

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

Northern Region Land Office,  
Fairbanks  
(907) 451-2740

Southcentral Region Land Office,  
Anchorage  
(907) 269-8503

Southeast Region Land Office,  
Juneau  
(907) 465-3400

The Department of Natural Resources (DNR) Division of Mining, Land and Water (DMLW) manages approximately 100 million acres of uplands and 65 million acres of tidelands, shorelands, and submerged lands on behalf of the public. DMLW is responsible for providing for the appropriate use and management of Alaska's state-owned land and water, in order to provide for maximum use of these resources consistent with the public interest.

Members of the public may research the location of DMLW-managed lands with DNR's online Alaska Mapper at <https://mapper.dnr.alaska.gov>. Activities that the public may engage in on DMLW-managed land without prior approval are referred to as Generally Allowed Uses (GAUs) and are listed under [11 AAC 96.020](#); DMLW may approve activities that exceed these uses with a range of authorizations that vary in degree of revocability and exclusivity. An easement is a grant that guarantees use within the authorized area without undue interruption but usually does not provide for exclusive use. Parties who are interested in obtaining an easement across DMLW-managed land may apply using the attached application form.

**DMLW generally grants easements for the following activities:**

- **Access infrastructure**, including roads, trails, airstrips and bridges.
- **Utilities**, generally encompassing electrical, telecommunications, water, sewer and natural gas infrastructure.
- **Industrial activities**, including commercial outfall lines and some pipelines.
- **Erosion control features**, including for bank armoring, dikes, jetties, and other revetment structures.

Easements may be granted to governmental entities, corporations, or individuals, and may be limited to private use or open to the public at large. DMLW precedent generally favors the creation of public access easements for access infrastructure. DMLW follows the guidelines for easement width established by [11 AAC 51.015](#) and generally grants utility easements at a 30 foot width and public access easements at a 60 or 100 foot width.

**All easement application packages must include the following items in order to be eligible for review:**

- Easement Application Form with signature.
- Written Development Plan that describes the proposed development of the easement, and a purpose and need statement for the proposed development. A map or sketch that depicts the location of the proposed development is also required. The Development Plan instructions and form can be found at <https://dnr.alaska.gov/mlw/cdn/pdf/forms/Development-Plan.pdf>.
- Environmental Risk Questionnaire with signature. This form can be found at <https://dnr.alaska.gov/mlw/cdn/pdf/forms/Environmental-Risk-Questionnaire.pdf>.
- Application fee set by [11 AAC 05.070](#) and applicable director's fee order at <https://dnr.alaska.gov/mlw/pdf/DMLWFeeOrder3-v2.pdf>.
- Power of Attorney for a project agent to act on behalf of the applicant, if applicable.

The act of filing an application is not approval for land use. If notified that an application is incomplete, applicants will have 30 days to provide the necessary information. If the applicant is not responsive the

application will be closed. Complete applications will be posted in their entirety to the DMLW public notice webpage for a period of 30 days. Following the close of this notice period DMLW will issue an appealable Regional Manager’s Decision (RMD) that will either approve or deny the request. This decision may detail additional steps and/or modify the initial request as a condition of obtaining or holding an easement. Conditions may include, but are not limited to:

- **Survey of the easement boundaries.** A survey of the shoreline may be required prior to undertaking construction activities when working near riparian boundaries. A postconstruction as-built survey of constructed improvements may also be required.
- **Evidence of having applied for or received permission to utilize neighboring lands** or adjoining upland property, if such property is required for the overall project.
- **Dedication of reciprocal easement** over the applicant’s land, at DMLW’s determination.
- **Use fees** set by 11 AAC 05.070 and applicable director's fee order at <https://dnr.alaska.gov/mlw/pdf/DMLWFeeOrder3-v2.pdf>.
- **Performance guaranty** in the form of a cash bond, certificate of deposit or corporate surety bond. The minimum performance guaranty for an easement is \$1,000 per acre or portion of an acre.
- **Proof of insurance** that covers the proposed activities.
- **Submission of an annual report** of activities that occurred within the easement and/or that are proposed to occur within the easement.

Applicants are encouraged to contact the appropriate regional land office listed above and/or apply for an easement a year in advance of their desired construction timeframe. DMLW regional land office contact information is listed at the beginning of this document. Applicants should also expect to retain surveyors or project agents for the full length of proposed construction activities as DMLW holds easements in a conditionally approved status until completion of an as-built survey and/or receipt of required deliverables. Failure to complete conditions of a RMD including the completion of an as-built survey will result in the termination of the authorization, and the applicant will be required to remove any improvements that were installed.

Applicants are encouraged to meet with a member of DMLW’s staff to discuss proposed activities prior to filing an application.

**Completed Easement Applications must be submitted electronically to an email address below or mailed to one of the following offices closest to the proposed use or activity on state lands:**

Northern Region Land Office  
3700 Airport Way  
Fairbanks, AK 99709-4699  
(907) 451-2740  
[nro.lands@alaska.gov](mailto:nro.lands@alaska.gov)

Southcentral Region Land Office  
550 West 7<sup>th</sup> Ave, Suite 900C  
Anchorage, AK 99501-3577  
(907) 269-8503  
[dnr-pic@alaska.gov](mailto:dnr-pic@alaska.gov)

Southeast Region Land Office  
P. O. Box 111020  
Juneau, AK 99811-1020  
(907) 465-3400  
[sero@alaska.gov](mailto:sero@alaska.gov)

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

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

**APPLICATION FOR EASEMENT**  
**AS 38.05.850**

ADL# \_\_\_\_\_  
(to be filled in by State)

Applications that are submitted with unfilled sections or inadequate explanation and/or without application fees, a location figure and/or a completed Division of Mining, Land and Water (DMLW) Environmental Risk Questionnaire will be deemed incomplete. Incomplete applications will be returned without review. See DMLW's current fee regulations (11 AAC 05) and associated Director's Fee Order for applicable non-refundable fee amounts. The filing of an application does not guarantee processing or approval of the requested authorization.

Applicant: City and Borough of Juneau, Parks and Rec Doing Business As: \_\_\_\_\_

Agent: (if applicable; attach record of authorization to represent) \_\_\_\_\_

Mailing Address: 155 Heritage Way Email: parcs.rec@juneau.gov

City/State/Zip: Juneau / AK / 99801

Primary Phone: 907.586.5226 Alternate Phone: 907.586.0932

General Location: Mendenhall Valley Municipality: City and Borough of Juneau

Section(s): Lot 2, USS 5504 Township: \_\_\_\_\_ Range: \_\_\_\_\_ Meridian: \_\_\_\_\_

Section(s): \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_ Meridian: \_\_\_\_\_

Attach a location figure, plan drawing or survey that shows the detailed location of the requested easement in relation to adjoining property boundaries and reference points. All features must be labeled.

Dimensions requested (Complete line 1 for a lineal easement or line 2 for an easement with an irregular shape):

1. Length: (feet) 3500 Width: (feet) 10

2. Area: \_\_\_\_\_ Are units in  square feet or  acres? (check one)

Term requested and rationale: public access for the maximum length of time possible

Are you applying for a  public or a  private easement? (check one) Rationale:

We are requesting a public easement for trail access across State land.

Development plan summary/specific purpose of easement: (e.g., electric utility, fiber-optic cable, road, bridge, airstrip/airport, driveway, trail, drainage). This information will be used to determine the scope of use of the easement.

The easement will be used to facilitate hiking and biking on the Under Thunder Trail and adjacent mountain bike trails.

Is this an existing use?  Yes  No. If yes, explain extent and duration of use to date:

The public hiking trail has been in use for decades. The mountain bike trail was constructed within the last five years.

Describe plans for initial construction. Be detailed. Include a list of authorizations for portions of the project that are proposed for construction on adjoining lands, other permitting, and/or third-party non-objections: (Use extra sheets as needed)

Trails are already constructed.

Anticipated construction timeframe: \_\_\_\_\_

If this authorization is granted, I agree to construct and maintain the authorized improvements in an acceptable manner, and to keep the area in a neat and sanitary condition; to comply with all the laws, rules, and regulations pertaining thereto; and provided further that upon termination of the easement for which application is being made, I agree to remove or relocate the improvements and restore the area without cost to the State and to the satisfaction of DMLW.

**Marc Wheeler** Digitally signed by Marc Wheeler  
Date: 2026.02.24 13:01:06 -09'00'

Applicant's Signature \_\_\_\_\_

Date: 2/24/2026

**This form must be filled out completely and submitted with the applicable fees. Failure to do so will result in a delay in processing. 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 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.

**For Department Use Only**  
Application received date stamp

Receipt Types:

- 13A Pipeline Easement
- 13 Other Easement

ADL # \_\_\_\_\_



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550 W. 7<sup>th</sup> Ave, Suite 900C  
Anchorage, AK 99501-3577  
907-269-8503  
[dnr.pic@alaska.gov](mailto:dnr.pic@alaska.gov)

Southeast Region  
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Juneau, AK 99811-1020  
907-465-3400  
[sero@alaska.gov](mailto:sero@alaska.gov)

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

**APPLICANT ENVIRONMENTAL RISK QUESTIONNAIRE**

ADL # \_\_\_\_\_ (assigned by DNR) Date 2/24/2026

Applicant (should match business license) City and Borough of Juneau

Mailing Address 155 Heritage Way

City/State/Zip Juneau / AK / 99801 Email \_\_\_\_\_

Primary Phone 907.586.5226 Secondary Phone 907.586.0932

Does the applicant have a current Alaska business license?  Yes  No License # N/A

Type of license (partnership, LLC, corporation, etc.)? \_\_\_\_\_

Describe the proposed use of and activity on the state land:

Easement will be used for public hiking and biking trails.

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?  Yes  No. If yes, please list the substances and the associated quantities. Use a separate sheet of paper if necessary.

ADL # \_\_\_\_\_

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 the tank's size be in gallons?

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

e) Will the tank be tested for leaks?  Yes  No

f) Will the tank be equipped with secondary containment?  Yes  No. If yes, describe:

g) Will the tank be equipped with leak detection devices?  Yes  No. If yes, describe:

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

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.

Marc Wheeler

Applicant Name

**Marc Wheeler**

Digitally signed by Marc Wheeler

Date: 2026.02.24 13:01:29 -09'00' 2/24/2026

Applicant Signature

Date

Director, Parks and Recreation Department, City and Borough of Juneau

Agency, Municipality, or Organization and Position Title (if applicable)

**In submitting this form, the applicant certifies that no changes have been made to the original text of the form or any attached documents provided by the Division.**

**AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the 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, or qualifies for confidentiality under AS 43.05.230, AS 45.48, or other state or federal laws. Public information is open to inspection by you or any other member of the public. A person who is the subject of the personal information may challenge its accuracy or completeness under AS 40.25.310, 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.**



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## **INSTRUCTIONS FOR COMPLETING A DEVELOPMENT PLAN**

A development plan is a written statement (narrative) and a sketch or blueline drawing describing the proposed use and development of state land. The information contained in a development plan is needed to provide a complete review of the application and the proposed use and development, and helps to determine the terms and conditions of the authorization and the level of bonding and insurance that may be required.

Most applications submitted to the Division of Mining, Land and Water must have an attached development plan. The few exceptions to this rule include applications for state land sales and some types of land use permit. The amount and type of information included in the development plan will depend on the proposed use and level of development. Insufficient information in the development plan and/or application or failure to provide a development plan may result in a delay in processing the application. If you are unsure whether your application will require a development plan, contact the regional office responsible for managing the area you are planning to use (regional office addresses and phone numbers are shown at the top of this sheet).

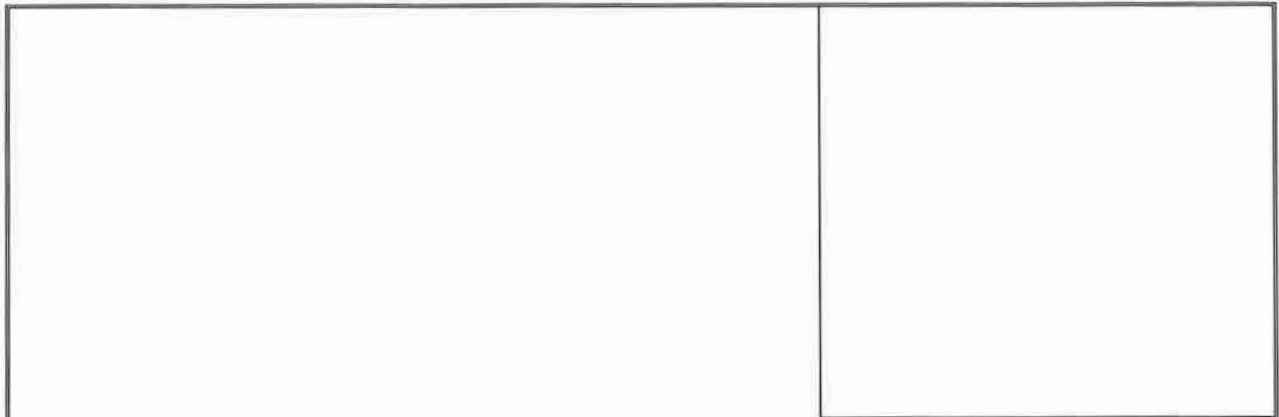
If the application is approved, the approved development plan becomes a part of the authorization document. Authorized activities are limited to those described in the development plan and/or authorization document. The development plan must be updated if changes to an approved project are proposed before or during the project's siting, construction, or operation; if any additional structures, buildings, or improvements are proposed; or if there is a change in activity that was not addressed during consideration of the application. Please note that these development plans or plan changes must be approved by the Division of Mining, Land and Water before any change occurs in use, construction, or activity. Conducting activities that are not authorized by the development plan and authorization document could result in revocation and termination of the authorization and/or other appropriate legal action.

- I. **General Guidelines for Preparing a Development Plan** For new authorizations, the development plan must show the proposed improvements and/or use areas, as well as preconstruction plans. For existing authorizations without a current development plan or if the development plan is being updated, the plan must show existing improvements and/or use areas, etc., and any known future changes. The development plan must include:
  - **Maps:** a USGS map at a scale of at least 1:63,360 showing the location of the proposed project; a blueline drawing or sketch, drawn to scale (the attached diagram may be used); and
  - **Written Project description:** a detailed written description (narrative) of the intended use and level of development planned under the authorization and an explanation of the sketch or blueline drawing.

- II. **Land Use Permits** Permanent improvements cannot be authorized by a land use permit. However, a development plan accompanying a land use permit application must describe nonpermanent structures and activities. (Nonpermanent structures are structures that can be easily and quickly taken down and removed from the site, without any significant disturbance or damage to the area.) Several of the specific development plan items listed below will not apply to activities authorized under a land use permit; those items that do apply should be described in as much detail as possible, to enable prompt review of the application. If the proposed land use permit activity is of a mobile nature, such as a permit to move heavy equipment across state land, a development plan is not required; but a map showing the proposed route of travel is required. If the impact would not have a significant effect on the environment, such as a permit to harvest wild produce, a development plan is not required, but a map showing the location of the proposed harvest area is required.
- III. **Narrative portion of the development plan** Describe the type of activities or development planned for the site; specify if any facilities are intended for commercial use, or will be rented out; and provide a description and explanation of the items shown on the sketch or blueline. Following is a list of specific information to be included in the narrative, if applicable to the proposed project:
- **Legal description.** Provide a legal description of the parcel, i.e. a metes and bounds description, survey, lot and block, aliquot part, or other legal description.
  - **Terrain/ground cover.** Describe the existing terrain/ground cover, and proposed changes to the terrain/ground cover.
  - **Access.** Describe existing and planned access, and mode of transportation. If public access is to be restricted, define possible alternative public access routes.
  - **Buildings and other structures.** Describe each building or structure, whether permanent or temporary, including a description of the foundation as well as the building and floor construction; the date when the structure is to be constructed or placed on the parcel; the duration of use; and what activities are to occur within each structure.
  - **Power source.** Describe type and availability of power source to the site.
  - **Waste types, waste sources, and disposal methods.** List the types of waste that will be generated on-site, including solid waste, the source, and method of disposal.
  - **Hazardous substances.** Describe the types and volumes of hazardous substances present or proposed, the specific storage location, and spill plan and spill prevention methods. Describe any containment structure(s) and volume of containment structure(s), the type of lining material, and configuration of the containment structure. Provide Material Safety Data Sheets (MSDS).
  - **Water supply.** Describe the water supply and wastewater disposal method.
  - **Parking areas and storage areas.** Describe long-term and short-term parking and storage areas, and any measures that will be taken to minimize drips or spills from leaking vehicles or equipment. Describe the items to be stored in the storage areas.
  - **Number of people using the site.** State the number of people employed and working on the parcel, and describe the supervisor/staff ratio. Estimate the number of clients that will be using the site.
  - **Maintenance and operations.** Describe the long-term requirements, how they will occur and who will perform the work. Specify if any subcontractors will be involved, and explain the tasks they will perform.
  - **Closure/reclamation plan.** Provide a closure/reclamation plan, if required for the type of authorization being applied for, e.g. material sale.
- IV. **Sketch or blueline portion of the development plan** The sketch or blueline must be drawn to scale, and each item labeled in such a way that the information contained in the drawing can be located in the narrative portion of the development plan (professional quality drafting and mechanical lettering is preferred). Following is a list of information to be shown on the drawing, if applicable:

- Section, Township, and Range lines; North arrow; scale; title; and legend (attached is an acceptable format).
- All property boundaries, ordinary or mean high water lines, and existing or proposed rights-of-way; major topographic features such as roads, streams, rivers, and lakes, and their geographic names.
- Location and dimensions of any gravel pads, or cement foundations, buildings, and other structures and improvements, appropriately labeled.
- Location of any buried or above-ground utility lines (power, water, fuel, natural gas, etc.); sewage facilities, including sewage and wastewater outfall point; underground water system; and water source (if any).
- Location where any hazardous substances, including but not limited to oil, lubricants, fuel oil, gasoline, solvents, and diesel fuel, are stored. Method of storage (tank, drum, etc.).
- Location of parking areas, and areas for the storage of inactive vehicles; snow storage areas; storage areas for any other items not mentioned above (drill rigs, camps, pipe, watercraft, etc.).

# Site Development Diagram



VICINITY MAP

Date Prepared: 2/24/2026	Applicant's Name: City and Borough of Juneau
<b>Alaska Department of Natural Resources Division of Mining, Land &amp; Water Land Use Permit</b>	
<b>Site Development Diagram</b>	
Sec(s) <u>Lot 2, US 5504</u> T <u>    </u> R <u>    </u> M <u>    </u>	
Sheet 1 of 1	File #

## Development Plan for Easement Application – Under Thunder Hiking and Biking Trail

The City and Borough of Juneau is applying for an easement for a hiking and biking trail in Lot 2, USS 5540. This would be for 3500 linear feet of existing hiking and biking trails, roughly 10 feet in width. We will be making minor improvements to mountain bike portion of the trail. The ground cover is forested understory and is covered by grubbed and graveled trail. There is a parking area adjacent to the trail and we expect roughly 50 hikers and bikers would use the trail daily. Maintenance would occur as needed on the trail, consisting of brushing the perimeter of the trail and performing trail repair as needed. There will be no buildings, power sources, waste, hazardous substances, water supply, or storage areas. There is no closure/reclamation plan.

A sketch of the trail easement requested is below, drawn in yellow:

