

Kenai Peninsula Borough  
Planning Department

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**MEMORANDUM**

**TO:** Wayne Ogle, Assembly President  
Kenai Peninsula Borough Assembly Members

**THRU:** Charlie Pierce, Borough Mayor *cp*

**FROM:** Max Best, Planning Director *mb*

**DATE:** March 27, 2019

**RE:** Resolution 2019-020; A Resolution Classifying Certain Parcels of Borough Owned Land in the Nikiski, North Kenai, Ciechanski, Kalifornsky, Tote Road, Anchor Point, and Diamond Ridge Areas.

The Kenai Peninsula Borough Planning Commission reviewed the subject Resolution during their regularly scheduled March 25, 2019 meeting.

A motion passed by unanimous vote to recommend approval of Resolution 2019-020, a resolution classifying certain parcels of borough owned land in Nikiski, North Kenai, Ciechanski, Kalifornsky, Tote Road, Anchor Point, and Diamond Ridge areas.

In the Resolution, please add the following WHEREAS statement:

*WHEREAS, the Kenai Peninsula Borough Planning Commission at its regular scheduled meeting of March 25, 2019 recommended approval of the resolution and the revised classifications and removals by unanimous vote.*

Attached are the unapproved minutes of the subject portion of the meeting.

AGENDA ITEM G. PUBLIC HEARING

2. Resolution 2019-020; A Resolution classifying certain parcels of Borough owned land in Nikiski, North Kenai, Ciechanski, Kalifornsky, Tote Road, Anchor Point, and Diamond Ridge areas.

Staff Report given by Marcus Mueller

PC MEETING: March 25, 2019

This is a classification resolution that the Planning Commission has already seen and acted on previously and has been brought back at the request of the Assembly. There is a memo in the packet that goes over the changes between the first version that the Planning Commission reviewed and the current version.

Parcel 055-072-13 "East 80"

This is an 80 acre parcel off of Ciechanski. This was originally proposed to be classified as rural. At the February 4, 2019 the Planning Commission recommended to remove it from the classification list. The resolution now proposes to classify the very eastern 10 acres, the part that fronts Poppy Ridge Lane, as residential. Behind that there is 10 acres to be classified as preservation and the 60 acres to be classified as resource development. This parcel was part of the 2019 sale list and has now been removed from the sale list.

Parcel 055-072-13 "North 80"

This is 80 acres that is adjacent to the previous parcel. This was proposed to be classified as rural. The Planning Commission recommended on February 4, 2019 to remove it from the classification list. The current resolution proposes to classify it as residential.

Parcel 055-074-01

This is a 160-acre parcel in the K-Beach area off of Murwood. The original classification proposed was rural. The Planning Commission recommended on February 4, 2019 to remove it from the classification list. The new proposal is to classify it as residential. There is a proposed amendment to adjust the classification to 120 acres out of the 160 acres. The 2019 sale list proposes that 120 acres be sold subject to a residential deed restriction or residential local option zone.

059-302-07

This is 20 acres in Soldotna. This was originally proposed to be classified as residential. On February 4, 2019 the Planning Commission recommended it be removed from the classification list. The parcel has been removed from the classification and the 2019 sale list.

131-170-04

This is a 40-acre parcel near Tote Road. The original classification proposed was rural. The Planning Commission recommended on February 4, 2019 that the classification be changed to preservation. The current proposal is to classify the west half as rural and the east half as preservation. The proposed 2019 sale list has this parcel included subject to a preservation deed restriction on the east half only.

END OF STAFF REPORT

Chair Pro Tem Foster opened the meeting for public comment. Seeing and hearing no one wishing to speak, the public hearing was closed and discussion was opened among the commission.

**MOTION:** Commissioner Carluccio moved, seconded by Commissioner Venuti to approve Resolution 2019-020 A resolution classifying certain parcels of Borough owned land in Nikiski, North Kenai, Ciechanski, Kalifornsky, Tote Road, Anchor Point, and Diamond Ridge areas.

Commissioner Carluccio noted that several parcels are proposed for residential. She wanted to know if they will have LOZ's on the property or if they would still be susceptible to gravel extraction or other commercial uses. Mr. Mueller stated that the classification will be implemented at the time of sale. In the case of the one proposed for residential classification and is also on the proposed 2019 land sale it will have a local option zone as residential. Commissioner Carluccio asked if the other two parcels will be on the 2019 land sale. Mr. Mueller said they were not on the 2019 land sale list.

Commissioner Ecklund stated that recently a group of citizens from the Kalifornsky Beach area were going through the process of putting together an advisory planning commission. She wanted to know if that has happened and if they had given input on this new resolution. Mr. Mueller said that the K-Beach advisory planning commission has not yet been formed. To his knowledge they are still working on the process and they have either submitted a petition or are almost ready to submit it. No APC has committed on that parcel.

Commissioner Ecklund wanted to know about parcel 131-170-04. The east half being proposed as preservation has wetlands and the west side is being classified as rural. She wanted to know if that rural classification would allow material extraction sites. Mr. Mueller said yes, a rural classification is unrestricted and the sale proposal does not include any form of restrictions on that side of the property.

**MOTION PASSED BY UNANIMOUS VOTE: 10 Yes, 0 No, 2 Absent**

Yes: Bentz, Brantley, Carluccio, Ecklund, Ernst, Fikes, Foster, Morgan, Venuti, Whitney

Absent: Martin, Ruffner