

AGENDA ITEM __. PUBLIC HEARINGS

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

STAFF REPORT

PC Meeting March 13, 2017

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

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

Description of Borough Land Proposed for Classification				
Assessor's Parcel No.	General Location	Legal Description	Acres	Classification
014-040-01	Nikiski	Lot 5, Bernice Lake Alaska Industrial Subdivision, as shown on Plat No. 1560, Kenai Recording District	1.03	Light Industrial
014-040-04	Nikiski	Lot 2, Bernice Lake Alaska Industrial Subdivision, as shown on Plat No. 1560, Kenai Recording District	0.76	Commercial
133-031-__	Kalifornsky	Lot 1, Van Gogh Subdivision, as shown on Plat No. 2017-2, Kenai Recording District	1.254	Residential
133-031-__	Kalifornsky	Lot 2, Van Gogh Subdivision, as shown on Plat No. 2017-2, Kenai Recording District	1.752	Residential
171-031-12	Anchor Point	N½SW¼SE¼NE¼ and that portion SE¼SW¼NE¼, Section 30, T5S, R14W, Seward Meridian, Alaska, lying north of the Old Sterling Highway right-of-way	8.00±	Residential
133-050-01	Cohoe	E½, Section 16, T3N, R12W, Seward Meridian, Alaska	320	Agriculture
133-021-22	Cohoe	Tract A, Pettifogger's Place Subdivision as shown on Plat No. 89-25 Kenai Recording District	48.958	Agriculture
Portion of 185-210-53	Homer	NW¼ & NW¼NE¼ & S½NE¼, Section 22, T4S, R11W, Seward Meridian, Alaska, lying north and west of Basargin Road.	280	Agriculture

Public Notice: Public notice was published in the Peninsula Clarion Newspaper, February 12th and 19th, 2017. Public notice is sent to all land owners and/or leaseholders within a one-half mile radius of the land proposed to be classified, applicable agencies, and interested parties. The notice consists of a cover letter, map, and list of land classification definitions. Written public comments were requested to be returned by 5:00 p.m., March 1, 2017.

Assessor's Parcel No.	General Location	Legal Description	Acres	Classification
014-040-01	Nikiski	Lot 5, Bernice Lake Alaska Industrial Subdivision, as shown on Plat No. 1560, Kenai Recording District	1.03	*Light Industrial
*Light Industrial" means lands suitable for industrial uses that generally do not have offensive characteristics and can be conducted primarily inside closed buildings. Such uses may include warehousing, storage inside enclosed areas, and light manufacturing not inside buildings. [KPB 17.10.250(S)]				

Overview: Located in the Nikiski area at approximately Mile Post 23 of the Kenai Spur Highway, this is the site of a former brick foundry that has been defunct for many years.

Findings of Fact:

1. Property Status: The Borough received title by State patent. This parcel is not classified (undesigned). This parcel is the site of a former brick foundry that was leased for many years and the lease expired in September 2016. A 45' x 12' wood frame structure sits on a concrete slab foundation. The structure is in poor condition and still contains the remnants of the brick-making equipment and machinery. There are two other small structures on site that are also in poor condition. A large wooden boat sits abandoned along the west side of this parcel adjacent to the Kenai Spur Highway right-of-way.
2. Topography: Subject parcel is generally level but has some rolling terrain, is heavily overgrown, and wooded with mostly spruce mixed with some birch and alder.
3. Special Features: This is the site of a former brick foundry that has been defunct for many years.
4. Soil: 100% of this parcel is classified as "Soldotna Silt Loam", 0 to 4 percent slopes, well-drained with a depth to water table at more than 80 inches, not limited for a commercial building site but very limited for septic tank absorption, based on filtering capacity.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service.

(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. The highway abuts the west boundary of subject parcel. Surrounding land use includes commercial, residential, and undeveloped land. Several parcels to the south and adjacent to the highway were classified as Light Industrial per KPB Resolution 98-035. Surrounding use includes Chevron Corp, HEA sub station, and ancillary businesses that once supported oil field services. Single family housing is in close proximity along residential roads. Bernice Lake is approximately one-half mile to the southeast and the North Peninsula Recreation Center is approximately one-half mile to the north.
6. Surrounding Land Ownership: A borough owned parcel abuts the north boundary but the surrounding land is primarily in private ownership.
7. Access and Easements: Primary access is gained from Beaver Avenue, a gravel road. Access could also be gained from the highway but may require a State driveway permit. Tikopia Street and a section-line easement runs along the east boundary of this parcel which are undeveloped.
8. Utilities: Gas, electric, and telephone is available.
9. Public Comment: As of the writing of this report no written comments were received. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.
10. Department / Agency Comments: No written comments were received.

Analysis:

A long-term lease on this parcel recently expired which prompts new management objectives for this property. The property is surplus to foreseeable borough operational needs. The property can be offered for sale as-is. If there is no market response, the borough would then consider razing the wooden structure and discarding the heavy machinery that has been abandoned, requiring an expenditure of funds. At this point the management objective is to sell the property as is. The topography, availability of utilities, access, and soil conditions allow this parcel to have potential for commercial or light industrial development but may require an engineered septic absorption system to overcome some soil limitations. Classifying subject parcel as Light Industrial is supported by Goal 3.1, Objective 1, Implementation Action E of the Kenai Peninsula Borough Comprehensive Plan (2005) which states: "Inventory and classify borough lands suitable for economic development."

Conclusions:

Subject parcel is surplus to borough needs and could be better managed in private ownership for more productive purposes. A Light Industrial classification is suitable for highway frontage parcels. Such classification of this parcel would better serve the community for its development potential.



Vicinity Map

Assessor's Parcel No.	General Location	Legal Description	Acres	Classification
014-040-04	Nikiski	Lot 2, Bernice Lake Alaska Industrial Subdivision, as shown on Plat No. 1560, Kenai Recording District	0.76	*Commercial
<p>*Commercial means lands suitable for development or location of service oriented facilities such as stores, offices, medical clinics, restaurants, lodges, vehicular service stations, hotels, and camper parks. Lands must be able to support on-site water and sewer systems or capable of receiving water and/or sewer service, near public utilities and be in proximity to residential areas. [KPB 17.10.250(D)]</p>				

Overview: Located in the Nikiski area at approximately Mile Post 23 of the Kenai Spur Highway, this site is locally known as the Lighthouse Inn which has been non-operational for many years.

Findings of Fact:

- Property Status: The Borough received title by State patent. This parcel is not classified (undesignated). This parcel is the site of the former Lighthouse Inn that was leased for many years. The lease expired in September 2016. The Lighthouse Inn was comprised of a Restaurant/Bar, 10-room motel, and gravel parking lot. All the buildings are in poor condition and still contain remnants of its operational days.
- Topography: Subject parcel was cleared and leveled many years ago for development of the Lighthouse Inn.

3. Special Features: This site is locally known as the Lighthouse Inn which has been non-operational for many years.
4. Soil: 100% of this parcel is classified as "Soldotna Silt Loam", 0 to 4 percent slopes, well-drained with a depth to water table at more than 80 inches, not limited for a commercial building site but very limited for septic tank absorption, based on filtration.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service.

(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. The highway abuts the west boundary of subject parcels. Though this parcel is not a designated bus stop, school busses sometime use the front parking area of this parcel to pull over and let traffic by. Surrounding land use includes commercial, residential, institutional, and undeveloped land. Surrounding development includes a church (Nikiski New Hope Christian Fellowship), construction company (Quick Construction), and ancillary businesses that once supported oil field services. Single family housing is in close proximity along residential roads. Bernice Lake is approximately one-half mile to the southeast and the North Peninsula Recreation Center is approximately one-half mile to the north.
6. Surrounding Land Ownership: Private ownership.
7. Access and Easements: Primary access is gained from the highway. Access is also gained from Coring Avenue, a gravel road. Tikopia Street and a section-line easement runs along the east boundary of this parcel which are undeveloped.
8. Utilities: Gas, electric, and telephone is available.
9. Public Comment: As of the writing of this report no written comments were received. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.
10. Department / Agency Comments: No written comments were received.

Analysis:

A long-term lease on this parcel recently expired which prompts new management objectives for this property. The property is surplus to foreseeable borough operational needs. The property can be offered for sale as-is. If there is no market response, the borough would then consider razing the structures that have been abandoned, requiring an expenditure of funds. At this point the management objective is to sell the property as is. The topography, availability of utilities, access, and soil conditions allow this parcel to have potential for commercial or light industrial development but may require an engineered septic absorption system to overcome some soil limitations. Classifying subject parcel as Light Industrial is supported by Goal 3.1, Objective 1, Implementation Action E of the Kenai Peninsula Borough Comprehensive Plan (2005) which states: "Inventory and classify borough lands suitable for economic development."

Conclusions:

Subject parcel is surplus to borough needs and could be better managed in private ownership for more productive purposes. Because this parcel had been used for many years as commercial property and a commercial use continues to be compatible with the surrounding land use, a Commercial classification would set direction for this parcel's development potential.



Vicinity Map

Description of Borough Land Proposed for Classification				
Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification
133-031-__	Kalifornsky	Lot 1, Van Gogh Subdivision, as shown on Plat No. 2017-2, Kenai Recording District	1.254	*Residential
133-031-__	Kalifornsky	Lot 2, Van Gogh Subdivision, as shown on Plat No. 2017-2, Kenai Recording District	1.752	*Residential
<p>* Residential means lands suitable for development for single family or multifamily settlement of a permanent nature. Residential parcels may be located adjacent to existing communities or are determined to be necessary for future community development. Residential parcels must be able to support on-site water and sewer systems or capable of receiving water and/or sewer service, have legal access and feasible physical access, suitable terrain and appropriate with the given surrounding uses.</p>				

Overview: Located in the Kalifornsky area at approximately Mile Post 3.5 of Kalifornsky Beach Road, these parcels abut the highway but direct access is gained from Vincent Street.

Findings of Fact:

- Property Status: The Borough received title by State patent. These parcels are not classified (undesigned).
- Topography: Both lots are forested with mostly spruce and have a level area enough to establish a single family residential home site. Lot 2 recently received fill material to help supplement residential use for vegetation growth, lawn, and garden. The fill material was surplus to a nearby borough Road Service Area project

(Vincent Road Project) and was placed in a former borrow area up to 8ft. deep. Clean materials were segregated for access / driveway and building area. Lot 2 is along a terrace which drops into the Kasilof River lowlands.

3. Soil:

Lot 1

91%± of this parcel is classified as “Kenai Silt Loam”, 0 to 4 percent slopes, well drained with a depth to water table at more than 80 inches, somewhat limited for dwellings and very limited for septic tank absorption, based on restricted permeability.

9%± of this parcel is classified as “Tangerra Silt Loam”, 0 to 6 percent slopes, poorly drained with a depth to water table at about 0 to 12 inches, very limited for dwellings and very limited for septic tank absorption, based on depth to saturated zone.

Lot 2

63%± of this parcel is classified as “Benka Silt Loam”, 25 to 60 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 slope and depth to saturated zone.

36.4%± of this parcel is classified as “Kenai Silt Loam”, 0 to 4 percent slopes, well drained with a depth to water table at more than 80 inches, somewhat limited for dwellings and very limited for septic tank absorption, based on restricted permeability.

0.6 %± 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 and very limited for septic tank absorption, based on filtering capacity.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service.

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

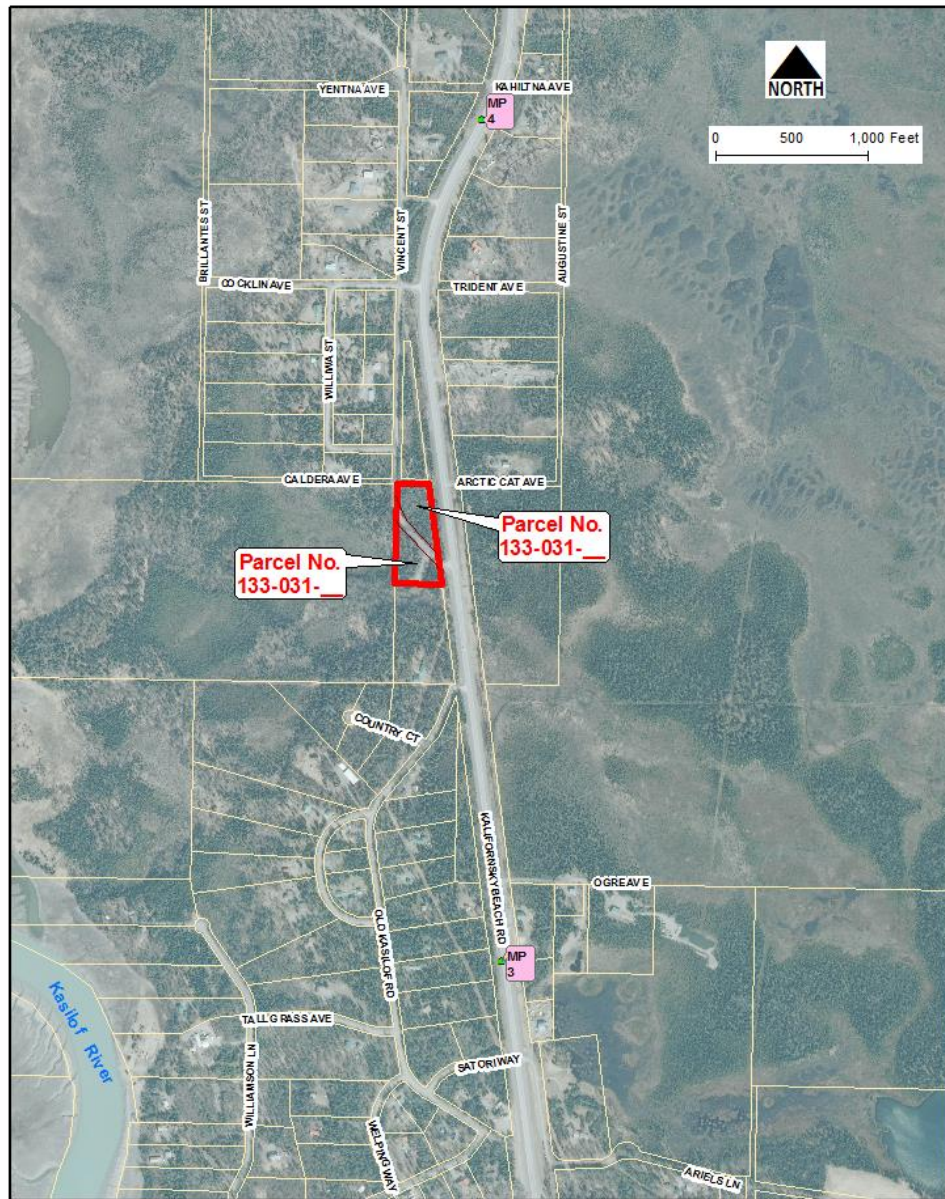
4. Surrounding Land Use No comprehensive land use plan has been developed for this area. Surrounding land use includes residential and undeveloped land. A residential subdivision lies to both the north and south with single family homes.
5. Surrounding Land Ownership: Includes private and borough land.
6. Access and Easements: Primary access to these parcels are gained from Vincent Street, a gravel road. A 50-foot wide Section-line easement runs along the west boundary, per AS 19.10.010.
7. Utilities: Electric is available and telephone is within 350ft.
9. Public Comment: As of the writing of this report no written comments have been received. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.
10. Department / Agency Comments: No written comments were received.

Analysis:

With a developed road, available utilities, and a buildable site these parcels have the potential for residential development. Use of an engineered septic absorption system may be necessary to overcome soil limitations.

Conclusions:

These parcels are surplus to borough needs. A Residential classification is appropriate for these parcels and is compatible with the surrounding area.



Vicinity Map

Description of Borough Land Proposed for Classification				
Assessor's Parcel No.	General Location	Legal Description	Acres	Classification
171-031-12	Anchor Point	N½SW¼SE¼NE¼ and that portion SE¼SW¼NE¼, Section 30, T5S, R14W, Seward Meridian, Alaska lying north of the Old Sterling Highway right-of- way	8.00±	*Residential
* Residential means lands suitable for development for single family or multifamily settlement of a permanent nature. Residential parcels may be located adjacent to existing communities or are determined to be necessary for future community development. Residential parcels must be able to support on-site water and sewer systems or capable of receiving water and/or sewer service, have legal access and feasible physical access, suitable terrain and appropriate with the given surrounding uses.				

Overview: Located in the Anchor Point area near the southerly end of the Old Sterling Highway.

Findings of Fact:

1. Property Status: The Borough received title by State patent. This parcel is not classified (undesignated).
2. Topography: Approximately 4 acres are upland with a moderate slope and treed with mostly spruce. Kettle wetlands cover the rest of the parcel which are typically peatlands with seasonally variable water table.

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

3. Soil:

48%± of this parcel is classified as “Redoubt Silt Loams, moderately steep and gently sloping”, 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 restricted permeability.

52%± of this parcel is classified as “Starichkof and Doroshin Soils”, 0 to 4 percent slopes, very poorly drained with a depth to water table about 0 to 10 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.

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

4. Surrounding Land Use No comprehensive land use plan has been developed for this area. Surrounding land use includes residential and undeveloped land. Surrounding development includes single family homes.
5. Surrounding Land Ownership: Includes private, borough, and state land.
6. Access: Access is gained from the Old Sterling Highway.
7. Utilities: Electric and telephone utilities are approximately 500ft. away.
9. Public Comment: As of the writing of this report no written comments have been received. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.
10. Anchor Point Advisory Planning Commission (APAPC) Review:

As part of a comprehensive planning effort the APAPC conducted several meetings from 2001 to 2003 and on January 11, 2003 the APAPC held a special public meeting and recommended a residential classification. The recommendation from the KPB Planning Department concurred with a residential classification. The comprehensive planning effort was never formalized into a land use plan.

February 9, 2017 the APAPC held a public meeting and approved a motion to support a rural classification of subject property.

11. Department / Agency Comments: Written comments were received from the following dept. / agencies:

- Written comment received from the Anchor Point Fire and Emergency Medical Services Area stated no objection to this classification.
- Other departments/agencies had no comment.

Analysis:

With a developed road, available utilities, and a buildable site in two locations this parcel has the potential for residential development. Use of an engineered septic absorption system may be necessary to overcome soil limitations.

Conclusions:

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



Vicinity Map

Description of Borough Land Proposed for Classification				
Assessor's Parcel No.	General Location	Legal Description	Acres	Classification
133-050-01	Cohoe	E½, Section 16, T3N, R12W, Seward Meridian, Alaska	320	*Agriculture
*Agriculture means activities that result in products for human or animal use. Agriculture activities may include raising crops, animals, or grazing animals. Agriculture does not include human habitation.				

Overview: This is a large acreage parcel located in the Cohoe area near Mile Post 6.5 of Cohoe Loop Road.

Findings of Fact:

1. Property Status: The Borough received title by State patent. This parcel is not classified (undesignated). A timber sale was conducted in 2002, the ground was scarified but not replanted.

2. Topography: Subject parcel is generally level. Since the 2002 timber sale native vegetation has been regenerating. Approximately 10 acres of Kettle wetlands are in the southeast corner which are typically peatlands with seasonally variable water table. The rest of the parcel (310 acres) is upland.

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

3. Soil:

97.5%± of this parcel is classified as "Iliamna Silt Loam", 0 to 4 percent slopes, well drained with a depth to water table at more than 80 inches, not limited for dwellings but very limited for septic tank absorption, based on filtering capacity. 3c is the land capability classification (nonirrigated) which means soils have severe limitations that restrict the choice of plants or require special conservation practices, or both. Such soil shows that the chief hazard or limitation is climate that is very cold or very dry. Class 3c soils are the best agricultural soils in the Kenai Peninsula Borough. The LESA study indicates that the agricultural potential for this land is excellent.

2.5%± of this parcel is comprised of various other soil types.

Source Data:

- A) Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service.
(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).
- B) Land Evaluation & Site Assessment (LESA), an agricultural study produced for KPB by the Homer and Kenai-Kasilof Soil and Water Conservation Districts, 1987

4. Surrounding Land Use No comprehensive land use plan has been developed for this area. Surrounding land use is predominately residential and undeveloped land. Four parcels to the northeast include a mixed use of agricultural and residential (Ionia, Inc.). Residential subdivisions abut both the east and west boundaries. Surrounding development includes single family homes. A former borough-owned parcel to the north that abuts subject parcel was classified as Rural and a former borough-owned parcel to the west that abuts subject parcel was classified as Residential. Tract A of Aero Acres Subdivision (adjacent subdivision to the northeast) is platted as a private reserve (airstrip). As noted on the plat, Aero Acres Subdivision has proposed land uses of Recreational, Residential, and Agricultural.

5. Surrounding Land Ownership: Includes private, borough, state, and native land.

6. Access and Easements: Access is gained from the westerly extension of Tri Road, a gravel road. Executive Road and Wendall Avenue both abut the east end of this parcel but are undeveloped. Undeveloped 50-foot wide section-line easements run along the north, south, and east boundaries, per AS 19.10.010.

7. Utilities: Electric and telephone is available.

8. Public Comment: As of the writing of this report no written comments have been received. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.

9. Department / Agency Comments: No written comments were received.

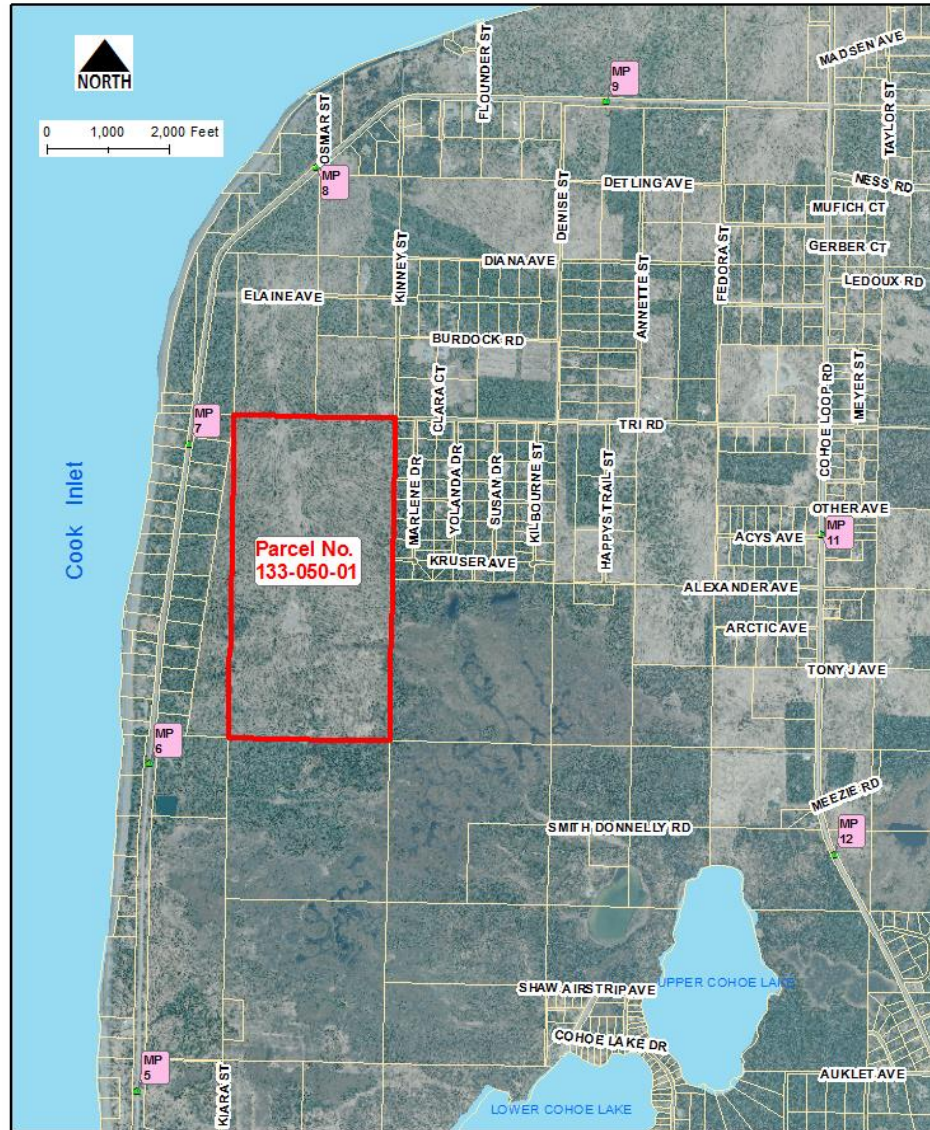
Analysis:

The interest in agricultural land has significantly increased over recent years accompanying advances in agricultural practices and market opportunities. Examples of agricultural innovations on the Kenai Peninsula include practices such as high tunnels, composting, and soil-conserving land clearing techniques; specialized crop selection like peonies, berries, rhodiola, and rhubarb; market development such as international flower markets, wineries, farmers markets, subscription produce, local restaurants as well as home preservation and use. There has also been an expansion in agricultural equipment, supply chains, and networking of new and experienced agriculturalists. Soil information obtained for this parcel shows that this land has potential for agriculture purposes which is supported by the agricultural Land Evaluation and Site Assessment study, given a score of 251/300 and a rating of excellent agricultural potential. Additionally the Kenai Soil and Water Conservation District has identified "Soils of Local Importance" which include the soil types contained on this land, being soils with the proper

characteristics to support agriculture that are appropriate to consider for ag-land conservation. With access to an existing road, available utilities, and a level site this parcel also has high potential for a wide range of market agricultural uses. Working agricultural lands are expected to be an increasingly important part of the borough's land use profile.

Conclusions:

An Agricultural classification is appropriate for the orderly development and conservation of the soil resources for this parcel and is compatible with the surrounding area.



Vicinity Map

Description of Borough Land Proposed for Classification				
Assessor's Parcel No.	General Location	Legal Description	Acres	Classification

133-021-22	Cohoe	Tract A, Pettifogger's Place Subdivision as shown on Plat No. 89-25 Kenai Recording District	48.958	*Agriculture
*Agriculture" means activities that result in products for human or animal use. Agriculture activities may include raising crops, animals, or grazing animals. Agriculture does not include human habitation.				

Overview: This is a large acreage parcel located in the Cohoe area near Mile Post 9.5 of Cohoe Loop Road.

Findings of Fact:

1. Property Status: The Borough received title by State patent. This parcel is currently classified as Residential per Resolution 94-055. A timber sale was conducted in 2002, the ground was scarified but not replanted.
2. Topography: Subject parcel is generally level. Since the 2002 timber sale native vegetation has been regenerating. Approximately 3.5 acres in the southeast corner were not impacted by the timber sale. No wetland shown on this parcel.

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

3. Soil:
84%± of this parcel is classified as "Iliamna Silt Loam", 0 to 4 percent slopes, well drained with a depth to water table at more than 80 inches, not limited for dwellings but very limited for septic tank absorption, based on filtering capacity. 3c is the land capability classification (nonirrigated) which means soils have severe limitations that restrict the choice of plants or require special conservation practices, or both. Such soil shows that the chief hazard or limitation is climate that is very cold or very dry. Class 3c soils are the best agricultural soils in the Kenai Peninsula Borough. The LESA study indicates that the agricultural potential for this land is good.

16% of this parcel is classified as "Soldotna Silt Loam", 0 to 4 percent slopes, well-drained with a depth to water table at more than 80 inches, not limited for dwellings but very limited for septic tank absorption, based on filtering capacity. 3c is the land capability classification (nonirrigated) which means soils have severe limitations that restrict the choice of plants or require special conservation practices, or both. Such soil shows that the chief hazard or limitation is climate that is very cold or very dry. Class 3c soils are the best agricultural soils in the Kenai Peninsula Borough. The LESA study indicates that the agricultural potential for this land is good.

Source Data:

- A) Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service. (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).
 - B) Land Evaluation & Site Assessment (LESA), an agricultural study produced for KPB by the Homer and Kenai-Kasilof Soil and Water Conservation Districts, 1987.
4. Surrounding Land Use No comprehensive land use plan has been developed for this area. Surrounding land use is predominately residential and undeveloped land. A residential subdivision abuts the south boundary. Surrounding development includes single family homes and a private campground called "Cohoe Beach". An adjacent parcel situated on the northeast corner of Cohoe Loop Road and St. Elias Avenue was classified as Government for a future fire station. The Kasilof River is approximately one-half mile to the east and the shoreline of the Cook Inlet is approximately three-quarters of a mile to the north.
 5. Surrounding Land Ownership: Includes private, borough, and state land.
 6. Access and Easements: Access is gained from Cohoe Loop Road, a paved road, which runs co-linear with a section-line easement. Fedora Street runs along the west boundary but is undeveloped. An undeveloped 50-foot wide section-line easement runs along the west boundary, per AS 19.10.010.
 7. Utilities: Electric and telephone is available.
 8. Public Comment: As of the writing of this report no written comments have been received. Written comments received by the Planning Department after the writing of this report will be presented at the Planning

Commission Hearing.

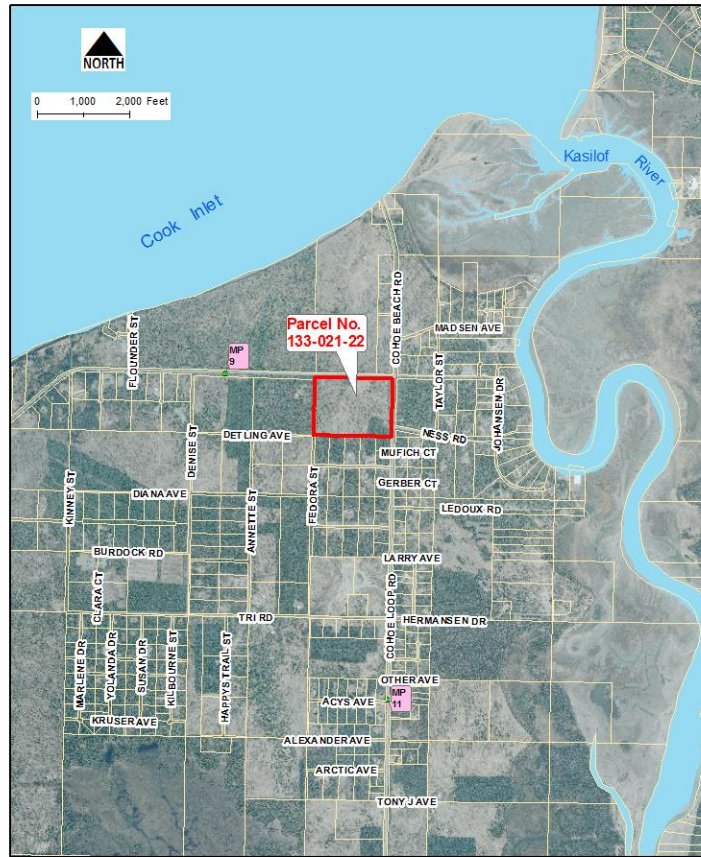
9. Department / Agency Comments: No written comments were received.

Analysis:

In 1994 KPB Resolution 94-055 classified this land as Residential. Since 1994 demand for agricultural land has significantly increased. KPB Land Management continually reviews classified lands, assesses current community needs and evaluates land use trends. Soil information obtained for this parcel shows that this land has potential for agriculture purposes. Accompanying the interest in agricultural land are advances in agricultural practices and market opportunities. Examples of agricultural innovations on the Kenai Peninsula include practices such as high tunnels, composting, and soil-conserving land clearing implements; specialized crop selection like peonies, berries, rhodiola, and rhubarb; market development such as international flower markets, wineries, farmers markets, subscription produce, local restaurants as well as home preservation and use. There has also been an expansion in agricultural equipment, supply chains, and networking of new and experienced agriculturalists. Soil information obtained for this parcel shows that this land has potential for agriculture purposes which is supported by the agricultural Land Evaluation and Site Assessment study, given a score of 251/300 and a rating of excellent agricultural potential. Additionally the Kenai Soil and Water Conservation District has identified "Soils of Local Importance" which include the soil types contained on this land, beings soils with the proper characteristics to support agriculture that are appropriate to consider for ag-land conservation. With access to an existing road, available utilities, and a level site this parcel also has high potential for a wide range of market agricultural uses. Working agricultural lands are expected to be an increasingly important part of the borough's land use profile.

Conclusions:

The characteristics of this parcel make it versatile for a number of land uses. An Agricultural classification is appropriate for the orderly development and conservation of the soil resources for this parcel and is compatible with the surrounding area.



Vicinity Map

Description of Borough Land Proposed for Classification				
Assessor's Parcel No.	General Location	Legal Description	Acres	Classification
Portion of 185-210-53	Homer	NW¼ & NW¼NE¼ & S½NE¼, Section 22, T4S, R11W, Seward Meridian, Alaska, lying north and west of Basargin Road.	280	*Agriculture
*Agriculture" means activities that result in products for human or animal use. Agriculture activities may include raising crops, animals, or grazing animals. Agriculture does not include human habitation.				

Overview: This is a large acreage parcel located in the Homer area adjacent to Basargin Road. This parcel was once used for grazing animals and haylands.

Findings of Fact:

- Property Status:** The Borough received title by State patent. This parcel is not classified (undesigned). The borough issued a land use permit to Snomads, Inc. for grooming snowmachine trails on this parcel and adjacent borough lands. The parcel contains areas that were formerly used for grazing animals and haylands which are now overgrown.
- Topography:** Subject parcel varies with rolling to hilly terrain and ranging in elevation from 1400' to 1700'. Approximately 60 acres located at the most easterly and southerly end of the parcel (south of Basargin Road) show a mix of Kettle, Discharge Slope, Drainageway, and other wetlands. Kettle wetlands are typically peatlands with seasonally variable water table. Discharge Slope wetlands are typically where shallow groundwater discharges at or near the surface and typically occur at the transition between wetland and

upland where the boundary can be indistinct. Drainageway wetlands are typically extensive peatlands formed in relict which once drained more extensive glaciers and are frequently linear fens, with a generally stable water level close to the surface supported by ample groundwater throughflow that may support modern streams. The rest of the parcel (220± acres) is upland.

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

3. Soil:

47.7%± of this parcel is classified as “Kachemak Silt Loam”, 8 to 15 percent slopes, well drained with a depth to water table at more than 80 inches, somewhat limited for dwellings and very limited for septic tank absorption, based on restricted permeability. 4e is the land capability classification (nonirrigated) which means soils have severe limitations that restrict the choice of plants or require very careful management, or both. Such soil shows that the main problem is the hazard of erosion unless close-growing plant cover is maintained. The susceptibility to erosion and past erosion damage are the major soil-related factors affecting the soils that are assigned this subclass letter.

Class 4e soils are among the best agricultural soils in the Homer area and are identified by the Homer Soil and Water Conservation District as Soils of Local Importance. The LESA study indicates that the agricultural potential for this land is fair and rangeland potential excellent.

39.2%± of this parcel is classified as “Kachemak Silt Loam”, 15 to 25 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 restricted permeability. 6e is the land capability classification (nonirrigated) which means soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat. Such soil shows that the main problem is the hazard of erosion unless close-growing plant cover is maintained. The susceptibility to erosion and past erosion damage are the major soil-related factors affecting the soils that are assigned this subclass letter.

13.1%± of this land is comprised of various other soil types.

Source Data:

- A) Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service. (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).
- B) Land Evaluation & Site Assessment (LESA), an agricultural study produced for KPB by the Homer and Kenai-Kasilof Soil and Water Conservation Districts, 1987.

4. Surrounding Land Use No comprehensive land use plan has been developed for this area. Surrounding land use is predominately undeveloped land with some residential use to the south. Surrounding development includes single family homes to the south. The borough issued a land use permit to Snomads, Inc. for grooming snowmachine trails on subject parcel and adjacent borough parcels. A borough land use permit has issued to Global Geophysical Services, Inc. on land to the north and west that abut subject parcel for conducting seismic survey work for geophysical evaluation. A borough grazing lease was authorized on land to the south that abuts subject parcel. A parcel to the northwest, known as the Eagle Lake Material site, was classified as Resource Development and is managed by East Road Services, Inc. through a concessionaire’s agreement with the borough.

5. Surrounding Land Ownership: Includes borough, state, and native land.

6. Access and Easements: Access is gained from Basargin Road, a gravel road within a 60ft ROW per ADL 63711. Another gravel road runs through this parcel which leads to the borough’s Eagle Lake material site. Undeveloped 50-foot wide section-line easements run along the north, east, and west boundaries, per AS 19.10.010.

7. Utilities: Unavailable.

8. Public Comment: As of the writing of this report no written comments have been received. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.

9. Kachemak Bay Advisory Planning Commission (APAPC) Review:

The KBAPC has been inactive for many years. As part of a comprehensive planning effort the KBAPC conducted several meetings from 2001 to 2003 and on February 7, 2002 the KBAPC held a public meeting and recommended a rural classification with a resource development overlay. The KPB Planning Department recommended a rural classification with a grazing overlay. The comprehensive planning effort was never formalized into a land use plan.

10. Department / Agency Comments: No written comments were received.

Analysis:

The demand for agricultural land has significantly increased over the years. By members of the public, this land was requested to be made available for producing hay and grazing animals, which are representative agricultural uses in the area. The Natural Resources Conservation Service assisted with a preliminary identification of agricultural practices suited for the land. The land area north and west of Basargin Road contains the area best suited for supporting hay and grazing, estimated at 70 to 90 acres, with some additional area that may be fenced for grazing. At least 40-acres north and west of Basargin Road are too steep, too wet, or are too closely connected with surface drainage for general agricultural use. Certain locations on the parcel may have potential for spring development water sourcing.

Soil information obtained for this parcel show the following findings:

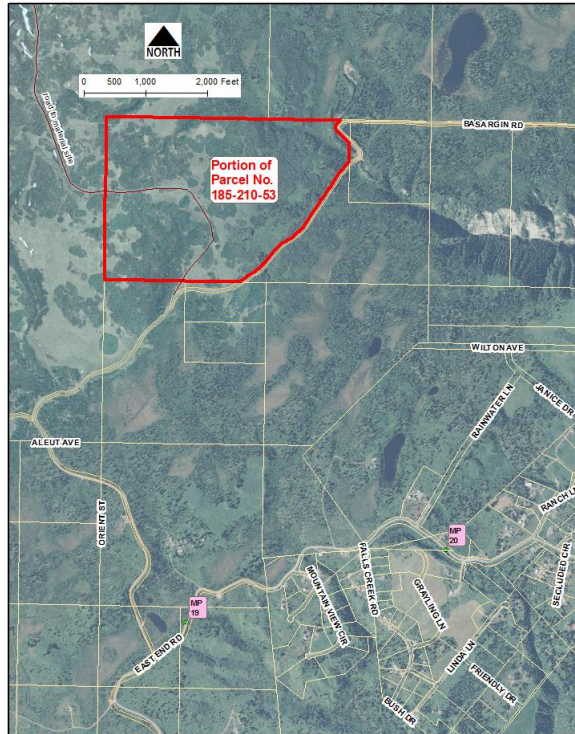
- Fair to severe limitations and is generally unsuitable for cultivation.
- The better soils are useful for hayland, pasture, and rangeland with management practices that protect against erosion and maintain water quality of runoff.
- The poorer soils should be managed for forestland, wildlife habitat, water resources, and soil stability.
- Varies from somewhat limited to very limited for dwellings and very limited for septic tank absorption.

Other management findings associated with the parcel include:

- Winter use for snowmachine trailhead purposes is an important public use which should continue to be accommodated.
- The parcel may be subdivided along the existing roadways into 3 primary tracts for management purposes.
- The portion of parcel south and east of Basargin Road contains a large area suited for open space accessible to the public. A strip of land running along the south and east side of Basargin Road has some potential for hayland which could be considered for agricultural use in the future. At this time, no classification is being proposed for the area south of Basargin Road.

Conclusions:

Land uses for this parcel are very limited by the soils properties. The parcel contains area that would be useful for hayland and grazing with proper management. The parcel contains areas that should be excluded as part of the proper management to protect from erosion and to protect water quality which is typical of best practices for the region achieved through fencing layout when domestic animals are present. Continuing authorization for snowmachine trailhead and winter trail use is compatible with an agricultural classification.



Vicinity Map

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 2017-___ classifying subject land as follows:

Description of Borough Land Proposed for Classification				
Assessor's Parcel No.	General Location	Legal Description	Acres	Classification
014-040-01	Nikiski	Lot 5, Bernice Lake Alaska Industrial Subdivision, as shown on Plat No. 1560, Kenai Recording District	1.03	Light Industrial
014-040-04	Nikiski	Lot 2, Bernice Lake Alaska Industrial Subdivision, as shown on Plat No. 1560, Kenai Recording District	0.76	Commercial
133-031-__	Kalifornsky	Lot 1, Van Gogh Subdivision, as shown on Plat No. 2017-2, Kenai Recording District	1.254	Residential
133-031-__	Kalifornsky	Lot 2, Van Gogh Subdivision, as shown on Plat No. 2017-2, Kenai Recording District	1.752	Residential
171-031-12	Anchor Point	N½SW¼SE¼NE¼ and that portion SE¼SW¼NE¼, Section 30, T5S, R14W, Seward Meridian, Alaska, lying north of the Old Sterling Highway right-of-way	8.00±	Residential
133-050-01	Cohoe	E½, Section 16, T3N, R12W, Seward Meridian, Alaska	320	Agriculture
133-021-22	Cohoe	Tract A, Pettifogger's Place Subdivision as shown on Plat No. 89-25 Kenai Recording District	48.958	Agriculture
Portion of 185-210-53	Homer	NW¼ & NW¼NE¼ & S½NE¼, Section 22, T4S, R11W, Seward Meridian, Alaska, lying north and west of Basargin Road.	204±	Agriculture

END OF STAFF REPORT