

SOUTHEAST SUSITNA AREA PLAN
DRAFT PLAN AMENDMENT
Management Unit TT-01a: Port MacKenzie
Land Classification Order No. SC-08-001A02
ADL 232659
July 7, 2017

The Commissioner of the Department of Natural Resources finds that the attached amendment, described more fully in the Attachment, to the Southeast Susitna Area Plan meets the requirements of AS 38.04.065 and 11 AAC 55.010-030 for revisions to land use plans and hereby adopts the amendment. The attached document, Southeast Susitna Area Plan, Plan Amendment, Management Unit TT-01. The Department of Natural Resources will manage state lands within the area of the new Management Unit TT-01a consistent with this classification and amendment intent.

- Designation: Waterfront Development (Wd)
- Classification: Waterfront Development Land (WFD)
- Management Intent: Multiple uses are allowed within this tideland parcel, including waterfront development activities. Area will be managed to protect wildlife habitat values, specifically Beluga whale feeding and migration areas; consult with U.S. Fish and Wildlife Service (USFWS) and National Marine Fisheries Service (NMFS) prior to issuing authorizations. Proposed authorizations are to avoid estuarine wetlands and important recreation and fish and wildlife habitat.

(Note: This amendment to Management Unit TT-01 only affects approximately 538 acres as depicted on Plan Map 10, in the Southeast Susitna Area Plan.)

Concur: _____
Brent W. Goodrum, Director
Division of Mining, Land and Water
Date _____

Approved: _____
Andrew T. Mack, Commissioner
Department of Natural Resources
Date _____

ATTACHMENT
SOUTHEAST SUSITNA AREA PLAN AMENDMENT
Management Unit TT-01a: Port MacKenzie
Land Classification Order No. SC-08-001A02

ADL 232659

July 7, 2017

Name: Matanuska Susitna Borough Port MacKenzie Municipal Entitlement

Location: Located approximately 3.5 miles NW of Anchorage on the north side of Cook Inlet along the Knik Arm, within Seward Meridian Township 14 North, Range 4 West, Sections 35, and 36, and Township 13 North, Range 4 West, Section 2.

Authority: The authority to revise plans derives from AS 38.04.065(b), and 11 AAC 55.030(f) defines when a revision constitutes a plan amendment. The authority to classify and reclassify land is assigned to the Department of Natural Resources under AS 38.05.300.

Current Plan: The area of the plan amendment occupies an area of state-owned tide and submerged land within management unit TT-01 within the Southeast Susitna Area Plan on the north side of the Knik Arm. The area is currently designated Wildlife Habitat (Ha) and classified Wildlife Habitat Land. The unit is managed to protect Beluga whale feeding and migration areas. The management intent for the tide and submerged lands of TT-01 reads as follows:

“Multiple uses are allowed within this tideland parcel. Protect Beluga whale feeding and migration areas; consult US FWS and NMF prior to issuing authorizations. Proposed authorizations are to avoid estuarine wetlands and important recreation and fish and wildlife habitat. Impacts upon the adjacent Palmer Hay Flats LDA should be minimized or mitigated.”

Proposed Plan Revisions: The result of this proposed plan amendment will be the creation of a separate unit, TT-01a, and a reduction in size of the original unit TT-01. The proposed plan amendment will reclassify approximately 538 acres within the original boundary of unit TT-01 with a classification of Waterfront Development Land (WFD), and add a designated use of Waterfront Development (Wd). The existing management intent will be revised to allow for waterfront development within the unit while still maintaining the original protections for beluga whale habitat and migration. The existing classification and management intent for unit TT-01 remains unchanged.

Assessment: The Southeast Susitna Area Plan, which was adopted in April 2008, established land use classifications on state land throughout the borough, and is the basis for DNR decision making on state lands. Under AS 38.05.825(a) “Unless the commissioner finds that the public interest in retaining state ownership of the land clearly outweighs the municipality’s interest in obtaining the land, the commissioner shall convey to a municipality tide or submerged land requested by the municipality that is occupied or suitable for occupation and development if the... (5) land classified for water front development or for another use that is consistent or

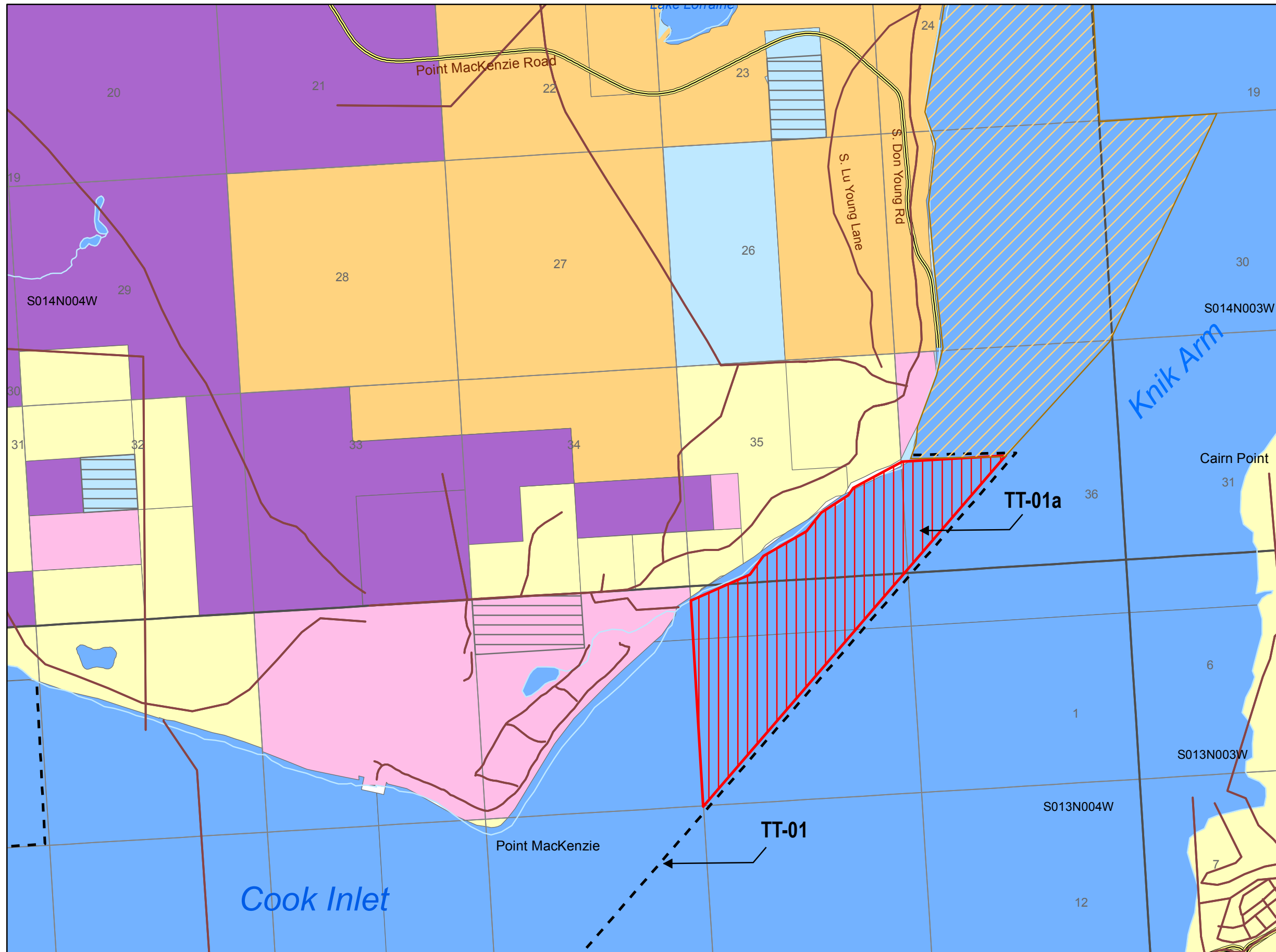
compatible with the use proposed by the municipality, or the proposed use of the land is consistent or compatible with a land use plan adopted by the municipality or the department.”

Assessment: Based on review, this action proposes to amend the Southeast Susitna Area Plan as discussed above to re-classify a portion of state-owned tidelands to Waterfront Development Land, which will allow for the conveyance of this land to the MSB in accordance with AS 38.05.825(a)(5). This action will create a new unit, TT-01a, classified as Waterfront Development Land and designated Waterfront Development. Management intent will allow for multiple uses including waterfront development and wildlife habitat. Collaboration with ADF&G, USFWS, and NMFS should take place to minimize impacts on beluga whales which may be present in the affected area.

Alaska Statute (AS) 38.04.065(b) requirements: The eight factors identified in AS 38.04.065(b) have been considered in the Amendment Decision for ADL 232659. The proposed amendment is deemed to be consistent with the statute.

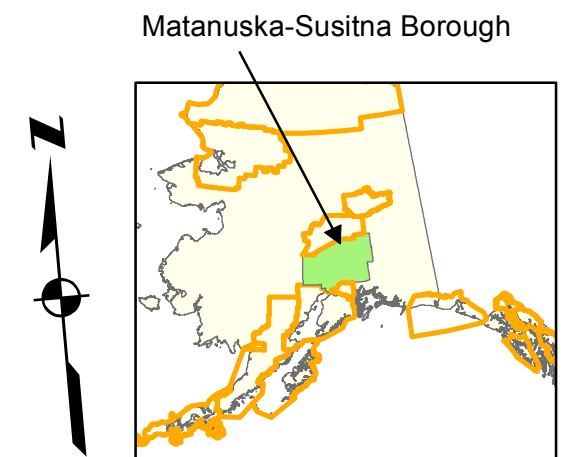
Matanuska-Susitna Borough
Southeast Susitna Area Plan
Plan Amendment
SC-08-001A02

ADL 232659



Legend

- Major Roads
- Secondary Roads
- Conveyed to Borough
- Borough Owned Tideland
- New SSAP Tidal Unit TT-01a
- Private
- Mental Health Trust Land
- Native Corporation
- State land, PA or TA
- University Land



This map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record.

