

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

PRELIMINARY DECISION
Alexander Creek Odd Lot – ADL 232474

Proposed Land Offering in the Matanuska Susitna Borough
AS 38.05.035(e), AS 38.05.045

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

PUBLIC COMMENT PERIOD ENDS 5:00PM, TUESDAY, MARCH 31, 2026

I. Proposed Action

Preliminary Decision: Alexander Creek Odd Lot - ADL 232474
Attachment A: Vicinity Map
Attachment B: Public Notice

Public is also invited to comment on the proposed related action:
Draft Mineral Order (Closing) MO 1268

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

LCS proposes to sell land within the Alexander Creek Odd Lot project area for the purpose of providing land for settlement. The project area consists of a single approximately 4.99-acre surveyed parcel identified for disposal by this proposed action.

Proposed Related Action: This related action will be developed separately, however; public notice is being conducted concurrently.

Mineral Order: DNR proposes to close the project area to new mineral entry. There are no active mineral claims in the 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. However; approval of the proposed actions is dependent upon one another in that one action will not proceed without approval of all actions.

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 and will include

Preliminary Decision

Alexander Creek Odd Lot – ADL 232474

Page 2 of 15

the Preliminary Decision (PD) for the project area (ADL 232474) and draft Mineral Order (Closing) 1268.

See **Section XVII. Submittal of Public Comments** 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 FFD will be issued.

II. Method of Sale

LCS proposes to offer for sale land within 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 <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, Alexander Creek Odd Lot - ADL 232474, constitutes the administrative record for this proposed action. Also incorporated by reference are:

- Susitna Matanuska Area Plan for State Lands (SMAP, adopted 2011) and associated land classification files;
- Determination SC-09-002-D22
- Alaska Interagency Wildland Fire Management Plan 2021 (2025 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 May 2022; and
- DNR case files: General Grant 100, Alexander Creek Land Exchange DOT 2; and, other cases, documents, reports, etc. referenced 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 LCS's proposal to offer State-owned land within the 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 LCS does not intend to impose deed restrictions for this purpose.

Preliminary Decision

Alexander Creek Odd Lot – ADL 232474

Page 3 of 15

VI. Location

The project area is located within DNR's Southcentral Region, approximately 25 miles northwest of Anchorage and three miles east of the base of Mount Susitna within Section 30, Township 16 North, Range 7 West, Seward Meridian, within the Matanuska Susitna Borough (MSB). The project area consists of a single approximately 4.99-acre surveyed parcel identified for disposal by this proposed action.

Platting Authority: The project area is within the Matanuska Susitna Borough and subject to the borough's platting authority.

Native Regional and Village Corporations: The project area is within the boundaries of the Cook Inlet Region, Incorporated. The villages of Alexander Creek, Knik, Tyonek, Point Possession, and Caswell are within 25 miles of this proposed action and notice will be sent to Alexander Creek Inc., Knikatu Inc., Point Possession Inc., Tyonek Native Corp., and Caswell Native Association Inc.

VII. Property Description

Lot 5 of U.S. Survey No. 3733, Alaska, containing 4.99 acres more or less, according to the Survey Plat accepted by the United States Department of Interior, Bureau of Land Management in Washington, D.C. on January 19, 1965.

VIII. Title

Title Report No. 22603, current as of September 19, 2022 indicates the State of Alaska holds fee title to the land and mineral estate within the project area under Patent 50-95-0090, dated February 6, 1995. The applicable State case file is GS 100. 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 Water, "...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

Preliminary Decision

Alexander Creek Odd Lot – ADL 232474

Page 4 of 15

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 Navigable or Public Water. For more information, see **XIII.**

Access To, Within, and Beyond Project Area.

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

IX. Physical Characteristics and Hazards

Information about the project area is based on internal research, information received during agency review, photos received from a land nomination, and a field inspection conducted by DNR staff on May 29, 2025. This is by no means a complete description of the project area. 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: The parcel slopes eastward towards Alexander Creek from roughly 100 feet to 26 feet in elevation with approximately 650 feet of shoreline. A sandy gravel strip of land reveals itself as the water levels in Alexander Creek lower with seasonal variations.

View: Dinglishna Hill, Alexander Creek, and adjacent lots.

Vegetation: The parcel is almost entirely covered in deciduous forest, composed mainly of aspen and cottonwood trees, with the underbrush dominated by devil's club.

Soils: Soils within the project area generally consist of well-drained silt loams. These soils act as a poor gravel source and have a depth of more than 200 cm to restrictive layers.

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

Geologic Hazards: According to information provided by DNR, Division of Geological and Geophysical Surveys, there is potential for seasonal flooding and erosion of parcels adjacent to streams. Soils may be up to 10% permafrost with low ground ice levels. Volcanic ashfall may also occur in the area. The parcel is less than a mile from the trace of the Susitna section of the Castle Mountain fault making the overall seismic hazard potential moderately high. As such standard best building practices are advised.

Fire Information: According to the fire history data from the Alaska Wildland Fire Information Map series, there has been no reported history of fires within the vicinity of the project area. Additionally, observations made in the field indicated an absence of highly fire-prone vegetation. Based on this information, LCS believes that the fire risk in the area is likely low. The project area is not located within a fire service area.

Preliminary Decision

Alexander Creek Odd Lot – ADL 232474

Page 5 of 15

Potential for wildland fire is high in southcentral Alaska and other certain parts of the state. 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 “Full.” The policy on areas with the “Full” management option reads: “Wildfires occurring in the Full Management Option or that threaten Full sites are assigned a high priority for suppression actions and assignment of available firefighting resources but are below wildfires within or threatening a Critical Management Option area or site.” The plan also states that there is no guarantee of protection from wildfire in any management option. It is the responsibility of landowners to mitigate and minimize risk to their property before it becomes threatened by a wildfire.

Flood Hazard: The project area is within FEMA Flood Insurance Rate Map Community Panel 0200219785C. There is no Flood Insurance Rate Map available for the project area. There is potential for seasonal flooding and erosion of parcels adjacent to water bodies, especially in low-lying areas.

Water Resources: All surface and subsurface waters on all lands in Alaska are a public resource, subject to appropriation in accordance with AS 46.15 Water Use Act. There are surface and subsurface water rights in the vicinity. Subsurface water rights exist about 1 mile south of the parcel on the east side of Alexander Creek, and surface water rights exist about 2 miles north of the parcel on the west side of Alexander Creek. Potential water sources in the area include potential water collection from Alexander Creek. Water quality is unknown. Additional information on wells, water quality, and drinking water may be obtained from the Alaska Department of Environmental Conservation.

Utilities: No known services exist within the project area.

Waste Disposal: There are no waste disposal facilities in the area, the nearest transfer site is Point Mackenzie 20 miles east. All on-site wastewater disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

X. Background:

ADL 232474 sits on the western bank of Alexander Creek at the base of Dinglishna Hill. Access to the area is via the public waters of Alexander Creek either via boat or floatplane. The parcel has not previously been leased, but other state land in the area has been. The land north of the project area has undergone a few state land offerings in the form of open-to-entry (OTE) land sale and subdivision sales. Private parcel sizes range from about 5 to 10 acres. The OTE land and Dinglishna Subdivision are bisected by municipal entitlement on either side of Alexander Creek. The land adjacent to the north and west of the parcel is Cook Inlet Region, Inc. (CIRI) land, and to the south is private property. The parcel was originally surveyed by the Bureau of Land Management in 1965 and as such was not subject to current State easements and

Preliminary Decision

Alexander Creek Odd Lot – ADL 232474

Page 6 of 15

setbacks. LCS intends to reserve an easement pursuant to AS 38.05.127 Access to Navigable or Public Water.

The project area was identified by a land nomination form from an individual who owns an adjacent parcel. The nominator expressed interest in purchasing the parcel and provided information on the previous use of the project area. Photographs provided by the nominator depicted some development including a small cabin, two sheds, and an outhouse. Aerial imagery and the May 2025 field inspection confirm these structures; additional structures may be present on the property. The nominator stated that he had heard the individual who was squatting on the land has since passed away. The cabin appears to be a one room dwelling consisting of a wood stove with trash dispersed throughout. It is raised above the ground on cinder blocks and logs and there is no insulation or weatherproof sheathing. It is in the southeast corner of the parcel, approximately 32 feet from the bank of Alexander Creek. The building appears to be structurally sound. The two sheds are large white structures facing each other located in the center of the parcel, approximately 300 feet north of the cabin. Facing the creek, the left shed is 8 feet 6 inches from the bank, and the right shed is 6 feet from the bank. They are both caving in at the middle and appear to be full of various items. Exact measurements of the outhouse are unknown; it is assumed to be somewhat near the cabin in the southeast corner. It is composed of logs with a white tarp as a door. There are no known current uses of the land.

The existing development in combination with the interest being shown in the project area makes it an ideal candidate for sale into private ownership. The sale of this parcel would be consistent with surrounding land use providing opportunities for settlement and economic return to the state.

LCS requested a Determination of Plan Designation and Classification for the project area, as it was not addressed in the Susitna Matanuska Area Plan (SMAP). The lands affected by this determination are located within Section 30, Range 16 North, Township 7W, Seward Meridian.

The SMAP and Land Classification Order (LCO) SC-09-002 were adopted on August 11, 2011. The SMAP superseded the majority of the area previously covered by the 1985 Susitna Area Plan. At the time the SMAP was drafted, the project area was thought to be part of the Alexander Creek Land Exchange and reserved from other uses. Although most of the land in that area was conveyed as part of the agreement, the project area is state owned, acquired through State Selection GS 100 via Patent No, 50-95-0090.

XI. Planning and Classification

The project area is within Matanuska Susitna Area Plan (SMAP, adopted 2011), Susitna Lowlands Region, Unit M-18. Lands within this unit are currently designated Settlement, and classified Settlement in accordance with Determination SC-09-002-D22. The project area consists of a portion of management Unit M-18. LCS reviewed the general management intent of the area plan, and management Unit M-18, for consistency with the proposed offering.

Unit M-18 Considerations: Unit is considered appropriate for land disposal during the planning period. Protect anadromous streams and avoid waterfowl concentration areas using riparian buffers and building setbacks. Alexander Creek is adjacent to the project area and will be protected through a public access easement and a building setback.

Preliminary Decision

Alexander Creek Odd Lot – ADL 232474

Page 7 of 15

Area-wide Considerations: LCS reviewed the area plan's guidelines in Chapter 2 Areawide Land Management Policies. LCS will incorporate these considerations into the design and development of the project. Lands to be retained in public ownership, conditions, and reservations will be included on the plat and 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 encourage review of local comprehensive plans and provide that public notice will be given for the disposal of land pursuant to AS 38.05.945 Notice. Public notice for this action is being conducted in accordance with AS 38.05.945 Notice. Refer to Attachment B: Public Notice and **XVII. Submittal of Public Comments**, for more information. The proposed project area is in the MSB, the comprehensive plan 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 did not comment. 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.

Forestry: Management guidelines provide that in areas designated for settlement the Division of Forestry may issue personal use forestry permits so long as there are no conflicts with future land sales.

Material Sites: Management guidelines provide that generally, if a settlement area contains sand and gravel deposits, or other high value material resources, the material source area should be identified during subdivision design and retained in state ownership for future use. There are several public and private material sites near the project area. Since the project area is small, and there are other material sources available in the vicinity, the retention of a material site is not necessary or appropriate for the project area.

Public Access: Management guidelines provide that DNR will reserve public use easements prior to sale pursuant to the requirements of 11 AAC 51.015. No trails have been identified for reservation within the project area. Access will be reserved along Alexander Creek in accordance with AS 38.05.127.

Settlement: Area-wide management guidelines regarding settlement provide guidance regarding coordination with local governments, types of settlement, the protection and management of resources, and project design. These guidelines have been considered in the development of this proposal. DMLW will coordinate with nearby landowners through the public notice and comment process. The project area consists of a single surveyed parcel, and LCS does not propose any modifications to

Preliminary Decision

Alexander Creek Odd Lot – ADL 232474

Page 8 of 15

the parcel other than the reservation of additional easements and setbacks to conform to current standards.

Stream Corridors and Wetlands: Management guidelines provide for the reservations of easements and setbacks of land adjacent to anadromous or high value waterbodies to minimize negative impacts on visual character, habitat value, water quality and to ensure public access. Alexander Creek is adjacent to the project area and will be protected through a public access easement and a building setback. Refer to **Section XIII: Access To, Within and Beyond Project Area** for additional information.

Subsurface Resources: Guidelines recommend that mineral closing orders be used when an area is considered for disposal for settlement purposes. The project area will be closed to mineral entry prior to disposal.

The proposed offering will be consistent with area-wide land management policies and general management intent of the SMAP and specific management unit if the proposed mineral order is approved in accordance with AS 38.05.300 Classification of Land and AS 38.05.185 Generally.

Mineral Activity and Order(s): No mineral activity has been identified on these lands. DNR proposes to close the entirety of the project area (approximately 4.99 acres) to new mineral entry in accordance with AS 38.05.185 Generally and AS 38.05.300 Classification of Land for a land disposal. Closing the entire area to mineral entry is consistent with the management intent of the SMAP.

Mineral orders which close an area to mineral entry, close the area to new exploration and development of locatable minerals such as gold, copper, platinum, etc. 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 subsurface resources management guidelines recommend that areas be closed to mineral entry at the time an area is being considered for disposal for purposes of settlement.

Local Planning: The project area is within the MSB and property purchased through this proposed offering will be subject to the applicable zoning, ordinances, and restrictions of the borough. The project area is within the boundary of the Matanuska Susitna Borough Comprehensive Development plan. Review of that plan did not indicate any conflicts with the proposed State land disposal.

XII. Traditional Use Finding

The project area is located within the Matanuska Susitna Borough and a traditional use finding is therefore not required per AS 38.05.830 Land Disposal in the Unorganized Borough. However, information on current or traditional use is welcomed and can be given during the

Preliminary Decision

Alexander Creek Odd Lot – ADL 232474

Page 9 of 15

public comment period. See the **Section XVII. Submittal of Public Comments** and *Attachment B: Public Notice* for details on how to submit comment.

XIII. Access To, Within, and Beyond Project Area

Access to the project area is via floatplane or boat on the waters of Alexander Creek. During winter months, there is an ice road that takes off from Knik Goose Bay Road and leads to the project area. Access via ski plane in the winter months varies year by year and is dependent on weather.

Access To and Along Public or Navigable Waters: In accordance with AS 38.05.127 Access To Navigable or Public Water, DNR will determine if a water body is navigable or public and establish easements or rights-of-way as necessary to ensure unobstructed access to and along the body of water. Regulations dictating the creation of easements or rights-of-way under this statute include 11 AAC 51.035 Determination of Navigable and Public Water, and 11 AAC 51.045 Easements To and Along Navigable and Public Water, and 11 AAC 53.450, Buffer Strips, Reserved Areas, and Public Easements.

For the purposes of AS 38.05.127 Access to Navigable or Public Water:

- navigable waters are generally lakes larger than 50 acres in size or streams larger than 50 feet in average width;
- public waters are generally lakes larger than 10 acres in size or streams larger than 10 feet in average width; and
- waters smaller than those listed above may be determined public or navigable consistent with 11 AAC 51.035 Determination of Navigable and Public Water

Alexander Creek has been determined to be public adjacent to the project area. Parcels will be subject to access reservations in accordance with AS 38.05.127 Access to Navigable or Public Water and a 150-foot building setback from the OHW of the water bodies described, as well as any additional water bodies identified as public or navigable prior to completion of survey in accordance with the SMAP.

Building Setbacks From Public or Navigable Water: If the sale of the State-owned surveyed parcel proceeds, LCS proposes to reserve a building setback upland from the OHW of public or navigable water to protect access, fish and wildlife habitat, and personal property. Except for utilities, water-dependent structures whose purpose is access to or across the stream or lake, or minor accessory structures for uses that must be in or adjacent to the water body in order to function, structures and subsurface sewage disposal systems will not be permitted within the building setback.

Easements, Setbacks, and Reservations: The parcel may include a variety of easements and setbacks, which will be included in offering materials and related documents. Standards for easements are provided in 11 AAC 51.015 Standards for Public Easements or by local platting ordinances.

The parcel may be subject to a variety of reservations or restrictions where appropriate:

- public access easements
- utility easements

Preliminary Decision

Alexander Creek Odd Lot – ADL 232474

Page 10 of 15

- a 50-foot continuous to-and-along easement upland from the OHW of public or navigable water bodies in accordance with AS 38.05.127 Access To Navigable or Public Water
- a 150-foot building setback from the OHW of anadromous and high-value water bodies, in accordance with Table 2-1 on page 2-47 of the SMAP.
- a 5-foot survey easement from the nearest practical point on the property boundary to control monuments within the parcel and an easement with a radius around the control monument, and as applicable, a 5-foot direct line-of-sight easement from the control station to an azimuth mark or other control monument

Where appropriate, reservations and restrictions will be depicted on the plat or record of survey, and described in plat notes.

Retained Lands: None

XIV. Hazardous Materials and Potential Contaminants

During an on-the-ground field inspection conducted on May 29, 2025, field staff observed abandoned and collapsed metal structures with exposed jagged material and open insulation, fuel containers, rusted metal debris, propane tanks, and other various debris within the project area.

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 does not assume liability for the removal of hazardous substances, hazardous wastes, contaminants, or pollutants, nor for the remediation of the site should such substances ever 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.

LCS 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. LCS is of the opinion that the benefits of offering the land outweigh the potential risks.

XV. Survey, Platting, and Appraisal

After evaluating 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. The parcel is surveyed, however, additional actions may be necessary to reserve additional easements and setbacks to conform to current standards.

In accordance with AS 38.05.840 Appraisal, an appraisal meeting DNR 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

Preliminary Decision

Alexander Creek Odd Lot – ADL 232474

Page 11 of 15

feasibility of a project. Since it commonly takes several years for the project development process, AS 38.05.840 Appraisal ensures the current market conditions are addressed in order to obtain a realistic minimum bid or purchase price for the sale of State land.

XVI. 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 September 21, 2022 through October 12, 2022. 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: DNR Office of Project Management and Permitting; DNR Division of Parks and Outdoor Recreation (Operations), Department of Transportation & Public Facilities

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

Department of Fish and Game (ADF&G) Comment:

ADF&G has no objections to the sale of this parcel. ADF&G provided information regarding the streambank and riparian habitat of Alexander Creek and provided the following comments:

1. As a reminder, modifications to the beds or banks of Alexander Creek at this location may require an ADF&G fish habitat permit.
2. The 50' public easement and 150' building set back should be sufficient for continued use by the angling public and beaver trappers.
3. We strongly suggest including the following language in the land sale notice, or equivalent outreach, to maintain the natural condition of the streambank and riparian habitat:
 - a. The banks Alexander Creek are primarily sand and even when left in a natural state, are susceptible to high rates of erosion, even more so than other rivers. Existing property owners who have cleared brush and trees to the bank's edge have exacerbated the process and in many cases such clearings have led to future stabilization projects (sandbagging and retention walls, and no wake signage) and loss of habitat.
 - b. King salmon of Alexander Creek have been recognized as a Stock of Concern (SOC) by the Alaska Board of Fisheries since 2008 for chronic failure to achieve escapement objectives. As a result, the sport fishery was closed and has remained closed since the SOC declaration. Overhanging bushes and woody debris (embedded logs, log jams, etc.) are important habitat for juvenile king salmon.

DNR DMLW LCS Response: LCS appreciates your review of our proposal. Offering materials will include information including, but not limited to, information regarding the high erodibility of the banks of Alexander Creek, and information regarding fish habitat permits, which are required for anything below mean-high water. Information received from ADF&G regarding the maintenance of the natural conditions of the streambank and

Preliminary Decision

Alexander Creek Odd Lot – ADL 232474

Page 12 of 15

riparian habitat is included in **Section IX. Physical Characteristics and Hazards** of this decision document. Offering materials also include.

DNR Division of Forestry Comment: The Division of Forestry & Fire Protection encourages the purchaser and adjacent landowners to create defensible space around the structures on their property. A good starting point for more information is <https://forestry.alaska.gov/fire/firewise>.

DNR DMLW LCS Response: LCS appreciates your review of our proposal. Offering material will include information about the use of Firewise recommendations for landowners with structures. Information received from Division of Forestry is included in **Section IX: Physical Characteristics and Hazards** of this decision document.

DNR Division of Oil and Gas Comment: DOG does not have any objection to the proposed disposal. There are no oil and gas activities, third-party interests, or pending actions.

DNR DMLW LCS Response: LCS appreciates your review of our proposal.

DNR Division of Geological & Geophysical Surveys (DGGS) Comment: DGGS summarized the geologic setting and hazards for the project area. Information received from DGGS is included in **Section IX. Physical Characteristics and Hazards** of this decision.

DNR DMLW LCS Response: LCS appreciates your review of our proposal.

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

- Department of Environmental Conservation;
- Department of Natural Resources;
 - Division of Agriculture;
 - Mental Health Trust Land Office;
 - Division of Parks and Outdoor Recreation (Office of History and Archaeology)
- Department of Commerce, Community, and Economic Developments;
- Alaska Railroad;
- University of Alaska;
- Alaska Association of Conservation Districts; and
- Wasilla Soil and Water Conservation District;

XVII. Submittal of Public Comments

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

Pursuant to AS 38.05.945 Notice, LCS is issuing public notice inviting comment on this Preliminary Decision 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) Notice 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 to hold a public hearing.

Preliminary Decision

Alexander Creek Odd Lot – ADL 232474

Page 13 of 15

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 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 1268 without further notice.

The related action will be developed separately. However, approval of any action is dependent upon one another. One action will not proceed without approval of all actions.

Only persons from whom 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 1268. Upon approval and issuance these actions, a copy of the decision and Mineral Order 1268 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.

LCS 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, MARCH 31, 2026

XVIII. Alternatives and Discussion

LCS is considering the following alternatives:

Alternative 1: (Preferred) Offer the parcel for sale. This proposal includes Mineral Order 1268.

Alternative 2: (No Action) 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 maximize 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

Preliminary Decision

Alexander Creek Odd Lot – ADL 232474

Page 14 of 15

Finding and Decision, will provide financial return to the State. Alternative 1 provides the greatest opportunity for Alaskans to purchase land within this area. Due to the unique amenities of the area, stemming from its location relative to Alexander Creek and existing private residential property, in addition to its size, the project area is better suited to being offered as a single parcel. Alternative 1 is preferred.

The related action is necessary to allow for the offering of the project area. The primary action and the related action are dependent upon one another, and if DNR does not approve the primary action, the related action will not be processed.

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

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

Recommendation follows.

Preliminary Decision

Alexander Creek Odd Lot – ADL 232474

Page 15 of 15

XIX. Recommendation

This Preliminary Decision for the proposed disposal of State lands and Mineral Order 1268 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.

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 1268. If the decision is approved Mineral Order 1268 will accompany and precede any Final Finding and Decision issued.

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.



Prepared by: Evan Buchert
Natural Resource Specialist
Land Conveyance Section
Division of Mining, Land and Water
Department of Natural Resources
State of Alaska

February 18, 2026

Date



Approved by: Tim Shilling
Natural Resource Manager II
Land Conveyance Section
Division of Mining, Land and Water
Department of Natural Resources
State of Alaska

February 18, 2026

Date



This depiction is for illustrative purposes only. It is intended to be used as a conceptual guide and many not show the exact locations of existing surveyed parcels or show all easements and reservations. Source documents remain the official record.

Attachment A: Vicinity Map
Alexander Creek Odd Lot Subdivision
ADL 232474



Legend

- Project Area
- Alexander Creek Inc Land
- Privately-Owned Land
- Municipal Entitlement

USGS QUAD 1:63,360

Tyonek B-2

For more information contact:

Evan Buchert

Department of Natural Resources

Division of Mining, Land & Water

Land Conveyance Section

Phone: 907-269-8594

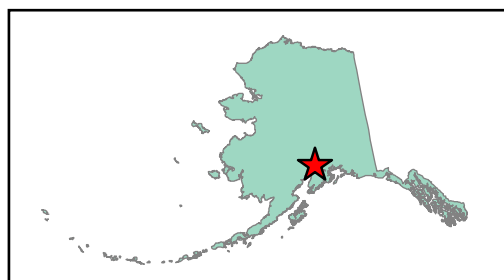
Fax: 907-269-8916

Email: land.development@alaska.gov

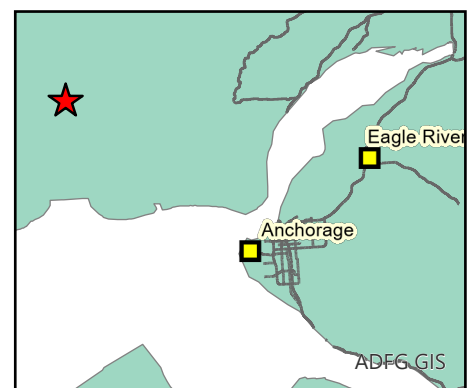


0 0.04 0.07 0.11 0.14
 Miles

**Section 30, Township 16 N,
 Range 7 W, Seward Meridian**



EB 02/17/2026



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

ATTACHMENT B: PUBLIC NOTICE

Requesting Input for
a Proposed Land Offering:
Alexander Creek Odd Lot Subdivision – ADL 232474

COMMENT PERIOD ENDS 5:00PM, TUESDAY, MARCH 31, 2026

This proposed project includes offering for sale a surveyed parcel in a future offering under the method described in the Preliminary Decision document, including the proposed related action.

Location: The project area is located within DNR's Southcentral Region, approximately 25 miles northwest of Anchorage and three miles east of the base of Mount Susitna within Section 30, Township 16 North, Range 7 West, Seward Meridian, within the Matanuska Susitna Borough (MSB). The project area consists of a single approximately 4.99-acre surveyed parcel identified for disposal by this proposed action.

Project size: Approximately 4.99 acres.

To obtain a copy of the Preliminary Decision, Mineral Order, or instructions on submitting comment, go to <https://landsales.alaska.gov/> or <https://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 8:00AM and 4:30PM 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 <https://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, March 24th 2026.

Pursuant to AS 38.05.945 Notice, the public is invited to submit comment on the Preliminary Decision, and Draft 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, MARCH 31, 2026.** 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 or related action. Written comment may be received by email, or postal mail. To submit comments or for direct inquiries, contact Evan Buchert: land.development@alaska.gov, or 550 West 7th Ave Ste. 640, Anchorage 99501. If you have questions, call Evan Buchert at 907-269-8655.

If no significant change is required, the Preliminary Decision and related action including any minor changes and a summary of comments and responses, will be issued as the Final Finding and Decision and Mineral Order 1268 without further notice. A copy of the Final Finding and Decision and the related action will be sent to any persons who commented timely on the Preliminary Decision.

DNR reserves the right to waive technical defects in this notice.