

## DEVELOPMENT PLAN ADL 106360

### Project Description.

James T. and Lani J. Brennan ("Brennans") hold certificates ADL 43588 and LAS 10367 to appropriate geothermal hot water from what was designated by USGS as Spring #7 in Baranof Warm Springs, in the City and Borough of Sitka. For nearly 70 years, Brennans and Jim Brennan's parents have continually used this water via a 1.5" OD HDPE plastic pipe, approximately 1500 feet long, from Spring# 7 over what were once federal lands down to their cabin on the shore of Warm Springs Bay, in the Baranof Townsite (USS 3110), on Lot 7, Block 2 therein. Since 1998, after the State of Alaska acquired title to the uplands over which much of the pipeline traverses, the Brennans have held a 25 year, non-exclusive easement, ADL 106360, for the State land over which the pipeline is located. The easement term has just expired, and Brennans wish to extend its term by an additional 25 years. All of the requested easement is located in Section 24, T 55S, Range 66E, Copper River Meridian. The pipeline runs over the subject State land from Spring #7 to where State land abuts private properties and CBS lands in the Baranof Townsite.

The hot water runs through the pipeline year round, and is for domestic use, including bathing, at the Brennan cabin. In addition to this usage, DNR has granted permission for Brennans to share the water with a public bathhouse featuring three tubs, located in the Townsite on the platted Spring Street Right of Way land owned by the City and Borough of Sitka ("CBS"). This water is transmitted from the Brennan cabin to the public bathhouse over Right of Way land owned by the CBS.

No new construction is anticipated. Brennans will perform maintenance as needed, ordinarily minor, to assure continued operation of the hot water line.

### Narrative.

The pipeline is not intended for commercial use nor will be rented out. To the extent hot water is further piped into the public bathhouse, baths are free of

charge, with a voluntary donations box to assist the Baranof Property Owners Association with maintenance costs. A description and explanation of the need for the pipeline is discussed in the preceding section.

The easement has not been formally surveyed, but the location of the Brennan pipeline and various other private hot water pipelines running from various hot springs and cold water pipelines running from the Baranof River were extensively studied and diagrammed by DNR during the last 10 years. The accompanying sketch diagram, together with markings on a map which appears at p. 26 of USGS Water-Supply Paper 418 titled "Mineral Springs of Alaska" (1917) depicts the location of the pipeline and other salient features. Generally, the pipeline starts at Spring #7, which is about 25 feet north (to the right of) the Baranof Lake Trail ("Trail") about 200 yards before the Trail reaches Baranof Lake. The pipeline parallels the Trail as it extends downhill a short distance, until the pipeline turns south to then run easterly and downhill under a raised wooden portion of the Trail, at the lower end of which the pipeline turns south, and off the Trail. The pipeline generally follows a creek bed and lowlands and turns eastward until it joins the path of other private pipelines extending down to the end of State lands where they abut the Baranof Townsite. From there, the pipeline extends generally downhill to the Brennan cabin in the Townsite.

The terrain over which the pipeline passes is typical Southeast Alaska muskeg, creeks and tree roots.

Access for pipeline maintenance along the easement will be by foot from the Baranof Lake Trail across State lands.

The pipeline and its maintenance will feature no buildings, power source, waste nor hazardous substances.

Other than hot water from Spring #7, no water supply or wastewater treatment will be necessary, nor will a parking area or reclamation plan be necessary. If the State requires removal of the pipeline in the future, this may easily be accomplished by separating the pipeline into sections and transporting them down to the Baranof community.

No more than 2 people will be necessary onsite to perform periodic maintenance, generally consisting of repairing or preventing infrequent hot water leaks.

A \$1000 bond was posted by the Brennans for this ADL 106360 easement, and the Brennans agree to DNR's retaining this bond to cover the easement or extension for which they now apply.