



Land Management

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2205 • (907) 714-2378 Fax

A Division of the Planning Department

Peter A. Micciche
Borough Mayor

November 9, 2023

NOTICE OF PUBLIC HEARING Kenai Peninsula Borough Land Classification

Dear Land Owner or Leaseholder:

Public notice is hereby given that the classification of Unit 395 in Cooper Landing containing 1080 acres proposed to be classified as resource management. Public notice is sent to all land owners and/or leaseholders within half mile of the subject property, and applicable departments, agencies, and interested parties. The KPB encourages you to review the land classification(s), attend meetings, and submit written comments. The land management plan can be accessed through the following website: <https://www.unit395planning.com/>

KPB Code: 17.10.080

Basis for Proposed Classification: The KPB proposes to classify borough land described below as resource management in accordance with KPB Code 17.10.080(K9). Classification provides guidance for the management of borough land.

Description of Borough Land Proposed for Classification:

Assessor's Parcel No.	General Location	Legal Description	Acres +/-	Proposed Classification	Zoning
11901030	Cooper Landing	T 5N R 4W SEC 25 26 27 SEWARD MERIDIAN SW W1/2 NW1/4 & NW1/4 SW1/4 IN SEC 25 & N1/2 & N1/2 S1/2 IN SEC 26 & N1/2 & N1/2 S1/2 IN SEC 27	1080±	Resource Management	Rural

Public Meeting Schedule: The public is invited to comment and give testimony at the following meetings. Public meetings will be held as shown unless otherwise advertised.

Cooper Landing Advisory Planning Commission Meeting: December 6, 2023, 6 p.m. at the Cooper Landing Community Hall, 18511 Bean Creek Road, Copper Landing, AK

or Zoom: <https://zoom.us/j/2045581076>

KPB Planning Commission Public Hearing: January 8, 2024, 6 p.m.

Zoom only meeting: <https://us06web.zoom.us/j/9077142200>

KPB Assembly Meeting: January 16, 2024, 6 p.m. at the KPB Administration Building, 144 N. Binkley Street, Soldotna, AK 99669

Public Comments: Those wishing to comment may attend the above meetings to give testimony and/or may submit written comments. Written comments must be received before 4:00 p.m., December 27, 2023 to be included in the Planning Commission mail-out packets. Written comments must be received not later than 4:00 p.m., January 5, 2024 to be considered at the Planning Commission public hearing.

Written comments may be sent to the following address:

Land Management Division
Kenai Peninsula Borough
144 N. Binkley Street
Soldotna, AK 99669

or email to lmweb@kpb.us

Additional Information: For additional information about this application, contact the Land Management Division at 907-714-2205, or toll free within the Borough 1-800-478-4441. The Kenai Peninsula Borough reserves the right to waive technical defects in this publication.

Frequently Asked Questions

Q: Why does Borough land need to be classified?

A: Classification provides direction for the management of Borough land and resources.

Q: Will my land be classified also?

A: No, private land is not classified. Only Borough land is classified. However, as land passes from the Borough into private ownership, the classification may pass with it.

Q: How many classifications are there?

A: There are 15 classifications. See attached for classification definitions.

Q: Can I comment during the classification process?

A: Yes, you can submit written comments, or sign up to speak at the Planning Commission hearing or Assembly meeting. See attached public notice for schedule of meeting.

Q: Will the land be restricted to the classification?

A: Land will be restricted to the classification if the land is conveyed with a deed restriction as such.

Kenai Peninsula Borough Land Classification Definitions Borough Code of Ordinances, Title 17

"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.

"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.

"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.

"Heavy Industrial" means lands suitable for processing chemicals or manufacturing from or extraction of raw materials, stockyards, fish processing plants, distilleries, or uses that may discharge water, create hydrocarbons, excessive noise, odors, danger of explosions, or waste material, making them incompatible with most other land uses. Lands should not be located in or immediately adjacent to residential development; parcels should be of sizes reasonably appropriate to accommodate the activities together with sufficient buffers zones for the activity associated with this class of use. Appropriate access shall be available or feasible without going through residential areas. The lands shall be in a location that is reasonably convenient to conduct the activity.

"Institutional" means lands which may be of value for the location of churches, private schools, clubs, associations, nonprofit organizations, or cemeteries.

"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.

"Preservation" means lands needed for stabilization or maintenance of natural features, historic value, known nesting areas of migratory birds or required to maintain the integrity of certain types of easements or as buffers, green belts, water sheds or other reservations to preserve natural resources and aesthetic qualities. Soils may be of such a nature as to not be usable for construction of buildings.

"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 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.

"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.

"Rural" means lands which are located in a remote area. This classification will have no restrictions.

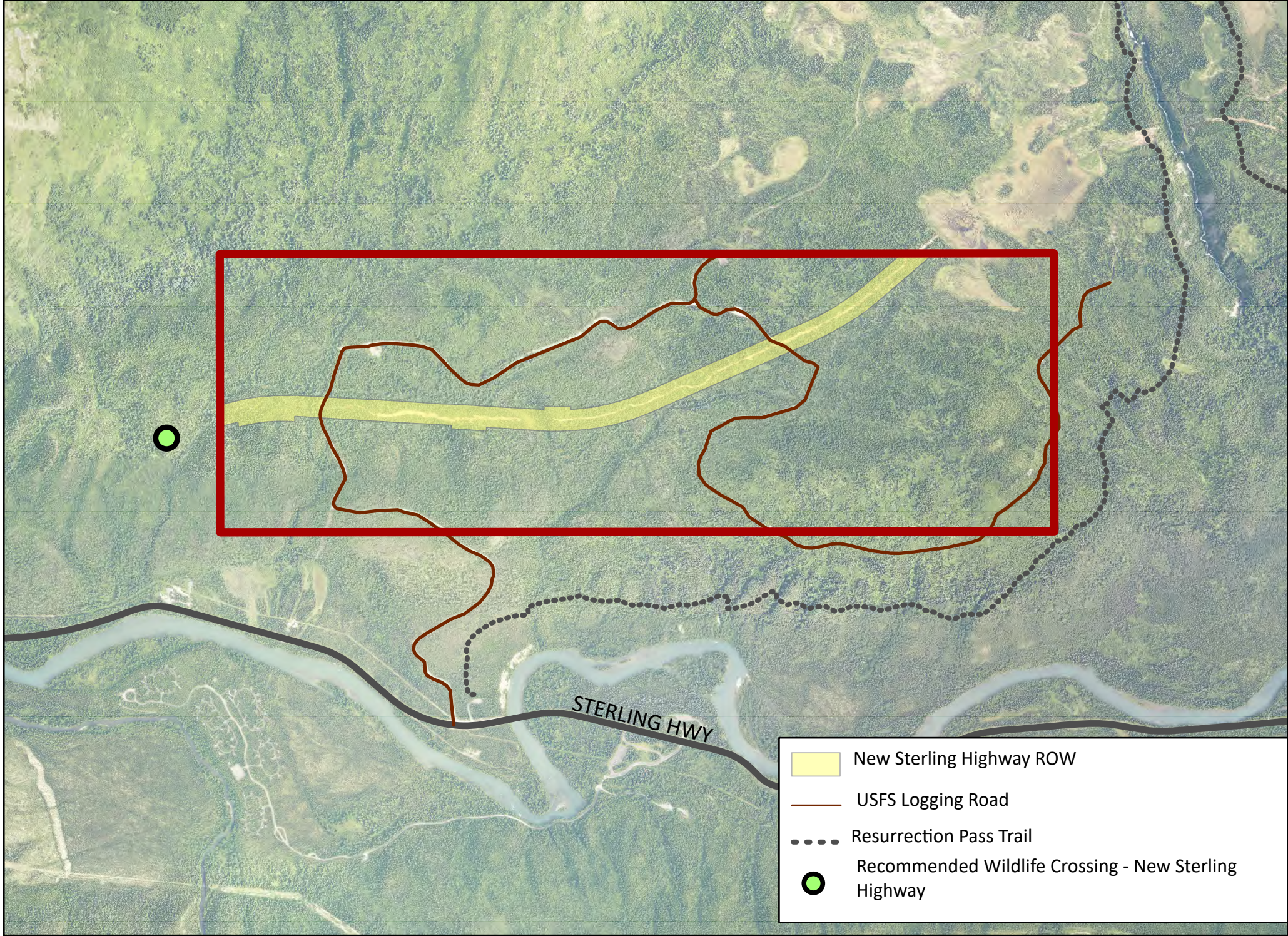
"Utility/Transportation" (not including oil and gas and electricity generation or production facilities) means lands which may be of value for airports, port and harbor facilities, power lines, pipelines, utility services, rights-of-way, easements and related activities but does not include general and production facilities for oil and gas and electricity.

"Waste Handling" means land with suitable characteristics and location for the express purpose of providing facilities to handle solid waste, recyclable materials, transfer stations, junked or wrecked vehicles, demolition refuse, septic and sewage waste and industrial waste. Disposal or use of any tract so classified will be subject to determination of the tract being suitable for a particular proposed activity.

"Resource Development" means land containing resources of sufficient volume and quality and located so that on-going development or production of those resources would yield an overall net economic return. Lands so classified may be sold or leased subject to appropriate restrictions concerning operations or future reclamation. Lands so classified may be retained by the KPB and resources on those lands may be sold or permitted for use.

"Resource Management" means land having resources which may be extracted as an interim use in a manner which will not create a negative impact on the most appropriate use of the land. This classification is not exclusive and may overlap any other classification thereby allowing other non-conflicting uses. Resources on these lands may be sold or permitted for use.

"Grazing Lands" means those lands which in their natural state have the physical and climatic features that make them primarily useful for the pasturing of domestic livestock. This classification is not exclusive and may overlap any other classification thereby allowing other nonconflicting uses.



UNIT 395: Cooper Landing, Alaska Vicinity

