

Land Conveyance Section 550 W. 7th Ave, Suite 640 Anchorage, AK 99501-3576 (907) 269-8594

Northern Region 3700 Airport Way Fairbanks, AK 99709-4699 (907) 451-2740 nro.lands@alaska.gov

Southcentral Region 550 W. 7th Ave, Suite 900C Anchorage, AK 99501-3577 (907) 269-8503 dnr.pic@alaska.gov

Southeast Region P. O. Box 111020 Juneau, AK 99811-1020 (907) 465-3400 sero@alaska.gov

Statewide TTY - 771 for Alaska Relay or 1-800-770-8973

APPLICATION FOR PURCHASE OR LEASE OF STATE LAND

234086			
ADL # (assigned by ADNR)			
Date: 12/04/2024			
Applicant's Name City of Seldovia	Doing business as		
Mailing Address PO Box B			
City/State/Zip Seldovia, AK 99663	Email _citymanager@cityofseldovia.com		
Message Phone (<u>907</u>) <u>234-7643</u> Work Phone ()	Date of Birth		
Is applicant a corporation qualified to do business in Alaska Yes No. Is the corporation in good standing with the State of Alaska Department of Commerce and Economic Development? Yes No.			
Is applicant 18 years or older? 🗵 Yes 🗌 No. 🛛 Are you applying for a 🗵 lease or 🔲 sale?			
What kind of lease or sale are you applying for? 🛛 Tideland; 🗵 Public/Charitable Use; 🗌 Grazing; 🗌 Millsite;			
🗌 Negotiated; 🔲 Competitive; 🗌 Non-Competitive; 🗌 Preference Right			
If a lease, how many years are you applying for? <u>55</u> years. (55 years Max.)			
Legal Description: Lot(s) Block/Tract #	Survey/Subdivision		
Other: Mining Survey 2162			
Meridian Seward Township 85 Range	3W, Section(s) 20 Acres 1.2 acres		
Municipality Kenai Peninsula Borough LORAN Reading (optional)			
Geographic Location: 6263 Jakolof Bay Road Unit LH01			
What is the proposed use of and activity on the state land?			
Access to the City public facility Jakolof Bay Dock, dock maintenance and construction, parking			
Are there any improvements on the land now? \boxtimes Yes \square No. If yes, who owns the improvements, and what is the estimated value? City of Seldovia owns the dock access, HEA owns the electricity. Vehicle/RV ownership unknown			
If yes, describe any improvements on the land. Electricity and access to Jakolof Bay Dock			

ADL # 234086

Application for Purchase or Lease of State Land 102-103 (Rev. 09/21)

Are there any improvements or construction planned? \square Yes \square No. If yes, describe them and their estimated value. nonpermanent structure (prefab 8x12 lofted barn or similar structure) to serve as office for city personnel/volunteers access to Jakolof Bay dock and replacment of dock on adjacent property State the proposed construction date: <u>08/2025</u>; estimated completion date*: <u>12/2025</u>

Name and address of adjacent land owners and, if you are applying for tidelands, the name and address of the adjacent upland owners: State of Alaska, DNR

Are you currently in default on, or in violation of, any purchase contract, lease, permit or other authorization issued by the department under 11 AAC? \Box Yes \boxtimes No. Within the past three years, has the department foreclosed or terminated any purchase contract, lease, permit or other authorization issued to you? \Box Yes \Box No.

Non-refundable application fee: See current Director's Order for applicable fees.

(Fee may be waived under 11 AAC 05.020.)

Is the land applied for subject to any existing leases or permits? 🗵 Yes 🗌 No. If yes, 🗵 lease or 🗌 permit?

Name lease/permit is issued under: Kitty B Mill Site Limited Partnership _____ ADL # 37321

Do you think you qualify for a non-competitive lease or sale? \Box Yes \Box No. If yes, under what provision of AS 38.05?

- \Box AS 38.05.035(b)(2) (to correct an error or omission);
- □ AS 38.05.035(b)(3) (owner of bona fide improvements;
- □ AS 38.05.035 (b)(5) (occupied, or are the heir of someone who occupied the land before statehood);
- □ AS 38.05.035 (b)(7) (adjacent owner of remnant of state land, not adjoining other state land;
- □ AS 38.05.068 and .087 (U.S. Forest Service Permittee);
- □ AS 38.05.075(c) (upland owner or lessee);
- □ AS 38.05.035(f) (previous federal and state authorization, erected a building and used the land for business purposes);
- □ AS 38.05.102 (current long-term lessee or current shore fishery lessee);
- □ AS 38.05.255 (millsite lease for mine-related facilities;

AS 38.05.810(a)* (government agency; tax-exempt, non-profit organization organized to operate a cemetery, solid waste facility, or other public facility; or a subdivision's nonprofit, tax-exempt homeowner's association);
 AS 38.05.810(b)-(d) (non-profit corporation, association, club, or society operated for charitable, religious, scientific, or educational purposes, or for the promotion of social welfare, or a youth encampment);

□ AS 38.05.810(e) (licensed public utility or licensed common carrier);

- □ AS 38.05.810(f) (non-profit cooperative organized under AS 10.25, or licensed public utility);
- □ AS 38.05.810(h) (Alaska Aerospace Development Corporation);
- □ AS 38.05.810(i) (port authority);
- □ AS 38.05.825 (municipality applying for eligible tidelands, or tidelands required for private development);

□ Other (please explain): ____

If you have checked one of the above statutes, attach a statement detailing your qualifications under each requirement of that statute.

Do you think you qualify to lease the land for less than fair market value?
Yes X No. If yes, under what provision of AS 37.05?

- □ AS 38.05.097 (youth encampment or similar recreational purpose);
- □ AS 38.05.098 (senior citizen discount for a residential lease);
- □ Other (please explain).

Heidi Geogd

Signature

City of Seldovia

If applying on behalf of an agency, municipality, or organization, state which one

NOTICE TO APPLICANT:

* For applications filed by a municipality under AS 38.05.810, if there is a remaining entitlement of the municipality under AS 29.65, land transferred under AS 38.05.810 shall be credited toward fulfillment of the entitlement.

* Construction may not commence until approval is granted by lessor.

* This application will not be considered unless it is accompanied by the appropriate filing fee and completed in full. THE FILING FEE WILL NOT BE REFUNDED NOR IS IT TRANSFERABLE. All checks are to be made payable to the Department of Natural Resources.

* Include a 1:63,360 USGS map showing location of proposed activities in relation to survey monumentation or fixed geographical features which fully illustrates your intended use, including the location of buildings and improvements and access points, labeled with all dimensions, and a development plan providing a complete list of proposed activities.

* The applicant may be required to deposit a sum of money sufficient to cover the estimated cost of survey, appraisal, and advertising. If the land is sold or leased to another party, the deposit will be returned to the applicant.

* The filing of this application and payment of the filing fee vests the applicant with no right or priority in the lands applied for. It is merely an expression of the desire to purchase or lease a parcel of land when and if it becomes available. Filing an application serves the purpose of notifying the state that an individual is interested in purchasing or leasing land. It is not a claim, nor does it in any way obligate the state to sell or lease land.

* If the application is for use in conjunction with a guide/outfitter operation, include proof of a guide/outfitter certification for the use area.

* If the application is for a commercial fish camp, include a copy of your limited entry permit or an interim-use salmon set net permit.

* If applying for a senior citizen discount, include form 102-1042.

* AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, AS 43.05.230, or AS 45.48). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 – AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the department may retain this record as an electronic record and destroy the original.

12/04/2024

Date

City Manager Title

For Department Use Only Application received date stamp Receipt Types: 13 – Application for Lease of State Land 5K – Application for Lease to Authorize Unauthorized Use

STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES Division of Wining, Land and Water

Land Conveyance Section 550 W. 7th Ave, Suite 640 Anchorage, AK 99501-3576 (907) 269-8594 Northern Region 3700 Airport Way Fairbanks, AK 99709-4699 (907) 451-2740 <u>nro.lands@alaska.gov</u> Southcentral Region 550 W. 7th Ave, Suite 900C Anchorage, AK 99501-3577 (907) 269-8503 <u>dnr.pic@alaska.gov</u> Southeast Region P. O. Box 111020 Juneau, AK 99811-1020 (907) 465-3400 <u>sero@alaska.gov</u>

Statewide TTY - 771 for Alaska Relay or 1-800-770-8973

APPLICANT ENVIRONMENTAL RISK QUESTIONNAIRE

The purpose of this questionnaire is to help clarify the types of activities you propose to undertake. The questions are meant to help identify the level of environmental risk that may be associated with the proposed activity. The Division of Mining, Land and Water's evaluation of environmental risk for the proposed activity does not imply that the parcel or the proposed activity is an environmental risk from the presence or use of hazardous substances.

Through this analysis, you may become aware of environmental risks that you did not know about. If so, you may want to consult with an environmental engineer or an attorney.

Rachel Friedlander		City of Seldovia		
Applicant's Name		Doing Business As		
PO Drawer B		Seldovia	AK	99663
Address		City	State	Zip
()	(907) 234- 643	citymanager@cityofseldovia.c	Rachel Frie	dlander
Message Phone	Work Phone	Email	Contact Per	rson

Describe the proposed activity:

1. Maintaining the City of Seldovia's port of entry, Jakolof Bay Dock, for public use;

2. Fee area for public parking and storage of items including vehicles, vessels, construction materials, and marine and subsistence-related materials;

3. Fee area for public camping equipped with a porta-potty;

4. Welcome sign; and

5. Nonpermanent structure for City personnel or volunteer host to manage the site.

In the course of your proposed activity will you generate, use, store, transport, dispose of, or otherwise come in contact with toxic and/or hazardous materials, and/or hydrocarbons? I Yes \Box No. If yes, please list the substances and the associated quantities. Use a separate sheet of paper, if necessary.

Substances: Fuel, Motor oil

Quantities: Unknown - substances assumed to be present in vehicles and vessels that park and/or are stored on the site.

If the proposed activities involve any storage tanks, either above or below ground, address the following questions for each tank. Please use a separate sheet of paper, if necessary, and, where appropriate, include maps or plats:

a. Where will the tank be located?

b. What will be stored in the tank?

c. What will be the tank's size in gallons? ______

d. What will the tank be used for? (Commercial or residential purposes?)

e. Will the tank be tested for leaks?

Kich

f. Will the tank be equipped with leak detection devices? \Box Yes \Box No. If yes, describe:

Do you know or have any reason to suspect that the site may have been previously contaminated? \blacksquare Yes \Box No. If yes, please explain:

The proposed site currently has a number of abandoned vehicles, RV, engine parts, and other materials at unknown volumes/amounts that may currently pose hazards to the site.

I certify that due diligence has been exercised and proper inquiries made in completing this questionnaire, and that the foregoing is true and correct to the best of my knowledge.

Applicant Signature: ____

_____ Date: <u>7 · 13 · 2 2</u>

AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(9) and confidentiality is requested). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210. In submitting this form, the applicant certifies that he or she has not changed the original text of the form or any attached documents provided by the Division. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 – AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the department may retain this record as an electronic record and destroy the original.

ADL # 37321

Applicant Environmental Risk Questionnaire Form 102-4008A (Rev. 09/21)

Page 2 of 2

In response to the question, "do you think you qualify for a non-competitive lease or sale?," the City of Seldovia selected AS 38.05.810(a) because the City of Seldovia is a political subdivision of the State of Alaska.

AS 38.05.810. Public and Charitable Use.

(a) Except as otherwise provided in AS <u>38.05.183</u> (h), the (1) lease, sale, or other disposal of state land or resources may be made to a state or federal agency or political subdivision, (2) lease, sale, or disposal of coal deposits suitable for mining may be made to a utility owned and operated by a government agency or nonprofit cooperative association organized to participate under the Federal Rural Electrification Act for the purpose of generating electric power and energy or the production of process steam, or both, (3) sale or other disposal of state land may be made to a tax-exempt, nonprofit corporation, association, club, or society organized and operated for the management of a cemetery or a solid waste or other public facility, or (4) sale or other disposal of land within a state subdivision may be made to that subdivision's nonprofit, tax-exempt homeowners' association, for less than the appraised value as determined by the director and approved by the commissioner to be fair and proper and in the best interests of the public, with due consideration given to the nature of the public services or function rendered by the applicant, and of the terms of the grant under which the land was acquired by the state. The commissioner shall ensure, by regulation, deed restriction, covenant, or otherwise, that disposals of land under this subsection serve a public purpose and are in the public interest.



Development Plan

Written Project Description:

The City of Seldovia is seeking 55-year lease from the State of Alaska Department of Natural Resources for approximately 1.2 acres of Mineral Survey 2162, Seward Meridan, Township 8S, Range 13W, Section 20, Geographic Location 6263, Jakolof Bay Road, for the following uses:

- 1. Maintaining the City of Seldovia's port of entry, Jakolof Bay Dock, for public use;
- 2. Management of public parking with potential for a parking fee to be established;
- 3. Exploration of public recreation opportunities and partnerships including public campsites;
- 4. Welcome sign; and
- 5. Nonpermanent structure for City personnel or volunteer host to manage the site.

Uses #1 - 4 already occur on the state property (ADL 234086) with #5 being the only new proposed use detailed in the City's Application for Purchase or Lease of State Land.

Development Plan Map (see attached):

• **Public parking,** will continue to occur in areas highlighted in purple and numbered 1-2. Area 1 currently serves as parking for approximately 20 - 25 vehicles. Area 2 is currently used for parking including recreational vehicles.

If the lease is granted to the City, the City will work with its citizens and community partners through a public discussion and review process to set the policies and procedures for public parking, and recreation related activities to occur on Areas 1 and 2. This also includes snow storage.

The City of Seldovia assumed ownership of the 45-year-old Jakolof Bay Dock from the State of Alaska in 2008. Jakolof Bay Dock was constructed by the State of Alaska, Dept. of Public Works Division of Water & Harbors, in 1977. The State's intent as provided to the US Army Corps in their 1975 permit was to "construct a public float facility." The Dock is mainly contained within the adjacent area, Alaska Tidelands Survey 996, with the access ramp (#5) located within ADL 234086. A 2021 Condition Assessment of the Dock stated it has reached the end of its useful life and will need to be removed from service in the next three to five years given the safety hazards it poses. The City of Seldovia received a 2022 Ports and Infrastructure Development Program grant for the replacement of this essential infrastructure; construction is anticipated to occur in the fall of 2025. The area being requested for lease would be beneficial for and may be used by the City for **Jakolof Bay Dock related maintenance and construction activities**.

• A nonpermanent structure for City personnel or a volunteer host to manage the site will occur in the area highlighted in white. For many Seldovia residents, the Jakolof Bay Dock is a primary port of entry to and from Seldovia. It also serves as a primary port used by water taxis to bring residents, visitors, medical or prisoner transports, and materials including groceries, fuel, and building supplies in and out of Seldovia. The dock

and this site support recreational and subsistence activities that occur within the Kachemak Bay Critical Habitat Area and surrounding areas. The City of Seldovia is located approximately nine miles away from Jakolof Bay Dock, limiting management of the site and making the future collection of user fees of the dock difficult. Therefore, the City proposes the installation of a nonpermanent structure to serve as an office space for a City Employee or volunteer host to assist in site management, including the collection of fees for dock use, public parking, and camping.

Future phases of the City's Jakolof Bay Port of Entry and Recreation (Phase I) Development Plan may include activities such as the installation of infrastructure to provide electricity to recreational vehicles; however, at this time the City wishes the State only to consider the activities listed given: 1) this is how ADL 234086 is currently being used, 2) these activities and uses involve nonpermanent improvements, and 3) these uses can be implemented immediately.

Narrative Portion of the Development Plan

- Legal Description: T 8S R 13W SEC 20 SEWARD MERIDIAN SL 0002162 US MINERAL SURVEY 2162
- **Terrain/ground cover**: Area 1 has been previously improved and has minimal vegetation (alders, grass). Area 2 has minimal to no vegetation present. Area 3 to the City's knowledge remains undisturbed and has significant vegetation.
- Access: Access to the site is made possible through a 40' Department of Transportation access easement (ADL 66805). Access would remain public; however, a fee structure will be established to charge for use of the dock, parking, and camping.
- **Buildings and structures**: The City proposes the inclusion of a prefabricated 8 x 12 lofted barn or similar structure to be placed in Area 2, raised with blocks in a manner that protects the structure from inundation during the highest tides and connected to electricity. Use by personnel is weather dependent and may occur April September each year. Estimated date for structure to be placed is April 2025. Structure will be used as an office space for City personnel or volunteer host to collect user fees. Please see 'Lofted Barns' enclosure for more details on this structure. The City also proposes the continued use of the access ramp to the Jakolof Bay Dock on the site (Area #5). The float section perpendicular to the coastline extends approximately 225 feet seaward of the high tideline, with another float section connected to the end of the perpendicular section and extending 150 feet north. The 225-foot float system is six feet wide, and the 150-foot section is ten feet wide.

Both the nonpermanent structure and the dock will be used for commercial purposes.

- **Power Source**: Please see enclosure, Power Source Map.
- Waste types, waste sources, and disposal methods: The Porta Potty currently on site will be used to collect human waste. No other wastes will be permitted to occur on the site except City-created wastes from Jakolof Bay Dock maintenance and construction-related activities. Any wastes created by the City's dock maintenance will be collected and removed from the site.

- **Hazardous Substances**: The proposed site currently has a number of abandoned vehicles, an RV, engine parts, and other materials in unknown volumes/amounts that may pose hazards to the site. Hazardous substances that may be present on the site include fuel from vehicles and recreational vehicles using the site.
- Water Supply: There is currently no potable water supply at the site. If leased, the City will manage the site as if it were remote, i. e. "bring your own drinking water." This practice aligns with how the City currently manages its Wilderness RV Park and Campground.
- **Parking areas and storage areas**: If the lease is granted to the City, the City will work with its citizens and community partners through a public discussion and review process to set the policies and procedures for public parking and camping to occur on areas 1-2. If a vehicle or piece of equipment is to be stored on the site, each user will be required to sign a user agreement, stating they are the responsible party for any drips or spills onto the site.
- Number of people using the site: The potential number of people to be employed and working on the parcel include one City staff member or one volunteer host, or a subcontractor managing the site on the City's behalf. The number of clients using the site can range anywhere from 10 – 75 at any one time as there will be dock users, those potentially camping or parking, and those storing their equipment on the site.
- Maintenance and operations: The City of Seldovia (or its sublessee) will be responsible for site maintenance and operations. Site operations includes ensuring each user type (dock user, camper, parking user) has an agreement on file with the City, is making required payments, and is using the site as agreed upon. Site maintenance will include activities such as pumping out the Porta Potty, removing abandoned vehicles or equipment, dock maintenance, and snow removal.
- Closure/reclamation plan: N/A.







$\rho \equiv$

Lofted Barns

The Lofted Barn has up to three lofts that are positioned where you want them and can store your yard ornaments, yard sale items, Christmas decorations, etc... This is the perfect storage building for bikes, snow-machines, and sports equipment of all kinds if you don't want them in your garage.

CLICK HERE TO DESIGN YOUR LOFTED BARN!

Standard Features

- 7′ 9″ Sidewalls
- 3" Overhangs
- 1 color Urethane or Paint
- 25 year shingle roof
- 8' wide will have a single wooden door
- 10′, 12′, 14′ widths will have double wooden doors
- 50 year Duratemp siding
- Features Gambrel roof design. and two lofts where additional items can be stored
- 10', 12' and 14' wide buildings are measured eave to eave. Actual floor width will be less.
- An optional metal roof is an additional 5% on top of the base price.
- Standard floors are 3/4 inch CDX plywood. Floor joists are spaced 16 inches O.C.

• We custom build to suit your needs as much as possible. The sizes we have listed are the most popular but we can



Available Sizes

Deduct 3% for Cash/Check

Size	Sale Price
8 x 8	\$5,710
8 x 12	\$7,565
8 x 16	\$9,025
10 x 12	\$8,595
10 x 16	\$10,290
10 x 20	\$12,375
12 x 16	\$11,525
12 x 20	\$13,960
12 x 24	\$15,700



Power Source Map

Note: Map provided by HEA on 7/7/2022. Per HEA, "HEA has a primary overhead line located within the parcel to the north. An overhead service line runs from the last pole and can supply electricity to parcel 19109107. Right now it is an idle service so it is not being used. There is also a light pole at the top of the dock that is powered...the locations of the service poles are approximate."

USGS Map



Note: 'General Guidelines' request a USGS map of the proposed project area. This map is provided to meet that requirement however Kenai Peninsula Borough Parcel Viewer imagery is used to demonstrate the proposed project area as well given the image quality.

