

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

**DRAFT of
PRINCE OF WALES ISLAND AREA PLAN AMENDMENT**

Management Unit 6 – Coffman Cove, Subunit 6a

related to the
Coffman Cove Loop Subdivision – ADL 108055

The Commissioner of the State of Alaska, Department of Natural Resources (DNR) finds that the following amendment to the Prince of Wales Island Area Plan, described more fully in the Attachment, 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: Settlement
- Management Intent:
 1. Modify the management intent to state that commercial-industrial development and residential development are appropriate within this management unit.
 2. Change the designation from Settlement-Commercial to Settlement.

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

Date

Approved by: Mark Myers
Commissioner
Department of Natural Resources
State of Alaska

Date

Reconsideration Provision

A person affected by this decision who provided timely written comment or public hearing testimony on this decision may request reconsideration, in accordance with 11 AAC 02. Any reconsideration request must be received within 20 calendar days after the date of "issuance" of this decision, as defined in 11 AAC 02.040(c) and (d) and may be mailed or delivered to the Commissioner, Department of Natural Resources, 550 W. 7th Avenue, Ste. 1400, Anchorage, Alaska 99501; faxed to 1-907-269-8918; or sent by electronic mail to dnr.appeals@alaska.gov. If reconsideration is not requested by that date or if the commissioner does not order reconsideration on his own motion, this decision goes into effect as a final order and decision on the 31st calendar day after issuance. Failure of the commissioner to act on a request for reconsideration within 31 calendar days after issuance of this decision is a denial of reconsideration and is a final administrative order and decision for purposes of an appeal to Superior Court. The decision may then be appealed to Superior Court within a further 30 days in accordance with the rules of the court, and to the extent permitted by applicable law. An eligible person must first request reconsideration of this decision in accordance with 11 AAC 02 before appealing this decision to Superior Court. A copy of 11 AAC 02 may be obtained from any regional information office of the Department of Natural Resources.

DRAFT of ATTACHMENT

to the PRINCE OF WALES ISLAND AREA PLAN AMENDMENT

Management Unit 6 – Coffman Cove, Subunit 6a

related to the Proposed Coffman Cove Loop Subdivision – ADL 108055

Name: Located within DNR's Southeast Region, approximately one mile southwest of Coffman Cove on Prince of Wales Island, the project area is within Government Lots 9, 10, and 13, SE1/4SW1/4, SE1/4 and S1/2SE1/4NE1/4 of Protracted Section 2, Township 68 South, Range 81 East, Copper River Meridian, excluding ASLS 96-61 and ASLS 86-163.

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 currently states that portions of the management unit, "...are designated Settlement-Commercial. Future commercial-industrial development is intended to occur at this site." (pg. 3-86, POWIAP)

Proposed Plan Amendment: The proposed plan amendment will allow for residential development within this management unit, in addition to the commercial-industrial development that is already allowed. The designation will be changed from Settlement-Commercial to Settlement.

Explanation: The Prince of Wales Island Area Plan was adopted in 1985, revised in 1998 and amended in 2008. The plan recognizes that residential land disposals may be desirable within the planning area, but did not make any accommodation for them. LSCAS conducted a scoping meeting with administrators and residents of the City of Coffman Cove on February 26, 2014. Those in attendance at the meeting indicated their desire for residential land within this management unit and also indicated a preference for commercial-industrial uses to occur closer to the town center. 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 _____, 2015.

Assessment: The following alternatives are being considered:

1. (Preferred) Amend the Prince of Wales Island Area Plan as described above to allow for residential development in addition to commercial/industrial development, which is already allowed, and to change the designation from Settlement-Commercial to Settlement. Amending the plan is the preferred alternative as it will allow the sale of settlement-classified land, providing the public an opportunity to obtain property in a desirable area.

Draft of Prince of Wales Island Area Plan Amendment

Management Unit 6 – Coffman Cove, Subunit 6a
related to a Proposed Land Offering in the City of Coffman Cove
for Coffman Cove Loop Subdivision – ADL 108055
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2. (Status Quo) Do not amend the Prince of Wales Island Area Plan. This alternative is not preferred as it would disallow the offering of settlement-classified land for residential purposes 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 Coffman Cove Loop Subdivision – ADL 108055 issued on _____, 2015 and the proposed action is consistent with that portion of the statute.