

State of Alaska Department of Natural Resources
Division of Mining, Land, and Water
Development Plan Written Project Description

Location: Proposed project is located within Section 10 of Township 55 S, Range 63 E; Copper River Meridian; USGS Quad Map Sitka A-5; Latitude 57.1127N, Longitude 135.3958W; 4401 Halibut Point Road, Sitka, Alaska.

Purpose: The proposed project will be to construct and secure a high density polyethylene breakwater to provide protection for the existing floating dock, safe mooring of vessels, and allow for safe loading and unloading of passengers.

Proposed Work: To perform the project, we plan to place a floating breakwater adjacent to the existing float. The new breakwater will be secured to an existing piling at its northern upland corner. An additional three galvanized steel pilings shall be driven to attach to the breakwater along the remaining galvanized pile hoop connectors.

Project Details: Application is being sought to lease state tidelands in order to place a floating high density polyethylene 10' X 150' breakwater to provide protection of an existing commercial/personal floating dock, as well as vessels that load and offload passengers at same dock. We request a project start date of August 15, 2012. It is imperative that this project be completed this summer before the arrival of seasonal storms, high winds and waves.

The breakwater is composed of two parallel 24" diameter high density polyethylene (HDP) pipes attached by 12" diameter HDP cross pieces. Four galvanized pile hoop connections are attached in order to secure to the pilings. (The breakwater would be secured to an existing 12" galvanized steel piling at its north facing upland corner. This application further requests to drive three additional 12" galvanized steel pilings in order to permanently secure the breakwater along its 150' length.

The first step of our project would be to remove the existing old dock. Concurrently, we would drive three galvanized steel pilings at specific locations that correspond with the galvanized pile hoop connections on the breakwater. The attached Breakwater Cross-section View provides detail on proposed piling spacing, as well as the distance of the breakwater to the bottom at a zero tide. The work to remove the old dock and drive the pilings should take approximately two days.

Our project planning has avoided any discharge of fill material into marine waters by choosing pilings. We have also avoided placing the breakwater in a location that would have any adverse effects to the benthic substrate. This project has also been designed to the minimum size necessary in order to meet the project purpose. All in water work will be done outside of the critical herring spawn time. Additionally, we have included the use of an existing piling in order to minimize unavoidable impacts.

Attachments:

- Written Project Description
- Statement Detailing Qualifications for Non-competitive Lease
- Vicinity Map
- Breakwater Plan View
- Breakwater Design
- Breakwater Cross-Section View

Statement Detailing Qualifications for Non-Competitive Lease

According to AS 38.05.075 c)

Kevin and Tina McNamee, owners of the land that fronts the state tideland, should be granted a preference right to a lease for the tideland without competitive bidding.

The director should determine that the noncompetitive lease of the tideland is necessary under the rule AS 38.05.075.c.1 because the McNamees have owned and operated a recreational sportfishing lodge since the summer of 2000. Their business has been dependent upon the use of the dock which is located on city owned tidelands upland from the state tidelands. This dock provides mooring for five of their vessels and allows for the onloading and offloading of passengers that stay at the facility located on the land fronting the same tidelands. The McNamee's business, IslandView Resort & Charters is dependent upon providing water transportation of guided sportfishing services to their passengers. This business has been utilizing their private dock which sits on leased city tidelands adjacent to the state tidelands.

- (1) The lease of state tideland is necessary to protect the dock, vessels and passengers which are dependent on water transportation of services to and from the upland city leased tidelands, and the owned land which fronts the state tideland.
- (2) The proposed use of the shoreland, tideland, or submerged land is compatible with the classification of the land and with any applicable land use plan adopted under AS [38.04.065](#) ;

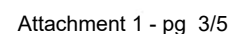
Under AS 38.04.065.2, The commissioner shall consider physical, economic, and social factors affecting the area: Physically, the upland owner is dependent upon the leasing of the state tidelands so that their dock can be protected from offshore winds and waves from boat traffic and/or storms. Economically, the tidelands which would be leased will provide continued economic benefit to the city of Sitka because the breakwater will protect a dock which is necessary to ensure continued safe moorage and passenger use for a business which contributes jobs and tax revenue. Socially, the uplands area is zoned commercial and is therefore compatible with its water dependent business.

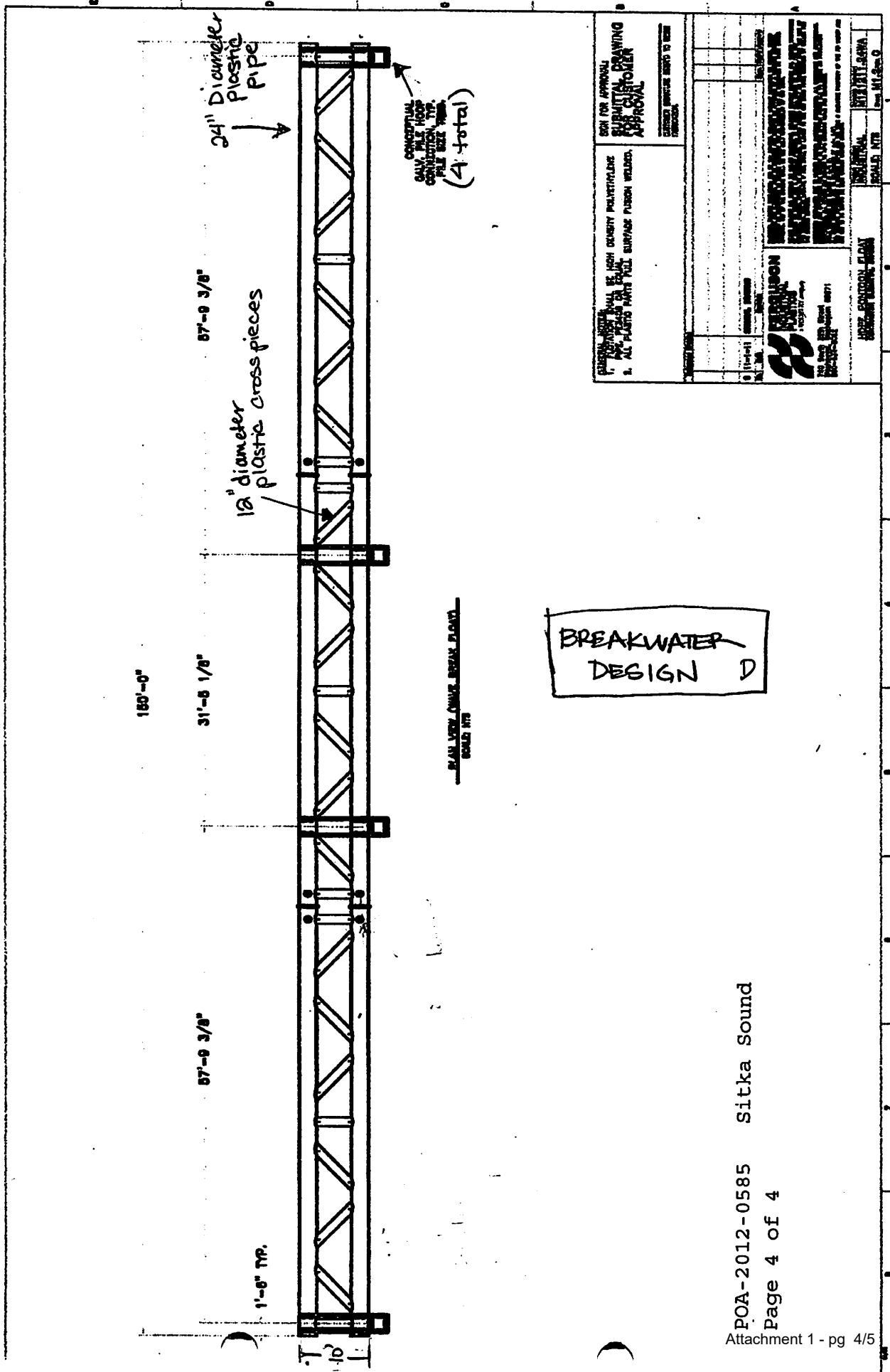
Under AS 38.04.065.3, the tidelands being applied for lease is not classified as a place of potential settlement, renewable and nonrenewable resource development, or critical environmental concern.

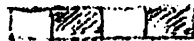
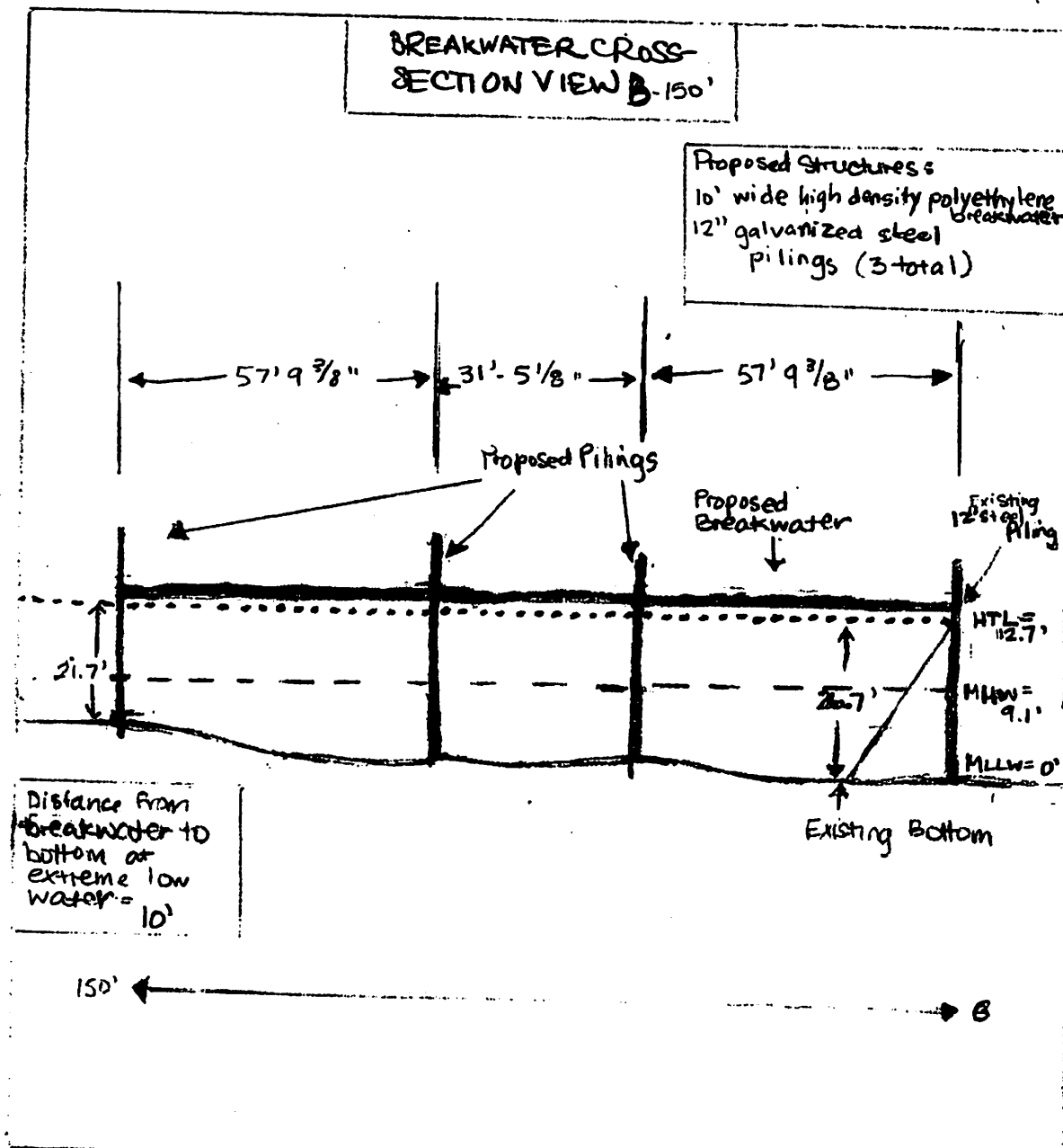
Under AS 38.04.065.(4-8) we are asking for the minimal area to lease which would be an appropriate use of the state tideland.

and

- (3) issuance of the lease to the shoreland, tideland, or submerged land will not interfere with prior existing rights to the leased land.







Scale: 1" = 30'

City, Borough, State: Sitka, Sitka, Alaska
 Direction to site:
 4401 Halibut Point Road

Applicant: Kevin McNamee
 File No.:
 Waterway: Sitka Sound
 Proposed activity: Breakwater/pilings
 Sec. T. R. M.
 Lat: 57.1127 Long: 135.3958
 Date: 6-26-2012