

AGENDA ITEM __. PUBLIC HEARINGS

__. Proposed Classification of Certain Borough Land, Pursuant to KPB Code of Ordinances, Chapter 17.10.080.

STAFF REPORT

PC Meeting February 4, 2019

KPB Land Management proposes to classify certain parcels of borough owned land.

Basis for Classification: Subject parcels are being considered for future disposal or lease. Classification provides guidance for the management of borough land. KPB land must be classified prior to disposal pursuant to KPB Code of Ordinances, Chapter 17.10.090.

Description of Borough Land Proposed for Classification					
Parcel ID No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
013-020-11	Nikiski Suneva Lake	NE¼SW¼ and SE¼NW¼ and S½NE¼NW¼ and NW¼NE¼NW¼ and W½NE¼NE¼NW¼ Section 22, T8N, R11W, Seward Meridian, Alaska	115.00	Rural	Rural District
013-020-12	Nikiski Suneva Lake	Government Lots 2 and 3, Section 22, T8N, R11W, Seward Meridian, Alaska	59.77	Rural	Rural District
017-130-14	North Kenai	SE¼SW¼SE¼, Section 23, T6N, R12W, Seward Meridian, Alaska, lying east of the North Kenai Road right-of-way	6.20	Commercial	Rural District
055-050-20	Ciechanski	Lot 4, Block 3, Ravenwood Subdivision Addition No. 1 as shown on Plat No. 72-10	0.46	Residential	Rural District
055-050-22	Ciechanski	Lot 5A, Block 3, Ravenwood Subdivision Addition No. 3 as shown on Plat No. 81-42	0.46	Residential	Rural District
055-050-23	Ciechanski	Lot 4A, Block 3, Ravenwood Subdivision Addition No. 3 as shown on Plat No. 81-42	0.46	Residential	Rural District
Portion of 055-072-13 (East 80 Ac.)	Kalifornsky	S½NW¼ Section 25, T5N, R11W, Seward Meridian, Alaska	80	Rural	Rural District
Portion of 055-072-13 (North 80 Ac.)	Kalifornsky	N½NE¼ Section 26, T5N, R11W, Seward Meridian, Alaska	80	Rural	Rural District
055-074-01	Kalifornsky	NW¼, Section 27, T5N, R11W, Seward Meridian, Alaska	160.00	Rural	Rural District
059-302-07	Soldotna	Tract 3, Memorial Park Subdivision as shown on Plat No. 2011-11, Kenai Recording District	19.27	Residential	Institutional District- Application Filed to Rezone as Multi-family Residential District
131-170-04	Tote Road	NE¼NW¼, Section 27, T4N, R11W, Seward Meridian, Alaska	40.00	Rural	Rural District
169-131-25	Anchor Point	S½ and S½NW¼, Section 15, T5S, R15W, Seward Meridian, Alaska	400.00	Residential	Rural District
173-021-15	Diamond Ridge	NE¼SW¼, Section 9, T6S, R14W, Seward Meridian, excluding the Sterling Highway right-of-way	38.50	Residential & Preservation	Rural District
173-022-22	Diamond Ridge	NW¼NE¼, Section 4, T6S, R14W, Seward Meridian, Alaska	40.00	Residential & Recreational	Rural District
173-022-23	Diamond Ridge	NE¼NE¼, Section 4, T6S, R14W, Seward Meridian, Alaska	40.00	Residential & Recreational	Rural District

173-022-24	Diamond Ridge	SE¼NE¼, Section 4, T6S, R14W, Seward Meridian, Alaska	40.00	Residential & Recreational	Rural District
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Public Notice: Public notice was published in the Peninsula Clarion Newspaper and in the Homer News. Public notice is sent to all land owners and/or leaseholders within a one-half mile radius of the land proposed to be classified, applicable agencies, and interested parties. The notice consists of a cover letter, map, and list of land classification definitions. Written public comments were requested to be returned by 5:00 p.m., January 14, 2019.

Description of Borough Land Proposed for Classification					
Parcel ID No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
013-020-11	Nikiski Suneva Lake	NE¼SW¼ and SE¼NW¼ and S½NE¼NW¼ and NW¼NE¼NW¼ and W½NE¼NE¼NW¼ Section 22, T8N, R11W, Seward Meridian, Alaska	115.00	Rural	Rural District
Classification Definition: Rural means lands which are located in a remote area. This classification will have no restrictions.					
Zoning: Land use in the Rural District shall be unrestricted except as otherwise provided in KPB Title 21.					

Overview: Large acreage parcel lying adjacent to Suneva Lake located in the Nikiski area near Mile Post 32 of the Kenai Spur Highway. Topography is rolling terrain. This parcel will be managed in combination with Parcel 013-020-12.

Findings of Fact:

- Property Status: The Borough received title by State patent. This parcel is not classified (undesigned).
- Zoning: Rural District pursuant to KPB 21.04.010(B).
- Surrounding Land Use: No comprehensive land use plan has been developed for this area. Surrounding land use includes residential and undeveloped land. Borough land to the east was classified as Residential with an overlay of Resource Management per KPB Resolution 2001-056. Suneva Lake is in close proximity to the west.
- Surrounding Land Ownership: Surrounding land ownership includes private and borough owned land.
- Topography: Subject parcel is mostly rolling terrain and wooded with spruce, birch, and cottonwood.
- Special Features: This parcel is crossed by a foot trail.

7. Soil:

57% of this parcel is classified as “Soldotna Silt Loam”, 15 to 25 percent slopes, well-drained with a depth to water table at more than 80 inches, very limited for a dwelling site and very limited for septic tank absorption, based on slope and filtering capacity.

28% of this parcel is classified as “Soldotna Silt Loam”, 8 to 15 percent slopes well-drained with a depth to water table at more than 80 inches, very limited for a dwelling site and very limited for septic tank absorption, based on filtering capacity.

14% of this parcel is classified as “Starichkof-Spenard Complex, undulating”, very poorly drained with a depth to water table of 0 to 10 inches, very limited for a dwelling site and very limited for septic tank absorption, based on slow water movement.

1% of this parcel is comprised of various other soil types.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Version 15, Sept. 19, 2017

(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).

- Access: This parcel is subject to the reservation of a 50 foot wide lineal perpetual public easement along the line of the ordinary high water mark of Suneva Lake. Access to this parcel can be gained from a 50-foot wide section-line easement that runs along the north boundary of this parcel. The section-line easement contains an improved road

called Sockeye Avenue, but is not maintained by the borough. The northerly extension of Wanda Drive turns into a trail that eventually crosses borough land. This trail provides a connective loop around Suneva Lake and should be reserved for public use prior to sale. Such reservation is supported by Goal 5.3, Objective 3, Implementation Action A of the Kenai Peninsula Borough Comprehensive Plan (2005) which states: "When classifying or conveying borough land, make a determination of whether reservation of easements is required of access." It may be practical to create an additional access route from Kishka Street to the southern half of the parcel.

9. Utilities: Electric service is available along the north end.
10. Public Comment: As of the writing of this report no written comment was received. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.
11. Department / Agency Comments: Comments were received from the Alaska Department of Fish and Game (attached). As of the writing of this report other agencies responded with either no comment / no objection or had no response.

Analysis:

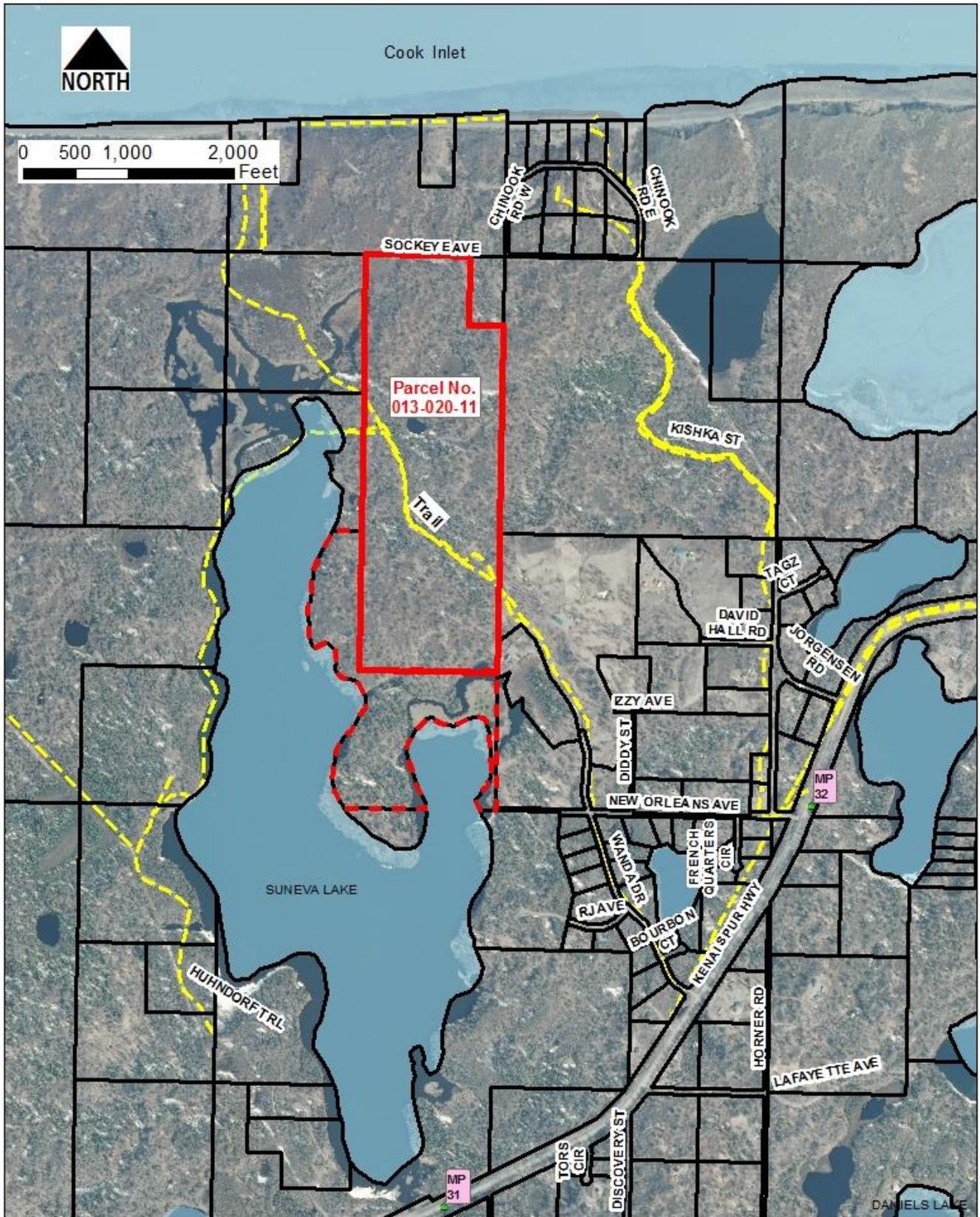
The topography, availability of electric service, and access from an improved section-line easement allows this parcel to have potential for economic development. Use of an engineered septic absorption system may be needed to overcome some soil limitations. A rural classification is suitable as this parcel is located in a remote area. Classifying subject parcel as rural is supported by Goal 3.1, Objective 1, Implementation Action E of the Kenai Peninsula Borough Comprehensive Plan (2005) which states: "Inventory and classify borough lands suitable for economic development."

Conclusions:

A rural classification is compatible with previous classified borough lands in this area. A rural classification is compatible with the surrounding area.

Recommendation:

Based on the findings of fact, analysis, and conclusions a Rural classification is recommended.



Vicinity Map

Description of Borough Land Proposed for Classification					
Parcel ID No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
013-020-12	Nikiski Suneva Lake	Government Lots 2 and 3, Section 22, T8N, R11W, Seward Meridian, Alaska	59.77	Rural	Rural District
Classification Definition: Rural means lands which are located in a remote area. This classification will have no restrictions.					
Zoning: Land use in the Rural District shall be unrestricted except as otherwise provided in KPB Title 21.					

Overview: Large acreage parcel with approximately one mile of lake shore frontage (Suneva Lake) located in the Nikiski area near Mile Post 32 of the Kenai Spur Highway. Topography is rolling terrain. This parcel will be managed in combination with Parcel 013-020-11.

Findings of Fact:

1. Property Status: The Borough received title by State patent. This parcel is not classified (undesigned).
2. Zoning: Rural District pursuant to KPB 21.04.010(B).
3. Surrounding Land Use: No comprehensive land use plan has been developed for this area. Surrounding land use includes residential and undeveloped land. Borough land to the east was classified as Residential with an overlay of Resource Management per KPB Resolution 2001-056. Surrounding use includes single family housing. This parcel abuts Suneva Lake with approximately one mile of shoreline.
4. Surrounding Land Ownership: Surrounding land ownership includes private and borough owned land.
5. Topography: Subject parcel is mostly rolling terrain and wooded with mostly spruce.
6. Special Features: This parcel has approximately one mile of lake shoreline frontage (Suneva Lake).
7. Soil:
Soils on this parcel are predominately classified as "Soldotna Silt Loam", 15 to 25 percent slopes, well-drained with a depth to water table at more than 80 inches, very limited for a dwelling site and very limited for septic tank absorption, based on slope and filtering capacity.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Version 15, Sept. 19, 2017
(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).
8. Access: Access to this parcel would be through adjacent parcels, particularly 013-020-11, or via float plane. There is no constructed access to this parcel. This parcel is subject to a 50 foot wide public easement along the shoreline of Suneva Lake.
9. Utilities: There are no utility services to this parcel.
10. Public Comment: As of the writing of this report no written comment have been received. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.
11. Department / Agency Comments: Comments were received from the Alaska Department of Fish and Game (attached). As of the writing of this report other agencies responded with either no comment / no objection or had no response.

Analysis:

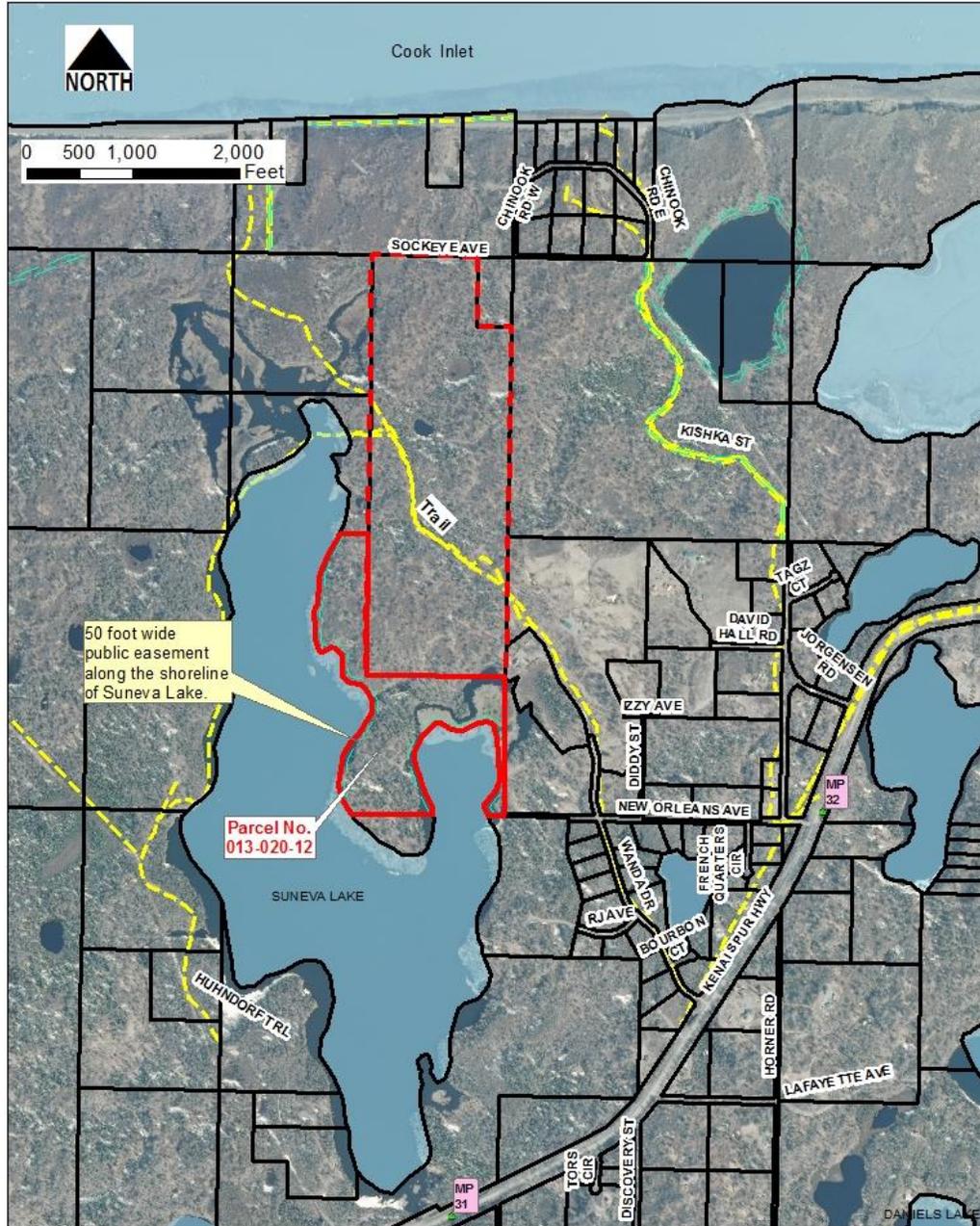
Because this parcel is located in a remote area and contains nearly one mile of lakeshore frontage it has the potential for a seasonal cabin site or recreational use. The use of this parcel would be greatly expanded by managing it in combination with land from adjacent parcel 013-020-11 and potentially creating an access route from Kishka Avenue. A rural classification is suitable for the features of this parcel. Classifying subject parcel as rural is supported by Goal 3.1, Objective 1, Implementation Action E of the Kenai Peninsula Borough Comprehensive Plan (2005) which states: "Inventory and classify borough lands suitable for economic development."

Conclusions:

A rural classification is appropriate for this parcel and is compatible with the surrounding area.

Recommendation:

Based on the findings of fact, analysis, and conclusions a rural classification is recommended.



Vicinity Map

Description of Borough Land Proposed for Classification					
Parcel ID No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
017-130-14	North Kenai	SE¼SW¼SE¼, Section 23, T6N, R12W, Seward Meridian, Alaska, lying east of the North Kenai Road right-of-way	6.20	Commercial	Rural District
Classification Definition: Commercial means lands suitable for development or location of service oriented facilities such as stores, offices, medical clinics, restaurants, lodges, vehicular service stations, hotels, and camper parks. Lands must be able to support on-site water and sewer systems or capable of receiving water and/or sewer service, near public utilities and be in proximity to residential areas.					
Zoning: Land use in the Rural District shall be unrestricted except as otherwise provided in KPB Title 21.					

Overview: Located near Mile Post 15 of the Kenai Spur Highway just outside Kenai city limits. This parcel has nearly 700ft. of highway frontage. Topography is relatively flat. Access can be gained from Borgen Avenue or the Kenai Spur Highway. Electric and gas utilities are available.

Findings of Fact:

1. Property Status: The Borough received title by State patent. This parcel is not classified (undesigned).
2. Zoning: Rural District pursuant to KPB 21.04.010(B).
3. Surrounding Land Use: No comprehensive land use plan has been developed for this area. Surrounding land use includes commercial, residential, and undeveloped land. Single family homes lie across the highway. A commercial business lies to the north (Air Liquide) and undeveloped land lies to the south.
4. Surrounding Land Ownership: Private land.
5. Topography: The topography is relatively flat and mostly forested with spruce and birch. Spruce bark beetle mitigation was conducted in 2001.
6. Soil:
 100%± of this parcel is classified as “Longmare Silt Loam”, 0 to 4 percent slopes, somewhat poorly drained with a depth to water table at about 20 to 30 inches, somewhat limited for dwellings or commercial buildings, and very limited for septic tank absorption, based on depth to saturated zone and slow percolation.

 Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Version 15, Sept. 19, 2017
 (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).
7. Access: Access can be gained from the Kenai Spur Highway or Borgen Avenue, a paved road maintained by the borough. A 50-foot wide section-line easement runs collinear with Borgen Avenue along the south boundary of this parcel.
8. Utilities: Electric and natural gas utilities are available.
9. Public Comment: As of the writing of this report no written comments have been received. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.
10. Department / Agency Comments: Comments were received from the Alaska Department of Fish and Game (attached). As of the writing of this report other agencies responded with either no comment / no objection or had no response.

Analysis:

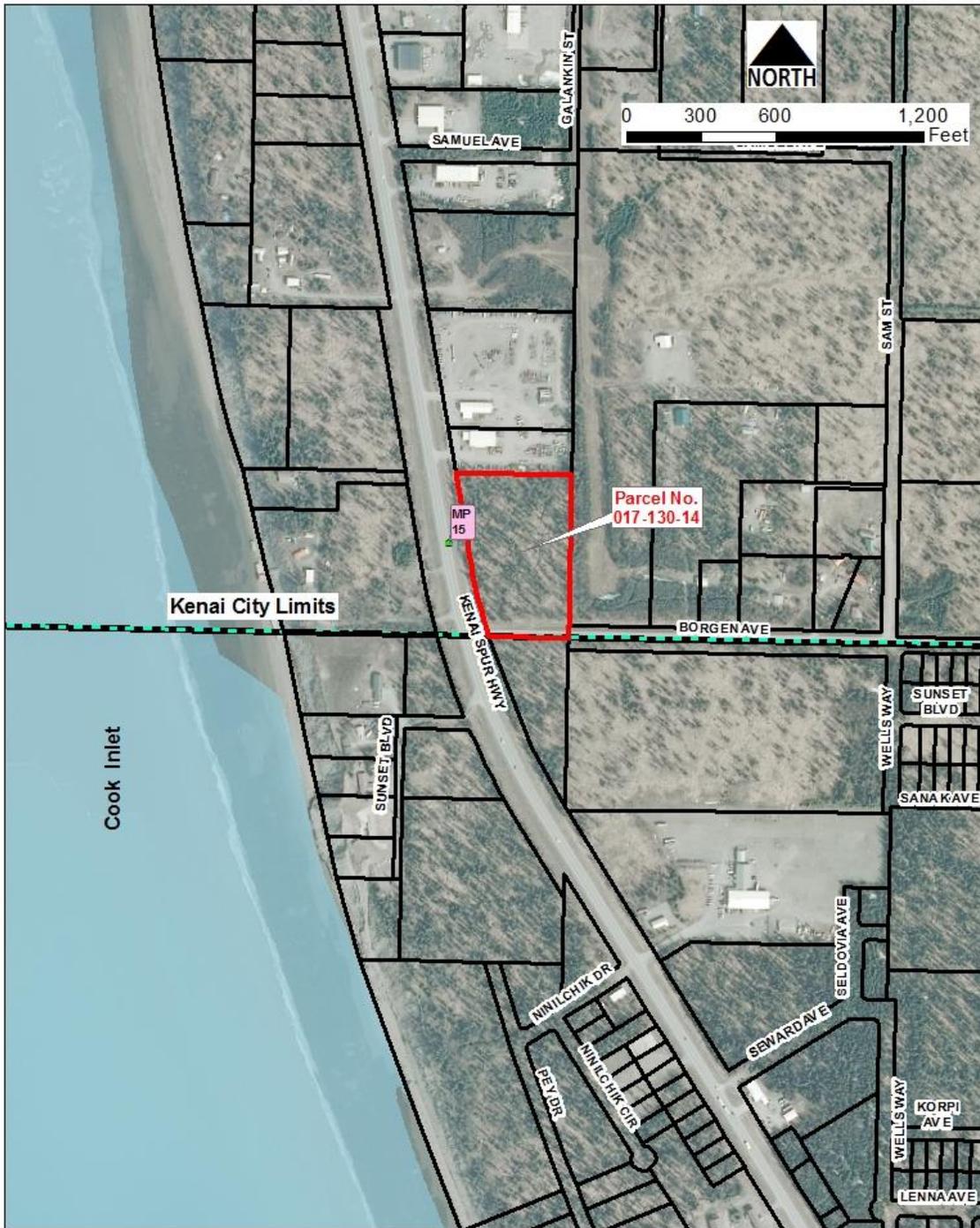
With a borough maintained road providing access to this parcel, favorable topography, and the availability of utilities, this parcel has potential for development. Use of an engineered septic absorption system may be necessary to overcome soil limitations. Classifying subject parcel as commercial is supported by Goal 3.1, Objective 1, Implementation Action E of the Kenai Peninsula Borough Comprehensive Plan (2005) which states: “Inventory and classify borough lands suitable for economic development.”

Conclusions:

This parcel is surplus to borough needs. A commercial classification is appropriate for this parcel and is compatible with the surrounding area.

Recommendation:

Based on the findings of fact, analysis, and conclusions a commercial classification is recommended.



Vicinity Map

Description of Borough Land Proposed for Classification					
Parcel ID No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
055-050-20	Ciechanski	Lot 4, Block 3, Ravenwood Subdivision Addition No. 1 as shown on Plat No. 72-10	0.46	Residential	Rural District
055-050-22	Ciechanski	Lot 5A, Block 3, Ravenwood Subdivision Addition No. 3 as shown on Plat No. 81-42	0.46	Residential	Rural District
055-050-23	Ciechanski	Lot 4A, Block 3, Ravenwood Subdivision Addition No. 3 as shown on Plat No. 81-42	0.46	Residential	Rural District
Classification Definition: Residential means lands suitable for development for single family or multifamily settlement of a permanent nature. Residential parcels may be located adjacent to existing communities or are determined to be necessary for future community development. Residential parcels must be able to support on-site water and sewer systems or capable of receiving water and/or sewer service, have legal access and feasible physical access, suitable terrain and appropriate with the given surrounding uses.					
Zoning: Land use in the Rural District shall be unrestricted except as otherwise provided in KPB Title 21.					

Overview: Located in the Ciechanski area, these three parcels are intended to be combined into a single 1.38 acre parcel having good soils that is situated within a mostly residential area with established road access and utilities.

Findings of Fact:

1. Property Status: The Borough received title by Clerk's Deed via the tax foreclosure process. This parcel is not classified (undesignated).
2. Zoning: Rural District pursuant to KPB 21.04.010(B).
3. Surrounding Land Use: No comprehensive land use plan has been developed for this area. Surrounding land use includes residential, commercial, and undeveloped land. Surrounding development includes single family homes and a commercial gravel pit to the south (Davis Block Co.).
4. Surrounding Land Ownership: Surrounding ownership is all private.
5. Topography: Subject land is generally level and treed with mostly spruce and birch.
6. Soil:
 100% of this land is classified as "Soldotna Silt Loam, Sandy Substratum, Undulating", 0 to 4% slopes, well drained with a depth to water table at more than 80 inches, not limited for dwellings without basements and very limited for septic tank absorption, based on filtering capacity.

 Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Version 15, Sept. 19, 2017
 (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).
7. Access: Access is gained from Pintail Avenue, a borough maintained road.
8. Utilities: Electric and gas utilities are available.
9. Public Comment: As of the writing of this report no written comment have been received. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.
10. Department / Agency Comments: Comments were received from the Alaska Department of Fish and Game (attached). As of the writing of this report other agencies responded with either no comment / no objection or had no response.

Analysis:

The soils, topography, availability of utilities, and access from Pintail Avenue allow this parcel to have potential for development. Use of an engineered septic absorption system may be necessary to overcome soil limitations.

Classifying subject parcel as residential is supported by Goal 3.1, Objective 1, Implementation Action E of the Kenai Peninsula Borough Comprehensive Plan (2005) which states: "Inventory and classify borough lands suitable for economic development."

Conclusions:

This parcel is surplus to borough needs. A Residential classification is appropriate for this parcel and is compatible with the surrounding area.

Recommendation:

Based on the findings of fact, analysis, and conclusions a Residential classification is recommended.



Vicinity Map

Description of Borough Land Proposed for Classification	
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Parcel ID No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
Portion of 055-072-13 (East 80 Ac.)	Kalifornsky	S½NW¼ Section 25, T5N, R11W, Seward Meridian, Alaska	80	Rural	Rural District
Portion of 055-072-13 (North 80 Ac.)	Kalifornsky	N½NE¼ Section 26, T5N, R11W, Seward Meridian, Alaska	80	Rural	Rural District
Classification Definition: Rural means lands which are located in a remote area. This classification will have no restrictions.					
Zoning: Land use in the Rural District shall be unrestricted except as otherwise provided in KPB Title 21.					

Overview: Located near the center of the Kalifornsky area these two 80 acre units are part of a 240 acre parcel recognizable as the land next to the Duck Inn. Topography is relatively flat. Access is gained from several sides. Electric and gas utilities are available. The area is known to have quality gravel resources.

Findings of Fact:

- Property Status: The Borough received title by Quitclaim Deed. This parcel is classified as Resource Management per KPB Resolution No. 2013-047. This parcel is encumbered by a pipeline easement, drainage easement and three road easements. Pursuant to ADL 21928 the State of Alaska classified this land as agriculture and approved a 55 year lease for such purposes. The lease was terminated in 2011.
- Zoning: Rural District pursuant to KPB 21.04.010(B).
- Surrounding Land Use: No comprehensive land use plan has been developed for this area. Surrounding land use includes residential, commercial, institutional, gravel pit, and undeveloped land.
- Surrounding Land Ownership: Includes private land.
- Topography: Subject parcel is generally level and forested with mostly spruce, birch, and aspen. Fuel reduction in the forested areas was conducted in 2012 which encompassed about 61 acres in the north 80.
- Special Features: A pipeline easement runs through the north 80. An access easement runs through the east 80 which is used for gravel hauling.
- Soil:
Soils are mapped primarily as “Soldotna Silt Loam, Sandy Substratum, Undulating”, welled drained with a depth to water table of more than 80 inches, not limited for dwellings, and very limited for septic tank absorption, based on seepage.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Version 15, Sept. 19, 2017
(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).

In 2018 soil test holes were dug to a depth of 12 feet. Test holes generally showed 3 to 4 feet of silty loam over well sorted grey sandy gravel (GP) generally 2-3” minus. The most eastern test hole encountered well sorted course sand at 9 feet. Records of test holes performed by Nelson & Associates are on file in the Land Management office. Adjacent gravel pits have excavated gravel down to 25 feet or more.
- Access: Access is gained from several right-of-ways including Ravenwood Street which runs along a section line easement and Poppy Ridge Road, a paved road maintained by the borough. Additionally a section line easement extends from the K-Beach Road at the intersection of Murwood Ave which runs along the north boundary of the north 80.
- Utilities: Gas, electric, and telephone utilities are available.
- Existing Classification: The 240 acre parcel was classified as Resource Management under Resolution 2013-047. Section 2 of the Resolution states:
That the management objectives for this land shall be to:
a) preserve the integrity of the parcel for future uses;

- b) consider the extension of public water and sewer to the property;
- c) use community level land use planning processes to guide future land use allocation recommendations; and
- d) when conditions warrant allocating the land to specific uses, reclassify the land with the process set forth in KPB 17.10.080.

11. Public Comment: As of the writing of this report two written comments were received (attached). Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.

12. Department / Agency Comments: Comments were received from the Alaska Department of Fish and Game (attached). As of the writing of this report other agencies responded with either no comment / no objection or had no response.

Analysis:

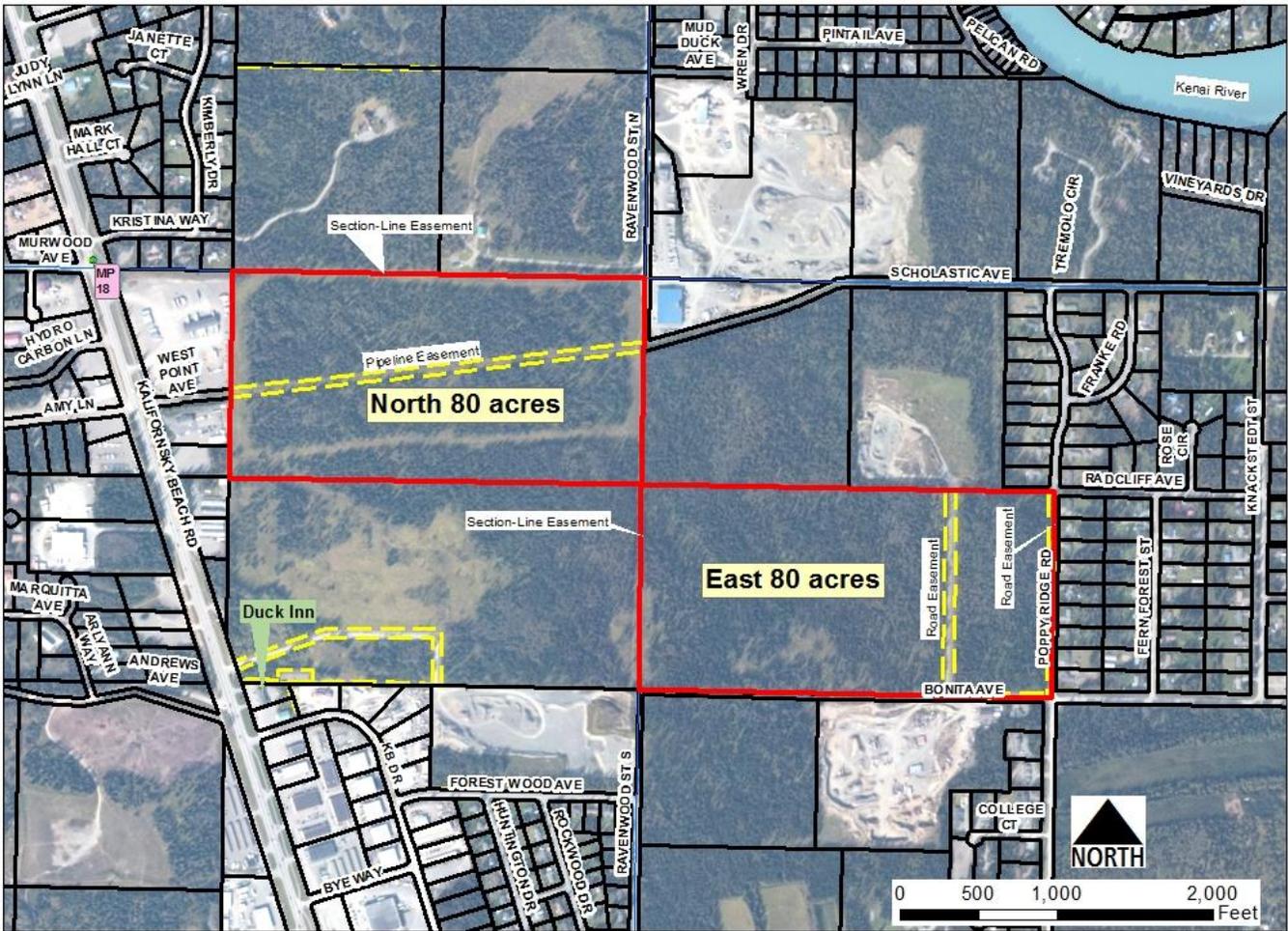
These two 80-acre portions of the 240-acre parcel are centrally located and readily accessible to the local community and business area. The soils are very high quality and are underlain with commercial quantities of gravel resources. The land has potential for a wide variety of uses. As suggested by Resolution 2013-047, the extension of water and sewer utilities to this area would maximize development potentials. Currently without water and sewer utilities, the gravel resources are likely the overall dominant value in the marketplace, followed by commercial development, residential development, or speculative holding. The soils have excellent agricultural potential, however such use is likely overshadowed by other market forces. The remaining 80 acre parcel should be retained by the borough for community center development to be guided by formal land use planning. Two separate nominations for sale of this property were received indicating residential development intent.

Conclusions:

A rural classification of these two 80-acre units would allow for the sale of the land, and the remaining 80-acres would be retained by the borough under the resource management classification for future planning.

Recommendation:

No recommendation is made at the time of this report.



Vicinity Map

Description of Borough Land Proposed for Classification					
Parcel ID No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
055-074-01	Kalifornsky	NW¼, Section 27, T5N, R11W, Seward Meridian, Alaska	160.00	Rural	Rural District
Classification Definition: Rural means lands which are located in a remote area. This classification will have no restrictions.					
Zoning: Land use in the Rural District shall be unrestricted except as otherwise provided in KPB Title 21.					

Overview: Located in the Kalifornsky area at the end of Murwood Avenue. Topography is relatively flat. Access is gained from several right-of-ways. Electric and gas utilities are available.

Findings of Fact:

- Property Status: The Borough received title by State patent. This parcel is not classified (undesignated).
- Zoning: Rural District pursuant to KPB 21.04.010(B).
- Surrounding Land Use: No comprehensive land use plan has been developed for this area. Surrounding land use includes residential, industrial, and undeveloped land. Surrounding development includes single family homes and a large gravel site to the west. The parcel to the south, known as the Poppy Lane Gravel Pit, was once identified by the ADEC as a contaminated site and its current status is noted as “cleanup complete”. According to the ADEC’s spill prevention and response report of 2016 this site has met all the requirements of the compliance order by consent (Compliance Order No. 92-86-23-01-151-01), entered into by the State of Alaska and Marathon and Union Oil

Companies.

4. Surrounding Land Ownership: Includes borough, state, private, and native corporation ownership.

5. Topography: Subject parcel is generally level and forested with mostly spruce and birch.

6. Special Features: a pipeline easement runs through the property.

7. Soil:

85%± of this parcel is classified as "Soldotna Silt Loam, Sandy, Substratum, Undulating", well drained with a depth to water table more than 80 inches, not limited for dwellings without basements and very limited for septic tank absorption, based on filtering capacity.

8%± of this parcel is "Nikolai Peat", 0 to 4 percent slopes, poorly drained with a depth to water table more than 80 inches, very limited for dwellings, and very limited for septic tank absorption based on depth to saturated zone.

6%± of this parcel is classified as "Longmare Silt Loam", 0 to 4 percent slopes, somewhat poorly drained with a depth to water table more than 80 inches, somewhat limited for dwellings without basements and very limited for septic tank absorption, based on depth to saturated zone.

1% of this land is comprised of other soil types.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Version 15, Sept. 19, 2017

(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).

In 2018 soil test holes were dug to a depth of 12 feet. Test holes generally showed 1 to 3.5 feet of silty loam over well sorted grey sandy gravel (GP) to grey clean sand. One test hole, corresponding to the Longmare Silt Loam soil map unit, encountered water at 6-feet. Records of test holes performed by Nelson & Associates are on file in the Land Management office.

8. Access: Murwood Avenue runs along the north boundary. The east boundary is accessed from Igloo Avenue and Miracle Avenue. Iditarod Street along the east boundary is only partially constructed. There is no direct access along the south boundary, except for a resource access road shown as Hardy St. A 50-foot wide section-line easement runs along the north and west boundary of this parcel.

9. Utilities: Electric and gas are available in the area.

10. Public Comment: As of the writing of this report eleven written comments have been received (attached). Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.

11. Department / Agency Comments: Comments were received from the Alaska Department of Fish and Game (attached). As of the writing of this report other agencies responded with either no comment / no objection or had no response.

Analysis:

This parcel contains soils that are high quality and are underlain with commercial quantities of sand and gravel resources. The land has potential for a variety of uses. Residential uses are prevalent in the area. The soils have excellent agricultural potential, however such use is likely overshadowed by other market forces. With favorable topography, several borough maintained roads providing access, utilities available, and soil conditions favorable for dwellings, this parcel has potential for development. Use of an engineered septic absorption system may be necessary to overcome soil limitations. Two separate nominations for sale of this property were received indicating residential development intent.

Conclusions:

A rural classification would allow for the sale of the land.

Recommendation:

No recommendation is made at the time of this report.

Description of Borough Land Proposed for Classification					
Parcel ID No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
059-302-07	Soldotna	Tract 3, Memorial Park Subdivision as shown on Plat No. 2011-11, Kenai Recording District	19.27	Residential	Institutional District- Application Filed to Rezone as Multi-family Residential District
Classification definition: "Residential" means lands suitable for development for single family or multifamily settlement of a permanent nature. Residential parcels may be located adjacent to existing communities or are determined to be necessary for future community development. Residential parcels must be able to support on-site water and sewer systems or capable of receiving water and/or sewer service, have legal access and feasible physical access, suitable terrain and appropriate with the given surrounding uses.					

Overview: Located within the City of Soldotna this parcel lies between Redoubt Elementary School and the Soldotna Community Memorial Park Cemetery. Utilities are available and access is gained from Redoubt Avenue. An application has been made to the City of Soldotna to rezone this parcel to multifamily residential has been made concurrent with this proposed classification action.

Findings of Fact:

1. Property Status: The Borough received title by State patent. This parcel is encumbered by a public trial easement. This parcel was classified as "Public Use Lands" per KPB Resolution 67-16 and then was subsequently conformed to a Government classification to be compatible with city zoning. A Government classification means lands that may be or are required for use by a federal, state or local governmental entity. Such uses include existing and future school sites; sites for service area facilities; or, any governmental use determined to be beneficial to the public.

2. Zoning: City of Soldotna.

Rezoning application: An application to rezone this parcel to multifamily residential has been made concurrent with this proposal to classify the parcel as residential.

Zoning Existing: The intent of the Institutional District (INS) is to provide an area in which government and tax exempt institutions can offer social and cultural amenities to the citizens of the community. Principal uses for such zoning include cemeteries, churches, community residences for the handicapped and emergency shelters, day care centers, museums and art galleries, offices for public service, parks and schools.

Zoning Proposed: The intent of the Multi-Family Residential District (MF) is to provide for stable residential development for a range of housing densities and other uses which are both compatible with the residential character and provide for areas of transition between commercial and industrial land uses and lower density residential uses. Principal uses for such zoning include community residences, day care centers, dwellings, lodging, parks and day-use playgrounds, and schools.

3. Surrounding Land Use: Surrounding land use is guided by city zoning, including Institutional, Single-Family Residential, and Multi-Family Residential. Surrounding land uses include single-family homes, multi-family residential, a cemetery, and an elementary school. A public use trail (Unity Trail) runs along the east boundary. A portion of Redoubt Elementary School's staff parking lot extend into the southeast corner of the parcel.

4. Surrounding Land Ownership: Includes private, city, and borough land.

5. Topography: Subject parcel is generally level and forested with mostly spruce and birch.

6. Soil:

74%± of this parcel is classified as "Kichantna Silt Loam", 0 to 8 percent slopes, well drained with a depth to water table more than 80 inches, not limited for dwellings without basements and very limited for septic tank absorption, based on filtering capacity and seepage.

25%± of this parcel is classified as Soldotna Silt Loam, Sandy Substratum, Undulating", 0 to 4% slopes, well drained with a depth to water table at more than 80 inches, not limited for dwellings without basements and very limited for

septic tank absorption, based on seepage.

1%± of this parcel is classified as “Urban Land” with soil properties and qualities not specified.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Version 15, Sept. 19, 2017

(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).

In 2018 soil test holes were dug to a depth of 12 feet. Test holes generally showed 1.5 feet of silty loam over well sorted grey sandy gravel (GP) 2” -3” minus. No ground water was encountered water. Records of test holes performed by Nelson & Associates are on file in the Land Management office.

7. Access: Access to this parcel is gained from W. Redoubt Avenue, a paved street maintained by the city. A 50-foot wide section-line easement runs collinear with W. Redoubt Avenue along the south boundary of this parcel. A 25-foot wide public trail easement run along the easterly boundary of this parcel.
8. Utilities: Electric, gas, and telephone utilities are available.
9. Public Comment: As of the writing of this report seven written comment have been received (attached). Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.
10. Department / Agency Comments: Comments were received from the Alaska Department of Fish and Game (attached). As of the writing of this report other agencies responded with either no comment / no objection or had no response.

Analysis:

This parcel has been classified for public use since 1967 and zoned institutional since the city first adopted zoning. The parcel’s location, good soils, and proximity to streets and utilities lend it to many different potential uses or developments. The borough does not have any particular public use management plan for the parcel. It appears to be surplus to borough needs. The Redoubt Elementary School staff parking lot and public use trail (Unity Trail) should be accounted for and retained in borough ownership. A rezoning to Multi-Family Residential would allow for the many uses of the parcel in compliment with surrounding uses. While a significant gravel resource exists in this location, the city’s plan does not contemplate material extraction in the area and it is not likely to be rezoned or permitted for extractive uses. The gravel resources on this site would however provide an excellent foundation for development of structures.

Based on a preliminary evaluation of residential use factors, it appears that the parcel could host between 15 and 60 residential lots, depending on lot size, density, provision for greenspaces, and overall design approach. Residential street connectivity opportunities exist from the intersections along Redoubt Avenue of Rose Garland St, and/or Amaryllis St, with the City Cemetery, and/or Riverwatch Dr. Opportunity for a pedestrian trail connection from the Unity Trail to the City Cemetery also exists. If the property were to be sold, particular design choices would belong to the new owner, subject to provisions for land use development within the city.

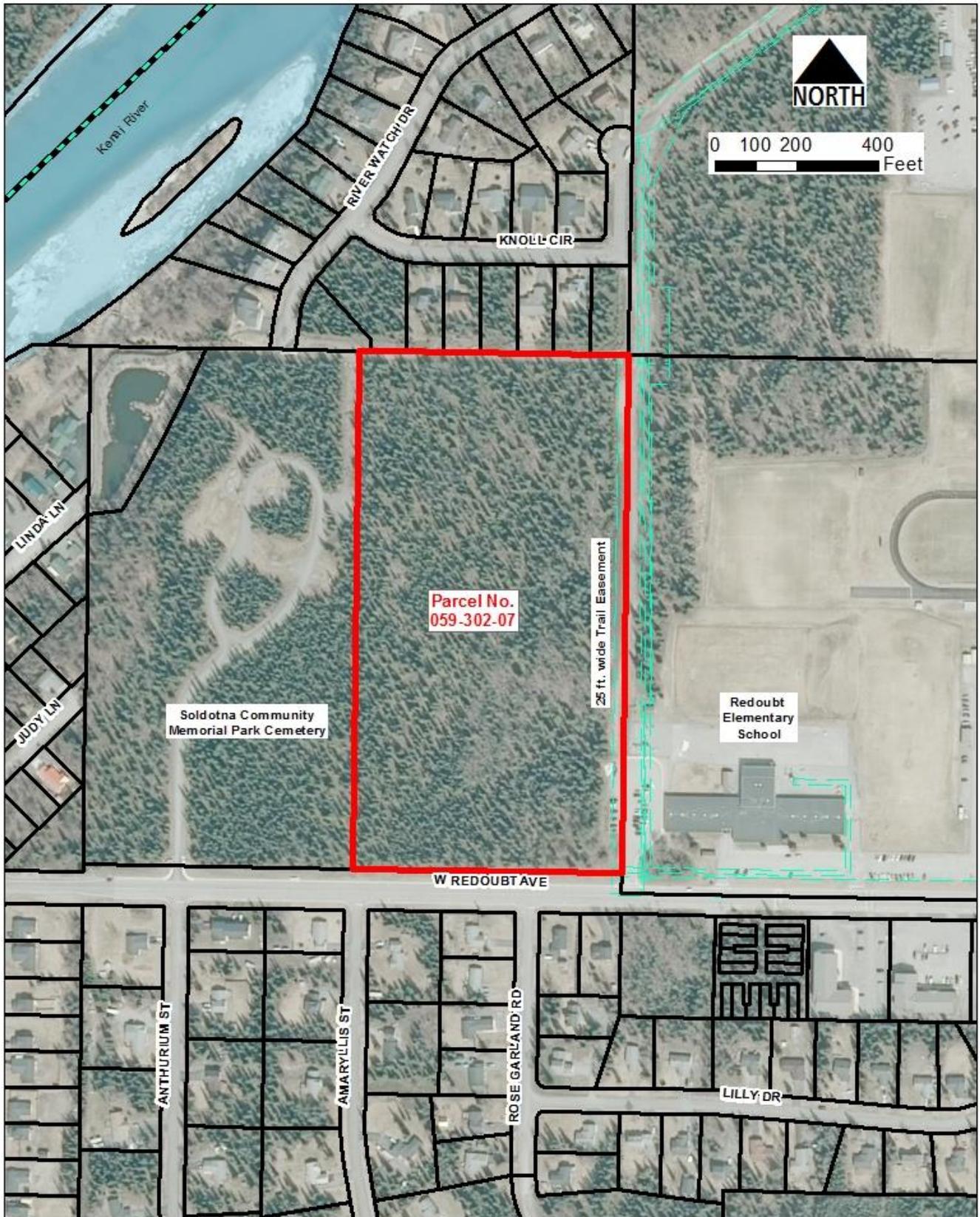
Two separate nominations for sale of this property were received indicating residential development intent.

Conclusions:

Provided that this property is deemed surplus to borough needs and that the Redoubt Elementary School staff parking lot and Unity Trail are accounted for, a residential classification is appropriate for this parcel and is compatible with the surrounding area. A residential classification would be further subject to the City of Soldotna rezoning the parcel to a residential zone.

Recommendation:

Based on the findings of fact, analysis, and conclusions a Residential classification is recommended.



Vicinity Map

Description of Borough Land Proposed for Classification					
Parcel ID No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
131-170-04	Tote Road	NE¼NW¼, Section 27, T4N, R11W, Seward Meridian, Alaska	40.00	Rural	Rural District
Classification Definition: Rural means lands which are located in a remote area. This classification will have no restrictions.					
Zoning: Land use in the Rural District shall be unrestricted except as otherwise provided in KPB Title 21.					

Overview: Located in the Tote Road area, this parcel has road access, utilities available, and its topography has a moderate slope.

Findings of Fact:

1. Property Status: The Borough received title by State patent. This parcel is not classified (undesigned).
2. Zoning: Rural District pursuant to KPB 21.04.010(B).
3. Surrounding Land Use: No comprehensive land use plan has been developed for this area. Surrounding land use includes residential and undeveloped land. Surrounding development includes single-family homes.
4. Surrounding Land Ownership: Includes private and native land.
5. Topography: The west half of this parcel slopes downward from west to east at a moderate grade of about 10%. The east half of this parcel is “Kettle” wetland (peatlands) and includes Jennifer Lake.

Source Data: Wetland Classification and Mapping of the Kenai Lowland, Alaska (M. Gracz).

6. Soil:

50%± (east half) of this parcel is classified as “Starichkof Peat”, 0 to 4 percent slopes, very poorly drained with a depth to water table about 0 to 10 inches, very limited for dwellings without basements and very limited for septic tank absorption, based on ponding, depth to saturated zone, subsidence, and slow water movement.

11% of this parcel is classified as “Water, Fresh”

35%± of this parcel is classified as “Soldotna Silt Loam, Sandy, Substratum”, 4 to 8% slopes, well drained with a depth to water table more than 80 inches, not limited for dwellings without basements and very limited for septic tank absorption, based on filtering capacity. This soil type has a Land Capability Classification of 3, which is an agricultural soil of local importance.

4%± of this parcel is classified as “Island Silt Loam, 4 to 8 percent slopes, well drained with a depth to water table more than 80 inches, not limited for dwellings without basements and very limited for septic tank absorption, based on seepage and slow water movement. This soil type has a Land Capability Classification of 3, which is an agricultural soil of local importance.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Version 15, Sept. 19, 2017

(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).

7. Access: Access is gained from Covenants Circle, a gravel road, and from a 50-foot wide section-line easement that runs along the north boundary of this parcel.
8. Utilities: Electric and gas are available.
9. Public Comment: As of the writing of this report one written comment was received (attached). Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.

Description of Borough Land Proposed for Classification					
Parcel ID No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
169-131-25	Anchor Point	S½ and S½NW¼, Section 15, T5S, R15W, Seward Meridian, Alaska	400.00	Residential	Rural District
Classification Definition: Residential means lands suitable for development for single family or multifamily settlement of a permanent nature. Residential parcels may be located adjacent to existing communities or are determined to be necessary for future community development. Residential parcels must be able to support on-site water and sewer systems or capable of receiving water and/or sewer service, have legal access and feasible physical access, suitable terrain and appropriate with the given surrounding uses.					
Zoning: Land use in the Rural District shall be unrestricted except as otherwise provided in KPB Title 21.					

Overview: Located in the Anchor Point area. Neither utility or road access to this parcel have been developed. An adjacent landowner is seeking to develop access across this parcel, which could contribute to a future residential use.

Findings of Fact:

- Property Status: The Borough received title by State patent. This parcel is not classified (undesigned). In 2003 tree seedlings were planted as a provenance trial known as the “Vanseventer Lakes Replant”. Tree plots are to be maintained for continued growth monitoring.
- Zoning: Rural District pursuant to KPB 21.04.010(B).
- Surrounding Land Use: No comprehensive land use plan has been developed for this area. Surrounding land use includes residential and undeveloped land. Surrounding development includes single-family homes. State land that borders subject parcel on the west is classified by the State as “Settlement” and State that that borders subject parcel on the south and east is classified by the State as “Resource Management-High Value”.
- Surrounding Land Ownership: Includes private and state land.
- Topography: This parcel has rolling terrain across its upland soils and is intermixed with terraced wetlands. A small unnamed stream runs out of the parcel to the west.
- Soil:

48.5%± of this parcel is classified as “Redoubt Silt Loams, Moderately Steep and Gently Sloping”, 11 to 20 percent slopes, well drained with a depth to water table more than 80 inches, very limited for dwellings without basements and very limited for septic tank absorption, based on slope, slow water movement, ponding, depth to saturated zone, and subsidence.

38.6%± of this parcel is classified as “Starichkof and Doroshin Soils”, 0 to 4% slopes, very poorly drained with a depth to water table about 0 to 10 inches, very limited for dwellings without basements and very limited for septic tank absorption, based on ponding, depth to saturated zone, subsidence, and slow water movement.

8.1%± of this parcel is classified as “Qutal Silt Laom”, 4 to 8 percent slopes, somewhat poorly drained with a depth to water table about 20 to 30 inches, somewhat limited for dwellings without basements and very limited for septic tank absorption, based on depth to saturated zone, seepage, and slow water movement.

4%± of this parcel is classified as “Chunilna Mucky Silt Loam”, 4 to 8 percent slopes, very poorly drained with a depth to water table about 0 to 18 inches, very limited for dwellings without basements and very limited for septic tank absorption, based on depth to saturated zone and slow water movement.

0.8% of this parcel is classified as “Water, Fresh”

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Version 15, Sept. 19, 2017
(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).
- Access: 50-foot wide section-line easements run along the south, west, and east boundaries but are undeveloped and may not provide practical access due to topography constraints. Van Seventer Avenue also abuts this parcel but may not provide practical access due to topography constraints. Previous logging activity left some road footprints

that tie upland areas together. An adjacent landowner is proposing to build a resource road through this parcel which could contribute to future residential planning and uses of the parcel.

8. Utilities: Utilities have not been extended to this parcel.
9. Public Comment: As of the writing of this report four written comments have been received (attached). Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.
10. Department / Agency Comments: Comments were received from the Alaska Department of Fish and Game (attached). As of the writing of this report other agencies responded with either no comment / no objection or had no response.
11. Anchor Point Advisory Planning Commission (APAPC) Review:
As part of a comprehensive planning effort the APAPC conducted several meetings from 2001 to 2003 and on January 11, 2003 the APAPC held a special public meeting and recommended a rural classification for subject parcel with future consideration for residential classification. At that time the recommendation from the KPB Planning Department concurred with a rural classification. The comprehensive planning effort was never formalized into a land use plan.

The APAPC held a meeting on January 2, 2019 and recommended a residential classification.

Analysis:

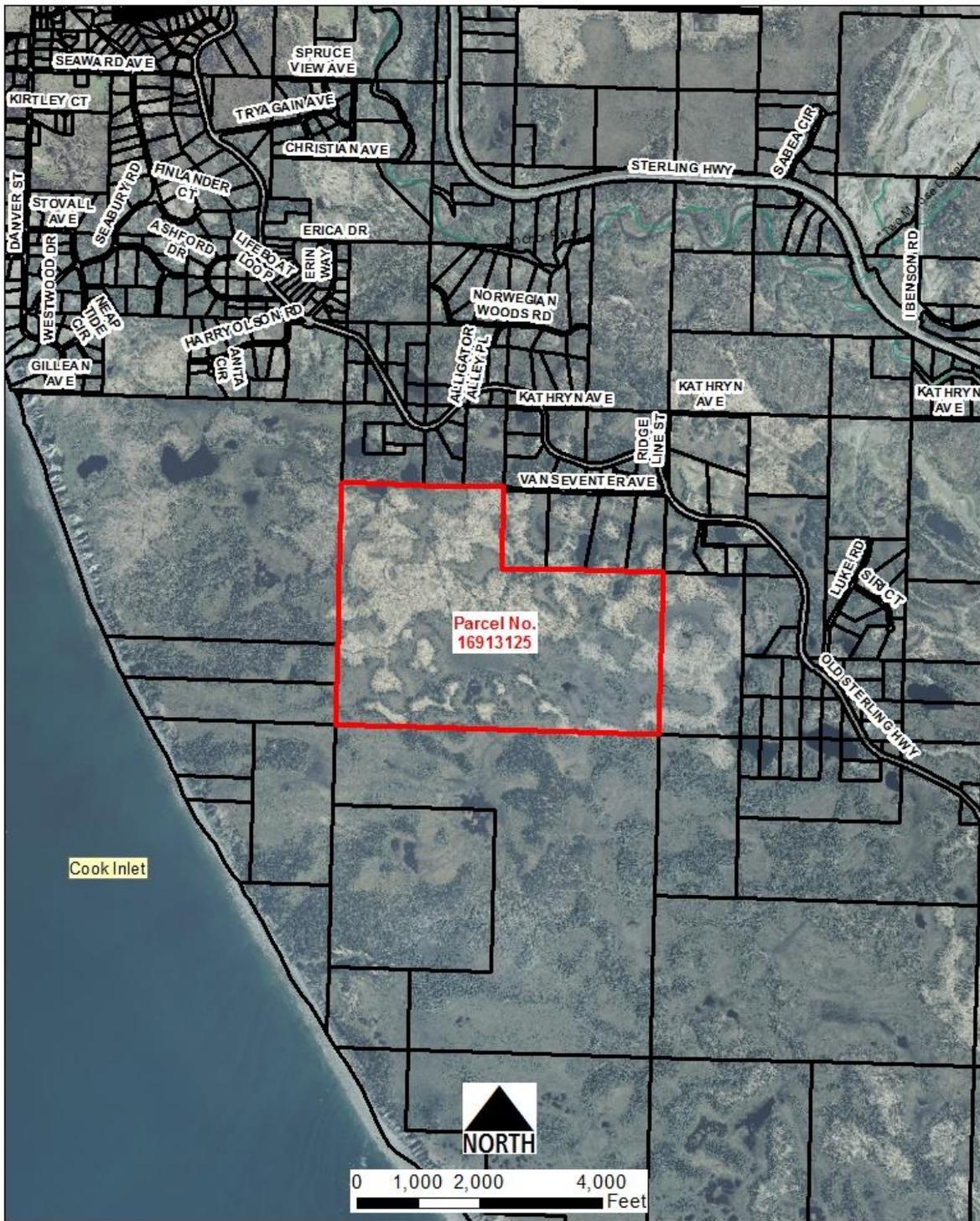
The topography, wetlands, and soil properties constrain land use designs to follow upland features. Based on the number of probable building sites that could be connected with an interior road layout a low density of large lots would be anticipated from a residential development, as is typical of the area. Use of an engineered septic absorption system may be needed to overcome some soil limitations. By working with the adjacent owner to permit the alignment of a road through the property, a more economical opportunity to use this parcel would result. It is noted that such access may not happen to create a legal right-of-way connection from the main roadway, the Old Sterling Highway. A Residential classification would provide a more detailed guidance for the most appropriate use of this land, than would a rural classification, such as was considered by the APC in 2003. Classifying subject parcel as Residential is supported by Goal 3.1, Objective 1, Implementation Action E of the Kenai Peninsula Borough Comprehensive Plan (2005) which states: "Inventory and classify borough lands suitable for economic development

Conclusions:

A Residential classification is appropriate for this parcel and is compatible with the surrounding area. Provenance trial tree plots will need to be maintained for continued monitoring.

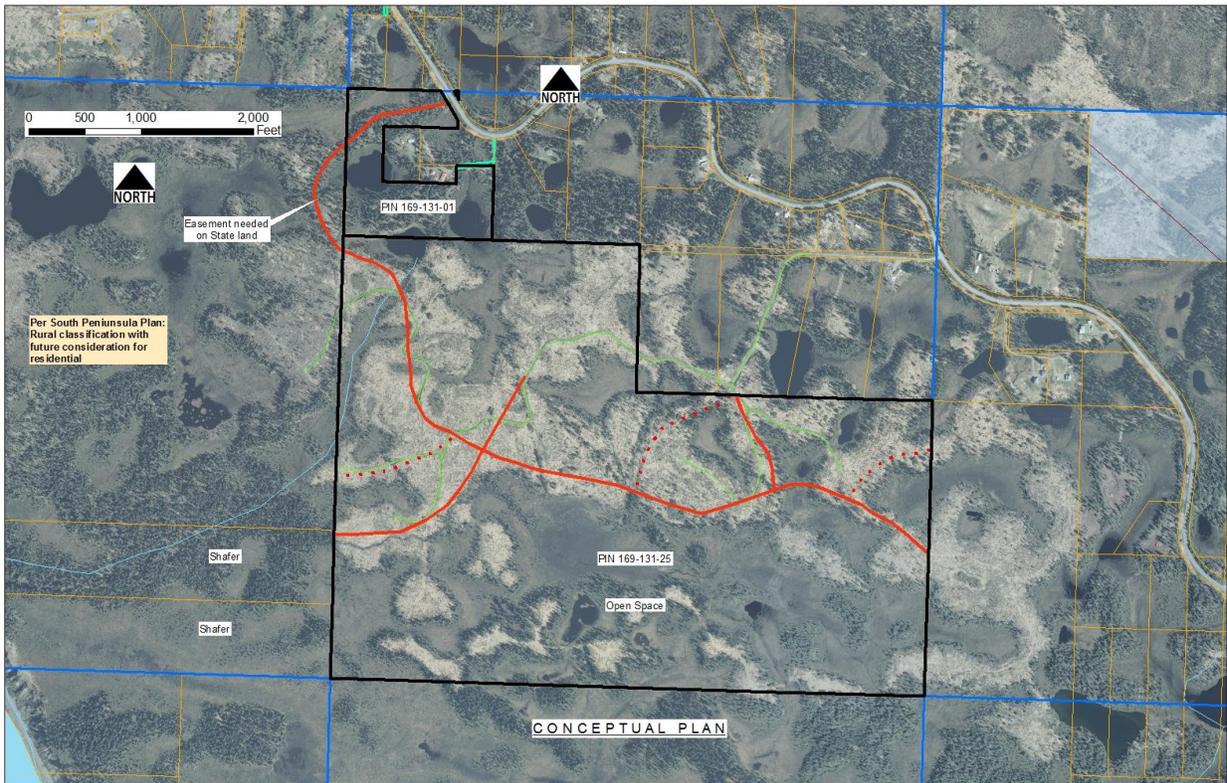
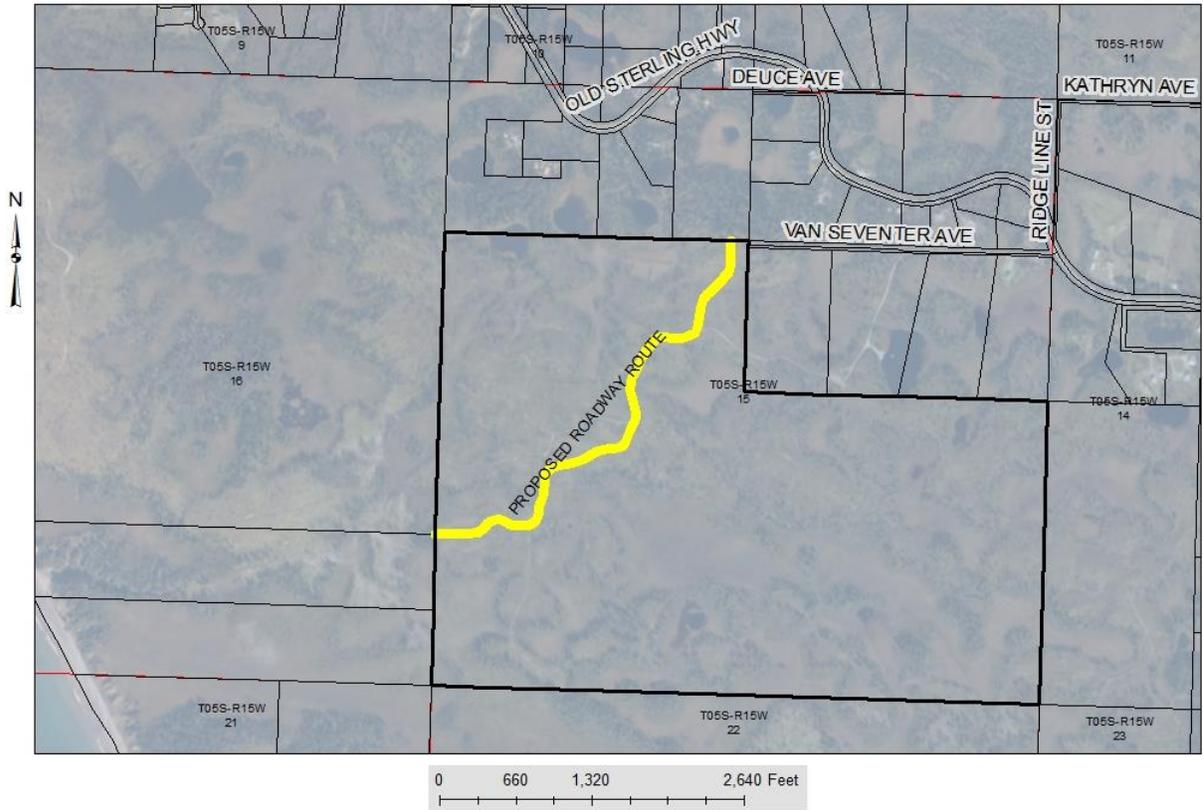
Recommendation:

Based on the findings of fact, analysis, and conclusions a Residential classification is recommended.



Vicinity Map

Proposed Roadway Across Parcel 169-131-25 Anchor Point, Alaska



Description of Borough Land Proposed for Classification					
Parcel ID No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
173-021-15	Diamond Ridge	NE¼SW¼, Section 9, T6S, R14W, Seward Meridian, excluding the Sterling Highway right-of-way	38.50	Residential and Preservation	Rural District
<p>Classification Definitions:</p> <p>Residential means lands suitable for development for single family or multifamily settlement of a permanent nature. Residential parcels may be located adjacent to existing communities or are determined to be necessary for future community development. Residential parcels must be able to support on-site water and sewer systems or capable of receiving water and/or sewer service, have legal access and feasible physical access, suitable terrain and appropriate with the given surrounding uses.</p> <p>Preservation means lands needed for stabilization or maintenance of natural features, historic value, known nesting areas of migratory birds or required to maintain the integrity of certain types of easements or as buffers, green belts, water sheds or other reservations to preserve natural resources and aesthetic qualities. Soils may be of such a nature as to not be usable for construction of buildings.</p> <p>Zoning: Land use in the Rural District shall be unrestricted except as otherwise provided in KPB Title 21.</p>					

Overview: Located in the Diamond Ridge area, access to this parcel can be gained from Delilah Drive. Electric service is available. Diamond Creek runs along the north part of the parcel, which ties into a popular coastal access trail.

Findings of Fact:

- Property Status: The Borough received title by State patent which is subject to a 50 foot wide lineal public easement along Diamond Creek that meanders through the northeast portion of this parcel. Currently this parcel is being managed for community fuel reduction through removal of beetle killed or infested and wind-thrown. This parcel is not classified (undesignated).
- Zoning: Rural District pursuant to KPB 21.04.010(B).
- Surrounding Land Use: No comprehensive land use plan has been developed for this area. Surrounding land use includes residential and undeveloped land. Surrounding development includes single-family homes.
- Surrounding Land Ownership: Includes private and state land.
- Topography: This parcel varies with gentle slopes toward the southern half to steep slopes toward the northern end. Diamond Creek meanders through the northeast portion of this parcel. The topography contains some wetlands with a mix of “discharge slope” and “riverine” along Diamond Creek. This parcel is mostly forested with spruce.
- Soil:

51.5%± of this parcel is classified as “Island Silt Loam, Forested”, 0 to 8 percent slopes, well drained with a depth to water table more than 80 inches, not limited for dwellings without basements and very limited for septic tank absorption, based on seepage bottom layer and slow water movement.

26.2%± of this parcel is classified as “Mutnala Silt Loam”, 25 to 45 percent slopes”, well drained with a depth to water table more than 80 inches, very limited for dwellings without basements based on slope and very limited for septic tank absorption, based on slope and slow water movement.

14.7%± of this parcel is classified as “Cohoe Silt Loam”, 8 to 15 percent slopes, well drained with a depth to water table more than 80 inches, somewhat limited for dwellings without basements based on slope and very limited for septic tank absorption, based on seepage bottom layer, slope, and slow water movement.

7.6%± of this parcel is classified as “Coal Creek Silt Loam”, 8 to 15 percent slopes, poorly drained with a depth to water table about 6 to 24 inches, very limited for dwellings without basements based on depth to saturated zone and very limited for septic tank absorption, based on depth to saturated zone, slow water movement, and slope.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Version 15, Sept. 19, 2017
 (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).

7. Access: Access to this parcel can be gained from the right-of-way of Delilah Drive. This right-of-way is currently unimproved. A public access easement exists between the highway and Diamond Creek within the northeast corner of subject parcel to serve property north of this parcel.
8. Utilities: Electric service is available. Access to gas service has not been developed.
9. Public Comment: As of the writing of this report one written comment was received (attached). Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.
10. Department / Agency Comments: Comments were received from the Alaska Department of Fish and Game (attached). As of the writing of this report other agencies responded with either no comment / no objection or had no response.
11. Kachemak Bay Advisory Planning Commission (KBAPC) Review:
As part of a comprehensive planning effort the KBAPC conducted several meetings from 2001 to 2003 and on December 16, 1999 the KBAPC held a public meeting and recommended a classification of residential/preservation/recreation with a minimum of 3 acre lots because of soils concerns for adequate on-site septic and in keeping with surrounding area. Residential should extend only on gently sloping terrain with the steeper slopes towards the creek at the north/northeast of property be retained for a greenbelt. Provide for pedestrian access through the parcel to the neighboring State lands and State trail. And on January 15, 2000 the KBAPC held a public meeting and recommended parcel [17302115] be classified as residential/preservation/recreation with a minimum of 3 acre lots because of soils concerns for adequate on-site septic and in keeping with surrounding area, but that residential extend only on gently sloping terrain with the steeper slopes towards the creek at the north/northeast of property be retained for a greenbelt. Provide for pedestrian access through the parcel to the neighboring State lands and State trail. Furthermore, the KBAPC moves the residential development in parcel [17302115] would be dependent on convincing evidence that there is adequate developable area and can be done without adversely impacting the recreation/preservation qualities of the remainder. At that time (2000) the KPB Planning Department's final recommendation was a residential classification with preservation classification on applicable northern portions of parcel to protect Diamond Creek and was supportive for the development of a subdivision plan for the southern portion of this parcel and allowing limited non-motorized recreational activities and develop a recreation and forest management plan for the northern portion of this parcel. The comprehensive planning effort was never formalized into a land use plan.

Analysis:

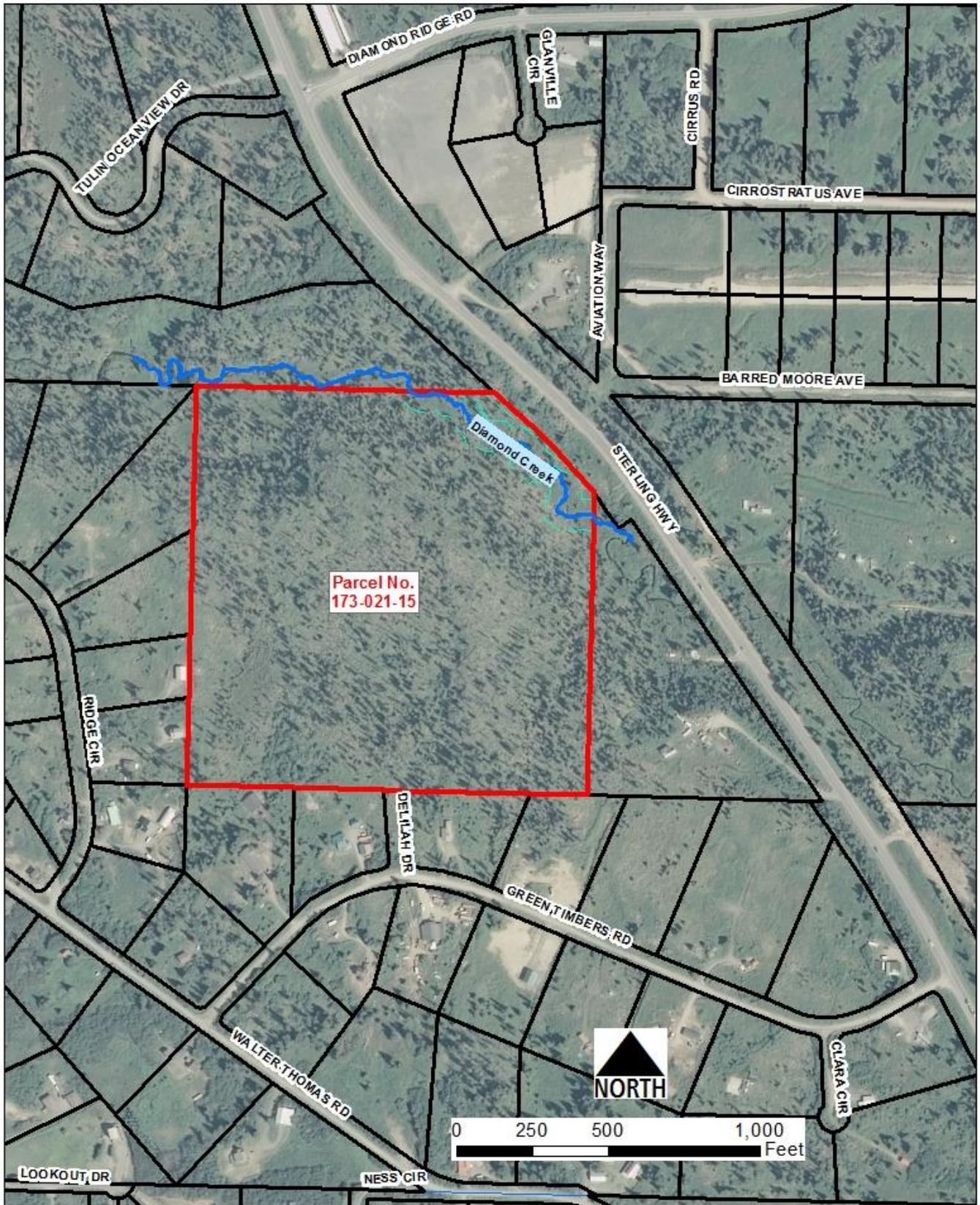
The southern portion of this parcel has potential for development. Use of an engineered septic absorption system may be needed to overcome some soil limitations. The direction provided by the Kachemak Bay Advisory Planning Commission could be carried forward to plan for the development of low density residential use with pedestrian access to protected areas along Diamond Creek. A Residential classification is suitable for the southern portion of this parcel while a Preservation classification is suitable for the northern portion. Classifying subject parcel as Residential and Preservation is supported by Goal 3.1, Objective 1, Implementation Action E of the Kenai Peninsula Borough Comprehensive Plan (2005) which states: "Inventory and classify borough lands suitable for economic development.

Conclusions:

A Residential and Preservation classification is appropriate for this parcel and is compatible with the surrounding area. The Preservation classification would apply to Diamond Creek along with the steep or wet soils (Mutnala Silt Loam 25-45% or Coal Creek Silt Loam 8-15%). These classifications would follow the recommendations of the Kachemak Bay APC.

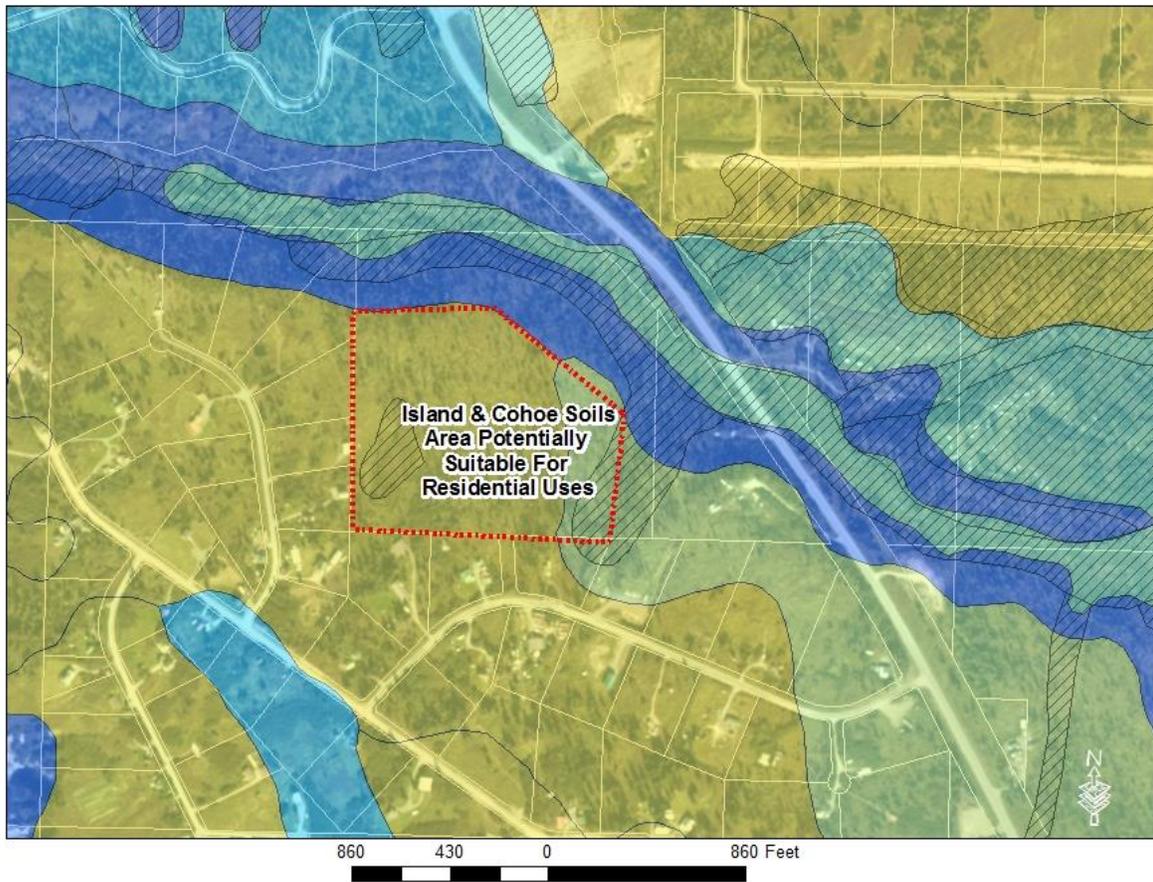
Recommendation:

Based on the findings of fact, analysis, and conclusions a Residential and Preservation classification is recommended.



Vicinity Map

**Identification of Areas of Potential Development
Based on Soils and Wetland Mapping**



Description of Borough Land Proposed for Classification					
Parcel ID No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
173-022-22	Diamond Ridge	NW¼NE¼, Section 4, T6S, R14W, Seward Meridian, Alaska	40.00	Residential and Recreational	Rural District
173-022-23	Diamond Ridge	NE¼NE¼, Section 4, T6S, R14W, Seward Meridian, Alaska	40.00	Residential and Recreational	Rural District
173-022-24	Diamond Ridge	SE¼NE¼, Section 4, T6S, R14W, Seward Meridian, Alaska	40.00	Residential and Recreational	Rural District

Classification Definitions:

Residential means lands suitable for development for single family or multifamily settlement of a permanent nature. Residential parcels may be located adjacent to existing communities or are determined to be necessary for future community development. Residential parcels must be able to support on-site water and sewer systems or capable of receiving water and/or sewer service, have legal access and feasible physical access, suitable terrain and appropriate with the given surrounding uses.

Recreational means land located in an area where the potential for recreational use exists. This may include both indoor and outdoor uses such as gun ranges, archery ranges, camping, golf courses, snow machine trails, cross country trails, skiing, boating, fishing or which may provide access to those activities. Recreational does not include use of lands for amusement parks. Site conditions for any authorized use must be appropriate and suited for such uses. Recreational lands disposed of to private parties must allow public use unless specifically waived by ordinance. If recreational lands are for sale or lease then restrictions may be imposed for appropriate uses given conditions and surrounding use. Not all activities are suitable for all sites.

Zoning: Land use in the Rural District shall be unrestricted except as otherwise provided in KPB Title 21.

Overview: Located in the Diamond Ridge area, access to these parcels can be gained from several right-of-ways. Electric service is available. The area suited for residential (or agriculture) is based on soil capabilities. Areas with soils that do not support develop have recreational and open space values.

Findings of Fact:

1. Property Status: The Borough received title by State patent subject to a 100 foot wide Homer Electric Association right-of-way. This parcel is not classified (undesignated).
2. Zoning: Rural District pursuant to KPB 21.04.010(B).
3. Surrounding Land Use: No comprehensive land use plan has been developed for this area. Surrounding land use includes residential and undeveloped land. Surrounding development includes single-family homes.
4. Surrounding Land Ownership: Includes private and federal land.
5. Topography: This parcel has moderate slopes of about 10% and contains wetlands with a mix of “discharge slope”, “kettle”, and “wetland-upland complex” areas. There are a couple of small unnamed streams that run north/south through Parcels 173-022-23 and 173-022-24. The streams flow in a northerly direction. This parcel is mostly forested with spruce.

Source Data: Wetland Classification and Mapping of the Kenai Lowland, Alaska (M. Gracz).

6. Soil:

74%± of this parcel is classified as “Chunilna Mucky Silt Loam”, 4 to 8 percent slopes, very poorly drained with a depth to water table about 0 to 18 inches, very limited for dwellings without basements based on depth to saturated zone, subsidence, and organic matter, and very limited for septic tank absorption, based on depth to saturated zone, slow water movement, and seepage bottom layer.

21.6%± of this parcel is classified as “Mutnala Silt Loam”, 4 to 8 percent slopes”, well drained with a depth to water table more than 80 inches, not limited for dwellings without basements and somewhat limited for septic tank absorption, based on slow water movement. This soil has a land capability class of 3, making it a soil of local importance for agricultural uses.

4.1%± of this parcel is classified as “Starichkof Peat”, 0 to 4 percent slopes, very poorly drained with a depth to water table about 0 to 10 inches, very limited for dwellings without basements based on ponding, depth to saturated zone, and organic matter and very limited for septic tank absorption, based on ponding, depth to saturated zone, subsidence, and slow water movement.

0.3%± of this parcel is classified as “Kachemak Silt Loam”, 4 to 8 percent slopes, well drained with a depth to water table more than 80 inches, not limited for dwellings without basements and very limited for septic tank absorption, based on slow water movement, depth to saturated zone, seepage bottom layer, and slow water movement.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Version 15, Sept. 19, 2017

(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).

7. Access: Access to this parcel can be gained from several right-of-ways. Forest Drive and Belnap Drive that abut this land are borough maintained roads. Other right-of-ways are unimproved. A 50-foot wide section-line easement run along the north boundary of Parcel No. 173-022-22 and 173-022-23 and along the east boundary of Parcel No. 173-022-23 and 173-022-24 but such section-lines are undeveloped
8. Utilities: Electric service is available. Access to gas service has not been developed.
9. Public Comment: As of the writing of this report no written comments have been received. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.
10. Department / Agency Comments: Comments were received from the Alaska Department of Fish and Game (attached). As of the writing of this report other agencies responded with either no comment / no objection or had no response.
11. Kachemak Bay Advisory Planning Commission (KBAPC) Review:
As part of a comprehensive planning effort the KBAPC conducted several meetings from 2001 to 2003 and on December 16, 1999 the KBAPC held a public meeting and recommended a classification of preservation and recreation. And on January 15, 2000 the KBAPC held a public meeting and by unanimous consent maintains the December 16, 1999 recommendation to classify parcels [17302122, 17302123, and 17202124] as preservation and recreation, based on lack of access, due to terrain, the wet soils, and the power line that runs through all three parcels, and the current use. At that time (2000) the KPB Planning Department's final recommendation was a residential classification with recreation consideration for possible ski trails in existing corridors. The comprehensive planning effort was never formalized into a land use plan.

Analysis:

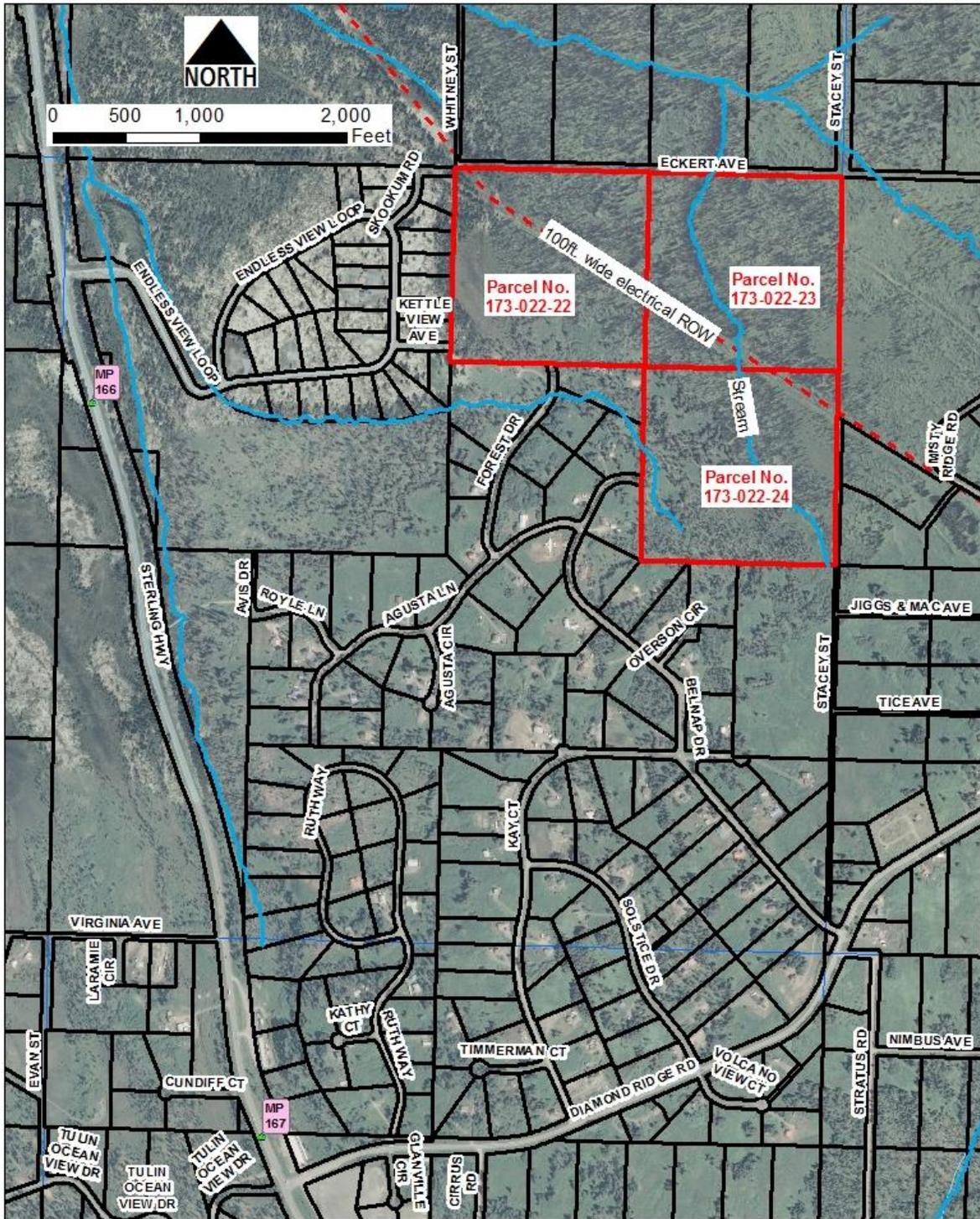
The interior portion of this land has development potential based on soils and wetland mapping. Use of an engineered septic absorption system may be needed to overcome some soil limitations. The majority of this three parcel unit contains wet soils that have important recreational and open space values. Winter ski trail connections can be made from residential areas to more remote public lands through this area. The soils that may be suitable for residential development are also rated very high for agricultural potential, with a mix of Residential and Recreational classification is suitable for this parcel. Classifying subject parcel as Residential and Preservation is supported by Goal 3.1, Objective 1, Implementation Action E of the Kenai Peninsula Borough Comprehensive Plan (2005) which states: "Inventory and classify borough lands suitable for economic development.

Conclusions:

A Residential and Recreational classification is appropriate for this parcel and is compatible with the surrounding area.

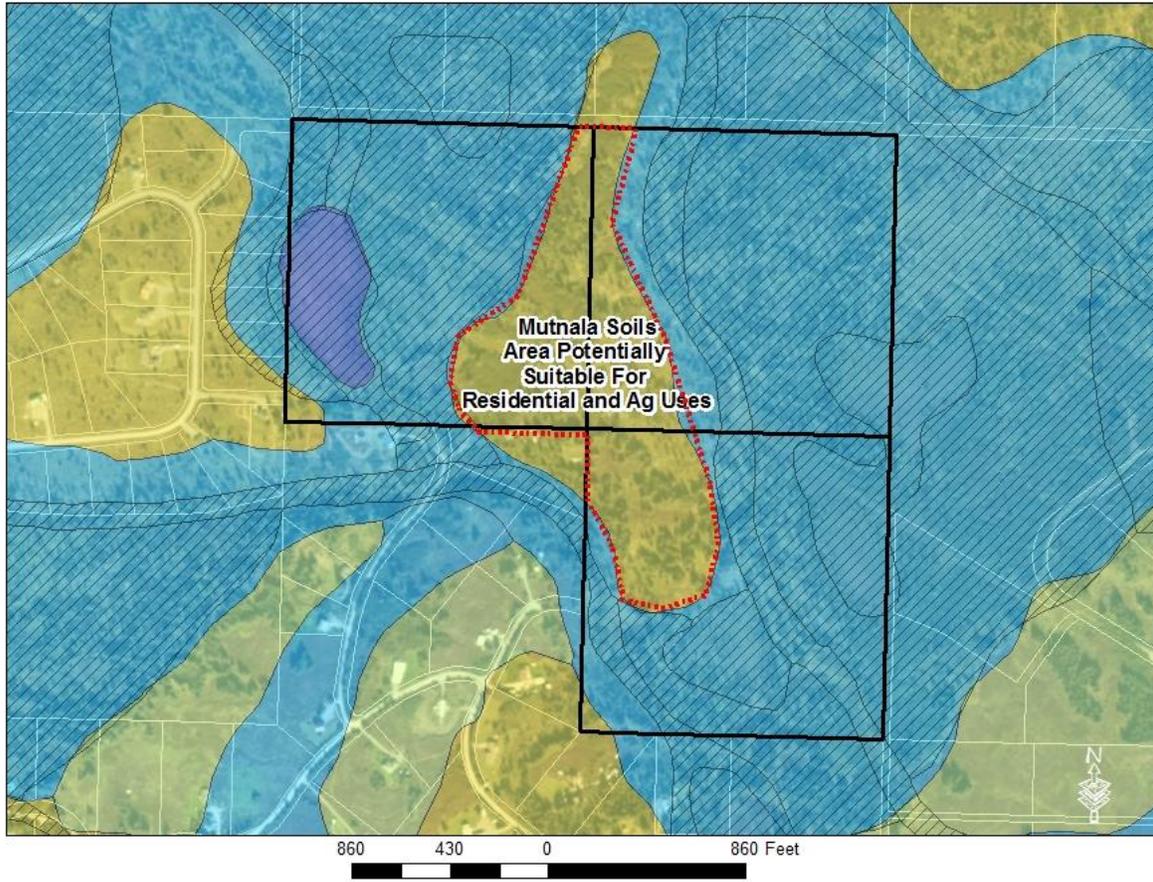
Recommendation:

Based on the findings of fact, analysis, and conclusions a Residential and Recreational classification is recommended.



Vicinity Map

Identification of Areas of Potential Development
Based on Soils and Wetland Mapping



STAFF RECOMMENDATION: Based on the findings of fact, analysis, and conclusions that the KPB Planning Commission finds that it is in the borough's best interest to recommend adoption of Resolution 2019-____ classifying subject land as follows:

Description of Borough Land Proposed for Classification					
Parcel ID No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
013-020-11	Nikiski Suneva Lake	NE $\frac{1}{4}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ and S $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ and W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 22, T8N, R11W, Seward Meridian, Alaska	115.00	Rural	Rural District
013-020-12	Nikiski Suneva Lake	Government Lots 2 and 3, Section 22, T8N, R11W, Seward Meridian, Alaska	59.77	Rural	Rural District
017-130-14	North Kenai	SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 23, T6N, R12W, Seward Meridian, Alaska, lying east of the North Kenai Road right-of-way	6.20	Commercial	Rural District
055-050-20	Ciechanski	Lot 4, Block 3, Ravenwood Subdivision Addition No. 1 as shown on Plat No. 72-10	0.46	Residential	Rural District
055-050-22	Ciechanski	Lot 5A, Block 3, Ravenwood Subdivision Addition No. 3 as shown on Plat No. 81-42	0.46	Residential	Rural District
055-050-23	Ciechanski	Lot 4A, Block 3, Ravenwood Subdivision Addition No. 3 as shown on Plat No. 81-42	0.46	Residential	Rural District
Portion of 055-072-13 (East 80 Ac.)	Kalifornsky	S $\frac{1}{2}$ NW $\frac{1}{4}$ Section 25, T5N, R11W, Seward Meridian, Alaska	80	Rural	Rural District
Portion of 055-072-13 (North 80 Ac.)	Kalifornsky	N $\frac{1}{2}$ NE $\frac{1}{4}$ Section 26, T5N, R11W, Seward Meridian, Alaska	80	Rural	Rural District
055-074-01	Kalifornsky	NW $\frac{1}{4}$, Section 27, T5N, R11W, Seward Meridian, Alaska	160.00	Rural	Rural District
059-302-07	Soldotna	Tract 3, Memorial Park Subdivision as shown on Plat No. 2011-11, Kenai Recording District	19.27	Residential	Institutional District-Application Filed to Rezone as Multi-family Residential District
131-170-04	Tote Road	NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 27, T4N, R11W, Seward Meridian, Alaska	40.00	Rural	Rural District
169-131-25	Anchor Point	S $\frac{1}{2}$ and S $\frac{1}{2}$ NW $\frac{1}{4}$, Section 15, T5S, R15W, Seward Meridian, Alaska	400.00	Residential	Rural District
173-021-15	Diamond Ridge	NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 9, T6S, R14W, Seward Meridian, excluding the Sterling Highway right-of-way	38.50	Residential & Preservation	Rural District
173-022-22	Diamond Ridge	NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 4, T6S, R14W, Seward Meridian, Alaska	40.00	Residential & Recreational	Rural District
173-022-23	Diamond Ridge	NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 4, T6S, R14W, Seward Meridian, Alaska	40.00	Residential & Recreational	Rural District
173-022-24	Diamond Ridge	SE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 4, T6S, R14W, Seward Meridian, Alaska	40.00	Residential & Recreational	Rural District

END OF STAFF REPORT