

May 3, 2021

Dear Land Owner or Leaseholder:

Public Notice of Proposed Land Classification

Pursuant to Kenai Peninsula Borough (KPB) Code of Ordinances, Chapter 17.10.080(G), the KPB Land Management Division proposes to classify 420 acres of borough land in the Anchor Point area as **Rural** and **Agriculture**. 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 KPB encourages you to review the land classification, attend meetings, and submit written comments. Maps showing the subject land are available at the KPB Planning Department public counter or on the KPB's web site under *Public Notices* at <http://www.borough.kenai.ak.us/planningdept>

Basis for Classification: To establish the most appropriate use and management intent of borough land.

Proposed Classification(s): "Rural" means lands which are located in a remote area. This classification will have no restrictions. "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.

Description of Borough Land Proposed for Classification: As shown on attached map, the land proposed for classification is located in the Anchor Point area on Epperson Knob, Section 01, Township 05 South, Range 14 West, Seward Meridian, Homer Recording District, Third Judicial District, State of Alaska, containing 420 acres more or less (APN: 17104022).

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.

Anchor Point Advisory Planning Commission Hearing: June 10, 2021, 7:00pm at Anchor Point Chamber of Commerce, 34175 Sterling Hwy, Anchor Point, AK 99556.

KPB Planning Commission Public Hearing: June 14, 2021, 7:30pm at the George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, AK 99669.

KPB Assembly Hearing: June 15, 2021, 7:00pm at the George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, AK 99669.

Written Comments: Written comments must be received before 5:00pm, June 2, 2021 to be included in the Planning Commission mail-out packets. Written comments must be received not later than 1:00pm, June 11, 2021 to be considered at the Planning Commission public hearing.

Written comments may be sent to the following address:

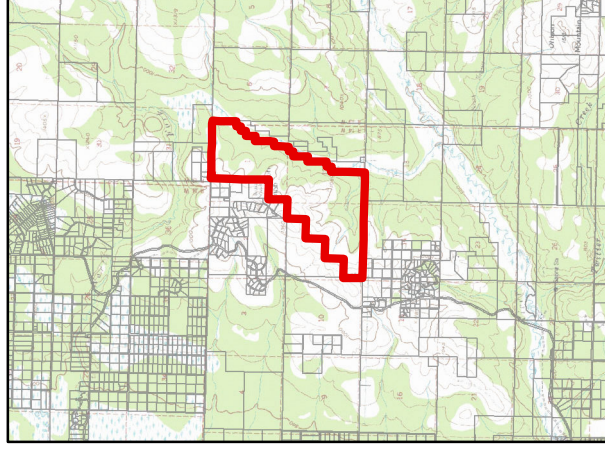
KPB Land Management Division
144 N. Binkley Street
Soldotna, AK 99669

Additional Information: For further information, contact Marcus Mueller or Julie Denison, Land Management Division at (907) 714-2205, or toll free within the Borough 1-800-478-4441, ext. 2205.

The Kenai Peninsula Borough reserves the right to waive technical defects in this publication.

Proposed Land Classification

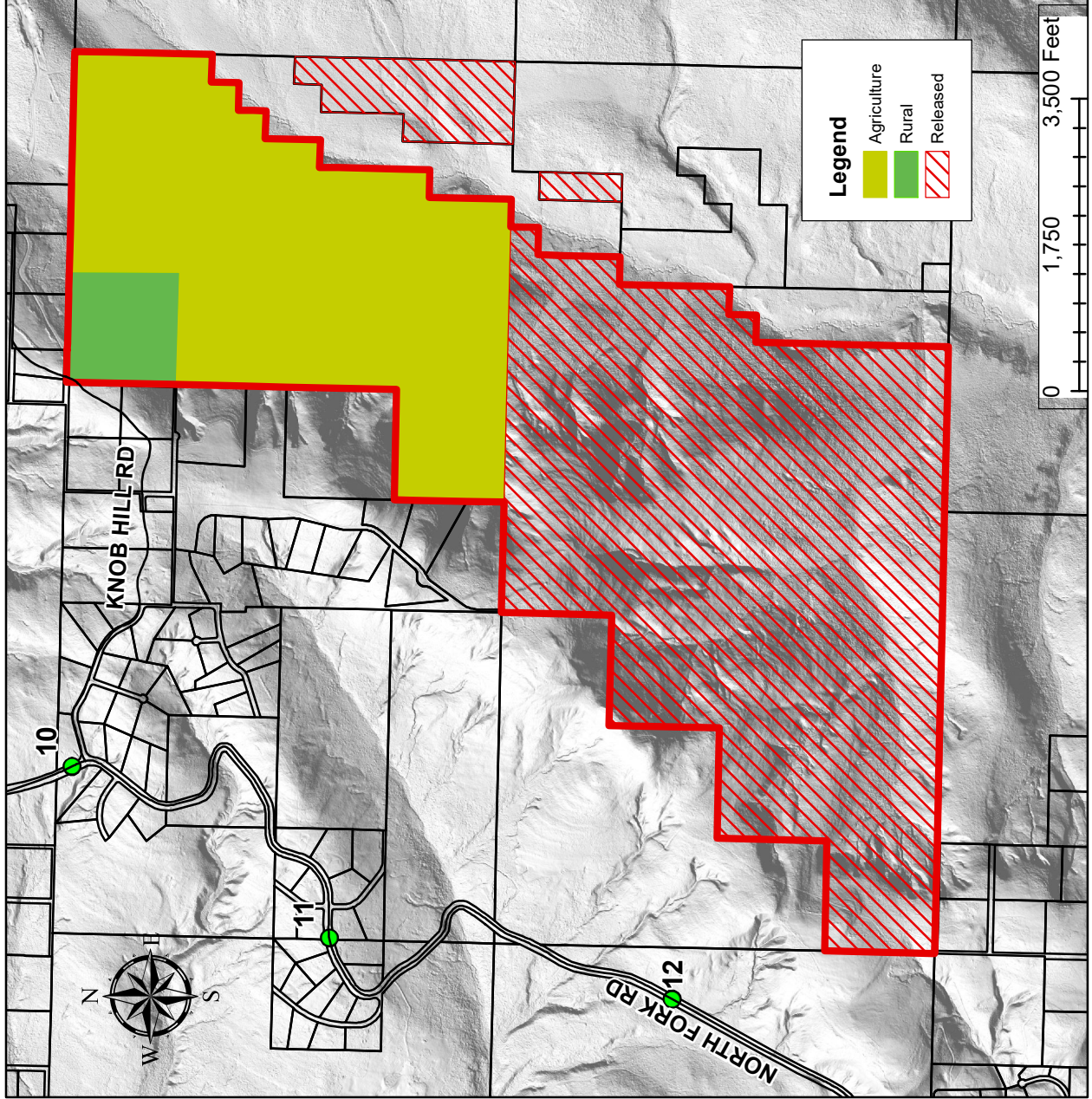
Assessor Tax
Parcel Number
171-040-22



The information depicted hereon is for a graphical representation only of best available resources.

The Kenai Peninsula Borough assumes no responsibility for any errors on this map

jd 4.29.21



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 non-conflicting uses.

Frequently Asked Questions

Q: Why does Borough land need to be classified?

A: Classification provides direction for the management of Borough land and resources. Borough land must be classified prior to sale or leasing.

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; however, the borough does not typically restrict land use to the classification at time of conveyance.