

# **Anchor Point Fire Service Area Tank Fill Sites Analysis**

**Current 5 Mile ISO Areas, Gap in Coverage Areas, Sample & Alternative Tank  
Fill Site Location 5 Mile ISO Areas, Non-Service Areas, and Comparisons.**



**May 2014**

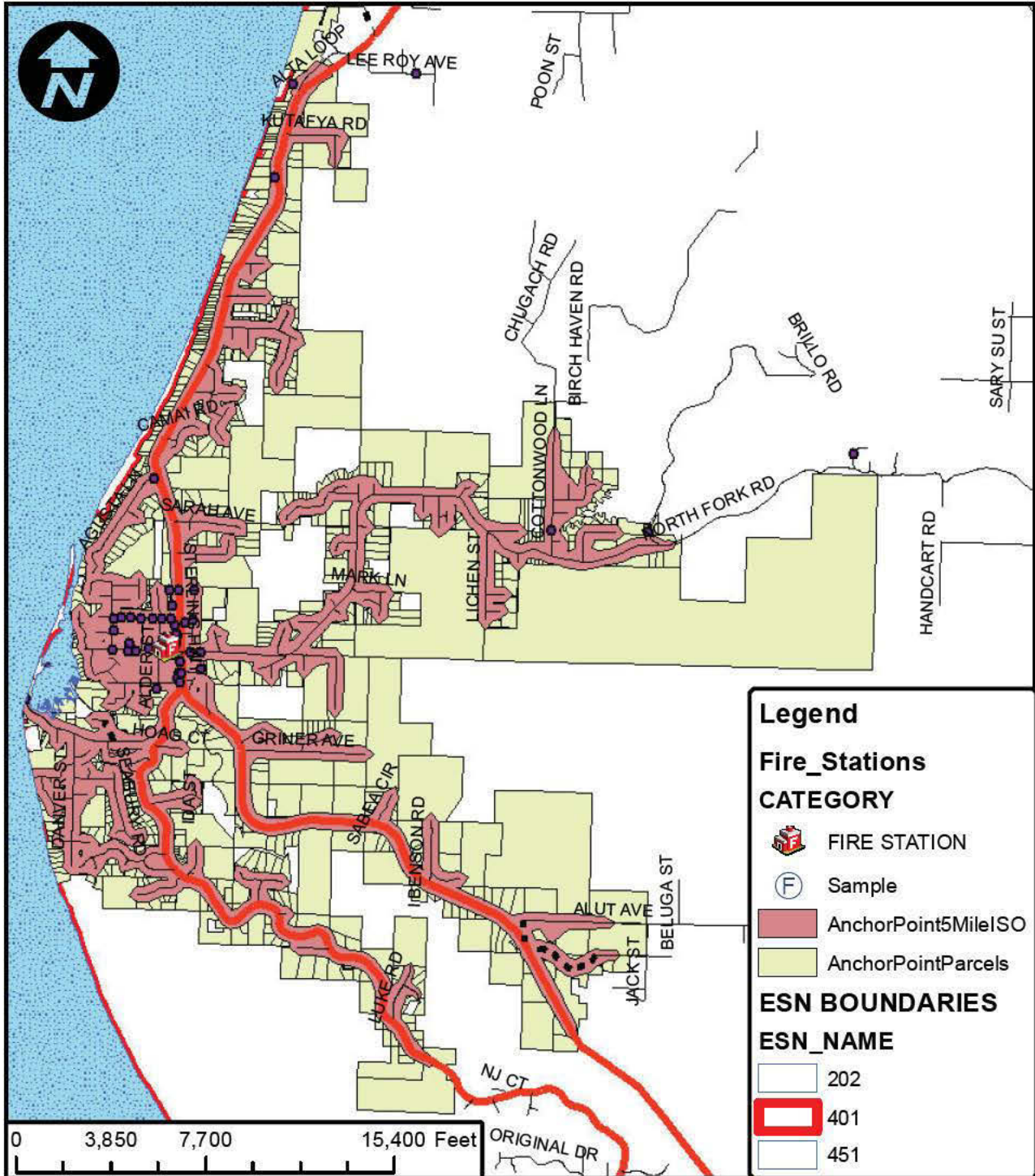
**Prepared by:**

**The Kenai Peninsula Borough  
Resource Planning Department**

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# Anchor Point 5 Mile ISO

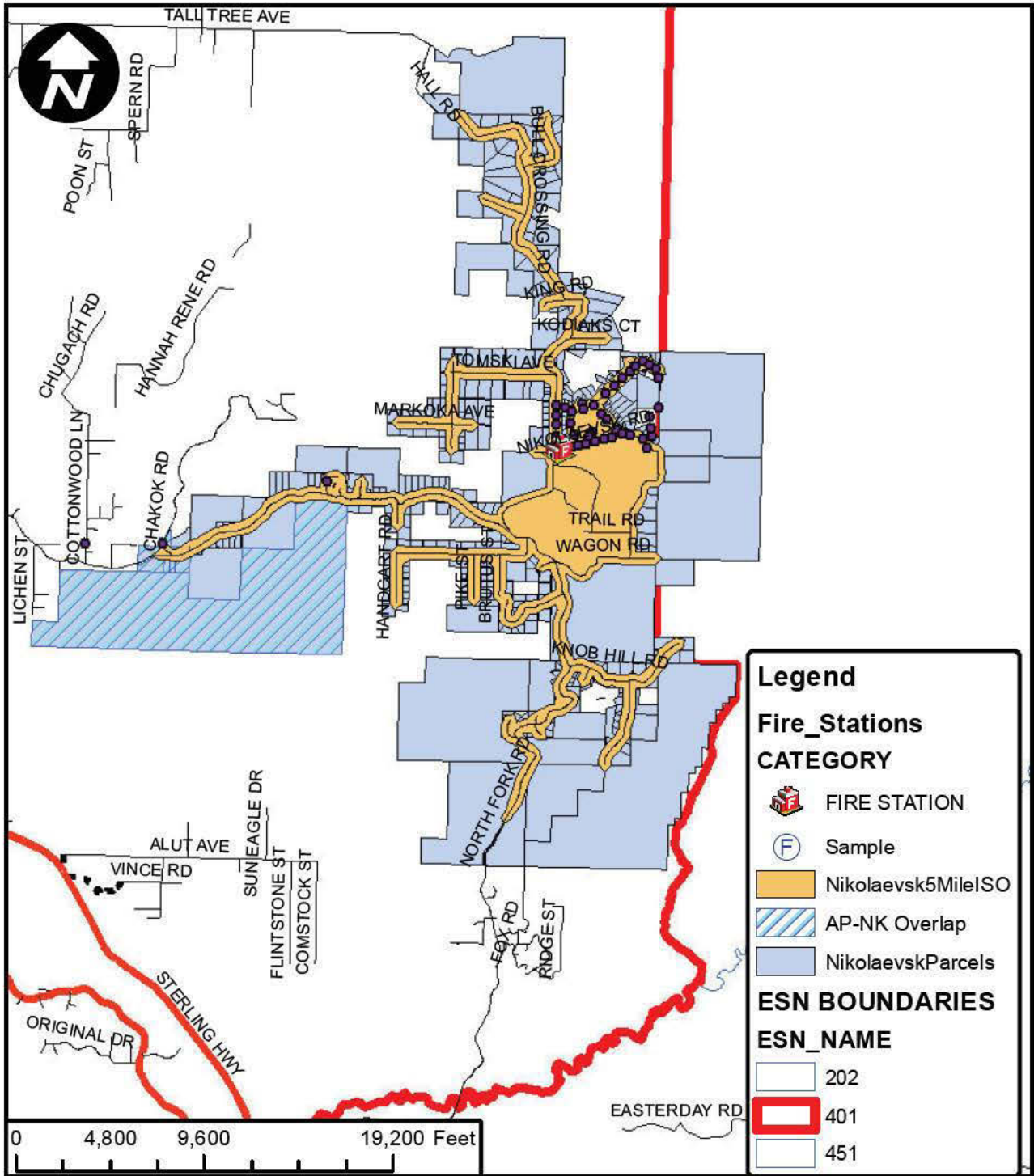


Anchor Point 5 Mile ISO services 1661 Tax Parcels.

1443 Tax Parcels have a Taxable Value of \$106,758,900

1028 Tax Parcels have an Improvement Value of \$95,322,500

# Nikolaevsk 5 Mile ISO



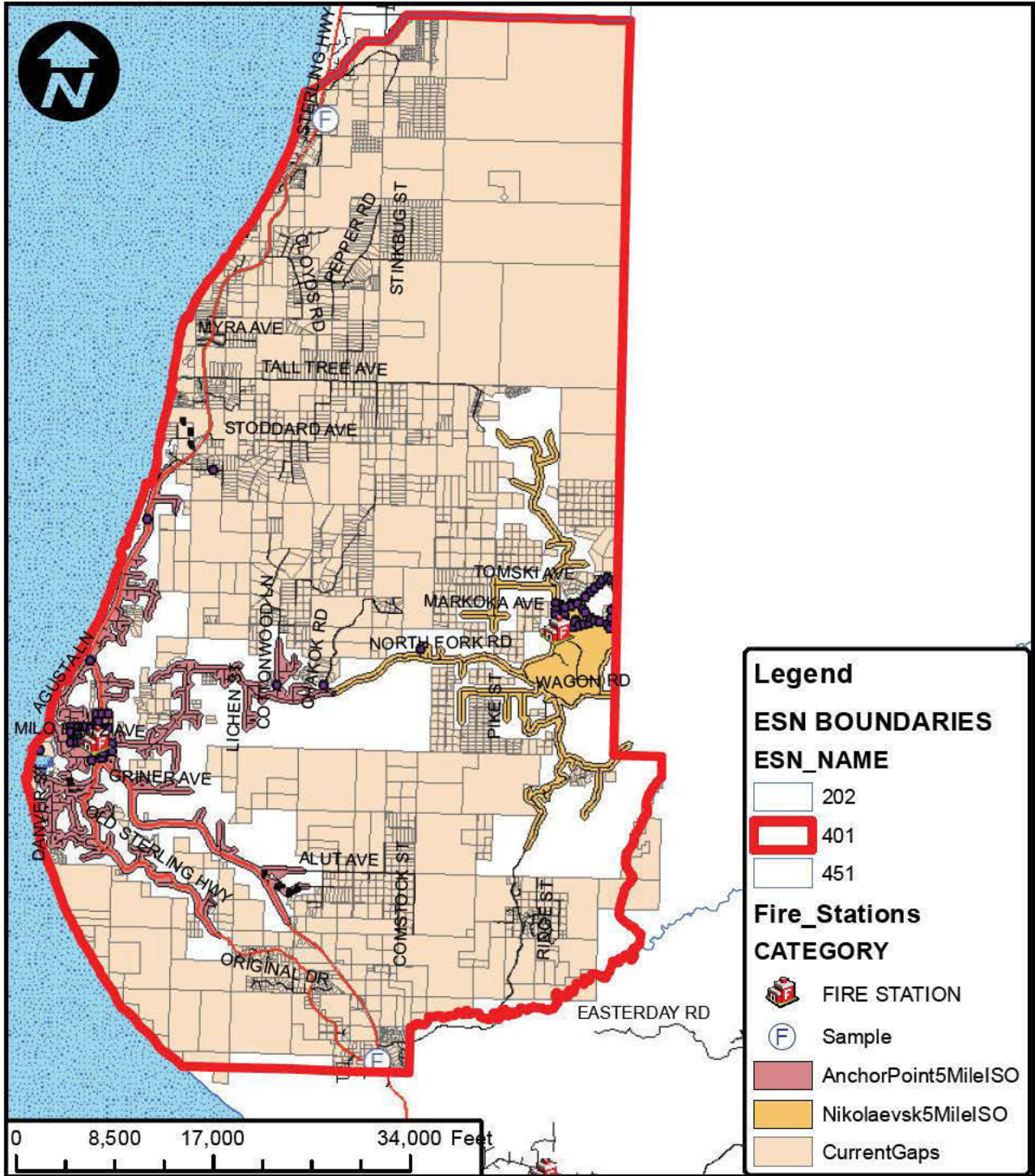
Nikolaevsk 5 Mile ISO services 619 Tax Parcels.

557 Tax Parcels have a Taxable Value of \$25,622,300

312 Tax Parcels have an Improvement Value of \$30,524,700

Nikolaevsk 5 Mile ISO overlaps with Anchor Point 5 Mile ISO  
 9 Tax Parcels Overlap with a Taxable Value of \$554,300 and an  
 Improvement Value of \$374,000

Current unserviced Tax Parcels lying outside of the 5 Mile ISO Areas

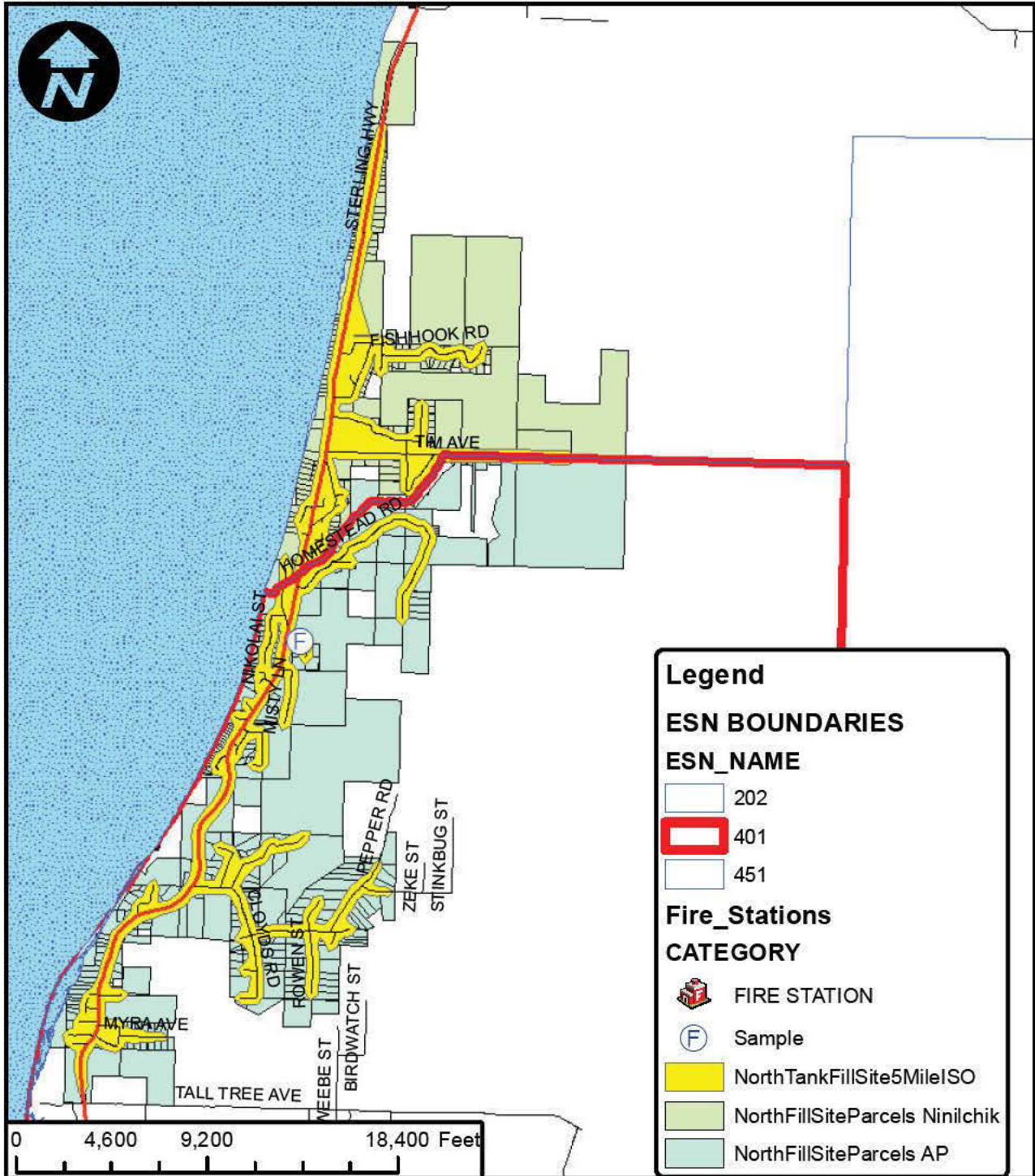


Currently 2834 Tax Parcels are not within the 5 Mile ISO ranges for Anchor Point and Nikoleavsk within Emergency Service Zone 401.

2508 Taxable Parcels valued at \$87,501,000

760 Improvement Parcels valued at \$54,026,200

# North Tank Fill Site 5 Mile ISO

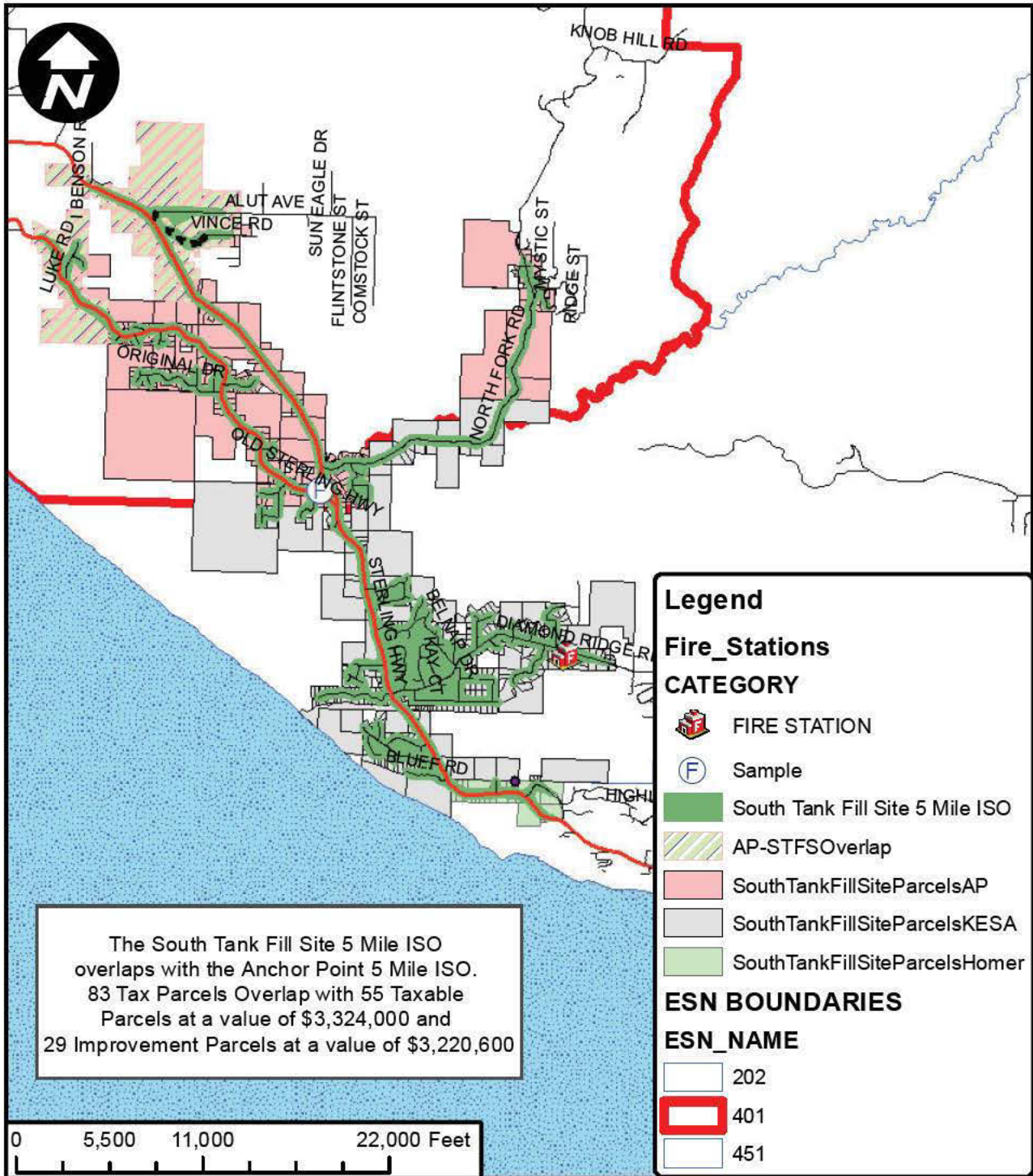


North Tank Fill Site 5 Mile ISO would service 764 Tax Parcels.

451 in Anchor Point Fire Service Area  
 400 Taxable with value of \$26,160,900  
 223 Improvement with value of \$18,402,600

313 in Ninilchik Service Area  
 276 Taxable with value of \$20,484,500  
 208 Improvement with value of \$17,017,000

# South Tank Fill Site 5 Mile ISO



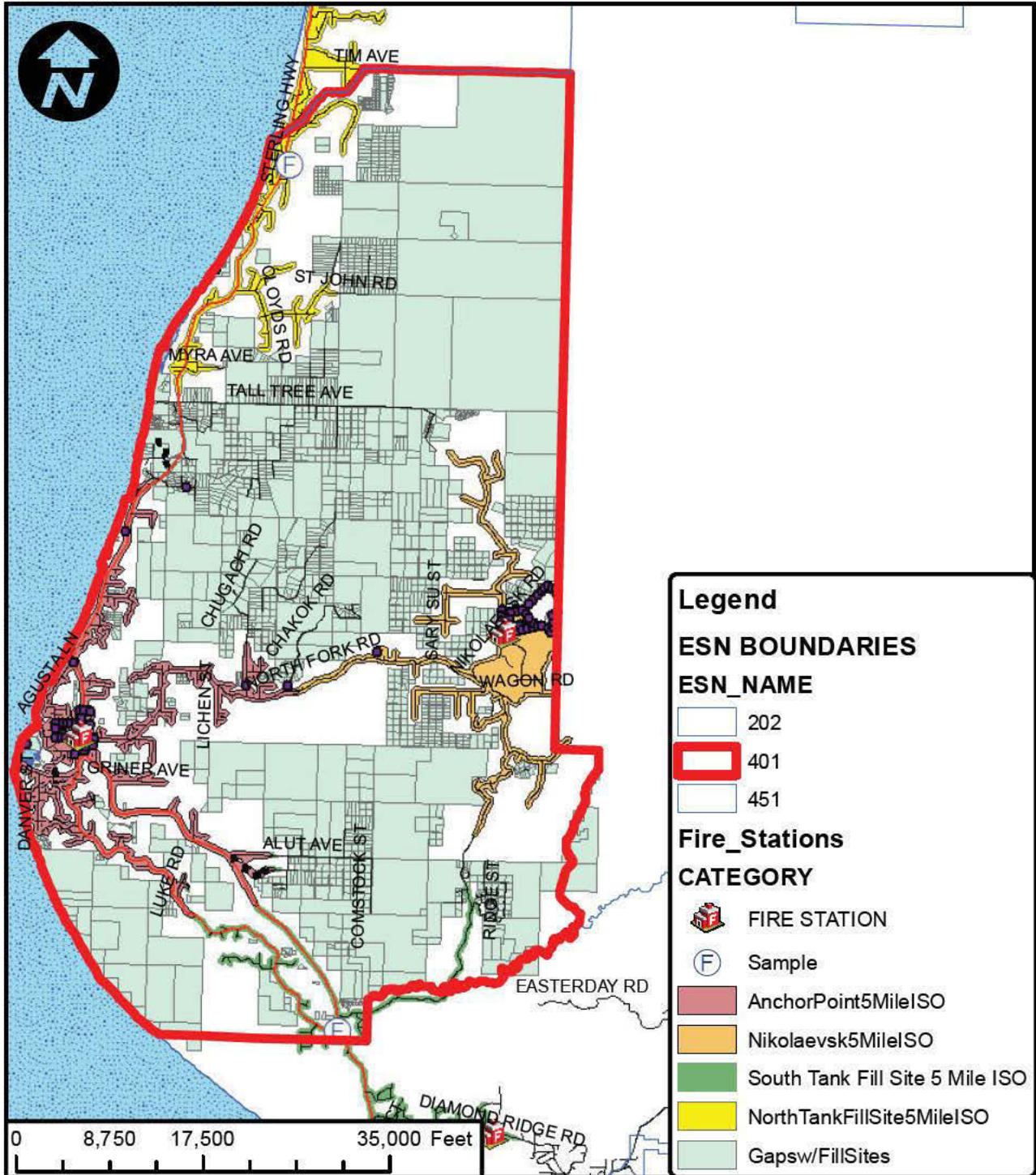
South Tank Fill Site 5 Mile ISO would service 1061 Tax Parcels.

411 in Anchor Point Fire Service Area  
 316 Taxable with value of \$19,624,000  
 200 Improvement with value of \$17,318,100

616 in KESA  
 526 Taxable with value of \$54,015,000  
 297 Improvement with value of \$40,193,200

34 in City of Homer  
 25 Taxable with value of \$4,992,900  
 20 Improvement with value of \$5,465,800

Unserviced Tax Parcels Remaining once Tank Fill Sites are Operational.



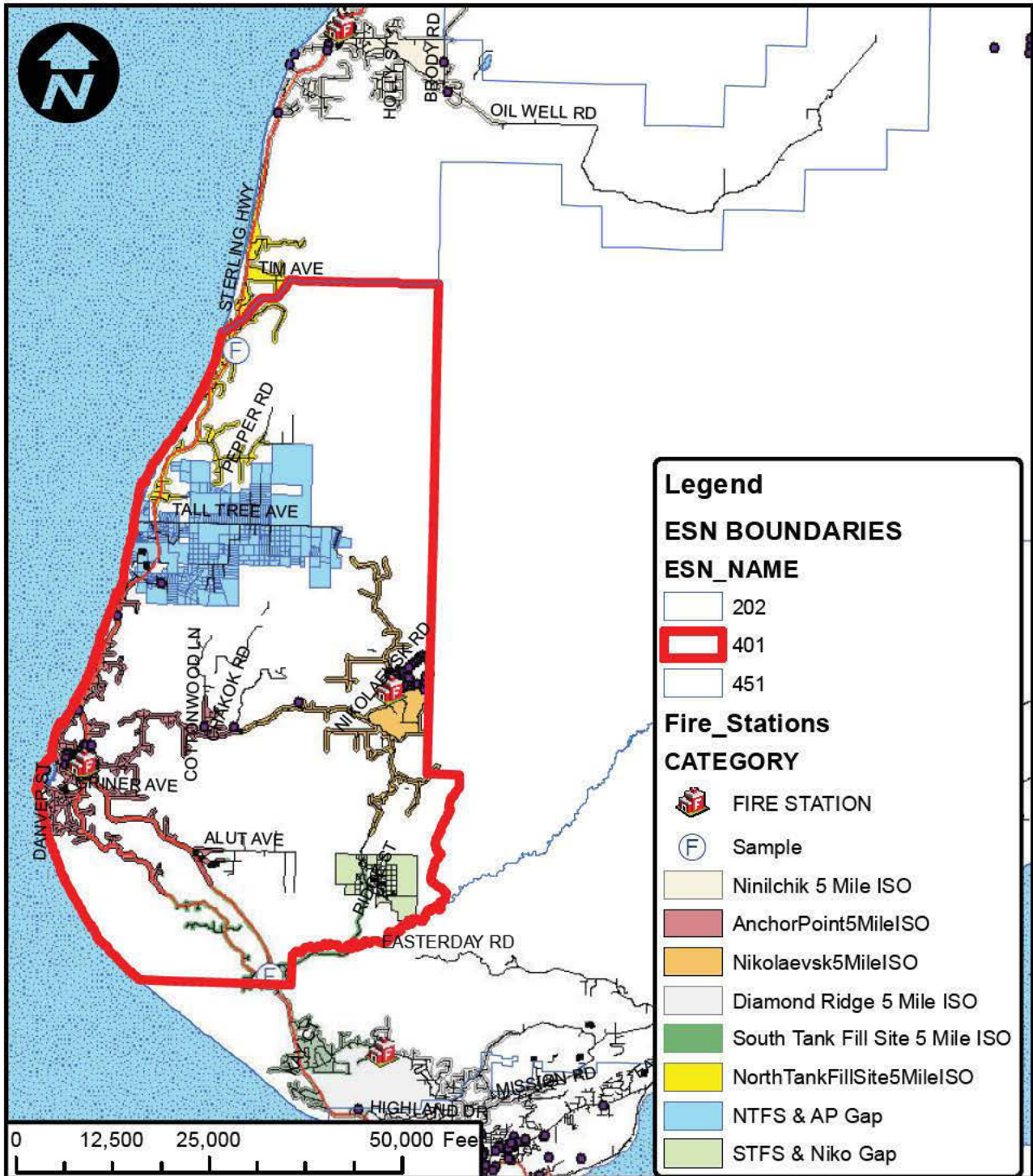
2057 Tax Parcels will remain unserved once the Tank Fill Sites are operational.

1847 Taxable parcels valued at \$45,043,600. A decrease of \$42,457,400 from what is currently serviced.

367 Improvement Parcels valued at \$21,528,000. A decrease of \$32,498,200 from what is currently serviced.



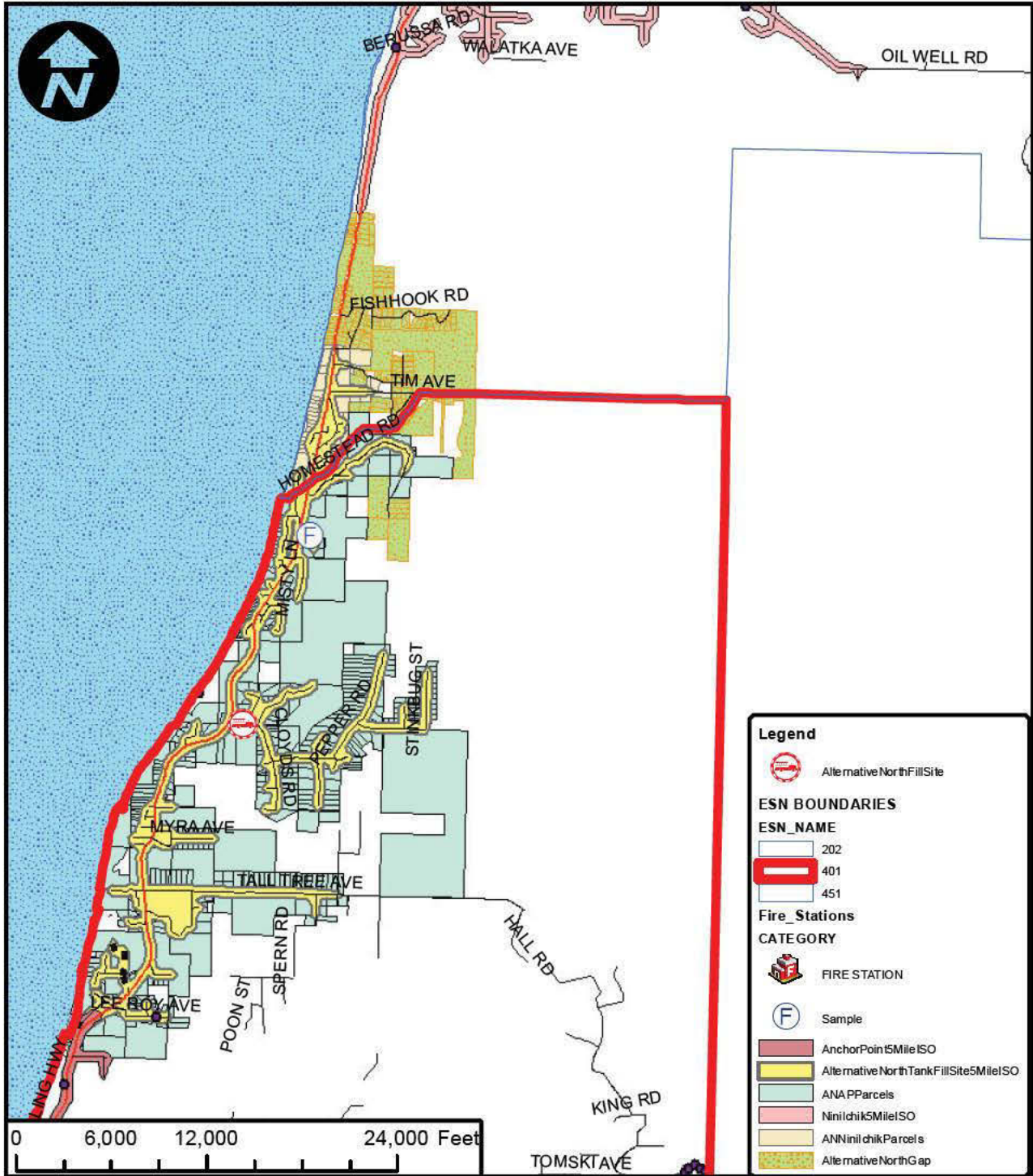
# Gap Areas Left Once Both Tank Fill Sites are in Place



There is a small gap between the Nikolaevsk 5 Mile ISO and the South Tank Fill Site 5 Mile ISO of 79 Tax Parcels with 76 Taxable parcels valued at \$3,604,200 and a 46 Improvement parcels valued at \$2,440,400.

There is a much larger gap between the Anchor Point 5 Mile ISO and the North Tank Fill Site 5 Mile ISO of 488 Tax Parcels. 455 Taxable parcels valued at \$17,582,700. 156 Improvement parcels valued at \$10,193,200.

## Alternative North Tank Fill Site off of Resch Ave

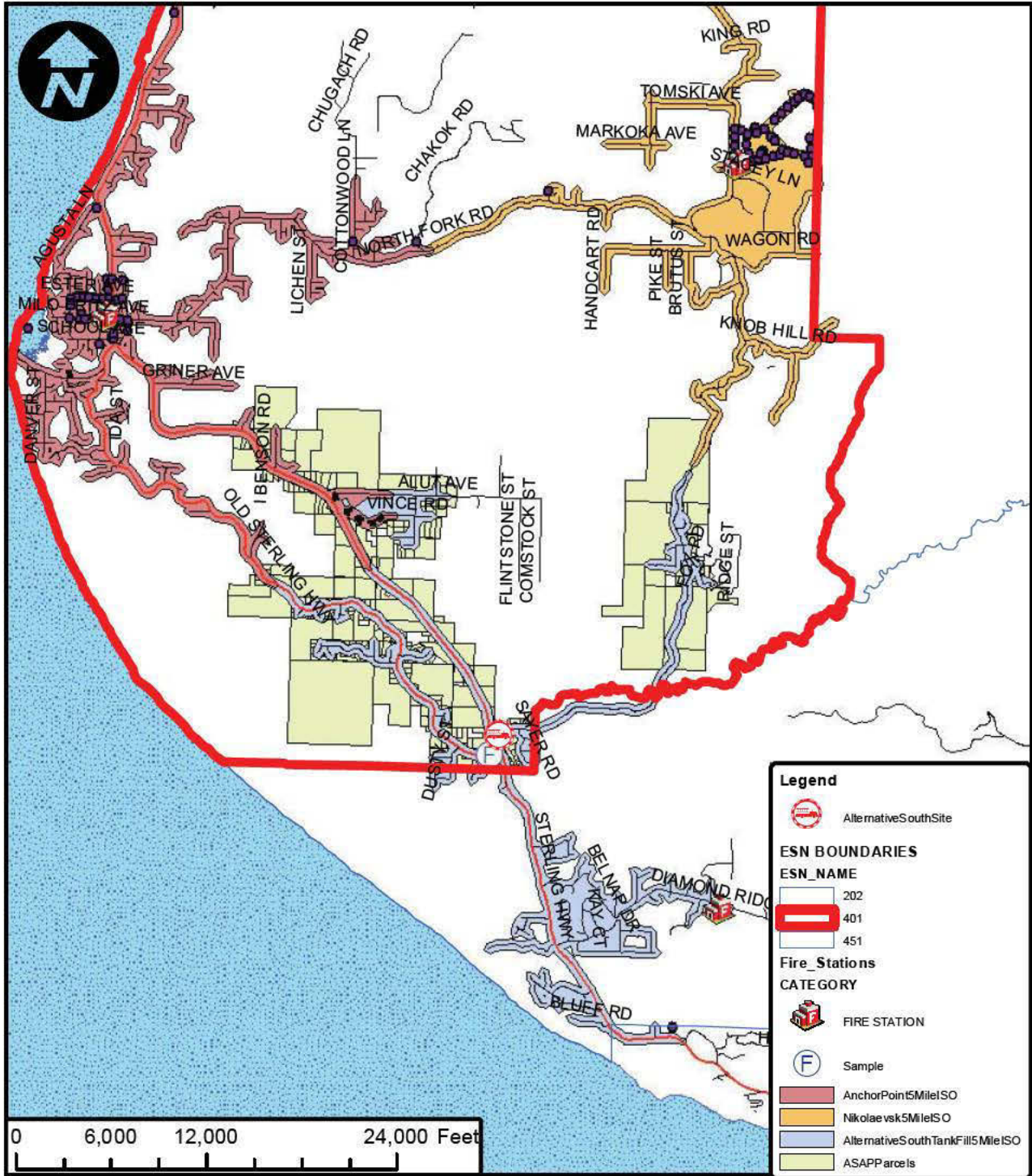


The Alternative North Tank Fill Site would service 767 Tax Parcels. Eliminating the gap between the North Tank Fill Site 5 Mile ISO and the Anchor Point Fire Station 5 Mile ISO. This would create a gap between the North Tank Fill Site 5 Mile ISO and the Niniichik 5 Mile ISO. There was no gap North of the Sample North Tank Fill Site 5 Mile ISO.

The gap only effects 19 Anchor Point Parcels with a taxable value of \$373,300 and no improvement value. The gap effects 178 Niniichik parcels with a taxable value of \$9,285,400 and an improvement value of \$7,192,900.

This site would service 85 tax parcels in the Niniichik Service Area with a taxable value of \$8,478,100 and an improvement value of \$6,827,400. 682 Anchor Point Service Area Parcels with a taxable value of \$38,947,500 and improvement value of \$28,019,900.

## Alternative SouthTank Fill Site off of North Fork Rd

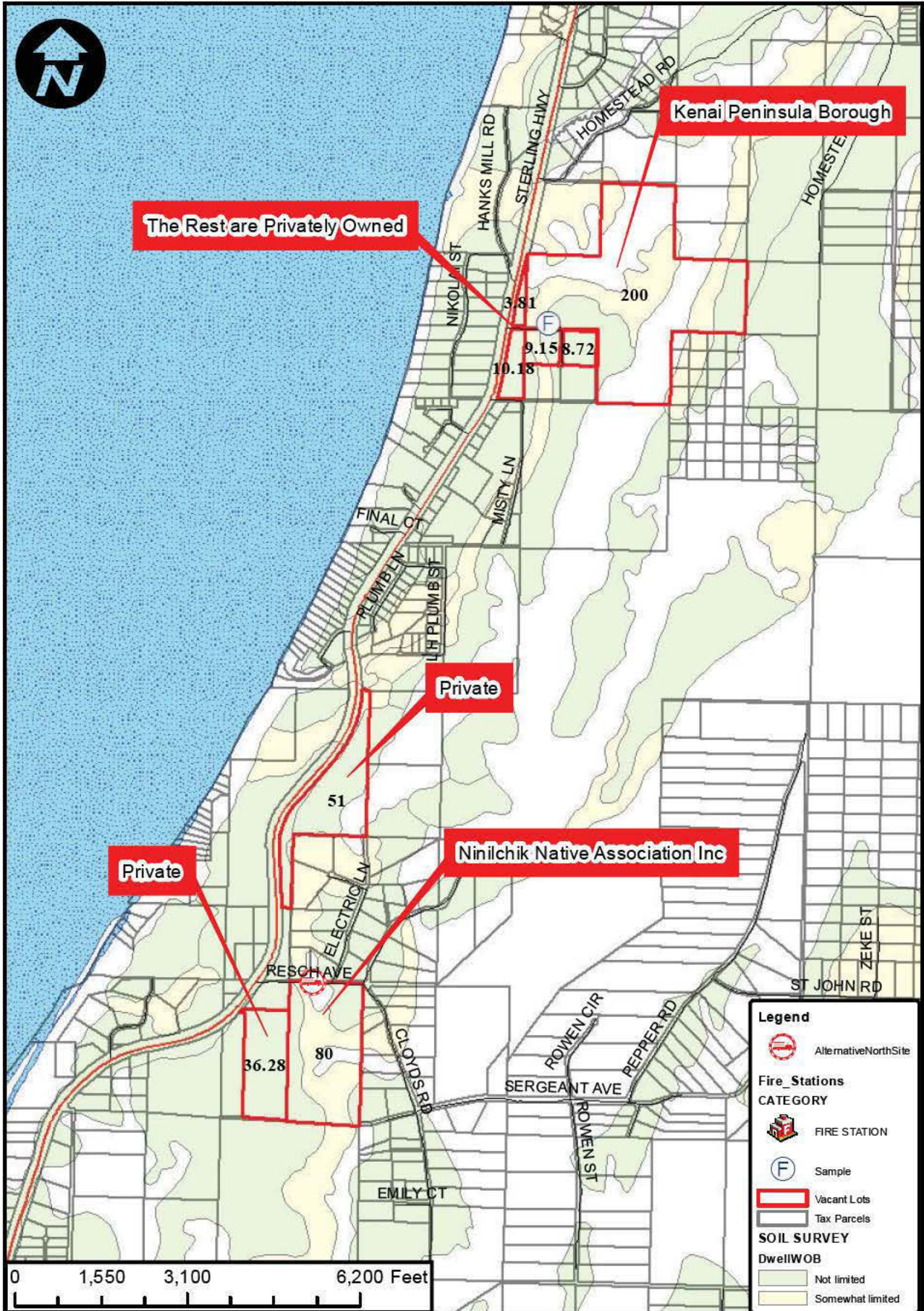


The Alternative South Tank Fill Site would service 1065 Tax Parcels.  
Eliminating any gap areas on the southern end of the  
Anchor Point Fire Service Area.

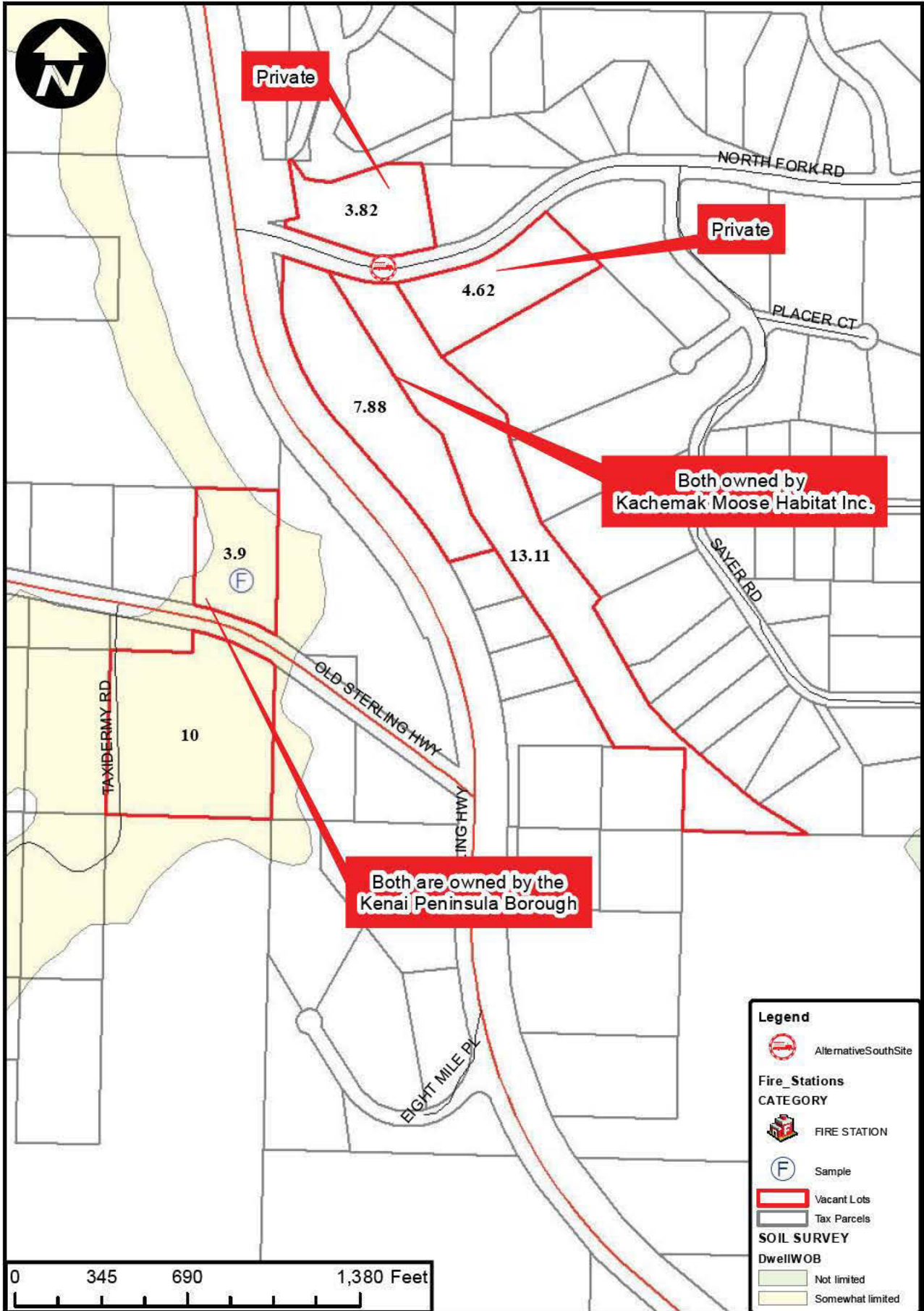
25 in the City of Homer, 587 in KESA (which are already completely  
covered by the Diamond Ridge Fire Station), and 453 in Anchor Point.

This Alternative site would service 355 Taxable parcels in the  
Anchor Point Fire Service Area with a value of \$21,883,700 and  
226 Improvement Parcels with a value of \$19,036,900.

# North Parcel Selection Options



# South Parcel Selection Options



**Comparison Summary of all ISO Service Stations and Gap in Coverage Areas**

<b>Service Area</b>	<b># Parcels</b>	<b>Taxable</b>	<b>Improvement</b>
Anchor Point	1661	\$ 106,758,900	\$ 95,322,500
Nikolaevsk	619	\$ 25,622,300	\$ 30,524,700
Anchor Point/ Nikolaevsk Overlp	9	\$ 554,300	\$ 374,000
Current Unserved	2834	\$ 87,501,000	\$ 54,026,200
Unserved After Sample Fill Sites	2057	\$ 45,043,600	\$ 21,528,000
Unserved After Alternative Fill Sites	1490	\$ 23,856,700	\$ 8,894,400

<b>Service Area</b>	<b># Parcels</b>	<b>Taxable</b>	<b>Improvement</b>
North Tank Fill Site - Anchor Point	451	\$ 26,160,900	\$ 18,402,600
Alternative North Fill Site - Anchor Point	682	\$ 38,947,500	\$ 28,019,900
Anchor Point/North Fill Site Gap	488	\$ 17,582,700	\$ 10,193,200
Alternative North Fill Site Gap - AP	19	\$ 373,000	\$ -

<b>Service Area</b>	<b># Parcels</b>	<b>Taxable</b>	<b>Improvement</b>
North Tank Fill Site - Ninilchik	313	\$ 20,484,500	\$ 17,017,000
Alternative North Fill Site - Ninilchik	85	\$ 8,478,100	\$ 6,827,400
Alternative North Fill Site Gap - Ninilchik	178	\$ 9,285,400	\$ 7,192,900

<b>Service Area</b>	<b># Parcels</b>	<b>Taxable</b>	<b>Improvement</b>
South Tank Fill Site - Anchor Point	411	\$ 19,624,000	\$ 17,318,100
Nikolaevsk/South Fill Site Gap	79	\$ 3,604,200	\$ 2,440,400
Alternative South Fill Site - Anchor Point	355	\$ 21,883,700	\$ 19,036,900