

AGENDA ITEM F. PUBLIC HEARINGS

1. Resolution 2015-___; Proposed Government and Recreational Classifications of approximately 40.00 acres of Borough Land Located in the Anchor Point Area, Pursuant to KPB Code of Ordinances, Chapter 17.10.080.

Staff Report given by Marcus Mueller

PC Meeting May 26, 2015

Overview: In 2006 the Anchor Point Fire & Emergency Service Area began searching for land suitable for two water tank fill sites and an emergency response training facility. In 2015 a portion of subject land was identified as being suitable for an emergency response training facility.

Pursuant to Kenai Peninsula Borough (KPB) Code of Ordinances, Chapter 17.10.080(F), the KPB Land Management Division received a petition to classify 13.5 acres± of borough owned land in the Anchor Point area as **Government**. The adjacent 26.5 acres± is proposed for a **Recreational** classification.

Petitioner: Anchor Point Fire & Emergency Service Area.

Description of Borough Land Proposed for Classification: The land proposed for classification is located approximately one mile southeast of Anchor Point at the end of Griner Avenue and more particularly described as the SW¼SW¼, Section 2, T5S, R15W, S.M., Alaska, containing approximately 40.00 acres (KPB Parcel ID No. 169-101-54).

Government Classification

The north 450 feet of the SW¼ SW¼, Section 2, T5S, R15W, S.M., Alaska containing approximately 13.5 acres.

Recreational Classification

The South 870 feet of the SW¼ SW¼, Section 2, T5S, R15W, S.M., Alaska, containing approximately 26.5 acres.

Basis for Proposed Classifications: Classification provides direction for the management of KPB land.

Government Classification

The Anchor Point Fire & Emergency Service Area identified 13.5 acres of land for an emergency response training facility. The scope of training facility includes an emergency apparatus driving course, mobile modular classroom with needed amenities, and prop building to include mock searches, ladder training, and live fire exercises. A government classification and subsequent facility will support the current and future needs of the Anchor Point Fire & Emergency Service Area.

Recreational Classification

The adjacent 26.5 acres is proposed to be classified as Recreational. The management intent is to allow low impact recreational opportunities for the community while maintaining the landscape value of the wetland area. A recreational classification will support the management intent for this parcel.

Proposed Classifications:

Government Classification

Government means lands that may be or are required for use by a federal, state or local governmental entity. Such uses include existing and future school sites; sites for service area facilities; or, any governmental use determined to be beneficial to the public.

Recreational Classification

Recreational means land located in an area where the potential for recreational use exists. This may include both indoor and outdoor uses such as gun ranges, archery ranges, camping, golf courses, snow machine trails, cross country trails, skiing, boating, fishing or which may provide access to those activities. Recreational

does not include use of lands for amusement parks. Site conditions for any authorized use must be appropriate and suited for such uses. Recreational lands disposed 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.

Public Notice: Public notice was published in the Homer News, April 23 and 30, 2015. Public notice is sent to all land owners and/or leaseholders within a one-half mile radius of the land proposed to be reclassified, 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., May 11, 2015 to be included in the Planning Commission mail-out packets.

Public Comment: As of the writing of this report, fifteen written comments were received and one petition with 26 signatures. All comments were opposed to the proposed classifications. Public comments expressed concern about health and breathing issues for several neighborhood members that require oxygen, noise and air pollution from dust, exhaust, and smoke due to the increased traffic on Griner Avenue and from the firefighting training exercises of the proposed facility, and negative impact to wildlife and the adjacent neighborhood. All public comments to date were included in the packet. Future comments received by the Planning Department will be presented at the Planning Commission Hearing.

Anchor Point Advisory Planning Commission (APAPC) Review:

The APAPC has not met for more than a year. Currently there is a lack of membership to hold a quorum. 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 recreational classification for the entire 40 acres. At that time the recommendation from the KPB Planning Department included consideration for a government classification for a future government/public facility. The comprehensive planning effort was never formalized into a land use plan. Regarding this site's recreational use and potential for a school site, see letter of September 10, 2002 from Joanne Collins, Chair, attached.

Findings of Fact:

1. Site Inspection: A site inspection was conducted by KPB staff on March 20, 2015.
2. Land Status: In 1982 the Kenai Peninsula Borough received a State Patent for subject land.
3. Site History: In 2002 UNOCAL was issued a Temporary Land Use Permit to drill an exploratory gas well known as "J" Pad. At that time UNOCAL also upgraded Griner Avenue for heavy commercial vehicles for access to "J" Pad. Operations were completed the same year without further pursuit. By mutual agreement a 300' x 400' gravel pad remains in place from the exploratory operations. In 2002 a timber sale was conducted for the northern portion of this land and was replanted (Pursuant to Ordinance 2000-50).
4. Topography: Subject land is relatively flat. According to the National Wetland Inventory Map, the southern 2/3 of this parcel is classified as "Relict Glacial Lakebed". This wetland is described as shrubby vegetation with small patches of stunted woodland. The northern 1/3 would be considered uplands.
5. Soil:
Portion proposed to be classified as Government (North 450 feet of subject land):
35%± of this land is classified as "Qutal Silt Loam", somewhat poorly drained with a depth to water table about 20 to 30 inches, very limited for septic tank absorption and somewhat limited for a small commercial building site.

Portion proposed to be classified as Recreational (South 870 feet of subject land):
65%± of this land is classified as "Starichkof and Doroshin Soils", very poorly drained with a depth to water table at about 0 to 10 inches, very limited for septic tank absorption and very limited for a small commercial building site.

Source Data: Web Soil Survey, provided by the U.S. National Resource Conservation Service.
(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling)

6. Water Table: Nearby well depths range from 37 feet to 85 feet according to the State's Well Log Tracking System (WELTS).
7. Surrounding Land Ownership: Surrounding land ownership includes borough land to the north and west, private land to the south, and state land to the east.
8. Surrounding Land Use: No comprehensive land use plan has been developed for this area. Surrounding land use includes residential and large acreage parcels of undeveloped land. A residential subdivision lies to the northwest and another to the southeast. The subdivisions include single family homes. Parcels adjoining subject land are large acreage parcels of undeveloped land. The State land to the northeast had once been earmarked for an airstrip, however, in 1994 the Department of Transportation indicated they had no plans to build the airstrip (Kenai Area Plan). The southern portion of subject parcel is occasionally used for berry picking, horseback riding, cross country skiing, snowshoeing, and snow machining but no predominate use has been established. Borough land that borders the west boundary of subject parcel was once recommended for a Residential classification with a Resource Management overlay and borough land that borders the north boundary of subject parcel was once recommended for a Residential and Recreational classification (Anchor Point Advisory Planning Commission minutes of January 11, 2003).
9. Access: Access to this site can be gained from a gravel road along the northerly boundary. This access is the easterly extension of Griner Avenue which the borough granted as a 60ft. wide public right-of-way. Griner Avenue is a borough maintained road. A 50' wide section-line easement exists along the west boundary of this land. Clearings from old seismic lines also cross this land.
10. Utilities: An overhead electric power line crosses the western portion of this land. Electric and telephone utilities are within 600 feet. No other utilities are available at this time.

Analysis:

Analysis for a Proposed Government Classification (North 450 feet of subject land)

Site Selection for an Emergency Response Training Facility

Proposed Site Operations: The scope of training facility includes an emergency apparatus driving course, mobile modular class room with needed amenities, and prop building to include mock searches, ladder training, and live fire exercises (see attached petition for classification and memo of July 17, 2014 from Fire Chief Dycus). This site is also large enough for future facility expansion and with expanded groundwork this site could provide a staging area for temporary housing for "hot shot" crews for an area wide emergency. This site could also facilitate mutual agency training, i.e. Ninilchik Emergency Services, Alaska State Troopers, etc.

Existing Site Characteristics: This portion of subject parcel is approximately 13.5 acres and undeveloped. This site has an existing 300' x 400' gravel pad (2.75 acres) and is adequate area for an emergency apparatus driving course. This site is surrounded by an existing 10ft. high earthen berm that provides a visual screen from adjacent properties. Access to this site can be gained from the extension of Griner Avenue, a borough maintained road. Electric and telephone utilities are within 600 feet.

Proposed Site Location and Surrounding Land Use: This land is located in a rural area and surrounded by large acreage parcels of undeveloped land with one residential subdivision to the northwest. This subdivision includes ten improved parcels that are approximately 1½ to 2 acres with single family homes. The location of this proposed facility site would allow Anchor Point Fire/EMS to

remain in their first response range while training. This location provides a viable nexus to the current Anchor Point Fire Station as it is less than two miles away. Currently the closest prop building for fire training is at the end of the Homer Spit.

Cost of Property Acquisition: Because this land was acquired through the borough's municipal entitlement, there will be no expenditure of funds to purchase this property. The existing gravel pad and the 10ft. high gravel berm that surrounds this site provides additional value to this site at no cost to the borough. The Anchor Point Fire & Emergency Service Area initially pursued an alternative site from a private party at Mile Post 164 but was unable to come to terms due to cost.

Analysis for a Proposed Recreational Classification (South 870 feet of subject land)

KPB staff cites Goal 4.10, Objective 2 of the Kenai Peninsula Borough Comprehensive Plan as being in accordance with the proposed recreational classification which states "To plan for future recreational use of borough land which has recreational value."

This portion of subject parcel is approximately 26.5 acres, undeveloped, located in a rural area, and surrounded by large acreage parcels of undeveloped land with one residential subdivision to the southeast. This subdivision includes six improved parcels that are approximately 5 to 10 acres with single family homes. The public's use of this land has been minimal but includes berry picking, horseback riding, cross country skiing, snowshoeing, and snow machining. No predominate recreational use has been established. Clearings from old seismic lines are still visible. These clearings provide for "trails" that are used for crossing this land. Such trails have no official status. A recreational classification would be compatible with the surrounding area.

Conclusions:

Proposed Government Classification (North 450 feet of subject land)

Based on the findings of fact and analysis this site has characteristics that would support the proposed site operations for an emergency response training facility and falls within the definition of a government classification. The proposed training facility and operations would be compatible with the surrounding land use as adjoining lands are mostly large acreage parcels of undeveloped land.

Proposed Recreational Classification (South 870 feet of subject land)

Based on the findings of fact and analysis this land has characteristics that would support recreational use. The management intent is to allow low impact recreational opportunities for the community while maintaining the landscape value of the wetland area. Such management would be compatible with the surrounding land use and falls within the definition of a recreational classification.

STAFF RECOMMENDATION: Based on the findings of fact, analysis, and conclusions, KPB staff recommends that the KPB Planning Commission recommend adoption of the resolution classifying subject land as Government and Recreational as shown on Attachment 'A' of the Resolution.

END OF STAFF REPORT

Chairman Martin read the rules by which public hearings were conducted.

Chairman Martin opened the meeting for public comment.

1. Kate Finn, PO Box 3364, Homer

Ms. Finn submitted a written letter which was included in the packet. She stated she was not opposed to change since change is great but she wants the change to be really productive, useful, and compatible with future goals of an area and existing circumstances. This is an area of small one family homes.

Ms. Finn stated she was not opposed to putting in some fire department areas and training areas.

She is a community emergency team person and felt strongly about the community being involved; ready to act and being prepared. Ms. Finn appreciated all the trainings that she has had and hoped to act accordingly when the need arises.

Ms. Finn is not opposed to having training facilities but what she was opposed to was the fires that would happen during training. Griner Road is not an ok place to do that. It is a bad, bad place to be having fires where gasoline, metal and paint were burning since people live there and breathe that stuff. She felt this would be a big time problem for the residents depending on which direction the wind would be blowing. It may be ok to have the rest of the facility, just not the burning so please take that off the plan.

Ms. Finn referred to the land classification of recreation. She loves to recreate and are happy when people do that since it keeps everyone happy and healthy. One of the recreational possibilities would be to have a shooting range which she is greatly opposed to. Ms. Finn stated she would block the truck if a shooting range was developed. A shooting range would not be good since there are horses, humans, dogs, animals, and wildlife in the area. She felt a shooting range would be totally inappropriate since there was a shooting range south of Anchor Point that is already established. The other types of recreation would really be possible but it would still increase the traffic on Griner Road.

Ms. Finn stated that they are a pretty quiet little bird in the area. They are off the hit list of things that have happened in many communities. She expressed concern about classifying this recreation once it becomes really well known and they start to discover that there are houses, people, trailers, tractors, and boats. She was available to answer questions.

Ms. Finn asked if they will be informed again once real proposals have come up for a more definitive use of the land.

Chairman Martin stated that there was the possibility that another testifier may be able to answer those questions.

Chairman Martin asked if there were questions for Ms. Finn. Hearing none the public hearing continued.

2. David Gregory, Griner Ave

Mr. Gregory lives on Griner Ave and within ½ mile of the proposed site. He read the following letter that was dropped off but not included in the packet.

"Dear Planning Commission,

In response to the proposed land use changes for the property on the end of Griner Ave, Anchor Point for firefighting training and public recreation. Please do not allow this land use change to be made. We have lived for 19 years next to this proposed property. If the land use change is allowed the traffic, dust and noise would not only disturb us but also the wildlife in our area. Please do not allow this land use change to be made."

Mr. Gregory stated that they were not opposed to change. It would however, increase the traffic on their little lane which is a gravel lane and is dusty. He stated that the toxic smoke that would be created would drift around the area with the fire burning for learning emphasis They were opposed to that for that reason.

Mr. Gregory stated that the 13.5 acre pad was built by the gas company several years ago and is covered with a membrane with gravel on top and a berm around it. It holds water and is a pond a good portion of the year. Any activity with toxic material would create more toxic material. The membrane liner would keep the toxic out of the groundwater until it gets to the edge where it pools. He felt there would have to be some kind of water treatment facility to purify the water before it was pumped out back onto the tundra. He reiterated that they stand against this proposed the way it was

being proposed as a firefighting training burning area.

Chairman Martin asked if there were questions for Mr. Gregory.

Commissioner Ecklund asked if he was opposed to both designations. Mr. Gregory replied that he was also opposed to the recreation classification due to the increased traffic. He stated they are secluded and worries about vandalism and other things with increased recreational usage in the area. Commissioner Ecklund asked if he knew what the current classification was of the 40 acre parcel. Mr. Gregory replied that he was not familiar with that. Mr. Best replied that it was unclassified.

There being no further comments or questions, the public hearing continued.

3. Teresa Jacobson Gregory, PO Box 904, Anchor Point

Ms. Gregory also lives on Griner Ave and was within 200 steps of the proposal. They bought their property about 19 years ago hoping for a quiet place. There is only one neighbor past them that is toward the end of the proposed recreation and fire training area. She expressed concern with the potential increased traffic. They have several family members who have health problems.

Ms. Gregory read the following letters into the record.

"Dear Planning Commission,

For 19 years we have lived on Griner Ave in Anchor Point. We moved here specifically for health reasons to have quiet and no pollution. We have enjoyed this for several family members who require care including constant oxygen use.

The proposed changes will result in constant traffic, pollution, dust and noise. Traffic from emergency response crews and recreational center will be a great distress. Burning from fire fighters training will cause dangerous fumes for those family members who require oxygen.

I hope that you will reject the proposed changes that will most certainly affect the quality and safety of life we have enjoyed for 19 years.

*Sincerely,
Nathanial Gregory"*

"Dear Planning Commission,

This letter is in regard to the proposed changes to the Borough land at the end of Griner Ave in Anchor Point.

I have lived here on Griner Ave with my family for almost 20 years and am against the changes proposed in this area. I am disabled. I have hypoxia and breathing problems. The firefighting training, the burning would be a grave health problem for me.

We moved here because this is a residential area and would be a quiet place for us to live. The traffic and the burning would drive away all the wildlife we enjoy so much, also adding to my health and breathing problems. There are several families including my own who own horses around this area who have always used the quiet road and other areas to ride in safety. The added traffic would be very hazardous and could result in very serious injuries.

I hope you will not go through with this plan. It would be very bad for my health for that is the reason my family moved here was to have a quiet place to live, enjoy the outdoors and the beautiful wildlife. If this goes through all that would be gone so I ask you to please reconsider and find an area that is not residential and have the wonderful wildlife we do.

Sincerely,
Deborah & Darlene Gregory”

Ms. Gregory stated that she also was opposed to both areas of that, not so much to having those areas but just not in a residential area.

Chairman Martin asked if there were questions for Ms. Gregory. Hearing none the public hearing continued.

4. Chief Al Terry, Anchor Point Fire & EMS Service Area

Mr. Terry is the new fire chief in Anchor Point. He read the following memorandum into the record.

“I would like to dispel some fears and apprehensions about the Griner Avenue reclassification to government use.

It is true that the Anchor Point Fire and Emergency Medical Services would like to place a driving course, classroom building and training prop on that piece of property. However some of the fears of excessive traffic, noise and possible pollution are not based on the way we intend to use this property. Our occasional use of this property should not increase neighborhood traffic in a significant way. Having read the letters from community residents to understand their concerns, we understand that they want to retain the safety of the road for family walks, and will be mindful of this.

Since we are a volunteer department as opposed to a career department, this facility would only be used a couple of times per month. It is not going to be like a career department's training facility, where training is happening every day of the week. It would be used primarily by APF&EMS. In the future it could be used for joint training exercises between APF&EMS, Ninilchik, Homer, KESA and the Alaska State Troopers.

As it is right now, APF&EMS personnel have to travel to the Homer Spit to utilize HVFD's training facility for most types of hands on training, which takes the responders far out of their response area. If we were in Homer training and a call for service came in for Anchor Point, there would be at least a thirty-five to forty-five minute response. Driver's training on the streets and highways is never a good thing with someone new and inexperienced behind the wheel of a 50,000 pound apparatus.

The purpose of this training facility in the Anchor Point area is to keep the APF&EMS responders in their immediate area of response. This will provide an unobstructed area to train new operators of the fire apparatus. Some of the volunteers have never driven anything larger than a passenger vehicle and this would give them an area to practice driving the larger fire apparatus, rather than driving out on the highway without first becoming very familiar with those vehicles.

If this resolution passes, it will likely be a few years before any live fire training would take place at that site. The plan is to build the classroom and fire training prop building with grant funds over the next few years. Any fires that would be built for training would be built out of Class A materials (wood, paper, straw), not petroleum based products. This would not be much different than a neighbor burning a brush pile. This follows NFPA standards for training safety to protect the responders and the community. This facility, in addition to fire training would be used for ladder training, search and rescue training, rope rescue training and possibly some confined space rescue training and of course driver's training.

While this parcel is inclusive of some thirteen and a half acres, the whole area would not be used for any purpose other than a buffer between the facility itself and the home owners in the area. The berm that was left in place around the property would also act as a barrier to further isolate the facility.

Some of the benefits to having a training facility in Anchor Point will be:

Better response times on emergency calls for service because we will not be outside of our primary response area.

Better trained emergency responders. Using realistic training props, such as a tower for ladder practice or rope rescue training or a maze for rescue training will make better responders.

Better trained responders are safer responders.

Possible insurance rate reduction. With a well-equipped training facility close by, homeowners could see a reduction in their homeowner's insurance premium.

It is my hope that this resolution passes so that we may continue to train at a dedicated training facility and improve our emergency services for the citizens of Anchor Point and the lower Kenai Peninsula.”

Chairman Martin asked if there were questions for Mr. Terry.

Commissioner Foster asked why they chose this site since most training facilities are in an industrial site. Chief Terry replied that there was another site chosen on the Sterling Highway but the landowners did not want to sell. He stated that the subject parcel was a Borough parcel and they were going to try to reclassify it and use it as the training facility. Commissioner Foster asked if something else could be found that was out of a residential area and could still meet their needs. Chief Terry replied yes.

Commissioner Ecklund stated that there were two sites that had been chosen for water tanks. Chief Terry replied that one of the original sites near Ninilchik was selected for a water tank in the ground so they could draw water from it if there was a fire in that general area. Commissioner Ecklund asked about the other site that stated it was 4 acres or more for current water tank fill site and a future firefighting training facility was located at the south end of North Fork Rd. Chief Terry believed that was the property where the owner did not want to sell. Commissioner Ecklund asked if those tanks had been put into the ground. Chief Terry replied no, not yet. Commissioner Ecklund asked if they would consider that acreage for a training facility. Chief Terry replied that it would be pretty hard because it was a little ways off of the main highway. It would not be a good spot for a tanker with difficulty of getting a tanker up in there expeditiously and then back out on the highway.

Commissioner Holsten understood that they were asking for 13.5 acres. Chief Terry replied yes, that was the size of the parcel. Commissioner Holsten asked if they wanted that much property to provide some protection for neighbors from noise, etc. Chief Terry replied yes. Commissioner Holsten stated that they would still be protected with a smaller parcel because it was just wildlife. Chief Terry replied that it would still leave a buffer between them and the residents of the area if they used just half of that of acreage.

Commissioner Holsten asked how many responses do they have a year. Chief Terry believed that they had about 240 last year which were mostly emergency medical calls. He stated that doesn't mean they don't have to be trained for fires; they have to be prepared for them all the time.

Commissioner Holsten asked how vital does he thought the driving course was. She stated that in Cooper Landing tends to find a quiet road and get them used to it until they know how to operate it. Chief Terry replied that he doesn't like that at all because that was putting an 18 year old kid in charge of a 50,000 pound fire apparatus out on Sterling Highway. They are not used to air brakes, the water weight on the truck, and how the water shifts around and can move the truck.

Commissioner Holsten asked how wet is this site. She asked if he thought there would be lots of problems putting in the road. Chief Terry replied that he could not answer that but the property is soft right now.

Commissioner Venuti asked if the Fire Department held any community meetings to discuss this issue before it came to the Borough. Chief Terry replied that he did not know that and could not answer that question. Commissioner Venuti asked if they solicited input from the community. Chief Terry replied that he could not answer that question.

Commissioner Venuti asked what the resistance was to using the Homer facility on the Spit. Chief Terry replied that it affects response times. He had no problem using the Homer facility but it could take an additional 45 minutes to respond if they get a call to a heart attack victim in the middle of Anchor Point.

Commissioner Whitney asked how many pieces of equipment he was talking about. Chief Terry replied that it would be only one driving on the course. It would be different pieces of apparatus at different times. Commissioner Whitney asked how many total pieces of equipment he had. Chief Terry replied that they had three ambulances, two engines and three tankers.

Commissioner Whitney asked if he was going to be constructing roads to allow them to drive. Chief Terry replied that they would set up a cone course so it would have to be well packed and dense to hold up with the weight of the trucks.

Commissioner Glendening asked if there would be any toxic residue left from the training fire. Chief Terry replied no, they would be burning Class A materials which were wood pallets, paper, and straw. It wouldn't be any worse than a brush pile. Commissioner Glendening asked if they would be able to quantify the opacity of the smoke that would be developed from training fires. He asked if it would be really noxious, dark, etc. Chief Terry replied no, the darkness of the smoke comes from chemicals. Most of the smoke created would be light tan or a white smoke. The whiter it is the more steam that is in it. Commissioner Glendening asked if the appearance would be such of a brush fire or small forest fire. Chief Terry replied yes.

Commissioner Collins asked how many vehicles in a month's time would be going to the site. Chief Terry replied that it would be really hard since it would depend on the type of training. They could see about four fire apparatus and four personal cars when they start doing fire training in a few years. Once they get there then they are there for a while. He stated that there may be 1 or 2 fire apparatus at other times.

Commissioner Glendening asked staff if this road was a Borough maintained road. Mr. Mueller replied yes. Commissioner Glendening asked if calcium chloride and water would be available for dust control. Mr. Mueller replied that it would be under the purview of the Roads Service Area.

Commissioner Holsten asked if he envisions this site having a gun range for weapon training. Chief Terry replied no, not at this sight.

There being no further comments or questions, the public hearing continued.

5. Art Swisher, PO 741, Anchor Point

Mr. Swisher stated that his whole family lives there. They know this property really, really well and have seen it in all stages. It is wet and has standing water for a good part of the year. He stated someone couldn't drive a vehicle on it right now without sinking down to the axles. The property is wetlands. A pond liner was installed so that a gravel pad could be put in there for a gas well. Mr. Swisher felt it wasn't going to get dry enough to drive a fire truck on.

Mr. Swisher stated that he was a fire fighter and EMT and went through fire training. He felt the training facility would be utilized all the time. There will be other agencies that will want to use the facility anytime there was a facility that was available.

Mr. Swisher was strongly opposed to this project due to the added traffic in the area; It is just the wrong property. There are many properties out there that could be chosen for a training facility, just don't do it in a residential area. They don't need 13.5 acres for the facility. He felt the reason this property looks good is that it has a gravel pad with a berm around it.

Mr. Swisher reiterate that this property is wet. He trains his dogs there for ducks. It is not suitable for this classification.

Chairman Martin asked if there were questions for Mr. Swisher.

Commissioner Collins asked if Unocal had problems with the wetness of the parcel when Unocal had their rig there. Mr. Swisher replied that they had it compacted when they were there but it floods with water every year so all of that compaction has gotten loose over time because it wasn't maintained. It holds water anytime there was a liner. The only way to get rid of the water is to punch it through except it is wetlands and the water will come back through. There are eight foot deep ditches along the side that has water in it year around. He reiterated that this is the wrong site.

Commissioner Whitney asked if there was a road leading to the pad. Mr. Swisher replied yes, there was a driveway off of Griner Ave that leads into it. Commissioner Whitney asked if that road would hold the weight of a fire truck. Mr. Swisher replied no, once someone would go past the berms.

Commissioner Glendening asked staff if the pad could support the anticipated activities if it was properly filled and maintained. Mr. Mueller replied that was a great question which was above his expertise to be able to answer that. He did state that the USDA soils survey shows that it to be Qutal Silt Loam and does have a shallow water table which goes along with the testimony of the testifier.

There being no further comments or questions, the public hearing continued.

Seeing and hearing no one else wishing to speak Chairman Martin closed the public comment period and opened discussion among the Commission.

MOTION: Commissioner Ruffner moved, seconded by Commissioner Foster to recommend approval of KPB Resolution 2015-____; Classifying 40 acres of Borough land located in the Anchor Point area as Government and Recreational.

Commissioner Whitney stated he didn't have a problem with the concept of the fire training facility but did have a problem with that being a suitable piece of land. He expressed concern about the reports showing the high water table and standing water.

Commissioner Holsten shared the same comments and concerns regarding this piece of property. The reports state that the water was zero to 10 inches below the surface and was very limited for septic tanks. She supported the concept but questioned whether this piece of property was suitable due to it being a wetland.

Commissioner Ecklund asked if this was currently in front of the Legislature. Mr. Mueller believed that was correct. Commissioner Ecklund referred to the 2015 State Capital Improvement Project which states that the request was for a fire fighting training and to provide water source but they are listing the land at Mile 164 of the Sterling Highway. She asked if any of the staff knew where this was at in the process. If the public process needs to be done then she felt that this property did not have appropriate public process. Mr. Mueller replied that he wasn't able to answer all of the questions at this time. It was probably unlikely that this would be funded this fiscal year from what he was hearing. The site located at Mile 164 was a different location than the proposed site at this meeting. He stated that public process was not the designation and classification of the subject parcel.

Commissioner Ecklund stated that she too has been a volunteer fire fighter and has seen most of the training facilities are in sights of a main thoroughfare. She supported the training and the facility but being that it hasn't had the public process then she did not support the motion.

Commissioner Collins stated that she wants to see Anchor Point Fire well trained since she relies on them. She visited the property this morning which still has standing water in the northwest corner of the property. It wasn't a piece of property that she wanted to drive her car on because she thought she would get stuck. Commissioner Collins supported the concept but could not support the location.

Commissioner Ruffner asked if there was any reclamation of the property and what activities happened when Unocal owned the property. Mr. Best believed that Unocal did not set up any equipment on that pad. He thought Unocal improved Griner Rd and built a pad. The pad was left there in hopes that it could be used by the community as a possible skating rink and could cause more damage by removing it. Commissioner Ruffner stated he was curious if a liner was required to keep stuff on the surface or to keep the water from coming up. Mr. Best thought it was to just keep the material separate.

Commissioner Ruffner stated that he was in agreement with most of the commissioners. He would like to see a little more community involvement especially since most of the community has expressed opposition to the proposed site. It would be likely that most of the fears would be alleviated if there was a better public process. Unless he hears something different he was in opposition of the motion.

Chairman Martin stated that this will be brought up at the Assembly level through the design phase and implementation so he thought classifying it one way or the other will be changing anything. This is just the first step to including them. It may prove after the property was classified that it is too wet.

Commissioner Glendening asked if the property could be unclassified if this goes through but they find that the property is unsuitable for the training facility. Chairman Martin replied absolutely. The Planning Commission is just making a recommendation to the Assembly. Commissioner Glendening understood that this was just part of the process and the actual decision will be made by the Assembly. Chairman Martin replied that was correct.

Commissioner Foster pointed out that their vote would be going to the Assembly and they will know what the Planning Commission's feelings and decision was after the commission heard the public. They can override the Planning Commission's recommendation however if the commission felt this was not the right spot then they could vote against the motion.

Commissioner Holsten stated that the other thing that weighed into her decision is that the chief is a very new chief and would be a great opportunity to work with the community.

There being no further discussion, Chairman Martin called for a roll call vote.

VOTE: The motion failed by majority consent.

CARLUCCIO ABSENT	COLLINS NO	ECKLUND NO	ERNST NO	FOSTER NO	GLENDENING YES	HOLSTEN NO
ISHAM ABSENT	LOCKWOOD ABSENT	MARTIN YES	RUFFNER NO	VENUTI NO	WHITNEY NO	2 YES 8 NO 3 ABSENT

AGENDA ITEM F. PUBLIC HEARINGS

2. Rename existing streets in conjunction with the Enhanced 911 Street Naming and Addressing Methods within the Kenai Peninsula Borough. Streets under consideration at this meeting are described as follows:
 - a. Kenaitze Ave originally named by plat KN0001667 Heckel Subdivision and extended by SN2006-09; T 3N R 11W SECTIONS 18 & 19; Seward Meridian, AK; in the Kasilof & Kalifornsky Communities; ESN 302

Staff Report given by Carrie Henson

PC MEETING 5/26/2015

Applicant: Kenai Peninsula Borough

Existing right-of-way names: Kenaitze Ave