

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

**DRAFT KENAI AREA PLAN AMENDMENT  
SC-99-002A09**

**Region 7, Deep Creek Subregion, Unit 66**

related to the  
**Ninilchik Bluff Subdivision – ADL 231907**

The Commissioner of the State of Alaska, Department of Natural Resources (DNR) finds that the following amendment to the Kenai 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:** Change from General Use to Settlement for an approximately 20 acre portion of management unit 66, located within the SW1/4SE1/4 Section 9, Township 2 South, Range 14 West, Seward Meridian Note: the remainder of unit 66 is unaffected by this amendment and continues to be designated General Use. The new unit is to be identified as '66-A'.
- **Management Intent:** For the area affected by this Amendment (66-A), revise the management intent to state that this unit is appropriate for land disposal during the planning period, subject to the requirements of the Kenai Area Plan. Note: the remainder of this unit (66) is unaffected by this amendment and the current management intent is to be retained.

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

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Date

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

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Date

## DRAFT ATTACHMENT

to the  
**Kenai AREA PLAN AMENDMENT SC-99-002A09**  
**Region 7, Deep Creek Subregion, Unit 66**

related to the  
**Ninilchik Bluff Subdivision – ADL 231907**

Name: Ninilchik Bluff Subdivision - Unit 66-A.

Located within DNR's Southcentral Region, approximately 3.5 miles south of Ninilchik, 19 miles north of Anchor Point, the project area is within the SW1/4 SE1/4 Section 9, Township 2 South, Range 14 West, Seward Meridian, within the Kenai Peninsula Borough. See the attached map for a depiction of the approximate location of the amendment area. The plan amendment occupies a portion of management unit 66 in the Kenai Area Plan.

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 occupies a portion of management unit 66. The designation of this unit (the entire area of unit 66) is General Use and there is no specific management intent other than provided through the definition of General Use in Chapter 3 of the KAP.

Proposed Plan Amendment: An area of approximately 20 acres within Unit 66 is proposed to be designated Settlement. This area is to be identified as management unit 66-A, with a management intent providing for land disposal during the planning period, subject to the requirements of the KAP.

Explanation: The Kenai Area Plan was adopted in 2000. 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 August 14, 2015.

Assessment: The following alternatives are being considered:

1. (Preferred) Amend the Kenai Area Plan as described above to reclassify the northern portion of SW1/4 SE1/4 Section 9, Township 2 South, Range 14 West, Seward Meridian from General Use to Settlement. Amending the plan is the preferred alternative to allow for residential use in accordance with the surrounding development. As discussed in the Preliminary Decision for the Ninilchik Bluff Subdivision, residential development has occurred on three sides of the area affected by this amendment. The proposed Ninilchik Bluff Subdivision overlooks the remaining portion of Unit 66 to the south thus providing an unrestricted view for several miles, and developed roads provide good access to this parcel. This amendment will allow the public an opportunity to obtain property in a desirable area.
2. (Status Quo) Do not amend the Kenai Area Plan. This alternative is not preferred as it is not consistent with the surrounding development and would 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 Ninilchik Bluff Subdivision – ADL 231907 issued on August 14, 2015 and the proposed action is consistent with that portion of the statute.



# Vicinity Map

## Kenai Area Plan Ammendment SC-99-002A09

### Region 7, Deep Creek Subregion, Unit 66



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.



PAB 07/02/2015

**Legend**

- Project Area
- Section

A portion of the SW1/4SE1/4 Section 9  
Township 2 South, Range 14 West; Seward Meridian



**USGS QUAD 1:63,360**

Kenai A-5  
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