Property Name:	Shuey Kenai River Parcel: 1600 Angler Drive, Kenai, AK 99611
Owner:	Debra and Curt Shuey
Agency Sponsor:	Proposed for ADNR/State Parks
Appraised Value:	To be determined upon completion of appraisal
Funding Request	Up to $600,000, including due diligence and closing costs
Acreage	Approximately 12.5 acres
Legal Description	A portion of T 5N R 11W SEC 11 SEWARD MERIDIAN KN 0970019 ANGLERS ACRES SUB LOWE ADDITION TRACT 3

Overview:

This parcel is an approximately 12.5-acre portion of a 17-acre undeveloped Kenai River parcel currently being subdivided. The 12.5-acre parcel contains high-value wetlands and one-quarter mile (1300 feet) of Kenai River frontage. The parcel has road and river access. The parcel is located on the lower Kenai River in the State of Alaska's Kenai River Special Management Area near the Beaver Creek confluence. The parcel ranks in the highest priority category in the 2014 GLT EVOSTC Habitat Land Prioritization. The subsurface estate is owned by the State of Alaska. The attached photographs and maps show the parcel and its location in relation to other past and currently proposed EVOSTC-funded projects. The parcel is adjacent to undeveloped wetlands owned by the City of Kenai that are dedicated to open space as per the 2030 City of Kenai Comprehensive Plan.

Added Benefit to Past EVOS Trustee Council Actions:

Since 1994 the Council has made efforts to focus on the Kenai River and has acquired multiple Kenai River properties containing riverine, riparian, and wetland habitat. The proposed property is in close proximity to the 100-acre Cone parcel acquired in 1996 with EVOSTC funds, which was approved by EVOSTC resolution 95-11-20, and thus is additive to past EVOSTC efforts. The land between the Cone parcel and the Shuey parcel is owned by the City of Kenai and managed for open space.

Protection Benefits:

The Shuey parcel provides beneficial habitat for EVOS injured species. It includes and is immediately adjacent to freshwater, intertidal and subtidal wetlands providing high-quality habitat for waterfowl, shorebirds, raptors, marine mammals, and anadromous fish. The parcel benefits the following EVOS-affected species and services: Bald eagles, Dolly Varden, harbor seals, intertidal communities, pink salmon, river otters, sockeye salmon, commercial fishing, passive use, recreation and tourism, and subsistence.

In addition to its habitat value for EVOS-affected species, the parcel provides the following resources. The naturally vegetated riverbank helps provide excellent rearing and overwintering habitat for Dolly Varden, chinook and coho salmon. There is extensive high-value tidal marsh supporting intertidal/subtidal resources on and adjacent to the property. Harbor seals and Beluga whales feed adjacent to this parcel. Waterfowl, shorebirds, Bald eagles and raptors use this area for feeding, nesting, and staging. The property contains extensive wetland habitat which is part of a larger wetland system.

Potential Threats:

The parcel contains desirable Kenai River frontage and building sites. The property is on one of the most popular stretches of the river and it is common to see as many as 50 boats in the water on a fishing day.

Proposed Management:

The property would be held by the State of Alaska Department of Natural Resources, with a conservation easement to U.S./BLM.

Funding Request:

Up to $600,000, including due diligence, closing costs and initial enhancements, with the final purchase price to be determined upon completion of the appraisal.

Photo: Shuey Parcel downstream of the confluence with Beaver Creek and across from land conserved by a conservation easement.

Photo: Shuey Parcel is directly downstream of the confluence with Beaver Creek (top right in photo) and across from land conserved by a conservation easement and land owned by the State and the City of Kenai. Note the presence of over 50 boats on the river.

Lofstedt and Shuey Parcels - Kenai River, City of Kenai, Alaska

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The subject properties ranked as a high priority in the Great Land Trust EVOS Habitat Land Prioritization: 2015

Approximate Legal Description & Acreage:

Lofstedt: 10 Acres.
T 5N R 11W SEC 10 SEWARD MERIDIAN KN 0001709 HORSESHOE END AT RIVER BEND SUB TRACT 1
Shuey: 12.5 Acres.
A portion of T 5N R 11W SEC 11 SEWARD MERIDIAN KN 0970019 ANGLERS ACRES SUB LOWE ADDITION TRACT 3

Great Land Trust
EVOS Habitat Prioritization
Map Prepared: 1.23.2018

March 21, 2018

Vicinity map with aerial imagery showing the Shuey parcel outlined in blue.