transferred to the Municipality of Anchorage (MOA) under municipal entitlement. As part of this platting action, Tract A was rezoned to Public Lands & Institutions to bring the property into compliance with MOA zoning requirements.

In 2014 DGGs opened a larger Geologic Materials Center in Anchorage. Over the next couple of years, the samples were moved to the new facility and the old facility was cleaned up. DGGs relinquished their management agreement for the Eagle River parcel in 2018, and DMLW identified the land and improvements for disposal. In January 2018, the MOA applied to purchase the property via a public and charitable sale to provide the Eagle River / Chugiak Parks and Recreation Department space for maintenance and operations work. However, the MOA subsequently selected another property and the public and charitable sale process ended in September 2019. DMLW now proposes to sell the property competitively under *AS 38.05.045*.

The property is encompassed within Land Planning Report 125 and is classified Reserved Use by Land Classification Order 193. A classification change to Settlement Land is recommended to allow the property to be sold competitively. Furthermore, because Land Planning Report 125 was filed in 1964, a contemporary description of the property, its condition, and vicinity is necessary to support reclassification. The proposed Land Classification Order amendment (193A01) will reclassify the subject parcel from Reserved Use Land to Settlement Land. The remaining parcels within LPR 125 and CL 193 will remain unchanged from their original classification.

The management intent of this plan is to document that sale of the property has been evaluated and found to be appropriate. The property no longer serves a State function and there is no established

mechanism for appropriately maintaining the property. The buildings on the property serve as a liability and burden to the State, which would be relieved by disposal. The public interest is better served by disposing of the property over retaining it in State ownership.

II. Background Information

A. Location

The property is located at 18205 Fish Hatchery Road in Eagle River, between Upper and Lower Fire Lakes and east of the Old Glenn Highway.

Developed access to the southwest portion of the property is from the Old Glenn Highway to Fish Hatchery Road. A platted public access easement leads from Fish Hatchery Road across a narrow parcel owned by the MOA (Tract B, ASLS 2006-3). Legal access is provided to the northeast corner of the property by Fire Lake Drive, which is platted but not constructed to the property corner. Legal access also exists from Fish Hatchery Road across Tract B via a section line easement that runs along the eastern property boundary, however, this access is not practical to construct because of the topography on either side of Fire Creek within this section line easement.

Cook Inlet Regional Incorporated is the Alaska Native regional corporation, and the Alaska Native village sites of Eklutna and Knik are within 25 miles of the property.

B. Legal Description

Tract A, Alaska State Land Survey 2006-3 according to the plat recorded August 26, 2009 as Plat 2009-66 Anchorage Recording District, Alaska.

C. Title/Land Status

1. Land Status:

The State of Alaska holds fee title to the land and mineral estate within the property under Patent 1226962, dated May 18, 1962.

2. Title Report:

Information from Title Report No. 10383, current as of February 15, 2018, indicates the State of Alaska holds fee title to the land and mineral estate under Patent 1226962, dated May 18, 1962. The applicable State case file is SCH 33.

3. Mineral Status:

The entirety of the property (9.37 acres, more or less) is closed to mineral entry by mineral order 1207. No mineral activity has been identified on the property.

4. Easements and Rights-of-way:

The property is subject to platted easements and reservations. The building setback along Fire Creek is shown on ASLS 2006-3 has subsequently increased to 50-feet in width from the OHW mark of Fire Creek in accordance with *AMC 21.07.020*.

5. Unauthorized Use / Trespass:

A trail that starts on the property and continues through private property to Upper Fire Lake is used by the public. While such use of the property by the public is legal while under State ownership, this access pattern is partially outside of the platted public access easements. It appears that there is no legal access to Upper Fire Lake through the adjoining private property.

There has been some vandalism on the property since DGGs relinquished their management agreement, such as the breaking of a window.

D. Resource Values / Current and Potential Uses

The developed portion of the property has been mostly cleared of vegetation and graded into approximately level benches around the structures. There is a moderately steep bank sloping west toward Fire Creek near the warehouse buildings on the northern end of the property, and gentle slopes toward Fire Creek near the residential and storage buildings on the southern end of the property. The eastern, undeveloped portion of the property is mostly vegetated and has moderate to moderately steep topographic relief sloping to the west or south.

The centerline of Fire Creek is the southern property boundary. The creek is not an anadromous fish stream in this section but is considered anadromous downstream of Lower Fire Lake. DNR's Division of Geological and Geophysical Survey (DGGs) considers Fire Creek to pose a minor flood risk within the property.

Soils within the property generally consist of well drained silt loam overlying gravelly sandy loam or gravelly sand. Well logs from within the property document silt, sand, and gravel approximately 20 feet deep. Erosion potential for these soils are moderate to severe. The surficial sediments are underlain by metamorphic bedrock.

Two water wells exist on the property drilled by DGGs contractors in the 1980s. One located on the south end of the property near Fire Creek was drilled to a depth of 365 feet and estimated by the driller to yield approximately 35 gallons per minute. This well served the two residential-style buildings and the white storage building on the southern portion of the developed area. The other well located northeast of the main warehouse building was drilled to a depth of 200 feet and provides an unknown yield. This well served at least the main warehouse building.

The property is within an oil and gas lease sale tract in the Cook Inlet Areawide (LST CI0619). The property is currently not leased, but the lease sale tract is subject to annual offerings of oil and gas leases. This situation is not unique within the MOA, and therefore is not of concern for potential conflict between the surface and subsurface estate specific to this property. There are no other known resource values within the property.

Some of the permanent infrastructure from the former hatchery and Geologic Materials Center remain on the property. This includes five buildings and a concrete pad formerly used as a foundation, as depicted in the survey that defines the property (ASLS 2006-3). Details on the construction and condition of these buildings is provided in an August 2016 Phase I Environmental Site Assessment report commissioned by DGGs. Several relics from the hatchery operation remain along the edge of Fire Creek,

including a degrading concrete dam near the southernmost building on the property, another concrete structure downstream of the developed access to the property, and an apparent pen structure near the northwest corner of the property.

The buildings originally were heated using heating oil stored in underground storage tanks. At some point the heating systems were converted to natural gas provided by Enstar.

E. Land Use, Local Land Use Requirements / Coastal Zone

1. Land Use Plan/Zoning

The property is currently zoned Public Lands and Institutions (PLI) by the MOA and is surrounded by land zoned residential. Land adjacent to the northern, southern, and western property boundaries is zoned R-2A. R-2A is the Two-Family Residential District intended for five to seven dwelling units per acre. Land adjacent to the eastern property boundary is zoned R-6. R-6 is the Low-Density (1-acre) Residential District intended for densities up to one dwelling unit per acre.

The Chugiak-Eagle River Comprehensive Plan Update (December 2006) published by the MOA is the governing municipal land use plan for the property. Approximately 92 acres of MOA-owned land zoned PLI south of the property is addressed in a recent site-specific land use plan. The Update of Chugiak-Eagle River Site-Specific Land Use Plan (March 2018) presents plans for rezoning and residential development of this area.

2. Land Use (Current)

The former Geologic Materials Center no longer operates on the property. There are no current uses of the property aside from incidental use by the public for walking within and through the property. Adjacent parcels are currently developed residential areas, or undeveloped and zoned for residential use.

The most probable future uses of the property are:

- demolition of existing buildings and subdivision for residential development, or
- reuse of the existing infrastructure by public or charitable institutions.

These potential property uses do not appear to conflict with the Chugiak-Eagle River Comprehensive Plan Update or the Update of Chugiak-Eagle River Site-Specific Land Use Plan. DMLW does not plan on restricting post-patent use of the property under a competitive sale.

III. Issue Identification

Reclassifying the property from Reserved Use to Settlement Land is necessary before the property can be sold to a private party. Because the property no longer serves a State business function and there is no established mechanism for providing maintenance, the buildings on the property serve as a liability and burden to the State. The longer the State retains the property without active use or maintenance, the greater the probability for problems such as deterioration of the improvements, trespass, and vandalism. These risks would be relieved by a land disposal to allow for property reuse or redevelopment. The public interest is better served by disposing of the property versus retaining it in

State ownership. A more detailed description of the property history and current conditions is provided in the Preliminary Decision for a Proposed Land Offering.

IV. Agency Review

DNR LSS conducted a combined division and agency review from January 4 through January 18, 2018, which included mention of the need for this plan. No comments were specific to this proposed plan. The Preliminary Decision for a Proposed Land Offering summarizes the comments received and provides more detail.

V. Recommendations

Consistent with the authority under *AS 38.05.300* and regulations at *11 AAC 55.240*, the proposed classification for the property is Settlement Land. The management intent of this plan is to establish that sale of the property has been evaluated and found to be appropriate. The accompanying Land Classification Order (193A01) classifies the property as Settlement Land.

Prepared by: Colin Craven
Natural Resource Specialist
Land Sales Section
Division of Mining, Land, and Water
Department of Natural Resources
State of Alaska

Date

Approved by: Martin W. Parsons
Director
Division of Mining, Land, and Water
Department of Natural Resources
State of Alaska

Date