Property Name:	KEN 4019: Stewart's Landing, 45099 Fish Trap Court, Kenai, AK 99611
Owner:	Jeffrey and Mary King
Agency Manager:	Proposed for ADNR/Division of Parks and Outdoor Recreation (DPOR)
Appraised Value:	To be determined upon completion of appraisal
Funding Request	Up to $1,350,000, including due diligence and closing costs
Acreage	Approximately 6.82 acres
Legal Description	T 5N R 10W SEC 19 Seward Meridian KN 0960063 M L Stewart Homestead J King Addition, Lot A2

Overview:

This parcel is approximately 6.82 acres in size with about 950 feet of Kenai River frontage at mile 14 of the lower river. Approximately half of the site is developed with a boat launch, small parking area, a 6-spot campground, a residence and an access road. The State of Alaska Department of Natural Resources (DNR), Division of Parks and Outdoor Recreation (DPOR) is interested in acquiring the property with its existing improvements and maintaining the boat launch for public access to the river and retaining the house as a host's residence. DPOR would like to have the option of developing about one additional acre of the parcel's uplands to create an estimated 35 new parking spaces in the future.

Since its inception, the Trustee Council's Habitat Protection Program on the Kenai Peninsula has largely focused on the Kenai River Watershed, Deep Creek and the Anchor River, the Ninilchik River and the Homer Spit. The program has provided the Council with a unique opportunity to address local needs and concerns by securing parcels that provide important restoration values for those resources and services injured by the *Exxon Valdez* oil spill, and which will enhance public recreation opportunities.

Injured Species in the Kenai River area are dependent on the habitat provided along the river corridor. These habitats are threatened by the diverse uses of the Kenai River, which degrade fish and migratory bird habitat, as well as important wetlands and sources of nutrients essential to the continued health of recovered and recovering Injured Species. In addition, Injured Services, such as recreation and tourism, are high on the Kenai River and are dependent on the wellbeing of injured fish species. This has been the focus of council's habitat program on the Kenai River.

This acquisition would enhance recreational services in the area. State management of the Stewart's Landing boat launch site will improve public access to the river for recreational purposes. DPOR will maintain, or possibly construct a new boat launch at the existing location. The current shoreline habitat is degraded and will be improved with stabilizing vegetation and with pedestrian access to the river being limited to designated areas. These improvements will help manage use of the area and protect habitat that supports fish by minimizing impacts to the riverbank.

The parcel is located on the lower Kenai River near the State of Alaska's Kenai River Special Management Area (KRSMA) and would be considered for future addition to the KRSMA. The attached photographs and maps show the parcel and its location in relation to other past EVOSTC-funded habitat projects.

Added Benefit to Past EVOS Trustee Council Actions

Since 1994 the Council has made efforts to focus on the Kenai River and has acquired a number of Kenai River properties for their high habitat values and public recreation potential. Building on past EVOSTC efforts, the subject property is adjacent to the 82-acre undeveloped Stewart property acquired in 2015 with EVOSTC funds for its habitat values.

Protection Benefits:

The primary benefits of acquiring the Stewart's Landing property is enhanced protection of the 950 feet of Kenai River frontage on the property and the public recreational opportunities associated with acquisition of the existing boat launch.

Potential Threats:

The parcel contains desirable Kenai River frontage with a house, existing road access and adjacent uplands. The parcel could be subdivided into multiple small house lots as adjacent private properties have been, or the boat launch and campground could be developed further for private access to the river.

Proposed Management:

The property would be managed by the State of Alaska Department of Natural Resources, Division of Parks and Outdoor Recreation with a conservation easement to the U.S. Bureau of Land Management. DPOR anticipates that the existing boat launch would continue to operate under its management and that the streambank would be restored and protected. Approximately one acre of the undeveloped uplands on the parcel would be available for possible future development of a 35-spot parking area.

Funding Request:

Up to $1,350,000 to purchase the Stewart's Landing parcel, including due diligence and closing costs, with the final purchase price to be determined upon completion of the appraisal. Due diligence will be completed by the Alaska Department of Natural Resources or other contracted entity with up to $32,700 of the requested total funding. No funds are being requested for any site improvements at this time.

EMERGENCY

THANK YOU
PLEASE DRIVE
SLOW IN WINTER

Ridgeway
Stewart Parcel
Previous EVOS Acquisition
Kalifornsky
Stewart's
Landing
KENAI SPUR HWY
MP 2
BIG EDDY RD

0.1 0 0.03 0.1 Miles

Coordinate System: NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet

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