

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

# RENEWAL DECISION

**ADL 187 and ADL 225938**  
**Federal Aviation Administration**  
**Land Lease**

AS 38.05.070(e), AS 38.05.810(a) and AS 38.05.850

**Proposed Action:**

The Department of Natural Resources (DNR), Division of Mining, Land and Water (DMLW), Southcentral Regional Land Office (SCRO) has received a request from the Federal Aviation Administration (FAA) to renew their lease (ADL 187) for 48 acres, more or less, of land for 25 years located in Talkeetna, Alaska. The location of the project area is further described as being within Section 36, Township 26 North, Range 5 West, Seward Meridian. The FAA uses this site for Very-High Frequency Omin-Directional Range (VOR), a Navigational Aid site for the National Aerospace System (NAS) with an associated but now expired avigation easement completing the portions of a 1300-foot radius around the tower that occur on state land.

The Division of Mining, Land and Water (DMLW), Southcentral Regional Land Office (SCRO) also received a request from the FAA to renew an avigation and hazard easement (ADL 225938) over State-owned, DMLW-managed submerged lands and uplands near Talkeetna, Alaska. The purpose of the renewal is to continue restricting interference within the FAA's VOR. The applicant has requested an avigation and hazard easement with approximately 47.5 acres and completing the portions of a 1300-foot radius around the tower that occur on state land.

**History:**

The lease was first established in a Lease Agreement between DNR and the FAA on May 22, 1958, for a 10-year term which was extended on April 26, 1968, and subsequently on July 10, 1978, set to expire on May 21, 1988. A lease was then adjudicated and issued on August 22, 1994, which altered the lease's acreage to include only Lot 3, and the additional acreage in Lots 2 and 4 was placed in an avigation and hazard easement and right-of-way serialized under ADL 225938, both of which expired August 21, 2019. On January 4, 2026, the FAA applied to renew the lease and easement for 25 additional years. The FAA is the current lessee for ADL 187 and ADL 225938.

### **Existing Infrastructure:**

- Alaskan Satellite Telecommunications Infrastructure (TKA-ASTI) – two satellite dishes
- Fencing – 8-foot chain link, 3-strand barbed wire on top, approx. 1200 ft (L) x 8 ft (H)
- NAS Equipment Building (TKA-NASEB) – approx. 37 ft (L) x 37 ft (W) x 11 ft (H)
- Remote Communications Outlet Service (TKA-RCO)
- Remote Center Air/Ground Communications (TKA-RCAG) – Tilt-downs, fiberglass poles, approx. 20 ft – four towers for the RCO RCAG at the building.
- Stairs (access)
- Standby Engine Generator (TKA-SX)
- Tank (TKA-TANK) – Approx. 1,000 Gallon above storage
- Very-High Omnidirectional Range (TKA-VOR)
- One battery bank of 16 batteries for the VOR, one battery bank for the ASTI UPS 20 batteries, one battery bank for 12 batteries for the RCO DC BUS.

### **Lease Renewal Authority:**

In 1994 the original lease had been adjudicated pursuant to AS 38.05.035(b)(1) Delegation of the Powers and Duties of the Director; AS 38.05.035(e) Written Findings; AS 38.05.810(a) Public and Charitable Use; and AS 38.05.945 Public Notice. Upon lease expiration, subsection AS 38.05.070(e) allows the Director to renew a lease previously issued under section AS 38.05.070 if the lease is in good standing and the lease renewal is determined to be in the best interest of the State.

This easement application is being adjudicated pursuant to AS 38.05.850 and the Alaska Land Act as amended.

### **Lease Renewal Qualifications:**

In order to qualify for a renewal, a lessee must be in “good standing”. Good standing refers to the fact that the lessee’s accounts are current, that there are no outstanding compliance issues, and that the lessee maintains a healthy business relationship with the lessor. A review of the case file has shown that the lessee is in good standing.

### **Lease Renewal Discussion:**

The Very-High Omnidirectional Range Site is a Navigational Aid to NAS. The VOR is a system radiating very high frequency radio signals to compatible airborne receivers and gives pilots a direct indication of bearing relative to the facility.

Renewing the lease under AS 38.05.810(a) will allow the lessee and the lessor to reenter into a lease contract with minimal delays or disruptions. This lease renewal is in the best interest of the State as the land under lease will continue to provide navigational aid through radio signals to compatible airborne receivers, and the renewal is consistent with the State’s Constitution as the

lease provides for the utilization, development, and conservation of the natural resources belonging to the State for the maximum benefit of its people.

**Administrative Record:**

The administrative record for the proposed action consists of the Constitution of the State of Alaska, the Alaska Land Act as amended, applicable statutes and regulations referenced herein, the 2011 Susitna Matanuska Area Plan and other classification references described herein, and the casefile for the applications serialized by DNR as ADL 187 and ADL 225938.

**Legal Description:**

Lease:

Lot 3, Section 36 of Township 26 North, Range 5 West, Seward Meridian, Alaska, according to the plat approved by the U.S. Surveyor General's Office in Juneau, Alaska on January 15, 1919, containing 48.08 acres, more or less.

Easement:

Lots 2 and 4 and a portion of the Susitna River, Section 36 of Township 26 North, Range 5 West, Seward Meridian, Alaska, according to the plat approved by the U.S. Surveyor General's Office in Juneau, Alaska on January 15, 1919, containing 47.5 acres more or less.

**Title:**

The State of Alaska holds fee title to the subject land under U. S. Patent No. 1220721 dated June 20, 1961, which is serialized by DNR as SCH 56. The State's land patent includes standard reservations for ditches, canals, railroads, telegraph and telephone lines, and water rights.

The State of Alaska holds title to lands beneath tidally influenced and navigable waterways within its jurisdiction, including lands underlying Susitna River in the section(s) referenced above, on the basis of the Equal Footing Doctrine, the Submerged Lands Act of 1953, and AS 38.04.062

**Third-Party Interests:**

A public access easement ADL 226517 - Denali Nordic Ski Club trail overlaps with the avigation easement. The Alaska Railroad (ARR) tracks lay to the west of the site and ARR trains slow down in this vicinity to view Mt McKinley. An ANILCA 906(k) concurrence (ADL 17275) exists for the access road to the site.

**Planning and Classification:**

The project area is subject to the Susitna Matanuska Area Plan, South Parks Highway Region, Management Unit S-21 (map number 3-10). The designation for this unit is Public Rec. – Dispersed Use which converts to the classification of Public Recreation Land. The management intent for this unit states that authorizations except related to public safety or recreation are not

considered appropriate. The management plan further notes the presence of an avigation easement (ADL 225938) that affects portions of this parcel. That said avigation easement provides protection for the Vortac at the Talkeetna Airport and affects portions of the unit (3-33). Both the lease and easement function to support and promote public safety. Such being the case, the purpose of this project is supported by the management intent and, in accordance with 11 AAC 55.040(c), does not conflict with the classification and should move forward with renewal.

**Access:**

The FAA has a BLM land withdrawal (PLO 2713) for the parcel adjacent to the leasehold which reaches the public road. Additionally, an ANILCA 906(k) concurrence (ADL 17275) exists for the access road to the site.

**Public Access:**

A locked gate on non-state land prevents vehicular access to the access road. The lease site is also protected by a chain-link fence equipped with barbed wire which blocks public access to all infrastructure but the building, which remains locked.

**Authorization and Term Length:**

Pursuant to AS 38.05.070(e) leases may only be renewed once and for a duration no longer than the original lease term. As such, this renewal lease will be issued for an additional 25-year term. Unless an appeal is received, the lease term will begin upon **August 22, 2019**.

As the requested reissuance of the easement is inherently tied to the lease, an avigation and hazard easement will be issued for an identical term of 25 years.

**Compensation and Appraisal:**

Because the FAA is a federal agency, there is no annual lease fee. SCRO reserves the right to condition any approval for new or different activities or uses of the leasehold (including activities or uses in connection with an approved sublease) upon payment of a lease fee. In accordance with AS 38.05.840(b), FAA will not be required to provide an appraisal for this lease site before lease issuance.

**Entry Authorization:**

SCRO is proposing to authorize FAA entry onto state land through the issuance of an EA while they are completing the required as-built survey for the lease site and easement footprint. The proposed EA would be issued after this Renewal Decision goes into effect. The effective date of the EA will be the start of the lease and easement term length.

**Bonding:**

As FAA is a federal agency that is self-insured and bonded, no performance guarantee or insurance will be required.

**Insurance:**

As FAA is a federal agency that is self-insured and bonded, no performance guarantee or insurance will be required.

**Public Trust Doctrine:**

Pursuant to AS 38.05.126 all authorizations for this site will be subject to the principles of the Public Trust Doctrine; specifically, the right of the public to use navigable waterways and the land beneath them for navigation, commerce, fishing, hunting, protection of areas for ecological studies, and other purposes. These rights must be protected to the maximum extent practicable while allowing for the development of this project. As such, SCRO is reserving the right to grant other authorizations to the subject area consistent with the Public Trust Doctrine.

*Signature page follows*

**Recommendation:**

SCRO has completed a review of the information provided by the applicant, examined the relevant land management documents, and has found the proposed lease and easement is consistent with all applicable statutes and regulations. SCRO recommends the issuance of another 25-year lease and 25-year avigation and hazard easement to support FAA’s Very-High Frequency Omni-Directional Range (VOR), as the VOR is a system radiating very high frequency radio signals to compatible airborne receivers and gives pilots a direct indication of bearing relative to the facility, as described in the following attachments:

Attachment A: Development Plan

Attachment B: Location Maps

*Leiana Cox* 6/10/2026  
\_\_\_\_\_  
Leiana Cox, Natural Resource Specialist 2 Date  
Division of Mining, Land and Water, Southcentral Regional Land Office

**Decision:**

The findings presented above have been reviewed and considered. The case file has been found to be complete and the requirements of all applicable statutes and regulations have been satisfied. SCRO finds that it is in the best interests of the State to renew this lease and easement as described under the authority of AS 38.05.070(e) and AS 38.05.850.

*Kate Dufault* 6/10/2026  
\_\_\_\_\_  
Kate Dufault, Natural Resource Manager 2 Date  
Division of Mining, Land and Water, Southcentral Regional Land Office

**Appeal:**

An eligible person affected by this decision may appeal to the DNR Commissioner per AS 44.37.011 and 11 AAC 02. Any appeal must be received within twenty (20) calendar days after issuance of this decision under 11 AAC 02.040. An eligible person must first appeal a decision to the Commissioner before seeking relief in superior court. The Alaska Court System establishes its own rules for timely appealing final administrative orders and decisions of the department. Appeals may be mailed or hand-delivered to the DNR Commissioner’s Office, 550 W. 7th Avenue, Suite 1400, Anchorage, Alaska, 99501; or faxed to (907)-269-8918; or sent by electronic mail to [dnr.appeals@alaska.gov](mailto:dnr.appeals@alaska.gov). Appeals must be accompanied by the fee established in 11 AAC 05.160(d)(1)(F), which has been set at \$200 under the provisions of 11 AAC 05.160 (a)-(b). A copy of 11 AAC 02 is available on the department’s website at <https://dnr.alaska.gov/mlw/pdf/DNR-11-AAC-02.pdf>.

# Attachment A

## Development Plan

### Development Plan Talkeetna, AK (TKA-VOR)



This Very-High Omnidirectional Range Site is a navigational aid to the National Airspace System (NAS). The VOR is a system radiating Very High Frequency (VHF) radio signals to compatible airborne receivers. It gives pilots a direct indication of bearing relative to the facility. This facility is unmanned.

#### Legal description

Lot 3, Section 36, Township 26 North, Range 5 West. Seward Meridian, Alaska, approximately 48.08 acres.

#### Terrain/ground cover

Ground cover is grass and small plants, except for the access road which is lightly graveled. VOR area is mostly clear cut.

#### Access PLO 2713)

FAA has a BLM land withdrawal (PLO 2703) for the parcel adjacent to Lot 3, Sec 36, T26N, R5W which reaches the public road. Also see ADL 225938 with AK DNR for a restrictive aerial easement for the VOR clear zone.

#### Buildings and other structures

Access Road - approx. 2650.00 ft (L) x 10.00 ft (W);

Alaskan Satellite Telecommunications Infrastructure (TKA-ASTI) – two satellite dishes;

Fencing - 8-foot chain link, 3-strand barbed wire on top, approx. 1200.00 ft (L) x 8.00 ft (H);

NAS Equipment Building (TKA-NASEB) - approx. 37.00 ft (L) x 37.00 ft (W) x 11.00 ft (H) ;

Parking Area - approx. 2,100 sq. ft;

Remote Communications Outlet Service (TKA-RCO);

Remote Center Air/Ground Communications (TKA-RCAG) - Tilt-downs, fiberglass poles, approx. 20ft;

# Attachment A

## Development Plan

Stairs (Access)

Standby Engine Generator (TKA-SX) ;

Tank (TKA-TANK) – Approx. 1,000 Gallon Above Ground Storage;

Very-High Omnidirectional Range (TKA-VOR)

### **Power Source**

Prime power is commercial, one engine generator (diesel), two transformers (non-PCB) one at the building and one closer to the road.

**Waste types, waste sources, and disposal methods.** Solid waste is taken off-site for disposal.

**Hazardous substances** Diesel fuel (ASTI), oil and antifreeze (engine generator). One battery bank of 16 batteries (VOR), one battery bank for the 20 batteries (ASTI UPS), and hazardous material locker will have WD-40, some cleaners and maybe breakclean.

### **Water supply**

There is no water or wastewater system at this site. Nearest surface water is Susitna River approximately 1/4 mile to North-west.

### **Parking areas and storage areas**

Parking area is outside of the fence and near the TKA-BLDG, and is approx. 2,100 sq. ft.

### **People Using the Site only for Maintenance and Operations**

There are no "guests" at this site, either daily or weekly. Only maintenance crews access the site, approximately once per month to do routine checks on the building and the equipment in the building. There would be more frequent visits if there is an equipment problem.

### **Closure/reclamation plan**

FAA to restore site to original condition.

# Attachment A

## Development Plan

### Development Plan and ERQ Supplemental Information

Environmental Engineer Notes. The VOR, RCO and ASTI are co located.

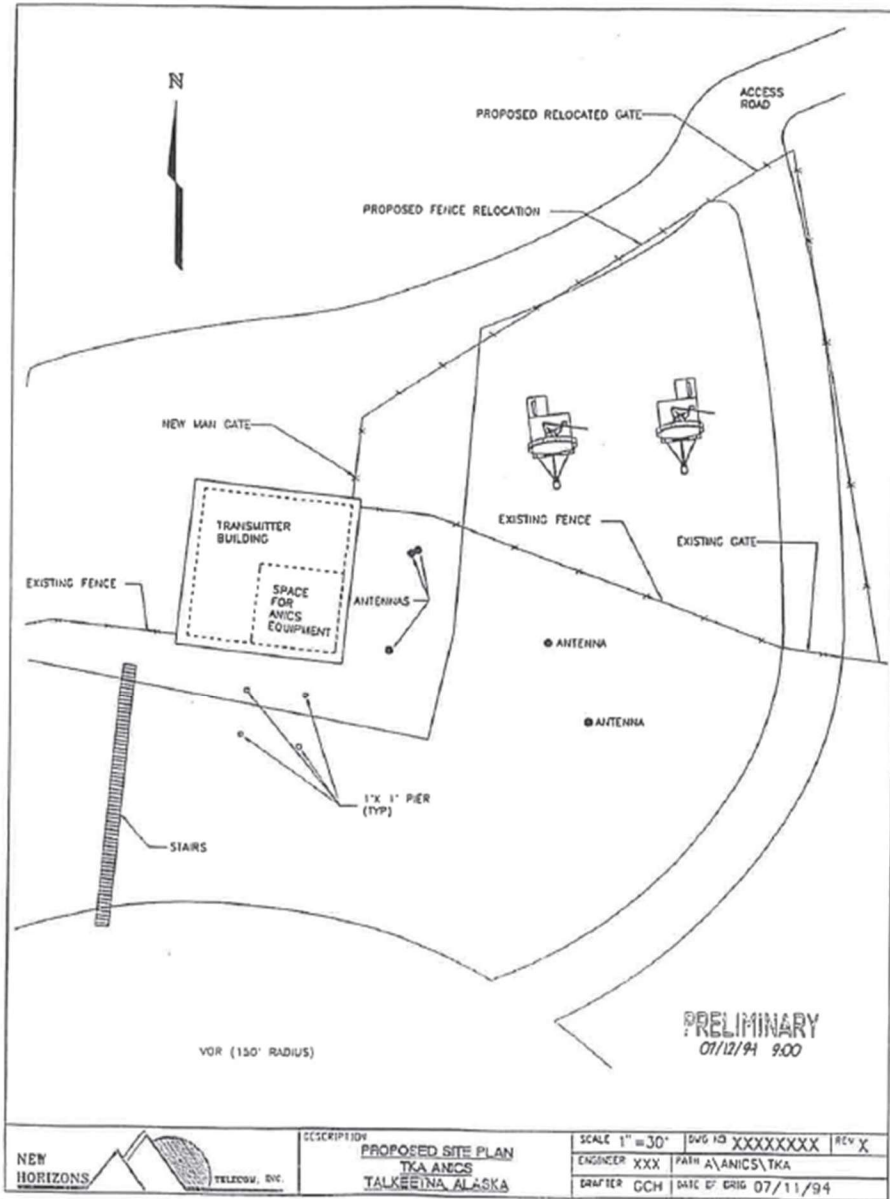
- There is one building for the VOR, ASTI and the RCO
- One fuel tank, AST 500 Gallon Diesel. **The SSC says 1,000 gallons so we are reporting at the larger size as they are on the site the most.**
- One Generator, the generator will have Oil and antifreeze.
- There are four towers for the RCO RCAG at the building.
- There are two satellite dishes next to the VOR building
- Parking is next to the building.
- One battery bank of 16 batteries for the VOR.
- One battery bank for the ASTI UPS 20 batteries.
- One battery bank of 12 batteries for the RCO DC BUS.
- Prime power is commercial and entries underground along the entrance road.
- One transformer non-PCB at the building and one closer to the road.
- The hazardous material locker will have WD-40, some cleaners and maybe breakclean.
- The SSC does monthly checks.








# Attachment B Location Maps



	DESCRIPTION <b>PROPOSED SITE PLAN TKA ANICS TALKEETNA, ALASKA</b>	SCALE 1" = 30'	DWG NO XXXXXXXX	REV X
		ENGINEER XXX	PATH A\ANICS\TKA	
		DRAFTER GCH	DATE OF ORIG 07/11/94	