

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

KENAI AREA PLAN AMENDMENT SC-99-002A11

**Region 7 - Homer, Management Units 333A and 333B
related to the
Anchor Point Heights Subdivision – ADL 232197**

The Commissioner of the State of Alaska, Department of Natural Resources finds that the following amendment to the Kenai Area Plan, described more fully in the Attachments, meets the requirements of *AS 38.04.065 Land Use Planning and Classification* and *11 AAC 55.010-030 Land Planning and Classification* for land use plans and hereby adopts the amendment. The Department of Natural Resources will manage state lands within the area of the revision consistent with this designation and management intent.

- Designation: Unit 333A: Acreage for this unit is 3613. Fifty-nine acres of this unit are within the 74-acre Anchor Point Heights Subdivision. Approximately 19 acres of uplands within the subdivision will change from Water Resources and Uses to Settlement. This will reduce remaining acreage within Unit 333A within the subdivision to 40 acres. The remainder of the unit, both within and outside the subdivision remains designated Water Resources and Uses. These changes are denoted in the Amendment Attachment and depicted on the attached map A-2.
- Acres: Changed to 3,594
- Management Intent: Unchanged

- Designation Unit 333B: Acreage for this unit is 15. The entire unit is within the 74-acre Anchor Point Heights Subdivision. Approximately 19 acres of Water Resources and Uses from Unit 333A will change to Settlement. This unit is now comprised of two upland areas separated by Water Resources and Uses contained in Unit 333A.
- Acres: Changed to 34
- Management Intent: Unchanged

/S/

Concurrence by: Brent Goodrum, Director
Division of Mining, Land, and Water
Department of Natural Resources
State of Alaska

24 APR 2017

Date

/S/

Approved by: Andrew T. Mack, Commissioner
Department of Natural Resources
State of Alaska

5/19/2017

Date

ATTACHMENT

to the
Kenai AREA PLAN AMENDMENT SC-99-002A11
Region 7 - Homer, Management Units 333A and 333B

related to the
Proposed Anchor Point Heights Subdivision – ADL 232197

Location: Near milepost 161 Sterling Highway, located within portions of N½NE¼ Section 13, Township 5 South, Range 15 West, Seward Meridian. See Attachment A-1 and A-2.

Authority: The authority to revise plans derives from *AS 38.04.065(b) Land Use Planning and Classification*. *11 AAC 55.030(f) Land Use Plan* defines when a revision constitutes a plan amendment.

Current Plan: The plan amendment encompasses portions of management units 333A and 333B. Unit 333A is designated Water Resources and Uses and Unit 333B is designated Settlement.

Proposed Plan Amendment: Amend the boundaries of Unit 333B to designate the developable land within Unit 333A as Settlement for the purpose of a land sale; and amend the boundaries of that portion of 333A to designate the wetland areas within Unit 333B as Water Resources and Uses within Unit 333A.

Explanation: The Kenai Area Plan was adopted in 2000 and updated 2001. The amendment will allow for the sale of suitable upland areas and the appropriate designation for the applicable wetland areas. There is a demand from the public to obtain Settlement-classified land in the area. The parcels are appropriate for offering as provided in the Preliminary Decision dated November 28, 2016.

Assessment: The following alternatives are being considered:

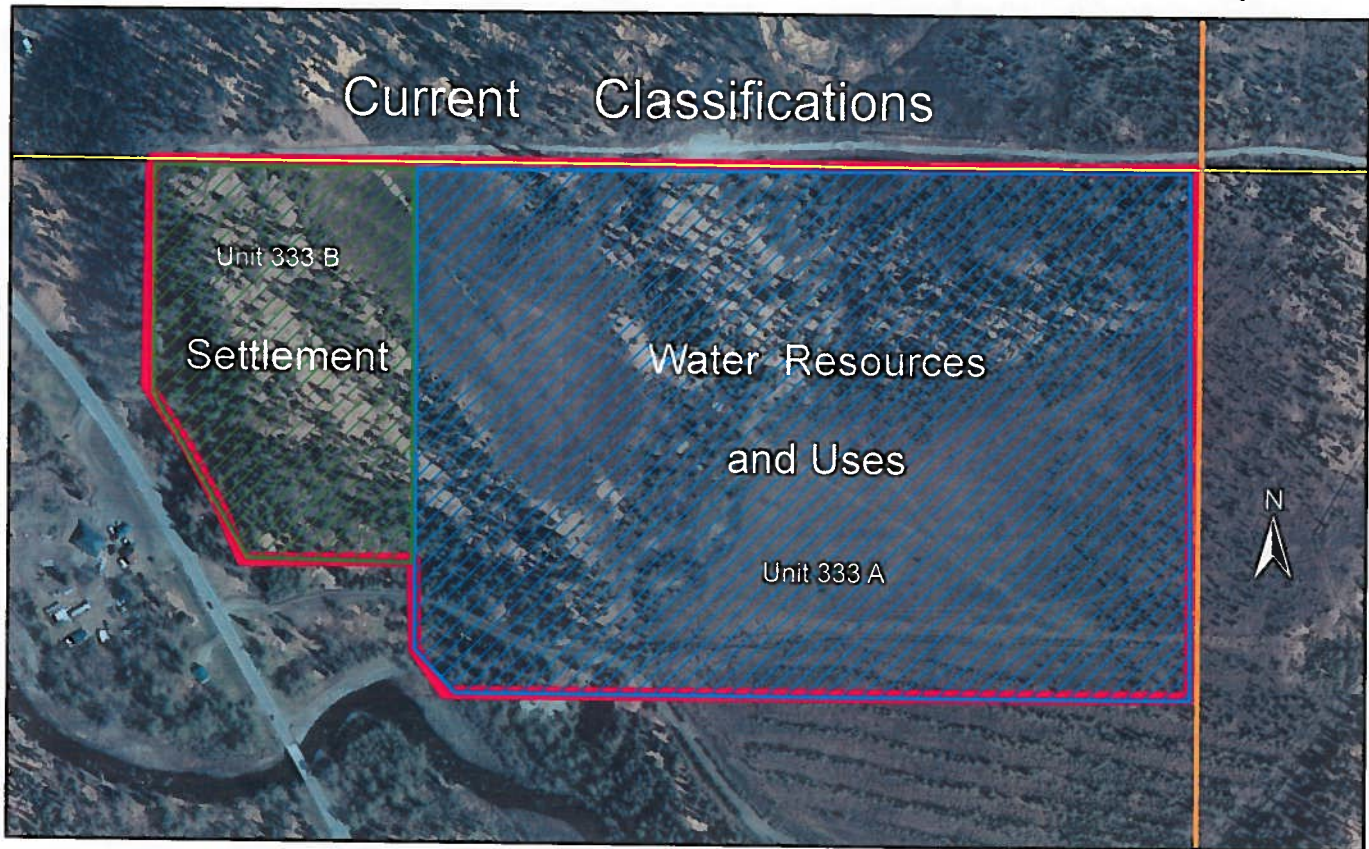
1. (Preferred) Amend the Kenai Area Plan as described above to more appropriately designate and utilize resources. Amending the plan is the preferred alternative as it will allow the sale of settlement appropriate land to be classified settlement, providing the public an opportunity to obtain property in a desirable area. Amending the plan will also provide for more appropriate designation and protection of wetland areas.
2. (Status Quo) Do not amend the Kenai Area Plan. This alternative is not preferred as it would disallow the offering of settlement appropriate land and deny many Alaskans the opportunity to obtain land in this area.

Requirements of AS 38.04.065 (b): The factors identified in this section of statute have been considered in the Preliminary Decision for the proposed Anchor Point Heights Subdivision – ADL 232197 issued on November 28, 2016 and the proposed action is consistent with that portion of the statute.



Anchor Point Heights Subdivision ADL 232197

Attachment A-2 Kenai Area Plan Classifications Proposal



These depictions are for illustrative purposes only. They are intended to be used as a conceptual 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.

