

AGENDA ITEM __. PUBLIC HEARINGS

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

STAFF REPORT

PC Meeting May 9, 2022

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

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

Assessor's Parcel No.	General Location	Legal Description	Acres	Classification
013-042-42	Nikiski	GOVERNMENT LOTS 21, 27, 28, AND 29, SECTION 34, TOWNSHIP 8 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, STATE OF ALASKA.	36.45	Residential / Recreational
013-092-76	Nikiski	GOVERNMENT LOTS 1, SECTION 3, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, STATE OF ALASKA.	1.06	Recreational
017-120-06	North Kenai	GOVERNMENT LOT 10, ACCORDING TO THE DIVISION OF LANDS SURVEY PLAT REFLECTING A REPLAT OF BLM SECTION LOTS 5, 6, 7, 9, 10, 12, 15, 16, 17, 18 AND THAT PORTION OF THE E1/2W1/2SW1/4SW1/4SE1/4 LYING ABOVE THE LINE OF MEAN HIGH WATER WITHIN SECTION 23, TOWNSHIP 6 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, ALASKA, FILED IN THE KENAI RECORDING DISTRICT ON JUNE 16, 1969 AS K-1622 AND REFILED ON AUGUST 8, 1969 AS K-1637.	5.48	Rural
025-444-16	Point Possession	TRACT T, MOOSE POINT SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NO. 84-65, RECORDS OF THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	11.08	Rural
035-080-11	Hope	LOT 5 US SURVEY 3390, SECTION 27, TOWNSHIP 10 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, SEWARD RECORDING DISTRICT, STATE OF ALASKA	1.44	Rural
055-010-16	Soldotna	THE S $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, STATE OF ALASKA.	20	Residential

057-530-15	Soldotna	LOT ONE (1), BLOCK 2-A, BLOCK 2-A AND A PORTION OF BLOCK 3-A OF THE IRONS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER AMENDED PLAT NUMBER 75-4, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	0.34	Residential
065-190-60	Sterling	LOT 1, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.03	Residential
065-190-61	Sterling	LOT 2, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.14	Residential
065-190-62	Sterling	LOT 3, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.25	Residential
065-190-63	Sterling	LOT 4, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.31	Residential
065-190-64	Sterling	LOT 5, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.52	Residential
065-190-65	Sterling	LOT 6, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.76	Residential
065-190-66	Sterling	LOT 7, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.86	Residential

065-190-67	Sterling	LOT 8, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.23	Residential
065-190-68	Sterling	LOT 9, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	2.71	Residential
065-190-69	Sterling	LOT 10, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	2.81	Residential
065-190-70	Sterling	LOT 11, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	2.68	Residential
065-190-71	Sterling	LOT 12, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.56	Residential
066-310-26	Funny River	LOT THREE (3), BLOCK FIVE (5), RIVER BEND RIDGE SUBDIVISION PART FIVE (5), FILED UNDER PLAT NO. 78-126, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	1.23	Rural
119-070-01	Cooper Landing	LOT 14A OF US SURVEY 3306 IN SECTION 28, TOWNSHIP 5 NORTH, RANGE 3 WEST, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT ON JANUARY 24, 1955, SEWARD RECORDING DISTRICT, STATE OF ALASKA.	1.46	Rural
119-070-02	Cooper Landing	LOT 15 OF US SURVEY 3306 IN SECTION 28, TOWNSHIP 5 NORTH, RANGE 3 WEST, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT ON JANUARY 24, 1955, SEWARD RECORDING DISTRICT, STATE OF ALASKA.	1.6	Rural
119-071-06	Cooper Landing	LOT 13B OF US SURVEY 3306 IN SECTION 28, TOWNSHIP 5 NORTH, RANGE 3 WEST, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT ON JANUARY 24, 1955, SEWARD RECORDING DISTRICT, STATE OF ALASKA.	2.02	Rural

119-110-19	Cooper Landing	LOT 28 OF THE DEPENDENT RESURVEY OF U.S. SURVEY NO. 3531, ALASKA, CONTAINING 1.62 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON OCTOBER 20, 1970.	1.62	Rural
125-160-05	Moose Pass	LOT 4, ALASKA STATE LAND SURVEY 86-176, SECTION 13, TOWNSHIP 4 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, SEWARD RECORDING DISTRICT, STATE OF ALASKA.	0.87	Rural
125-160-07	Moose Pass	LOT 6, ALASKA STATE LAND SURVEY 86-176, SECTION 13, TOWNSHIP 4 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, SEWARD RECORDING DISTRICT, STATE OF ALASKA.	0.88	Rural
125-160-10	Moose Pass	LOT 7, ALASKA STATE LAND SURVEY 86-176, SECTION 13, TOWNSHIP 4 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, SEWARD RECORDING DISTRICT, STATE OF ALASKA.	0.81	Rural
125-160-14	Moose Pass	LOT 11, ALASKA STATE LAND SURVEY 86-176, SECTION 13, TOWNSHIP 4 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, SEWARD RECORDING DISTRICT, STATE OF ALASKA.	0.72	Rural
131-070-32	Kalifornsky	GOVERNMENT LOTS 6 AND 7, SECTION 24, TOWNSHIP 4 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, STATE OF ALASKA.	10.03	Rural
144-010-38	Seward	TRACT 1-A, EXIT GLACIER SUBDIVISION, ACCORDING TO PLAT NO. 97-12 ON FILE IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	17.38	Residential
165-130-05	Happy Valley	E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, HOMER RECORDING DISTRICT, STATE OF ALASKA	20	Rural
165-250-58	Anchor Point	LOT ONE (1), ACCORDING TO THE PLAT OF DEED OF RECORD BOUNDARY SURVEY OF HEADACRES, FILED UNDER PLAT NO. 81-64, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	1.05	Rural

193-261-14	Bear Cove	LOT 2, BLOCK 6, OF MARINERS WALK SUBDIVISION AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 85-225, SEWARD MERIDIAN, HOMER RECORDING DISTRICT, STATE OF ALASKA.	8.77	Rural
211-280-11	Beluga	TRACT D, BLOCK 4 OF THREE MILE CREEK SUBDIVISION AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 72-7, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	6.76	Rural
211-280-13	Beluga	TRACT B, BLOCK 4 OF THREE MILE CREEK SUBDIVISION AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 72-7, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	8.33	Rural

Public Notice: Public notice was published in the Peninsula Clarion Newspaper, March 31, 2022, and April 9, 2022, and the Homer News, March 31, 2022 and April 7, 2022, and the Seward Journal on March 30, 2022 and April 6, 2022. Public notice was 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., April 15, 2022.

Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
013-042-42	Nikiski	GOVERNMENT LOTS 21, 27, 28, AND 29, SECTION 34, TOWNSHIP 8 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, STATE OF ALASKA.	36.45	Residential / Recreational	Rural
013-092-76	Nikiski	GOVERNMENT LOTS 1, SECTION 3, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, STATE OF ALASKA.	1.06	Recreational	Rural

Residential:... 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. [KPB 17.10.250(DD)]

Recreational:... 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. [KPB 17.10.250(CC)]

Rural Zoning District: ...Land use in the rural district shall be unrestricted except as otherwise provided in this title. [KPB 21.01.010 (B)]

Overview: Subject properties are located approximately 13 miles northeast of Kenai on the North shore of Daniels Lake. Properties are contiguous, sharing one common boundary (North / South). Collectively the parcels are bound on three sides by Daniels Lake and to the North by the Alaska Mental Health Trust. Parcels are unique and high value to this area due to their collective larger size and amount of Daniels Lake frontage.

Findings of Fact:

1. Property Status: Borough received title by State of Alaska Patent No. 4455 subject to reservations. Parcels are subject to a right of way permit ADL 37591 and ADL 69354. Parcels are further subject to A.S. 38.05.127 reservation providing access to and along Navigable or Public Waters and a Section-line easement along the north / south shared property line. This parcel is currently not classified (undesigned).
2. Zoning: Rural District pursuant to KPB 21.04.010(B). Daniels Lake is catalogued as an anadromous water body. 21.18 Anadromous Waters Habitat Protection District applies.
3. Topography: Parcel topography is broken, rolling terrain of varying slopes with a dominant stand of birch.
4. Soil: 57% of the parcels are classified as "Cohoe Silt Loam", dry, 15-20 percent slopes, well-drained with a depth to water table at more than 80 inches, very limited for dwellings without basements and very limited for septic tank absorption, based on slope, depth to saturation zone and subsidence. 16% of the subject parcels are classified as "Soldotna Silt Loam", 15-25 percent slopes, well drained with a depth to water table of more than 80 inches, very limited for dwellings without basements and very limited for septic absorption due to slope, depth to saturation zone and ponding.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed [March 23, 2022]. (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).

5. Surrounding Land Use: No comprehensive land use plan has been developed for this area. Neighbors Road is

the nearest public road located to the North of the subject parcels. Surrounding land use includes residential single-family homes (lakefront and non-lakefront), and undeveloped land of varying parcel sizes. Collectively, the subject parcels are unique in size and amount of lake frontage when compared to adjacent parcels on Daniels Lake.

6. Surrounding Land Ownership: Surrounding land is primarily in private ownership with The Alaska Mental Health Trust sharing the property boundary to the North. With the exception of the subject KPB owned parcels and that parcel owned by the State of Alaska Mental Health Trust, all other parcels that abut Daniels Lake are privately held.
7. Access: Parcels are accessible by water from Daniels Lake, a public waterbody with floatplane capabilities and undeveloped section line access to the lake. There is no documented physical overland access to subject parcels. Land Management has entered into ongoing conversations with the Alaska Mental Health Trust for a collaborative development project of subject properties which when complete, will provide physical access to the parcels. Public access to Daniels Lake is limited.
8. Utilities: Gas and electric utility are in the area.
9. Public Comment:
As of April 15, 2022, 19 pieces of public comment were received. All public comment was in opposition to the classification of borough land due to concerns of impacts to wildlife, loon nesting, salmon spawning areas, shoreline deterioration, impacts to existing lakeshore property owners and their historic use, and concerns over the potential of providing public access to the lake.
10. Advisory Planning Commission Review: No APC exists for this area.
11. Department / Agency Comments: None

Analysis:

Due to a lack of physical overland access to the subject KPB owned properties, Land Management has initiated conversations with the Alaska Mental Health Trust regarding a collaborative development project comprising KPB and AKMHT owned parcels. When complete, the proposed development (see attached design concept) would result in a 15 Lot development, legal platted physical access to the KPB owned parcels and public access to Daniels Lake. While soil conditions are unfavorable for conventional septic systems, an advanced engineered septic system may be necessary to overcome these challenges. Due to the proximity of the parcels to Daniels Lake, an identified anadromous water body, special consideration to runoff and septic leachate should be considered as part of any future management decisions. Future development plans should also account for established right of way reservations as identified within the State Patent. A reservation of a 50 foot wide to and along easement for public right of way exists along the entire shore line of the subject parcels, which would prohibit development within the defined easement. As proposed, the collaborative development project with AKMHT would qualify for enrollment into the KPB Residential Waterfront R-W, Local Option Zoning District. It is recommended that this be considered in order to offer additional protections to the existing character of the area and the adjacent anadromous water body, Daniels Lake. The proposed zoning would restrict development to one single family residence or one duplex, increased setbacks from all lot lines, and restrict the maximum lot coverage by developed structures to 10% of the total lot size (see attached R-W Zoning information). Of the approximate 3100 feet of lake frontage contained in the proposed design concept, an approximate 580 feet of lake frontage is proposed to be reserved under a Recreational classification for public use. Public comment received as of April 15th, 2022, indicate a concern of local residents to preserve the peninsula area of the KPB owned parcels for continuation of regular use by lake frontage property owners and the open space that currently contributes to the character of the lake. The proposed classification of Recreational would align with those expressed concerns. Currently, public access to Daniels Lake consists of undeveloped section line easements crossing privately owned lands or undeveloped platted roads immediately adjacent to private land, promoting the potential for user conflicts with private property owners and the general public attempting to access the lake via these locations. With the anadromous designation of Daniels Lake, State, Federal and / or Local entities may require access to Daniels lake for continued management measures. Providing for a suitable public access point to the lake would lessen the potential for user conflicts with private property owners and attempt to focus access to one location aiding in the management of public use and its potential impacts. The proposed development includes a large lot design to reduce persons on the lake and maintain character with surrounding uses.

Conclusions:

A Residential / Recreational Classification would be appropriate for these parcels. Pursuing a Residential – Waterfront Local Option Zone on a large lot subdivision and retaining the peninsula location under a residential classification balances development potential with public interests in access, habitat, and scenic character. The peninsula feature of this property is well suited to be reserved for its public values of scenic waterfront, lakeshore habitat, and recreational use. This area is proposed to be reserved under a recreational classification has sufficient area for future public access to Daniels Lake. Daniels Lake is an anadromous water body and includes spawning and rearing sockeye salmon.



Nikiski Vicinity Map

0 200 400 Feet





Legend
Tax Parcels
Concept Lots
OWNER
ALASKA MENTAL HEALTH TRUST AUTHORITY
KENAI PENINSULA BOROUGH

0 125 250 500 Feet

Daniels Lake Development Design Concept

21.44.175. - Residential Waterfront (R-W).

- A. *Purpose.* The purpose of this district is to promote orderly development adjacent to anadromous water bodies as defined by AS 41.17.950(1) consistent with the purpose clause of KPB 21.18.020 or lakes of 10 acres or larger.
- B. *Allowed principal use.* One of the following uses is allowed per lot for a permanent residence in this district:
 - 1. No more than one single-family dwelling;
 - 2. One duplex.
- C. *Allowed compatible uses.* Compatible uses allowed in the R-W district are parks, playgrounds, schools, community centers, libraries, churches, open space and home occupations as provided in 21.44.175(D).
- D. *Development standards.* The following development standards apply to principal use and accessory structures:
 - 1. *Setbacks.* Setbacks shall be a minimum 30 feet from the front yard line, a minimum of 20 feet from the rear yard line, a minimum of 15 feet from the side yard lines, and 50 feet from the mean high water mark of the river/lake, and where applicable subject to the provisions of KPB 21.18.
 - 2. *Maximum building height.* Maximum building height shall be 2½ stories above ground or 35 feet above average grade, whichever is less.
 - 3. *Lot size.* Minimum lot size shall be 40,000 square feet. Maximum lot size is 5 acres.
 - 4. *Coverage.* Maximum coverage by structures is 10 percent of the lot.
 - 5. *Drainage ways.* Existing natural drainage ways shall be retained.
 - 6. *Accessory structures.* Accessory structures commonly associated with residential dwellings, i.e. garages, storage sheds, greenhouses, wind turbines, workshops, and accessory dwellings are allowed within the district. Two rental cabins, not to exceed 500 square feet, are allowed if the principal dwelling is a single family residential. If the principal dwelling is a duplex, one rental cabin is allowed.
 - 7. *Prohibited uses and structures.* The following uses and structures are prohibited in the R-W district:
 - a. A lot within the LOZD shall not be subleased, subcontracted, or marketed for non-allowed uses.
 - b. No more than two travel trailers or motor homes may be on each lot at any time.
 - c. No more than two of either inoperable or unregistered vehicles are allowed on each lot at any time.
 - 8. *Livestock and pets.*
 - a. Dog Lots: Dog lots and kennels are prohibited.
 - b. Household pets including, but not limited to, dogs and cats shall be allowed provided that no more than four household pets of more than six months of age are kept on the lot.
 - c. Poultry, fowl and small animals shall be properly contained (e.g., chicken coop, rabbit hutch) and shall be located in accordance with the required accessory use setbacks. No more than 10 such animals over 6 months old are allowed.
 - d. Hoofed animals are prohibited, except for a single miniature horse used as a service animal.

Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
017-120-06	North Kenai	GOVERNMENT LOT 10, ACCORDING TO THE DIVISION OF LANDS SURVEY PLAT REFLECTING A REPLAT OF BLM SECTION LOTS 5, 6, 7, 9, 10, 12, 15, 16, 17, 18 AND THAT PORTION OF THE E1/2WI/2SWI/4SW1/4SE1/4 LYING ABOVE THE LINE OF MEAN HIGH WATER WITHIN SECTION 23, TOWNSHIP 6 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, ALASKA, FILED IN THE KENAI RECORDING DISTRICT ON JUNE 16, 1969 AS K-1622 AND REFILED ON AUGUST 8, 1969 AS K-1637.	5.48	Rural	Rural District

Rural Classification means lands which are located in a remote area. This classification will have no restrictions. [KPB 17.10.250(DD)]

Rural Zoning District: ...Land use in the rural district shall be unrestricted except as otherwise provided in this title. [KPB 21.01.010 (B)]

Overview: Subject parcel is located approximately 4 miles Northwest of Kenai. Parcel contains approximately 335 feet of Cook Inlet bluff frontage and is bound on three sides by parcels in private ownership. Access may be way of the Kenai Spur Highway to an unnamed, undeveloped, platted right of way lying directly West of Essence Avenue. Beach access may be difficult due to steep bluff. With proper lot preparation, subject property will provide views of Cook Inlet. The parcel is somewhat unique due to its size, undeveloped character, view potential, while in close proximity to the City of Kenai. As a result, the subject parcel is potentially desirable to a variety of future uses.

Findings of Fact:

- Property Status: KPB received title by State of Alaska Patent No. 6210 subject to reservations. Parcel is subject to a right of way permit issued in 1969 to the Homer Electric Association under ADL 42393 for a 40 foot wide right of way. A Bluff Erosion Study was published in the Peninsula Clarion in 2007 providing information regarding Bluff Erosion rates along the East shore of Cook Inlet. Review of KPB aerial imagery indicate a potential encroachment of personal property along the East boundary of subject parcel. Conditions contained in fee patent require the platting of a dedicated 50 foot right of way for a perpetual lineal public easement along the mean high-water line of the property. This parcel is not currently classified (undesignated).
- Zoning: Rural District pursuant to KPB 21.04.010(B).
- Topography: The property consists of level to slightly rolling topography with a medium dense to sparse stand of spruce and birch trees.
- Soil: 84% of the parcel is classified as "Longmare Silt Loam", 0-4 percent slopes, somewhat poorly drained with a depth to water table of 0-60 inches, somewhat limited for dwellings without basements and very limited for septic tank absorption, based on seepage and depth to saturation zone. 16% of the subject parcels are classified as "Bandland Sea Cliffs", steep slopes that otherwise have not been classified.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed [March 28, 2022]. (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).

- Surrounding Land Use: Surrounding land use lying west of the Kenai Spur highway includes residential, developed and undeveloped parcels in private ownership. Those surrounding land use parcels lying East of the Kenai Spur Highway are commercial and light commercial also in private ownership.
- Surrounding Ownership: Surrounding land ownership includes mostly private lands.

8. Access: Access to subject property is provided by the Kenai Spur Highway, North of Kenai to a platted, undeveloped right of way.
9. Utilities: Electric and gas utility service is available in the area.
8. Public Comments: None
9. APC Review: No comment provided.
10. Department / Agency Comments: None

Analysis:

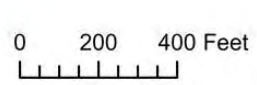
Subject parcel size, unique view potential and proximity to the City of Kenai, are all desirable qualities that will contribute to the future utility of this property. Vehicular access will require development of a platted right of way. The size of the parcel is somewhat larger than adjacent parcels when comparing adjacent parcels on the West side of the Kenai Spur Highway. Future management actions should take into consideration the existing right of way granted under ADL42393 and the 2007 Bluff Erosion Study. Management actions considering disposal of said parcel will require a record of survey defining property boundaries and location of the 50 foot public right of way along the mean high water mark. Potential use of an engineered septic absorption system may be necessary to overcome potential soil limitations.

Conclusions:

Parcel is in excess to borough needs. A Rural classification would be appropriate for this parcel and would be compatible with the existing adjacent uses and Rural District designation.



North Kenai Vicinity Map



Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
025-444-16	Point Possession	TRACT T, MOOSE POINT SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NO. 84-65, RECORDS OF THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	11.08	Rural	Rural District
<p>Rural Classification means lands which are located in a remote area. This classification will have no restrictions. [KPB 17.10.250(HH)]</p> <p>Rural Zoning District: ...Land use in the rural district shall be unrestricted except as otherwise provided in this title. [KPB 21.01.010 (B)]</p>					

Overview: Subject parcel is located North of Kenai in the Point Possession area of the Peninsula and is part of the Moose Point Subdivision, a KPB development project. Ordinance 83-60 authorized the disposal of initial land offerings in Moose Point Subdivision by Land Sale Lottery. Lots within Moose Meadows Subdivision were initially sold with KPB supported incentives for initial purchase and development. The subject parcel was initially designated to be retained by KPB for a public purpose. The parcel was later classified as "Preservation" by KPB memo dated 3/25/1996.

Findings of Fact:

1. Property Status: KPB received title to the parent parcel of Moose Point Subdivision by Patent No. 4481, subject to reservations. Moose Point Subdivision, a KPB development, was recorded on March 27, 1984. The parcel is currently Classified as Preservation by way of KPB Memo dated March 25, 1996. Subject property is consistent in size and unique in shape when compared to adjacent platted parcels. Although initially classified as Preservation, KPB records do not provide supporting documentation or a basis for that determination.
2. Zoning: Rural District pursuant to KPB 21.04.010(B).
3. Topography: Parcel is relatively level to broken with smaller diameter stands of birch and spruce being present.
4. Soil: 95% of this parcel is classified as "Cohoe Silt Loam", dry, 8-15 percent slopes, well-drained with a depth to water table at more than 80 inches, somewhat limited for dwellings without basements but somewhat limited for septic tank absorption, based on slope. 5% of this parcel is classified as Typic Cryorthents 100-150 percent slopes with a depth to water table of more than 80 inches, very limited for dwellings without basements and septic tank absorption due to slope and depth to saturation zone.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed [March 28, 2022]. (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).
5. Surrounding Land Use: No comprehensive land use plan has been developed for this area. Surrounding land use includes residential single family homes, recreational cabins, and undeveloped parcels of similar size.
6. Surrounding Ownership: Surrounding land ownership consists of privately owned and KPB owned parcels.
7. Access: Potential access to parcels by way of platted, undeveloped roads originating from the Kenai Spur Highway extension. Physical access may be limited and difficult.
8. Utilities: No developed utilities are available in the area.
9. APC Review: No APC is established in this area.
10. Public Comments: None
11. Department / Agency Comments: None

Analysis:

Parcel size, topography and vegetative cover is consistent with adjacent developed and undeveloped properties. Potential use of an engineered septic absorption system may be necessary to overcome potential soil limitations. Although the subject parcel was initially identified to be retained for public purpose no documentation exists supporting this future public purpose. It is unclear as to the basis for the Classification of Preservation identified by KPB Memo dated March 25, 1996.

Conclusions:

The parcel is surplus to borough needs. A Rural classification would be appropriate for this parcel and would be compatible with the existing uses in the surrounding area and consistent with Rural District zoning.



Point Possession Vicinity Map

0 200 400 Feet



Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
035-080-11	Hope	LOT 5 US SURVEY 3390, SECTION 27, TOWNSHIP 10 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, SEWARD RECORDING DISTRICT, STATE OF ALASKA	1.44	Rural	Rural District
Rural Classification means lands which are located in a remote area. This classification will have no restrictions. [KPB 17.10.250(HH)]					
Rural Zoning District: ...Land use in the rural district shall be unrestricted except as otherwise provided in this title. [KPB 21.01.010 (B)]					

Overview: Subject parcel is 1.44 acres in size and adjacent to the Hope Highway approximately 1.5 miles East of Hope. Access may be gained directly from the Hope Highway subject to approval and permitting by the State of Alaska.

Findings of Fact:

1. Property Status: The Borough received Management Authority to the subject property under ADL Number 227983. Fee patent has been requested for the property through the State of Alaska and is anticipated to be issued in June 2022. Review of KPB aerial imagery disclose the potential existence of an undocumented driveway and parking area used to access adjacent private property to the North. Property may be subject to additional conditions, reservations or prior use authorizations as identified on the final recorded patent. This parcel is not classified (undesignated).
2. Zoning: Rural District pursuant to KPB 21.04.010(B)
3. Topography: Parcels consist of slightly broken and rolling topography with dense stands of medium to small diameter spruce and birch.
4. Soil: Although U.S.D.A. Natural Resources Conservation Service is not available in this area, topography and vegetation present on this property are consistent with adjacent developed and undeveloped properties.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed (3/30/2022).
(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).

5. Surrounding Land Use: The Hope Land Use Plan identifies the subject property as Uncategorized. Surrounding land use includes residential developed, undeveloped and recreational properties.
6. Surrounding Land Ownership: Includes private, KPB, State and Federal land holdings in a mix of similar and larger size parcels.
7. Access: Access is by way of the Hope Highway which abuts the subject property along its entire southeast property boundary. Access from the Hope Highway may be subject to approval and permitting through the State of Alaska.
8. Utilities: Electric utility is in the area.
9. Public Comment: One public comment from an adjacent property owner expressing concern over historic use relating back to original homestead of property.
10. APC Review:
11. Department / Agency Comments:

Analysis:

Subject parcel is similar in size to other residential and recreational properties commonly found in the Hope area. The

property provides approximately 397 feet of Hope Highway frontage along the entire southeast property boundary. Access is by way of the Hope Highway subject to State of Alaska review and permitting. Although no USDA Soils Data exists in this area, the topography and vegetation present are consistent to those of adjacent developed and undeveloped properties. KPB aerial imagery indicates the existence of an undocumented driveway crossing a portion of the property. KPB has received Management Authority of the subject property granted under ADL Number 227983. The requested fee patent should be issued by the State of Alaska in June 2022. Although KPB does not currently have fee title to the property, KPB 17.10.80 authorizes the classification of Municipal Entitlement properties under Management Authority of KPB. Classification of the parcel will provide for the application of future management actions required to resolve boundary line issues, including potentially working directly with the adjacent property owner who has reported historical uses of the property in conjunction with homestead entry dating back to the 1960's. Land Management will also consider dedication of standard right of way widths for the Hope Highway to 100 feet from road centerline.

Conclusions:

A Rural classification is appropriate for this parcel and is compatible with the surrounding area and identified Land Use Recommendations.



Hope Vicinity Map

0 200 400 Feet



Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
055-010-16	Soldotna	THE S½SW¼SE¼ OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, STATE OF ALASKA.	20	Residential	Rural

Residential Classification: ... 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. [KPB 17.10.250(DD)]

Rural Zoning District: ... Land use in the rural district shall be unrestricted except as otherwise provided in this title. [KPB 21.01.010 (B)]

Overview: Subject 20 acre +/- parcel is located in the North Ciechanski area. This parcel is adjacent to developed residential neighborhoods to the South and undeveloped State of Alaska owned lands to the North.

Findings of Fact:

1. Property Status: KPB received title to this parcel by Fee Patent from the State of Alaska with reservations for a 50' wide Section Line Easement along the entire South property line and a reservation for an undisclosed gas pipeline easement to Alaska Pipeline Company. The parcel is not currently classified (undesignated).
2. Zoning: Rural District pursuant to KPB 21.04.010(B)
3. Topography: The topography is relatively flat and mostly forested with spruce and birch. This parcel is situated 40 feet above and adjacent to the Kenai River lowlands and the State's Kenai River Special Management Area. The lowland area is identified as "Drainageway".

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

4. Soil: 84%± of this parcel is classified as "Soldotna Silt Loam", sandy substratum, undulating", 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.

14%± of this parcel is classified as "Kichatna Silt Loam", 0 to 6 percent slopes, well drained with a depth to water table at more than 80 inches, very limited for dwellings and very limited for septic tank absorption, based on filtering capacity.

2%± of this parcel is classified as "Clunie Peat", 0 to 2 percent slopes, very poorly drained with a depth to water table at about 0 inches, very limited for dwellings and very limited for septic tank absorption, based on depth to saturated zone.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed (September 19, 2017). (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).

5. Surrounding Land Use: Surrounding land use consists of large undeveloped parcels under KPB, State or Private ownership to the North, East and West, with residential development to the South.
6. Surrounding Land Ownership: Includes private and State, and KPB owned lands.
7. Access: Potential access may be by way of Maudi Drive, a platted developed road to the South and Heather Avenue, a platted undeveloped road to the East.
8. Utilities: Electric and gas utility are in the area.

9. Public Comment: As of April 15, 2022, one piece of public comment was received regarding this parcel. Comment was opposed to the proposed classification based on concerns of potential increased use, traffic, impacts on local wildlife and caribou migration, and noise if the property was subdivided for future residential development.

10. APC Review: NA

11. Department / Agency Comments:

Analysis:

Subject parcel is larger in size when compared to adjacent developed properties to the South. Adjacent property uses include residential development and large undeveloped land holdings. The properties location, proximity to existing residential development, desirable soil conditions, and potential mountain and Kenai River views, provide for a number of desirable future uses. Local real estate market demands and adjacent existing property uses should be considered when reviewing future management decisions for subject parcels.

Conclusions:

A Residential classification is appropriate for this parcel and is compatible with the existing uses found in the surrounding area and zoning.



Soldotna Vicinity Map

0 200 400 Feet



Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
057-530-15	Soldotna	LOT ONE (1), BLOCK 2-A, BLOCK 2-A AND A PORTION OF BLOCK 3-A OF THE IRONS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER AMENDED PLAT NUMBER 75-4, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	.34	Residential	Rural
<p>Residential Classification: ... 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. [KPB 17.10.250(DD)]</p> <p>Rural Zoning District: ... Land use in the rural district shall be unrestricted except as otherwise provided in this title. [KPB 21.01.010 (B)]</p>					

Overview: Subject parcel is approximately .34 +/- acres in size, located in Soldotna and approximately 750 feet North of the existing Soldotna City Limit boundary.

Findings of Fact:

1. Property Status: KPB received title to subject property by Clerks Deed in December 14, 2010 recorded as Document Number 2010-011217-0. Ordinance 2012-23 authorized the retention of the subject parcel for a public purpose with a proposed Classification of Government. While the parcel is considered substandard by borough standards, the lot size is consistent or larger when compared to neighboring developed and undeveloped properties in the area. The property is subject to a 20' wide building setback along the West and North property lines and a 10' wide utility easement along the East property line. Although initially reserved for a public purpose no further documentation exists regarding its intended future use. KPB aerial imagery has identified undocumented use of the parcel along the South boundary.
2. Zoning: Rural District pursuant to KPB 21.04.010(B)
3. Topography: Parcel consists of level topography with a mixed stand of medium to small diameter spruce and birch.
4. Soil: Although U.S.D.A. Natural Resources Conservation Service is not available in this area, topography and vegetation present on this property are consistent with adjacent developed and undeveloped properties.

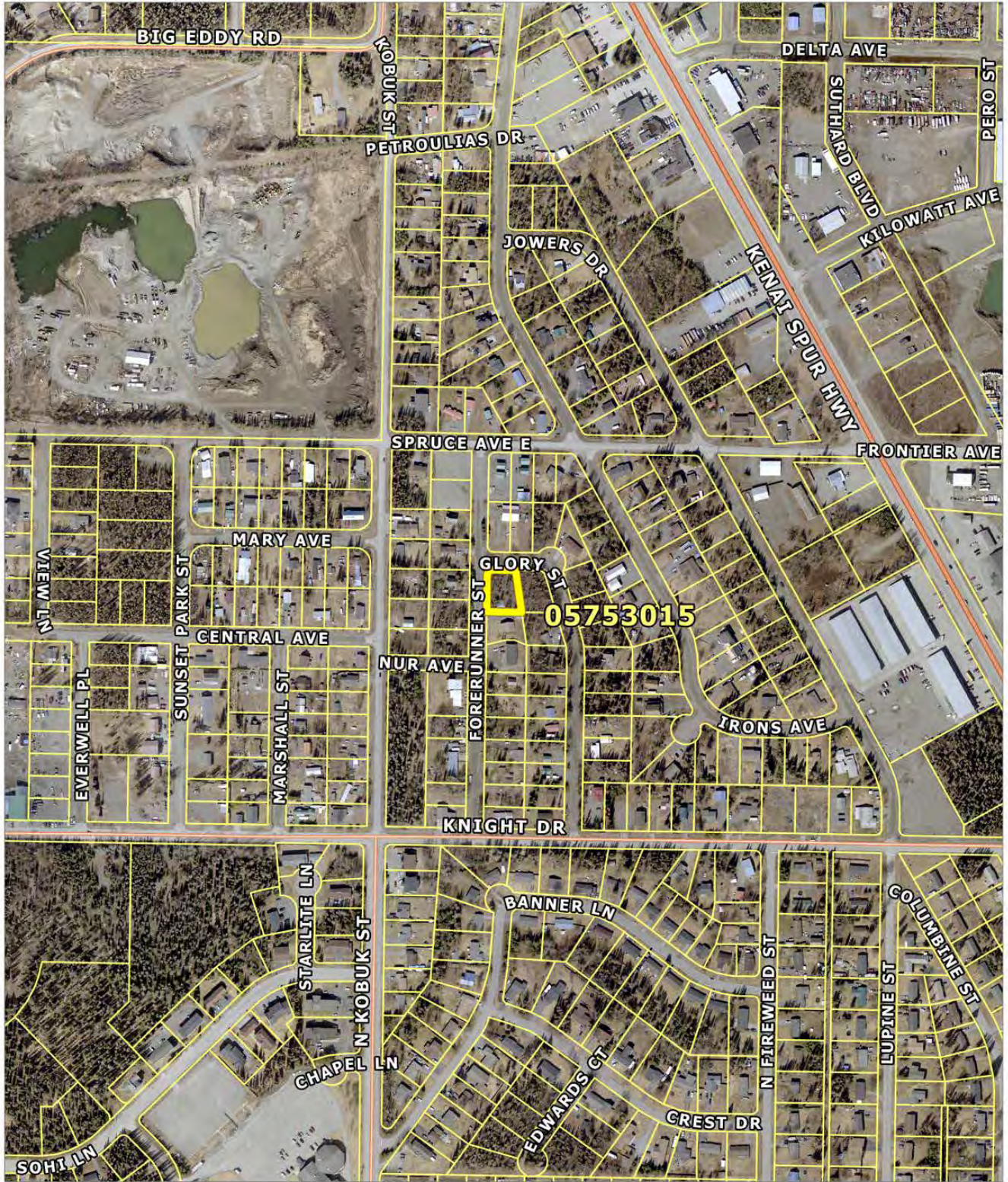
Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed (4/4/2022).
(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).
5. Surrounding Land Use: Surrounding land use includes residential and undeveloped land. Development in this area is of higher density and includes single family residences, multifamily residences and small business private.
7. Access: Potential access may be gained by Forerunner Street to the West or Glory Street to the North. Potential access routes are comprised of platted developed gravel and improved paved roads.
8. Utilities: Electric and gas utility are in the area.
9. Public Comment: As of April 15, 2022, one piece of public comment was received. Comment requested that the lot for single family residential development only.
10. APC Review:
10. Department / Agency Comments:

Analysis:

Subject parcel is consistent or larger in size when compared to other parcels in the immediate area. While initially retained by the borough for a public purpose, no further documentation exists regarding the parcels future intended use. Adjacent use in the area consists of residential, and some small business use. Although soils data information is not available, the topography and vegetation type is consistent with adjacent developed and undeveloped lots. The parcel has been retained by KPB in excess of 10 years, marketable or clear title should now be available and the property can be considered for future management decisions including sale.

Conclusions:

The parcel is surplus to borough needs. A Residential Classification is appropriate for this parcel and is compatible with the existing uses and development of the surrounding area.



Soldotna Vicinity Map

0 200 400 Feet



Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
065-190-60	Sterling	LOT 1, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.03	Residential	Rural
065-190-61	Sterling	LOT 2, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.14	Residential	Rural
065-190-62	Sterling	LOT 3, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.25	Residential	Rural
065-190-63	Sterling	LOT 4, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.31	Residential	Rural
065-190-64	Sterling	LOT 5, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.52	Residential	Rural
065-190-65	Sterling	LOT 6, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.76	Residential	Rural
065-190-66	Sterling	LOT 7, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.86	Residential	Rural
065-190-67	Sterling	LOT 8, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.23	Residential	Rural
065-190-68	Sterling	LOT 9, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	2.71	Residential	Rural
065-190-69	Sterling	LOT 10, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	2.81	Residential	Rural

065-190-70	Sterling	LOT 11, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	2.68	Residential	Rural
065-190-71	Sterling	LOT 12, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.56	Residential	Rural
<p>Residential Classification: ... 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. [KPB 17.10.250(DD)]</p> <p>Rural Zoning District: ... Land use in the rural district shall be unrestricted except as otherwise provided in this title. [KPB 21.01.010 (B)]</p>					

Overview: Subject parcels range in size from 2.68 - 3.86 +/- acres in size and are located along the Northerly bank of the Kenai River approximately 2.25 Miles South of the Sterling Highway and 4 Miles West of Skilak Lake. All parcels contain Kenai River frontage.

Findings of Fact:

1. Property Status: KPB received Management Authority to the subject parcels through ADL Number 201275. Fee patent has been requested through the State of Alaska and will be subject to reservations contained on said deed. Recording of the requested Patents is anticipated to take place in June 2022. The properties as described were platted while under the ownership of the State of Alaska and filed of public record on May 9, 1979. These parcels are not classified (undesignated).
2. Zoning: Rural District pursuant to KPB 21.04.010(B)
3. Topography: Parcel topography is rolling to broken with a steep bluff towards the West side of the lots fronting the Kenai River. The vegetation present on the parcels is relatively young due to having been burned in recent wildland fire activity.
4. Soil:

44.9% ± of these parcels are classified as “Soldotna Silt Loam”, 4 to 8 and 15-25 percent slopes, well drained with a depth to water table more than 80 inches, not limited for dwellings without basements, very limited for septic tank absorption, based on depth to saturation zone, and seepage bottom layer.

43.6%± of these parcels are classified as “Naptown Silt Loam”, 25 to 60 percent slopes, well drained with a depth to water table at more than 80 inches, very limited for dwellings without basements, very limited for septic tank absorption, based on slope, slow water movement, depth to saturation zone, and seepage bottom layer.

6.8%± of these parcels are classified as “Killey and Moose River Soils”, 0 to 2 percent slopes, poorly drained with a depth to water table of 12 to 24 inches, very limited for dwellings without basements, very limited for septic tank absorption based on depth to saturation zone, slow water movement, seepage bottom layer and slope.

4.7%± of these parcels are classified as “Cohoe Silt Loam”, dry, 0 to 4 percent slopes, well drained with a depth to water table of more than 80 inches, not limited for dwellings without basements, very limited for septic tank absorption based on depth to saturation zone, slow water movement, seepage bottom layer and slope

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed [4/4/2022]. (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).
5. Surrounding Land Use: Surrounding land use consists of residential, recreational and vacant parcels of various sizes. Subject properties are on average substantially larger when compared to typical Kenai Riverfront parcels.

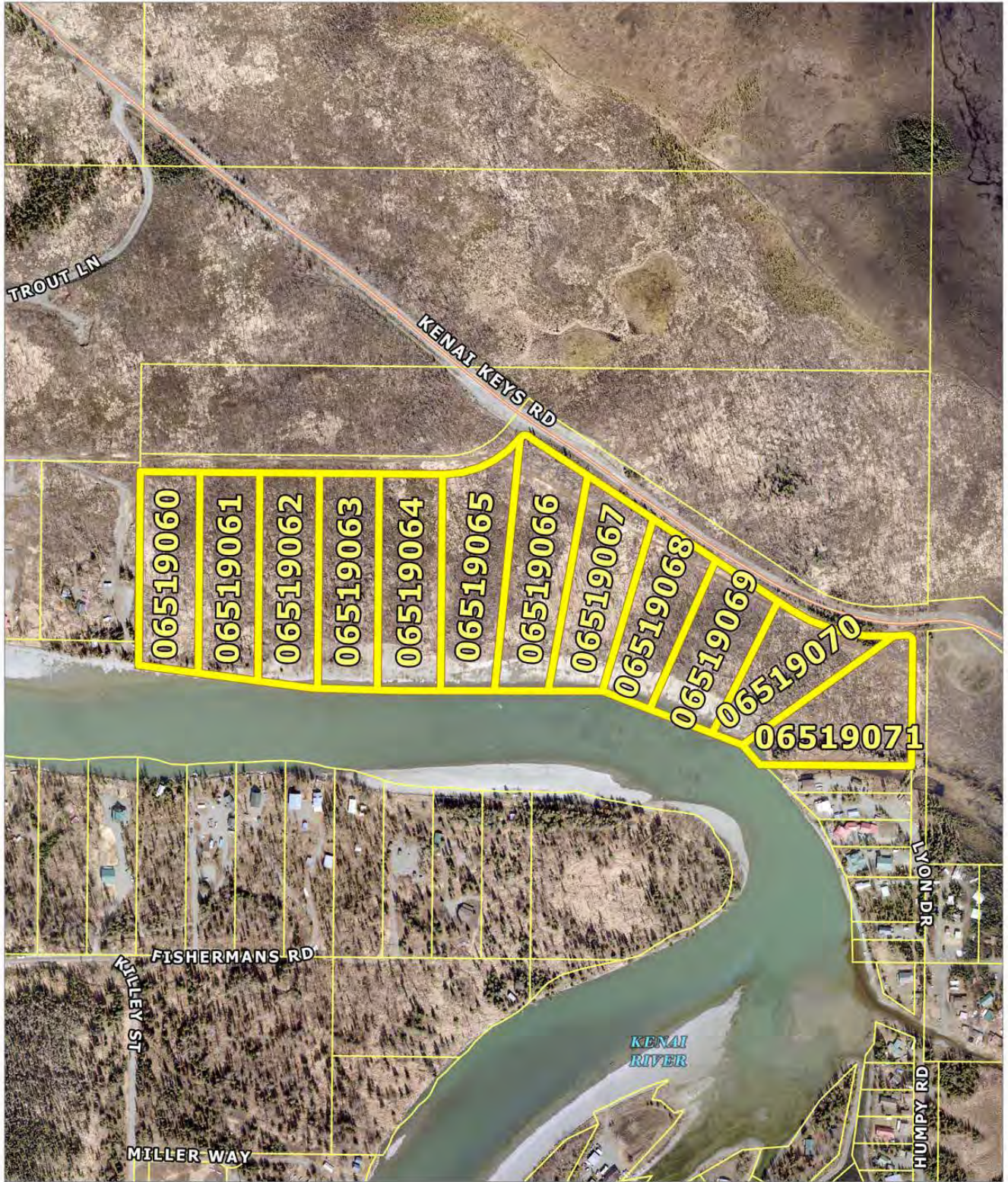
6. Surrounding Land Ownership: Surrounding ownership is greatly varied in this area with the majority of the Kenai Riverfront parcels being under private ownership. Those properties located off the river are under private, state, federal and KPB ownership.
7. Access: Access may be by way of Kenai Keys Road, a platted developed road, and Slough Avenue, a platted undeveloped road. Access to the river maybe challenging and difficult on specific lots due to the steep bank along the Kenai River.
8. Utilities: Electric and gas utility are in the area.
9. APC Review:
10. Public Comment: One public comment was received conveying the concern of the properties being sold to the public and the potential impacts to access for fisherman during the red run. Restricted access to this area may displace fisherman to other areas increasing use. Requesting that the shoreline be designated for public access.
11. Department / Agency Comments: KPB Office of Emergency Management recommended the following:
06519069 and 06519070: Classify as "utility/transportation." Recommend retaining these parcels for future bridge egress connecting to parcel 06622025 (AK Department of Natural Resources ownership). The secondary bridge aligns with the Funny River wildfire risk assessment recommendations.

Analysis:

Subject parcels are currently under KPB Management Authority, with fee patents having been requested from the State of Alaska. Although KPB does not currently have fee title to the property, KPB 17.10.80 authorizes the classification of Municipal Entitlement properties under Management Authority of KPB. The parcels are larger in size when compared to other similar Kenai Riverfront parcels. All parcels within the development have been impacted by wildfire, revegetation may be necessary. Any future management actions should take into consideration the proximity of the parcels to the Kenai River. Implementing potential development standards and enrolling the properties into an appropriate KPB Local Option Zone, such as Residential Waterfront LOZ (R-W), may be necessary to preserve the current character of the parcels and prevent future degradation to the Kenai River. Access to the Kenai River may be difficult from some parcels due to topography.

Conclusions:

Platting of Stephenkie Alaska Subdivision was completed while under State of Alaska ownership. Parcels are extremely desirable for future utility based on their large size, proximity to the Kenai River and view potential. Special management considerations need to be address as part of any future management actions. A Residential classification is appropriate and is compatible with the surrounding area and proposed local option zoning.



Sterling Vicinity Map

0 200 400 Feet



Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
066-310-26	Funny River	LOT THREE (3), BLOCK FIVE (5), RIVER BEND RIDGE SUBDIVISION PART FIVE (5), FILED UNDER PLAT NO. 78-126, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	1.23	Rural	Rural
Rural Classification:... Lands which are located in a remote area. This classification will have no restrictions. [KPB 17.10.250(HH)]					
Rural Zoning District: ... Land use in the rural district shall be unrestricted except as otherwise provided in this title. [KPB 21.01.010 (B)]					

Overview: Parcel is located approximately 10 miles West of Soldotna in the Funny River area off of Rousing Road.

Findings of Fact:

1. Property Status: KPB received title to this parcel by Clerks Deed in 1992 as a result of a tax foreclosure action. The parcel has been retained by KPB in excess of 10 years, marketable or clear title should now be available and the property can be considered for future management actions including sale. The parcel is encumbered by a 10 foot wide utility easement along the entire East boundary. Although initially retained for a public purpose, the ordinance authorizing retention did not disclose a future intended use or proposed classification. As a result, the property is undesignated or not classified.
2. Zoning: Rural District pursuant to KPB 21.04.010(B)
3. Topography: Parcel topography is rolling with a slight elevation gain to the North property corner. Vegetation consists of a mixed stand of medium to small diameter spruce.
4. Soil:
100% ± of this parcel is classified as “Coal Creek Silt Loam”, 4 to 8 percent slopes, very poorly drained with a depth to water table of 6 to 24 inches, very limited for dwellings without basements, very limited for septic tank absorption, based on depth to saturation zone, and slow water movement.

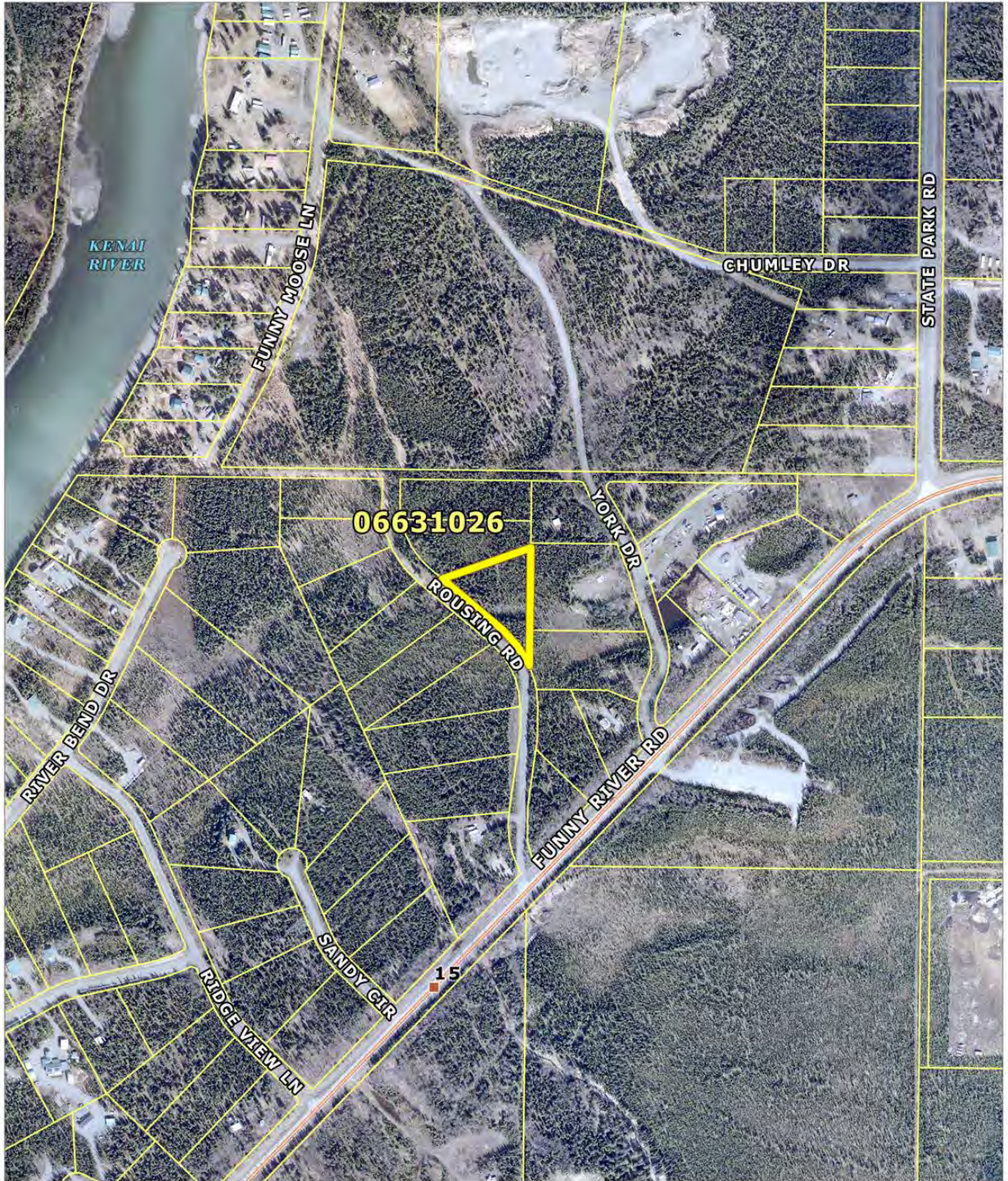
Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed [4/06/2022].
(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).
5. Surrounding Land Use: Consists of platted residential developments in private ownership with both developed and undeveloped parcels. The subject property is similar in size and unique in size and shape when compared to surrounding lots.
6. Surrounding Land Ownership: Surrounding land ownership is private.
7. Access: Access may be by way of Funny river road to Rousing Road, a platted and developed road.
8. Utilities: Electric and gas utility are in the area.
9. Public Comment:
10. Department / Agency Comments:

Analysis:

Subject parcel is similar in size to other platted residential lots in the area. Potential septic issues may be overcome with an engineered system. Parcel was acquired by KPB through a tax foreclosure action. The property is surrounded by residential development on all sides. Subject property has been retained by KPB in excess of 10 years, marketable or clear title to parcel should now be available and can be considered for future management decisions.

Conclusions:

The subject property is surplus to borough needs. A Rural classification is appropriate for this parcel and is compatible with the surrounding area and zoning.



Funny River Vicinity Map

0 200 400 Feet



Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
119-070-01	Cooper Landing	LOT 14A OF US SURVEY 3306 IN SECTION 28, TOWNSHIP 5 NORTH, RANGE 3 WEST, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT ON JANUARY 24, 1955, SEWARD RECORDING DISTRICT, STATE OF ALASKA.	1.46	Rural	Rural
119-070-02	Cooper Landing	LOT 15 OF US SURVEY 3306 IN SECTION 28, TOWNSHIP 5 NORTH, RANGE 3 WEST, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT ON JANUARY 24, 1955, SEWARD RECORDING DISTRICT, STATE OF ALASKA.	1.6	Rural	Rural
119-071-06	Cooper Landing	LOT 13B OF US SURVEY 3306 IN SECTION 28, TOWNSHIP 5 NORTH, RANGE 3 WEST, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT ON JANUARY 24, 1955, SEWARD RECORDING DISTRICT, STATE OF ALASKA.	2.02	Rural	Rural
<p>Rural Classification means lands which are located in a remote area. This classification will have no restrictions. [KPB 17.10.250(HH)]</p> <p>Rural Zoning District: ...Land use in the rural district shall be unrestricted except as otherwise provided in this title. [KPB 21.01.010 (B)]</p>					

Overview: Three adjacent lots varying in size from 1.46 – 2.02 acres located off of Bean Creek Road on the North side of the Kenai River. Subject parcels are located adjacent to similar developed and undeveloped platted residential lots.

Findings of Fact:

1. Property Status: Subject properties were acquired by State of Alaska Patent No. 15264 subject to reservations. Parcels are subject to a 10' wide telecom easement recorded as 101-880. These parcels are currently not classified (undesigned).
2. Zoning: Rural District pursuant to KPB 21.04.010(B).
3. Topography: Parcels are comprised of broken terrain with steep slopes and benches. A dense stand of small to medium diameter spruce and birch exist on the parcel. Mountain and River views to the South are possible from all lots. All parcels have a Sothern exposure.
4. Soil: 100% ± of these parcels are classified as "Homestead Very Fine Loam", 35 to 65 percent slopes, well drained with a depth to water table at more than 80 inches.

Source Data: Soil Survey Cooper Landing Area Alaska, 1984, U.S.D.A. Soil Conservation Service, (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).

5. Surrounding Land Use: These parcels are within the Cooper Landing Land Use Plan 1992/1996 area, however the plan does not make specific recommendations regarding these parcels. Surrounding land use includes residential, recreational, commercial and undeveloped land. KPB parcels are consistent in size to adjacent and surrounding parcels.

6. Surrounding Land Ownership: Includes private and State, and KPB owned land.
7. Access: Potential access may be by way of Sterling Highway to Bean Creek Road. Bean Creek Road is a state maintained road. Direct access would be subject to driveway encroachment permitting from Alaska DOT.
8. Utilities: Electric utility is available in the area.
9. Public Comment:
10. Advisory Planning Commission Review:
11. Department / Agency Comments:

Analysis:

Subject parcels are consistent in size and use to others in the immediate area. Adjacent property use includes, residential, vacant and recreational properties. Proximity to Cooper Landing and the Kenai River enhances the desirability and future management options for parcels. Properties Southern exposure, potential mountain and river views and local real estate market demands should be considered when reviewing future management decisions for subject parcels.

Conclusions:

The subject parcels are surplus to borough needs. A Rural classification is appropriate and is compatible with the surrounding area and zoning.



Cooper Landing Vicinity Map

0 200 400 Feet



Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
119-110-19	Cooper Landing	LOT 28 OF THE DEPENDENT RESURVEY OF U.S. SURVEY NO. 3531, ALASKA, CONTAINING 1.62 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON OCTOBER 20, 1970.	1.62	Rural	Rural District
<p>Rural Classification means lands which are located in a remote area. This classification will have no restrictions. [KPB 17.10.250(HH)]</p> <p>Rural Zoning District: ...Land use in the rural district shall be unrestricted except as otherwise provided in this title. [KPB 21.01.010 (B)]</p>					

Overview: Subject parcel is approximately 1.62 +/- acres located off of Snug Harbor Road, East of Cooper Landing and South of the Kenai River.

Findings of Fact:

1. Property Status: Property was acquired by KPB through fee patent No. 15264 from the State of Alaska subject to reservations. A 50' wide section line easement runs along the entire South boundary. Snug Harbor road right of way abuts the parcel to the North. While the parcel was identified in the Cooper Landing Land Use Plan, a proposed classification designation was not assigned. This parcel is currently not classified (undesigned).
2. Zoning: Rural District pursuant to KPB 21.04.010(B).
3. Topography: Parcel topography is fairly level with a somewhat gradual uphill grade beginning along Snug Harbor Road.
4. Soil: 100% "Bernice Very Fine Sandy Loam", 3 to 8 percent slopes.

Source Data: 1984 USDA Agricultural Soil Survey, Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed [4/06/2022]. (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).
5. Surrounding Land Use: Surrounding land use is predominately recreational, residential and undeveloped land. Parcel is of similar size and character when compared to adjacent platted residential properties in the immediate area. The property is bound to the South by a large undeveloped borough owned parcel.
6. Surrounding Land Ownership: The majority of the surrounding parcels are in private, Federal and KPB ownership.
7. Access: Access is by way of Snug Harbor road, East of Cooper Landing.
8. Utilities: Electric utility is available in the area.
9. Public Comment:
10. Advisory Planning Commission Review:
11. Department / Agency Comments:

Analysis:

Subject property is located in Cooper Landing along Snug Harbor Road and is adjacent to existing developed residential, recreational and undeveloped parcels of similar size and character. Although no soils information is available, topography and vegetation cover is consistent with adjacent properties. Access to this property is by way of

Snug Harbor Road which is adjacent to the subject parcel to the North. Proximity to Cooper Landing and the Kenai River enhances the desirability and future management options for parcels. Potential mountain and river views and local real estate market demands should be considered when reviewing future management decisions for subject parcel

Conclusions:

The subject parcel is surplus to borough needs. A Rural classification would be appropriate for this parcel and would be consistent with the Rural Zoning District and compatible with the existing uses in the surrounding area.



Cooper Landing Vicinity Map

0 200 400 Feet



Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
125-160-05	Moose Pass	LOT 4, ALASKA STATE LAND SURVEY 86-176, SECTION 13, TOWNSHIP 4 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, SEWARD RECORDING DISTRICT, STATE OF ALASKA.	0.87	Rural	Rural
125-160-07	Moose Pass	LOT 6, ALASKA STATE LAND SURVEY 86-176, SECTION 13, TOWNSHIP 4 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, SEWARD RECORDING DISTRICT, STATE OF ALASKA.	0.88	Rural	Rural
125-160-10	Moose Pass	LOT 7, ALASKA STATE LAND SURVEY 86-176, SECTION 13, TOWNSHIP 4 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, SEWARD RECORDING DISTRICT, STATE OF ALASKA.	0.81	Rural	Rural
125-160-14	Moose Pass	LOT 11, ALASKA STATE LAND SURVEY 86-176, SECTION 13, TOWNSHIP 4 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, SEWARD RECORDING DISTRICT, STATE OF ALASKA.	0.72	Rural	Rural
<p>Rural Classification means lands which are located in a remote area. This classification will have no restrictions. [KPB 17.10.250(HH)]</p> <p>Rural Zoning District: ...Land use in the rural district shall be unrestricted except as otherwise provided in this title. [KPB 21.01.010 (B)]</p>					

Overview: Properties are located approximately 4 miles South of Moose Pass off of Lower Trail Lake Road (aka Mine Road), East of the Seward Highway. The State of Alaska subdivided the property in 1998 creating a small residential development South of Lower Trail Lake, consisting of 12 lots varying in size from .72 acres to .97 acres.

Findings of Fact:

1. Property Status: KPB was conveyed Management Authority to subject parcels from the State of Alaska by Final Findings and Decision Document through ADL Number 201306. Although KPB does not currently have fee title to the property, KPB 17.10.80 authorizes the classification of Municipal Entitlement properties under Management Authority of KPB. Formal requests to the State of Alaska for issuance of the fee patents have been made with an anticipated issuance date in June of 2022. The subject parcels were platted while under the ownership of the State of Alaska under Alaska State Land Survey No. 86-176, recorded April 27, 1988. These parcels are currently not classified (undesignated).
2. Zoning: Rural District pursuant to KPB 21.04.010(B).
3. Topography: Topography of subject parcels is relatively level with some slightly broken terrain.
4. Soil: No USDA Soil Survey data is available for this area. However, parcels have similar topography and vegetation cover to adjacent parcels indicating likelihood of consistent soils to similar developed and undeveloped parcels.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed [4/06/2022]. (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).

5. Surrounding Land Use: The parcels are consistent with the February 1993 Moose Pass Comprehensive Plan, C(2), providing for future land transfers for homesites and recreation cabins. Parcels are similar in size to adjacent lots within the same development. The parcels are surrounded by larger blocks of undeveloped land.

6. Surrounding Land Ownership: The majority of the surrounding parcels are in either KPB, State or Federal ownership.
7. Access: Properties are accessed by the Seward Highway to Lower Trail Lake Road (aka Mine Road) a developed platted road.
8. Utilities: Electric utility is available in the area.
9. Public Comment:
10. Advisory Planning Commission Review:
11. Department / Agency Comments:

Analysis:

Subject properties are located South of Moose Pass and East of the Seward highway. KPB has been conveyed Management Authority through ADL Number 201306. The parcels are consistent with the February 1993 Moose Pass Comprehensive Plan, C(2), providing for future land transfers for homesites and recreation cabins. Although KPB does not currently have fee title to the property, KPB 17.10.80 authorizes the classification of Municipal Entitlement properties under Management Authority of KPB. Parcels are unique in character based on their location and proximity to adjacent recreation opportunities and large blocks of public ground. Current real estate market conditions and a lack of available inventory should be considered when contemplating future management actions.

Conclusions:

These parcels are surplus to borough needs. A Rural classification would be appropriate and would be consistent with the Rural Zoning District and compatible with the existing uses in the surrounding area.



Moose Pass Vicinity Map

0 200 400 Feet
| | | | |



Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
131-070-32	Kalifornsky	GOVERNMENT LOTS 6 AND 7, SECTION 24, TOWNSHIP 4 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, STATE OF ALASKA.	10.03	Rural	Rural
Rural Classification means lands which are located in a remote area. This classification will have no restrictions. [KPB 17.10.250(HH)]					
Rural Zoning District: ...Land use in the rural district shall be unrestricted except as otherwise provided in this title. [KPB 21.01.010 (B)]					

Overview: Subject property is located approximately 3 miles North of the Kasilof River and on the West side of the Kalifornsky Beach Road. Parcel is 10 +/- acres in size with approximately 670 feet of Cook Inlet bluff frontage.

Findings of Fact:

- Property Status: This parcel was acquired by KPB by fee patent from the State of Alaska with reservations. KPB records indicate the property was previously considered for future sale in 2004 and for potential future development. Soil samples conducted at the time indicate areas of the parcel may be unsuitable for the use of conventional drain field systems in the event the property was divided into smaller parcels. Engineering report indicates areas along the North and South boundaries of the parcel are suitable for use of conventional drain field systems.
- Zoning: Rural District pursuant to KPB 21.04.010(B).
- Topography: The parcel is relatively flat with areas of slightly broken terrain and a substantial bluff along its entire westerly property line. Vegetation consists of smaller diameter spruce with an understory of woody shrubs.
- Soil:
42.3% of this parcel is classified as "Starichkof Peat", 0-4 percent slopes, very poorly drained with a depth to water table of 0-10 inches, very limited for dwellings without basements but very limited for septic tank absorption, based on ponding, subsidence and depth to saturation zone.

25.9% of this parcel is classified as "Soldotna-Nikolai Complex", 0-4 percent slopes, well-drained with a depth to water table of 0-18 inches, not limited for dwellings without basements and not limited for septic tank absorption.

16.3% of this parcel is classified as "Tuxedni Silt Loam, Warm", 0-8 percent slopes, poorly drained with a depth to water table of 14-30 inches, somewhat limited for dwellings without basements and somewhat limited for septic tank absorption, based on depth to saturation zone.

7.8% of this parcel is classified as "Badland, Sea Cliffs-Typic Cryorthents Complex", very steep slopes, well-drained with a depth to water table at more than 80 inches, not rated for dwellings without basements and not rated for septic tank absorption.

7.6% of this parcel is classified as "Kenai Silt Loam", 0-4 percent slopes, well-drained with a depth to water table of 0-60 inches, somewhat limited for dwellings without basements and somewhat limited for septic tank absorption, based on shrink-swell.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed [April 11, 2022]. (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).
- Surrounding Land Use: Surrounding land use is predominately residential, recreational, and vacant land of smaller size. Parcel is unique based on in its size and amount of bluff frontage.
- Surrounding Land Ownership: Surrounding land is primarily under private ownership.

7. Access: Access may be by way of Kalifornsky Beach Road to a platted, undeveloped right of way to the northeast corner of the subject property.
8. Utilities: Electric utility is available in the area.
9. Public Comment:
10. Advisory Planning Commission Review:
11. Department / Agency Comments:

Analysis:

Subject property is unique in its size and amount of Cook Inlet bluff frontage. The majority of the properties in the area lying West of the Kalifornsky Beach Road are platted developed and undeveloped residential lots. Cook Inlet view potential, size of the parcel and proximity to developed access are characteristics desirable for future residential development, with potential soil and water table limitations. Real estate market conditions and market availability of similar parcels should be reviewed when considering future management actions including disposal.

Conclusions:

The parcel is surplus to borough needs. A Rural classification would be appropriate for this parcel and would be consistent with the Rural Zoning District and compatible with the existing uses in the surrounding area.



Kalifornsky Vicinity Map

0 200 400 Feet



Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
144-010-38	Seward	TRACT 1-A, EXIT GLACIER SUBDIVISION, ACCORDING TO PLAT NO. 97-12 ON FILE IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	17.38	Residential	Rural
Residential Classification:..... 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. [KPB 17.10.250(DD)] Rural Zoning District: ...Land use in the rural district shall be unrestricted except as otherwise provided in this title. [KPB 21.01.010 (B)]					

Overview: Subject property is 17.38 +/- acres in size and located approximately .6 miles from the Seward Highway on Old Exit Glacier Road.

Findings of Fact:

1. Property Status: Parcel was acquired by KPB by State of Alaska Quitclaim Deed No. 1179, with reservations, recorded as Book 61 Page 32, Seward Recording District. A 20 foot wide electrical Easement was granted to the City of Seward along the entire East boundary of the subject parcel. A 50 foot wide section line easement exists along the entire South boundary encompassing an unplatted road identified as Clear Creek Avenue. An anadromous stream has been identified along the South boundary of the parcel and within the section line easement. The subject parcel was initially classified as Recreational by Ordinance 96-039 along with adjacent KPB owned lands located directly to the West being classified as Residential. The parcel is located within both the Seward Mapped Flood Data Area (SMFDA) and X Zone. X Zone parcels are located in areas with "minimal flood risk". SMFDA parcels are located in areas that has historically experienced a flood impact in either the 1986, 1995, or 2006 flood events. The property is developable under the current floodplain code and would require additional permitting. Parcel is subject to a 20 foot building setback from all streets or right of ways, a 10 foot setback from utility easements and a 5 foot setback from sides of lots. A 10 foot wide utility easement is located along the North boundary. A platted overhead power line easement exists in the northwest corner of the property. Access from Old Exit Glacier Road may require additional permitting and final approval from the State of Alaska. An anadromous stream has been identified along the south boundary of the parcel and within the section line easement. A land use permit currently exists on the subject parcel for recreation tour activities, which is set to expire in July of 2022.
2. Zoning: Rural District pursuant to KPB 21.04.010(B).
3. Topography: Parcels are relatively flat with areas of slightly broken terrain. Vegetation consists of a dense stand of Sitka Spruce with a varied understory.
4. Soil: While no soils data exists for this area through the USDA Web Soils Survey, the topography, character and vegetation of the subject parcel is similar to those of adjacent parcels of both developed and undeveloped properties.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed [April 11, 2022]. (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).

5. Surrounding Land Use: Surrounding land use is predominately residential, recreational, and vacant land of similar and smaller sizes.
6. Surrounding Land Ownership: Surrounding land is primarily under private or KPB ownership.
7. Access: Access may be by way of the Seward Highway to Old Exit Glacier Road which abuts the entire East

boundary of the parcel.

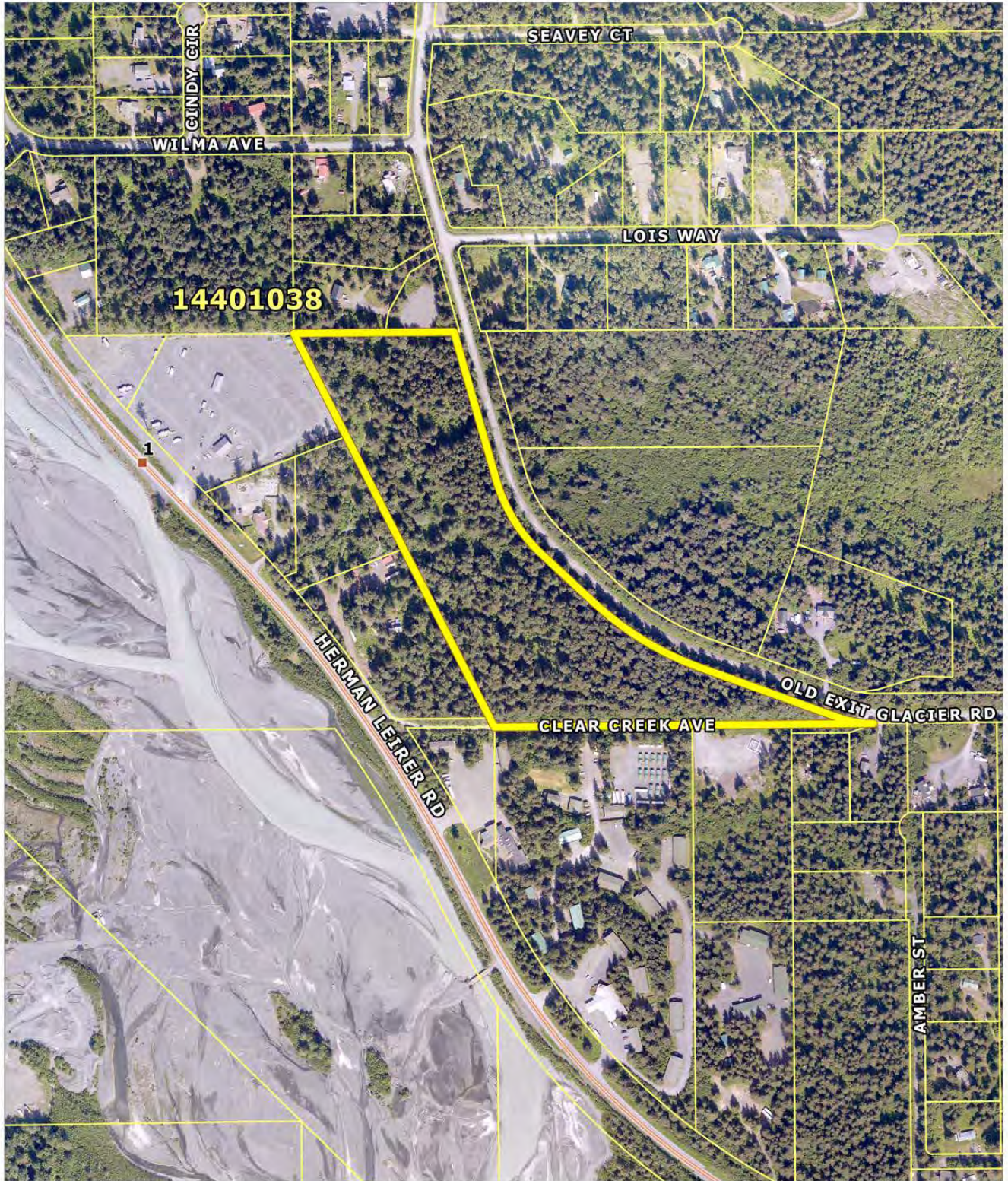
8. Utilities: Electric utility is available in the area.
9. Public Comment: As of April 15, 2022, 4 pieces of public comment were received. Both comments were opposed to the proposed classification based on concerns of impacts to riparian areas, bluff erosion, and concerns of the non-residential development that may result from a rural classification. One commenting party advised they were an adjacent property owner.
10. Advisory Planning Commission Review:
11. Department / Agency Comments: KPB Office of Emergency Management recommended the following:
14401038: Classification unchanged. Recommend retaining this parcel to deter land development with known flood reoccurrence history. Potential sale after the upland mitigation project(s) have been completed in Box Canyon.

Analysis:

Subject property is unique in size and proximity to the City of Seward, local recreational activities and developed road access. The majority of the properties in the area are platted developed and undeveloped residential lots with larger acreage parcels located to the East. Current real estate market conditions in the Seward area indicate a substantial need for residential lots for future development. A draft development concept has been proposed that would provide for 9 residential lots, a platted dedication for the existing Clear Creek Avenue and a reserved parcel in the southeast corner for future utility as a fire response water fill site. A land use permit currently exists on the subject parcel for recreation tour activities, which will expire in July of 2022. Current real estate market conditions and available inventory should be considered as part of any future management actions, including development and disposal. Potential development standards and enrollment of any future residential development into a KPB designated LOZ may be necessary to preserve the character and potential flood hazard mitigation.

Conclusions:

The parcel is surplus to borough needs. A Residential classification would be appropriate for this parcel and would be compatible with the existing uses in the surrounding area and anticipated future utility of the subject parcel and consistent with the Rural Zoning District.



Seward Vicinity Map

0 200 400 Feet



Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
165-130-05	Happy Valley	E½SE¼NE¼ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, HOMER RECORDING DISTRICT, STATE OF ALASKA	20	Rural	Rural
Rural Classification means lands which are located in a remote area. This classification will have no restrictions. [KPB 17.10.250(HH)]					
Rural Zoning District: ...Land use in the rural district shall be unrestricted except as otherwise provided in this title. [KPB 21.01.010 (B)]					

Overview: The subject 20 +/- acre property is part of a larger 320 acre parent tax parcel, located approximately 3.75 miles northeast of Nikolaevsk.

Findings of Fact:

1. Property Status: The parent parcel was acquired by from the State of Alaska by Patent No. 10476, recorded June 9, 1989, with reservations. The property currently has a personal use cabin authorized under KPB Land Use Permit and located in the southwest corner of the parcel. The legal description referenced above was intended to capture the location of the personal use cabin and surrounding acreage for future management actions. Land Management records indicate a history of now expired agricultural and grazing leases on the parent parcel originating back to 1974. The parcel is currently unclassified (undesignated).
2. Zoning: Rural District pursuant to KPB 21.04.010(B).
3. Topography: Parcel is broken with areas of steep topography and benches. Vegetation is comprised of a stand of small spruce and birch.
4. Soil: While no soils data exists for this area through the USDA Web Soils Survey, the topography, character and vegetation of the subject parcel is similar to those of adjacent parcels of both developed and undeveloped properties.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed [April 11, 2022]. (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).

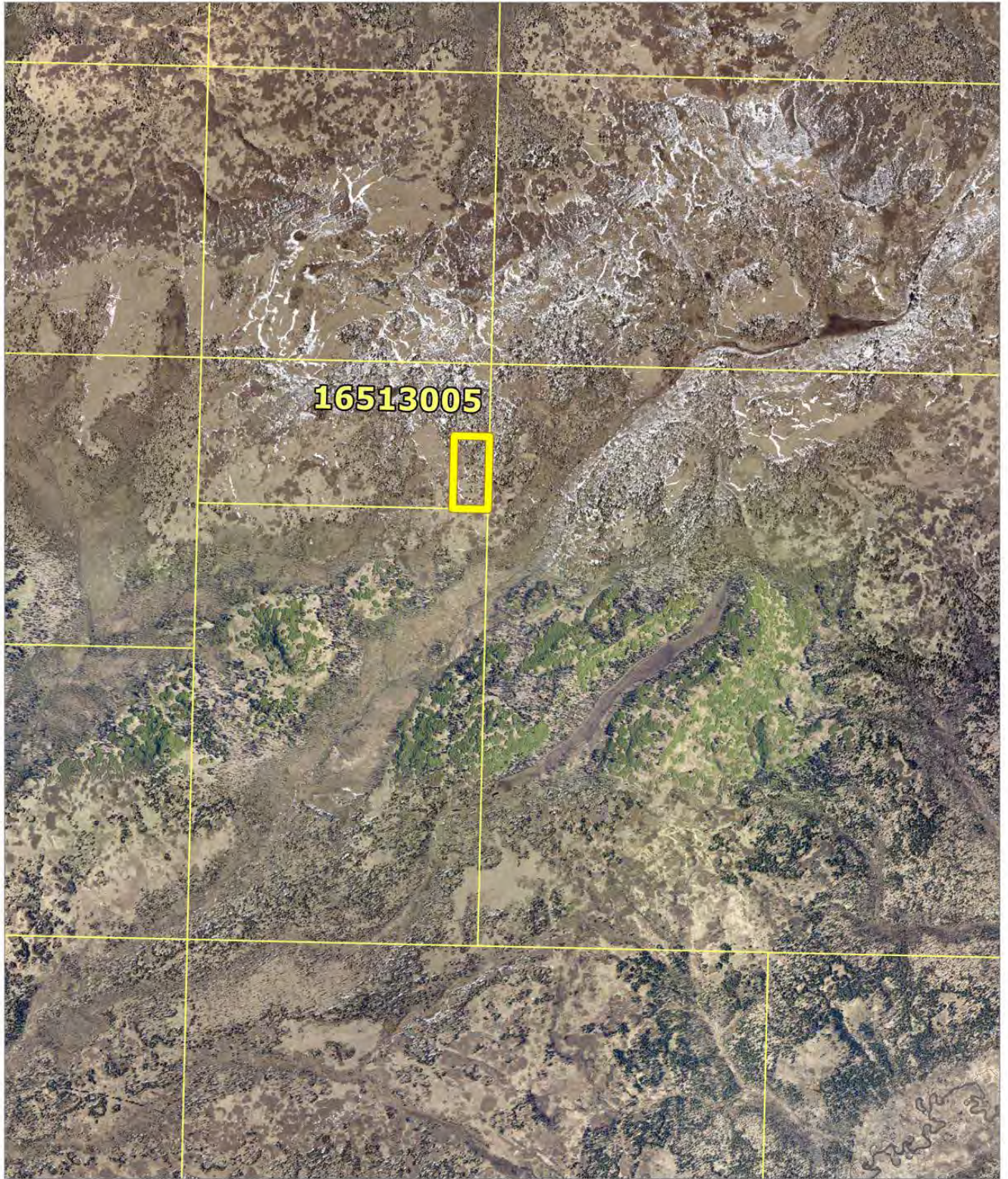
5. Surrounding Land Use: Surrounding land use is predominately large sections of vacant land.
6. Surrounding Land Ownership: Surrounding land is primarily under private, State or KPB ownership.
7. Access: Property is remote in character and difficult to access. Access may be by atv or tracked vehicle. No dedicated or platted public access exists
8. Utilities: No public utilities are available in the area.
9. Public Comment:
10. Advisory Planning Commission Review:
11. Department / Agency Comments:

Analysis:

Subject property is located northeast of Nikolaevsk in a remote area of Happy Valley. The legal description provided is an approximate 20 +/- acre parcel proposed to identify the immediate area surrounding a permitted personal use cabin for the purpose of future management actions by KPB. Potential management actions may include additional permitted uses, easements and termed leases. The permitted cabin is a local landmark known as Eden Cabin. In addition to the personal use, it is traditionally used in cooperation with the permit holder as part of organized public snowmachine events held by the Snowmads Snowmachine Club. Future management will consider the private interests and history of use. The parent parcel is approximately 320 +/- acres in size. The property is unique due to its location and proximity to large undeveloped publicly owned sections of land.

Conclusions:

A Rural classification would be appropriate for this parcel, consistent with the Rural Zoning District, compatible with existing uses in the surrounding area, and anticipated future utility of the subject parcel.



Happy Valley

0 1,000 2,000 Feet
|-----|-----|



Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
165-250-58	Anchor point	LOT ONE (1), ACCORDING TO THE PLAT OF DEED OF RECORD BOUNDARY SURVEY OF HEADACRES, FILED UNDER PLAT NO. 81-64, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	1.05	Rural	Rural
<p>Rural Classification means lands which are located in a remote area. This classification will have no restrictions. [KPB 17.10.250(HH)]</p> <p>Rural Zoning District: ...Land use in the rural district shall be unrestricted except as otherwise provided in this title. [KPB 21.01.010 (B)]</p>					

Overview: Subject property is 1.05 +/- acres in size and located approximately 3 miles East of the Sterling Highway along the North Fork Road.

Findings of Fact:

- Property Status: Parcel was acquired by Statutory Warranty Deed with exceptions, from Leo F. Foster and Geraldine Foster on November 12, 1985 as Book 163, Page 69, records of the Homer Recording District. No Land Management records exist as to the intended future use at the time of acquisition. The South peninsula Plan references an APC Classification Recommendation of Residential. This parcel was at one point under consideration for a waste transfer facility, but was not acted upon. A number of residents have made inquires with Land Management to purchase the property along with one formal land sale nomination form having been submitted. The parcel is currently unclassified (undesignated).
- Zoning: Rural District pursuant to KPB 21.04.010(B).
- Topography: Parcel is relatively flat and appears to have been partially cleared in preparation for development. Vegetation consists of a small stand of spruce located in the southern corner of the parcel.
- Soil: 100% of this parcel is classified as "Chulitna Silt Loam", 0-4 percent slopes, Well drained with a depth to water table of more than 80, not limited for dwellings without basements but very limited for septic tank absorption, based on seepage bottom layer, slow water movement and depth to saturation zone.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed [April 11, 2022]. (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).
- Surrounding Land Use: Surrounding land use is predominately residential or vacant land of similar sized lots. Aerial imagery indicates a materials site located to the North and East of subject parcel on the North side of the North Fork Road.
- Surrounding Land Ownership: Surrounding land is primarily under private or KPB ownership.
- Access: Access is by way of the Sterling Highway to the North Fork Road which abuts the North boundary of the parcel.
- Utilities: Electric utility is available in the area.
- Public Comment: As of April 15, 2022, one public comment was received regarding this parcel. Comment was opposed to the proposed classification of Rural based on concerns of the potential impact it may have to the otherwise residential area. Requesting that the parcel stay in its current undeveloped and residential state.
- Advisory Planning Commission Review:
- Department / Agency Comments: KPB Office of Emergency Management recommended the following:

16513005: Classify as "utility/transportation." Recommend retaining this parcel for future communications/broadband tower site

Analysis:

Subject property is somewhat unique in its shape, although its size is comparable to contiguous lots. Adjacent use would indicate that a demand exists for the parcel to be developed. Land Management records indicate a number of parties expressing interest in purchasing the property for future development. Although soil limitations exist for the use of a conventional septic system, those could potentially be overcome with the use of an advanced system. It appears the property has previously been partially cleared in preparation for development. Classification as Residential for future management actions, including disposal, is consistent with the recommendations found in the South Peninsula Plan.

Conclusions:

The parcel is surplus to borough needs. A Rural classification would be appropriate for this parcel, compatible with existing uses in the surrounding area, anticipated future utility of the subject parcel and consistent with the Rural Zoning District.



Anchor Point Vicinity Map

0 200 400 Feet



Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
193-261-14	Bear Cove	LOT 2, BLOCK 6, OF MARINERS WALK SUBDIVISION AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 85-225, SEWARD MERIDIAN, HOMER RECORDING DISTRICT, STATE OF ALASKA.	8.77	Rural	Rural
<p>Rural Classification means lands which are located in a remote area. This classification will have no restrictions. [KPB 17.10.250(HH)]</p> <p>Rural Zoning District: ...Land use in the rural district shall be unrestricted except as otherwise provided in this title. [KPB 21.01.010 (B)]</p>					

Overview: Subject property is 8.77 +/- acres in size and located approximately 16 air miles southeast of the Homer airport. Parcel is located in the remote area of Bear Cove and only accessible by floatplane or boat.

Findings of Fact:

1. Property Status: Parcel is currently under Management Authority by KPB under ADL Number 227981. Formal request has been made for fee patents and are expected to be received in June of 2022. Although KPB does not currently have fee title to the property, KPB 17.10.80 authorizes the classification of Municipal Entitlement properties under Management Authority of KPB. Once conveyed in fee, the property may be subject to restrictions and other matters contained on that conveyance instrument. Mariners Walk Subdivision is a State of Alaska DNR development filed in 1986. The property is remote in character and is accessible by floatplane or boat from Homer to Bear Cove followed by the use of an undeveloped platted trail (Aurora Trail). Parcel is unique in character due to its location, accessibility to recreational activities and limited availability of other privately held parcels. The parcel is currently unclassified (undesignated).
2. Zoning: Rural District pursuant to KPB 21.04.010(B).
3. Topography: Parcel is broken and undulating with a stand of small spruce and birch.
4. Soil: While no soils data exists for this area through the USDA Web Soils Survey, the topography, character and vegetation of the subject parcel is similar to those of adjacent parcels of both developed and undeveloped properties.

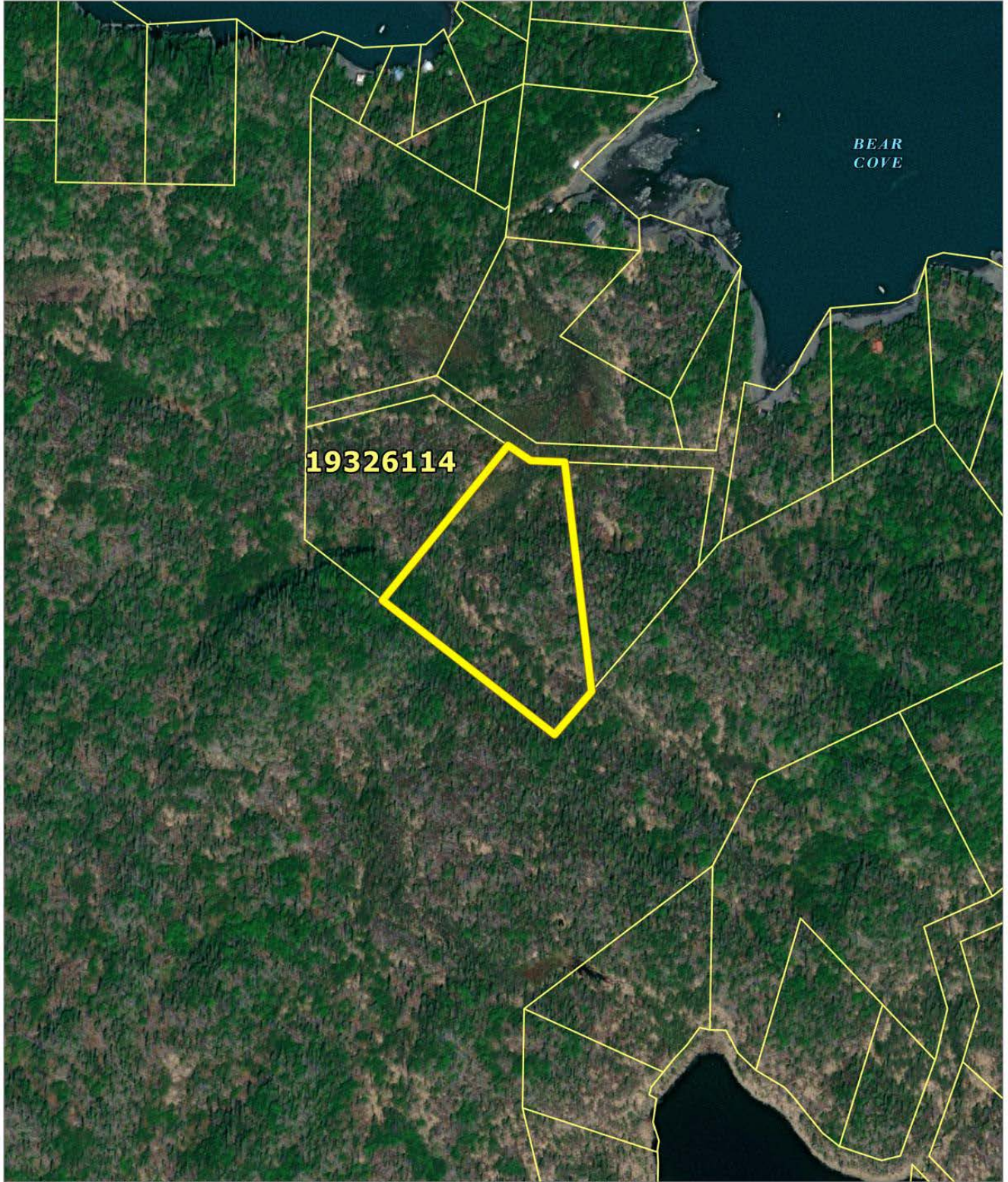
Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed [April 11, 2022]. (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).
5. Surrounding Land Use: Surrounding land use is predominately developed and undeveloped recreational lots or vacant land.
6. Surrounding Land Ownership: Surrounding land is primarily under private, State or KPB ownership. Parcel abuts a larger block of State of Alaska land to the South.
7. Access: Access is by way of boat or floatplane to Bear Cove. Access to the lot is from shore along a platted Trail (Aurora Trail) to the subject parcel.
8. Utilities: No public utilities are available in the area.
9. Public Comment:
10. Advisory Planning Commission Review:
11. Department / Agency Comments:

Analysis:

Subject property is located southeast of Homer across Kachemak Bay. The parcel is part of a larger residential / recreational lot development platted by the State of Alaska DNR in 1986. Access to the property requires boat or floatplane travel in addition to traversing an undeveloped, platted trail. Existing use in the area consists of residential and recreational developed and undeveloped lots. The parcel is somewhat unique in location as it fronts larger blocks of vacant State of Alaska and Federal owned lands. Although KPB does not currently have fee title to the property, KPB 17.10.80 authorizes the classification of Municipal Entitlement properties under Management Authority of KPB. Classification for potential disposal is consistent with adjacent property uses.

Conclusions:

The parcel is surplus to borough needs. A Rural classification would be appropriate for this parcel, consistent with the Rural Zoning District, compatible with existing uses in the surrounding area, and anticipated future utility of the subject parcel.



Bear Cove Vicinity Map

0 200 400 Feet



Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
211-280-11	Beluga	TRACT D, BLOCK 4 OF THREE MILE CREEK SUBDIVISION AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 72-7, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	6.76	Rural	Rural
211-280-13	Beluga	TRACT B, BLOCK 4 OF THREE MILE CREEK SUBDIVISION AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 72-7, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	8.33	Rural	Rural
<p>Rural Classification means lands which are located in a remote area. This classification will have no restrictions. [KPB 17.10.250(DD)]</p> <p>Rural Zoning District: ...Land use in the rural district shall be unrestricted except as otherwise provided in this title. [KPB 21.01.010 (B)]</p>					

Overview: Two individual remote lots located on the Beluga Highway in the Three Mile Creek Subdivision of Beluga, on the west side of Cook Inlet.

Findings of Fact:

- Property Status:** Subject properties were acquired by State of Alaska Patent No. 1369, recorded March 22, 1972, with reservations. Both parcels are subject to a 20 foot building setback from exterior lot boundaries. Parcel 211-280-11 is subject to a 10 foot wide utility easement along the entire South property lines. KPB Land Records reference a letter dated June 20, 1988 from the Kenai Peninsula Borough School District requesting to identify an adjacent parcel as a parcel of interest for future school use. No additional documentation regarding this request exists in the file. This parcel is currently not classified (undesigned).
- Zoning:** Rural District pursuant to KPB 21.04.010(B).
- Topography:** Parcels are relatively flat with some areas of rolling terrain. Both parcels are densely covered with a stand of birch and spruce.
- Soil:** 100% of this parcel is classified as "Nancy-Kashwitna Complex", 2-7 percent slopes, well-drained with a depth to water table at more than 80 inches, not limited for dwellings without basements but very limited for septic tank absorption, based on seepage bottom layer, filtering capacity, and slow water movement.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed [June 9, 2021]. (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).

- Surrounding Land Use:** No comprehensive land use plan has been developed for this area. Surrounding land use is predominately remote residential with some limited commercial use. Parcels are consistent in size to that of adjacent lots.
- Surrounding Land Ownership:** Surrounding land is primarily under KPB or private ownership.
- Access:** The Beluga area is primarily accessed from the Beluga airstrip, which is privately maintained. Parcel 211-280-11 fronts the Beluga Highway a developed gravel road. Parcel 211-280-13 is accessed off the Beluga Highway and Chickaleutun Look, a platted and partially developed road. Several other platted developed and undeveloped roads exist in the area.
- Utilities:** Electric utility is available in the area.

9. Public Comment:

10. Advisory Planning Commission Review: No APC exists for this area.

11. Department / Agency Comments:

Analysis:

Subject properties are semi-remote with limited air options for direct access to Beluga. KPB land records reference potential uses for parcels to include residential, government facilities or future schools and emergency services. KPB retains ownership of a substantial amount of land adjacent to Three Mile Subdivision. Future management activity should consider the remote nature of the subject lots.

Conclusions:

These parcels are surplus to borough needs considering the amount of undeveloped KPB land in close proximity. A Rural classification would be appropriate for these parcels and would be consistent with the Rural Zoning District and compatible with the existing uses in the surrounding area.



Beluga Vicinity Map

0 200 400 Feet



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 2022-___ classifying subject land as follows:

Assessor's Parcel No.	General Location	Legal Description	Acres	Classification
013-042-42	Nikiski	GOVERNMENT LOTS 21, 27, 28, AND 29, SECTION 34, TOWNSHIP 8 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, STATE OF ALASKA.	36.45	Residential / Recreational
013-092-76	Nikiski	GOVERNMENT LOTS 1, SECTION 3, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, STATE OF ALASKA.	1.06	Recreational
017-120-06	North Kenai	GOVERNMENT LOT 10, ACCORDING TO THE DIVISION OF LANDS SURVEY PLAT REFLECTING A REPLAT OF BLM SECTION LOTS 5, 6, 7, 9, 10, 12, 15, 16, 17, 18 AND THAT PORTION OF THE E1/2W1/2SW1/4SE1/4 LYING ABOVE THE LINE OF MEAN HIGH WATER WITHIN SECTION 23, TOWNSHIP 6 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, ALASKA, FILED IN THE KENAI RECORDING DISTRICT ON JUNE 16, 1969 AS K-1622 AND REFILED ON AUGUST 8, 1969 AS K-1637.	5.48	Rural
025-444-16	Point Possession	TRACT T, MOOSE POINT SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NO. 84-65, RECORDS OF THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	11.08	Rural
035-080-11	Hope	LOT 5 US SURVEY 3390, SECTION 27, TOWNSHIP 10 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, SEWARD RECORDING DISTRICT, STATE OF ALASKA	1.44	Rural
055-010-16	Soldotna	THE S $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, STATE OF ALASKA.	20	Residential
057-530-15	Soldotna	LOT ONE (1), BLOCK 2-A, BLOCK 2-A AND A PORTION OF BLOCK 3-A OF THE IRONS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER AMENDED PLAT NUMBER 75-4, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	0.34	Residential

065-190-60	Sterling	LOT 1, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.03	Residential
065-190-61	Sterling	LOT 2, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.14	Residential
065-190-62	Sterling	LOT 3, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.25	Residential
065-190-63	Sterling	LOT 4, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.31	Residential
065-190-64	Sterling	LOT 5, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.52	Residential
065-190-65	Sterling	LOT 6, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.76	Residential
065-190-66	Sterling	LOT 7, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.86	Residential
065-190-67	Sterling	LOT 8, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.23	Residential
065-190-68	Sterling	LOT 9, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	2.71	Residential

065-190-69	Sterling	LOT 10, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	2.81	Residential
065-190-70	Sterling	LOT 11, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	2.68	Residential
065-190-71	Sterling	LOT 12, BLOCK 8 STEPHENKIE ALASKA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 73-146, KENAI RECORDING DISTRICT, STATE OF ALASKA.	3.56	Residential
066-310-26	Funny River	LOT THREE (3), BLOCK FIVE (5), RIVER BEND RIDGE SUBDIVISION PART FIVE (5), FILED UNDER PLAT NO. 78-126, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	1.23	Rural
119-070-01	Cooper Landing	LOT 14A OF US SURVEY 3306 IN SECTION 28, TOWNSHIP 5 NORTH, RANGE 3 WEST, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT ON JANUARY 24, 1955, SEWARD RECORDING DISTRICT, STATE OF ALASKA.	1.46	Rural
119-070-02	Cooper Landing	LOT 15 OF US SURVEY 3306 IN SECTION 28, TOWNSHIP 5 NORTH, RANGE 3 WEST, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT ON JANUARY 24, 1955, SEWARD RECORDING DISTRICT, STATE OF ALASKA.	1.6	Rural
119-071-06	Cooper Landing	LOT 13B OF US SURVEY 3306 IN SECTION 28, TOWNSHIP 5 NORTH, RANGE 3 WEST, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT ON JANUARY 24, 1955, SEWARD RECORDING DISTRICT, STATE OF ALASKA.	2.02	Rural
119-110-19	Cooper Landing	LOT 28 OF THE DEPENDENT RESURVEY OF U.S. SURVEY NO. 3531, ALASKA, CONTAINING 1.62 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON OCTOBER 20, 1970.	1.62	Rural

125-160-05	Moose Pass	LOT 4, ALASKA STATE LAND SURVEY 86-176, SECTION 13, TOWNSHIP 4 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, SEWARD RECORDING DISTRICT, STATE OF ALASKA.	0.87	Rural
125-160-07	Moose Pass	LOT 6, ALASKA STATE LAND SURVEY 86-176, SECTION 13, TOWNSHIP 4 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, SEWARD RECORDING DISTRICT, STATE OF ALASKA.	0.88	Rural
125-160-10	Moose Pass	LOT 7, ALASKA STATE LAND SURVEY 86-176, SECTION 13, TOWNSHIP 4 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, SEWARD RECORDING DISTRICT, STATE OF ALASKA.	0.81	Rural
125-160-14	Moose Pass	LOT 11, ALASKA STATE LAND SURVEY 86-176, SECTION 13, TOWNSHIP 4 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, SEWARD RECORDING DISTRICT, STATE OF ALASKA.	0.72	Rural
131-070-32	Kalifornsky	GOVERNMENT LOTS 6 AND 7, SECTION 24, TOWNSHIP 4 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, STATE OF ALASKA.	10.03	Rural
144-010-38	Seward	TRACT 1-A, EXIT GLACIER SUBDIVISION, ACCORDING TO PLAT NO. 97-12 ON FILE IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	17.38	Residential
165-130-05	Happy Valley	E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, HOMER RECORDING DISTRICT, STATE OF ALASKA	20	Rural
165-250-58	Anchor Point	LOT ONE (1), ACCORDING TO THE PLAT OF DEED OF RECORD BOUNDARY SURVEY OF HEADACRES, FILED UNDER PLAT NO. 81-64, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	1.05	Rural
193-261-14	Bear Cove	LOT 2, BLOCK 6, OF MARINERS WALK SUBDIVISION AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 85-225, SEWARD MERIDIAN, HOMER RECORDING DISTRICT, STATE OF ALASKA.	8.77	Rural
211-280-11	Beluga	TRACT D, BLOCK 4 OF THREE MILE CREEK SUBDIVISION AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 72-7, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	6.76	Rural

211-280-13	Beluga	TRACT B, BLOCK 4 OF THREE MILE CREEK SUBDIVISION AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 72-7, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	8.33	Rural
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END OF STAFF REPORT