



KENAI PENINSULA BOROUGH
Planning Department • Land Management Division
 144 North Binkley Street • Soldotna, Alaska 99669-7520
 PHONE: (907) 714-2205 • FAX: (907) 714-2378
www.kpb.us

PETITION FOR CLASSIFICATION OR RECLASSIFICATION
KPB Code 17.10.080(F)

Classification does not imply that a parcel will be approved for sale or that the petitioner will receive right or preference to the land. A non-refundable application fee must be submitted with this form.

Petitions for reclassification of borough land in communities with an adopted land use plan will be considered biannually by the Planning Commission pursuant to Kenai Peninsula Borough (KPB) Resolution 97-084. Please contact the KPB Planning Department for dates petitions must be submitted by to be considered.

Parcel Identification Number (PIN- 8 digits): 169-101-54 (PORTION OF)

Legal Description: NORTH 450' SW 1/4 SW 1/4, SEC. 2, T.5S, R.15W, S.M., AK

Existing Classification: UNDESIGNATED Proposed (Re)Classification: GOVERNMENT

Please explain justification for proposed (re)classification below: WE AT ANCHOR POINT FIRE AND EMERGENCY SERVICES WOULD LIKE TO USE THE PROPERTY IDENTIFIED ABOVE FOR THE PURPOSE OF TRAINING VOLUNTEER FIREFIGHTERS HOW TO DRIVE FIRE TRUCKS AND FUTURE FIRE TRAINING PROP BUILDING.

Name of Petitioner: ANCHOR POINT FIRE AND EMS CHIEF James R. Dykus

Mailing Address: E-mail: JDYKUS@KPB,US - P.O. Box 350

City: Anchor Point State: AK Zip: 99556

Phone: 907-235-6700 Fax: 907-235-2633 Email: JDYKUS@KPB,US

James R. Dykus
 Signature

MARCH 24 2015
 Date

**IF YOU HAVE ANY QUESTIONS REGARDING THIS APPLICATION
 PLEASE CONTACT THE LAND MANAGEMENT DIVISION**

Kenai Peninsula Borough Land Classification Definitions

KPB 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.

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.

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

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 borough 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.

April 23, 2015

Dear Land Owner or Leaseholder:

Public Notice of Proposed Land Classifications

Pursuant to Kenai Peninsula Borough (KPB) Code of Ordinances, Chapter 17.10.080(F), the KPB Land Management Division has 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. Public notice is sent to all land owners and/or leaseholders within a one-half mile radius of the land proposed to be classified, including applicable departments, agencies, and interested parties. The KPB encourages you to review the land classifications, attend meetings, and submit written comments. A copy of this notice is also posted on the KPB Planning Department website under *Public Notices* at <http://www.borough.kenai.ak.us/planning-dept/public-notice>.

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 (Portion of KPB Parcel ID No. 169-101-54). See attached map.

Government Classification

The north 450 feet of the SW¼SW¼, Section 2, T5S, R15W, S.M., Alaska containing 13.5 acres±.

Recreational Classification

The South 870 feet of the SW¼SW¼, Section 2, T5S, R15W, S.M., Alaska, containing 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 for firefighting, emergency apparatus driving course, and mobile modular classroom. 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 provide low impact recreational opportunities for the local community while maintaining the landscape value of the wetland area. A recreational classification will support the management intent for this parcel.

Public Meeting Schedule: The public is invited to comment and give testimony at the following meetings.

KPB Planning Commission Public Hearing: May 26, 2015, 7:30 p.m.

KPB Assembly Meeting: June 16, 2015, 6:00 p.m.

Meetings are scheduled to be held at the KPB Administration Building, 144 N. Binkley Street, Soldotna, AK 99669, unless otherwise advertised.

Written Comments: Written comments must be received before 5:00 p.m., **May 11, 2015** to be included in the Planning Commission mail-out packets. Written comments must be received not later than 5:00 p.m., May 26, 2015 to be considered at the Planning Commission public hearing.

Written comments may be sent to the following address: Kenai Peninsula Borough, Land Management Division, 144 N. Binkley Street, Soldotna, AK 99669 or lmweb@kpb.us

Additional Information: For further information contact Marcus Mueller or Dan Conetta, Land Management Division at 907-714-2211, or toll free within the Borough 1-800-478-4441, ext. 2211. 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. 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.

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DOCS RD
ELVAS CT

SHANNON RD

DIANE ST

GRINER AVE

Proposed
Government Classification
(13.5 acres ±)

Proposed
Recreational Classification
(26.5 acres ±)

450'

870'

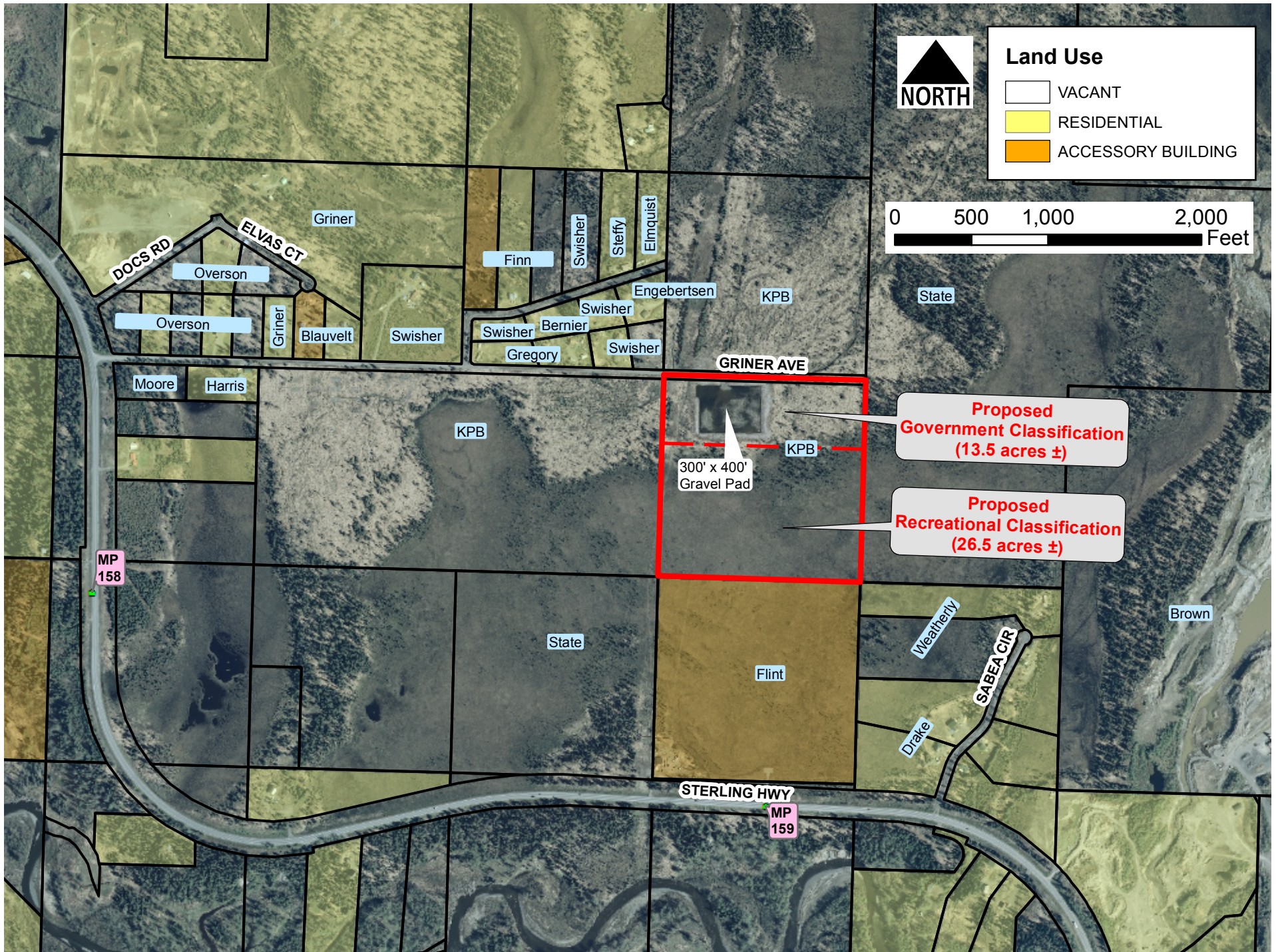
1,320'

MP
158

STERLING HWY

MP
159

SABEA CIR



Ownership & Improved Properties



Anchor Point Fire & EMS Service Area

P.O. Box 350
72440 Milo Fritz Ave
Anchor Point, AK 99556
(907) 235-6700

TO: Mayor, Mike Navarre

Thru: Scott Walden, Office of Emergency Management
Craig Chapman, Finance

From: Anchor Point Fire/EMS Service Area
Fire Chief James R. Dycus

Date: July 17, 2014

Subject: Anchor Point Fill Site Property Acquisition

Purpose and Need

The Anchor Point Service Area started the search for land acquisition back in 2006 for the purpose of two Tank Fill Sites. Roughly \$60,000.00 was approved by the Borough assembly and these funds were placed in the Anchor Point capital improvement fund. The in-ground tanks have been purchased and are currently located at Anchor Point Station One. The need for in-ground water tanks were identified by Anchor Point Administrator Bob Craig years ago. This project has taken a back seat because of more delicate issues that needed attention here at Anchor Point Fire/EMS.

The need for an in-ground water tank sites is to have a viable water source in areas where water supply is not easily accessible. I have re-evaluated the need for in-ground water tanks and the need is here. I have also included Borough Land Management in the process of where the in-ground tanks should be located based on an (ISO) five mile radius. The five mile radius location may give Anchor Point Citizens within those five miles an improved ISO rating and it should also increase their property values. The office of Land Management has performed an Anchor Point Service Area Tank Fill Site Analysis (provided).

It was suggested by Land Management (Marcus Mueller) that the service area board and I look at future uses for the property other than just tank fill sites. We need a fill site north of Anchor Point in the Happy Valley Community, the ideal spot is at the intersection of Sterling Hwy. and Resch Ave. this would also be the site of Anchor Point's 10 year plan for Anchor Point (Happy

Valley) Fire Station 3 and this location best covers Anchor Point Citizens that live within the (ISO) five mile radius. I recommend that no less than four acres be purchased at this location for current tank fill site and future Anchor Point Station 3.

The second location identified by the Anchor Point Tank Fill Site Analysis will be south of Anchor Point, located near Sterling Hwy. and the south end of North Fork Rd, because of KESA station 2 on Diamond Ridge. Anchor Point Fire/EMS would not need a Fire Station at this location in our 10 year plan. The service area board and I would like to see four acres or more purchased in this area for a current water tank fill site and a future firefighting training facility.

This training facility would be used by Anchor Point Firefighter's and Emergency Medical Technicians, along with KESA, Homer Fire/EMS and Alaska State Troopers. This is the perfect location for Mutual agency training, this will allow KESA, Alaska State Troopers and Anchor Point Fire/EMS to remain in their first response territories while Training. (A picture of the envisioned training prop and quote is provided) This site would also be large enough to provide an Emergency Apparatus Driving Course, along with a mobile modular class room with needed amenities.

Projected Timeframe

This project was first initiated in 2006; it's been several years since the Borough Assembly approved \$60,000.00 to be placed in the Anchor Point Capital Project fund for the tank fill sites. I would like to proceed with the land acquisition for tank fill site one north of Anchor Point and tank fill site two south of Anchor Point. Once we have agreed on and purchased the identified properties we will know the fund balance left in our tank fill sites capital project fund. The property purchases should be done within the next six months.

Once the identified property is purchased we can evaluate the needed land improvements with the Borough's Capital Project Department, along with Land Management and other supporting Borough departments.

North Tank Fill Site One

1. The tank fill site projects will have to move forward in phases, phase one meaning land acquisition,
2. Phase two Land development, placing the tanks in ground with a well and electricity.
3. Start Capital improvement fund and state and federal grant proceedings for future Happy Valley Fire Station 3.
4. Once Funds are identified start construction on Happy Valley Station 3

South Tank Fill Site Two

1. Land Acquisition
2. Land development, placing tanks in ground with well and electricity.
3. Start Capital improvement fund and state and federal grant process for Firefighter training facility.

4. Once funding is identified start construction on Firefighter training facility.

Identification of the available or contingent funding source(s) for acquisition, capital projects, maintenance and support.

1. \$ 60,000.00 currently available for land acquisition in capital improvements.
2. More capital improvement funds may be needed to complete the projects.
3. State and Federal Grant funding may be needed to complete the projects.
4. Maintenance and support will have to be figured into the yearly budget.

Report on supporting recommendations from the Service Area Board, if any.

Recommendation:	Yes	No
Roberta J. Proctor seat A	-----	-----
Robert W. Craig seat B	----- ✓	-----
Reuben Sherwood seat C	----- ✓	-----
Erica J. Steven seat D	----- ✓	-----
Conrad Woodhead seat E	-----	-----

Identify the primary Service Area Representative for the Acquisition.

To be named _____



Kenai Peninsula Borough

Year 2015 State Capital Improvement Projects

SERVICE AREA: ANCHOR POINT FIRE AND EMERGENCY

Funding Recipient: Kenai Peninsula Borough / Anchor Point Fire and Emergency Service Area

Project Name: South Kenai Peninsula Fire and EMS Training Facility

Project Priority
Ranking:

1

Detailed Project Description and Justification:

Description:

The project will consist of a combined training center and associated props that will facilitate training for firefighting, emergency medical services, technical rescue, vehicle extrication, and fire apparatus operator's driving and engineering course. Anchor Point Fire and Emergency Service Area (APF&ESA) and the Kachemak Emergency Services Area (KESA) are Kenai Peninsula Borough service areas staffed by primarily volunteer emergency responders; this facility will offer training to community responders throughout the South Peninsula region. When not in use for training, this location will also serve as a water source for firefighting in both APF&ESA and KESA, providing water supply for both structural and wildland fires.

Anchor Point Fire & EMS and the Kenai Peninsula Borough Office of Land Management have identified three to four acres located near mile marker 164 of the Sterling Highway for this project. Projected costs include purchase of land for the training compound.

This project would consist of a fire training prop for live fire burns; a classroom facility with lavatory; a fire apparatus "Coaching the Emergency Vehicle Operator" (CEVO) driving course; a fire apparatus engineering and evolutions course; a 40' tower for technical rescue and ladder training, a helicopter evacuation landing zone and an emergency staging area for large emergency incidents; and an in-ground water tank fill site for structural and wildland fires, that can be used by both local fire and state forestry units.

The fire training prop, driving course, and classroom facility can also be used by local and state law enforcement officers for law enforcement training.

Justification:

Anchor Point Fire and Emergency Services is located almost directly in the middle of the southern portion of the Kenai Peninsula Borough, bordering the northern end of the Kachemak Emergency Service Area in Homer. We currently respond automatic aid with KESA on our southern border, mutual aid with Ninilchik, KESA and Homer; these departments also respond into Anchor Point for auto aid and mutual aid for emergency incidents. The site selected in Anchor Point is centrally located and an ideal location for a shared training facility of this type for several reasons: (1) APF&EMS and KESA could train together or separately while remaining within an initial response range for each of their Service Areas. This will mutually benefit all residents living within both Service Areas, a total of over 400 square miles. (2) The facility will provide the opportunity for more centralized mutual aid (**interoperability**) training for APF&EMS, Ninilchik Volunteer Fire Station, KESA, City of Homer Fire Departments and the Alaska State Troopers assigned to the region housed in Anchor Point. (3) Currently there is no official driving course for emergency apparatus located on the Southern Kenai Peninsula; adding this component would greatly benefit driver safety and fire engineering skills. (4) Area Emergency Services currently have a very limited water resource in this area. A water fill site at this location for structural and wildland firefighting will not only provide a need for water supply but will also assist to improve the Insurance Standards Office (ISO) ratings which directly results in lower insurance premiums for borough property owners in this area. (5) This training facility in first response territory will boost recruitment and retention of the most valuable resource in the service area – our dedicated volunteer emergency services personnel.

Funding Requested:	\$	900,000	Election District:	Senate:	P
Total Project Cost:	\$	900,000		House:	31
Local Match (if any):	\$				

CONTACT INFORMATION

Name, Title:	James R. Dycus, Chief	Phone:	(907) 235-6700
Address:	PO Box 350, 72440 Milo Fritz Ave	Fax:	(907) 235-2633
City, State Zip:	Anchor Point, AK 99556	E-mail:	jdycus@kpb.us

Funding Plan:

Total Project Cost: \$ 900,000 This should be the most accurate estimate of how much this project will cost.
Funding Secured: \$ How much of the project costs are in hand, secured, guaranteed, appropriated, etc. You may include in-kind contributions and volunteer labor. Do not include hypothetical funds.
Funding Requested: \$ 900,000 How much is being requested from this year's capital budget.
Pending Requests \$ Amount requested from other sources not yet received.
Project Deficit: \$ Additional funding needed to complete the project.

Please list Secured Funding Sources and Amounts:

none

If this project is funded this year, will you be requesting state funding again? Yes: No:

Please describe the project time-line and when the expenditures will occur:

Work on this project can commence upon receipt of funding.

Has this project gone through a public review process at the local level? Yes: No:

Is it a community or service area priority demonstrated by resolution or other official action? Yes: No:

If a community or service area meeting was conducted, how was it advertised? When and where was it held? Who attended?

On October 15, 2014 at the Anchor Point Service Area Board meeting this project was discussed and voted on with 4 yes with one absent.

Erica Stephens
Robert Craig
Reuben Sherwood
Conrad Woodhead Roberta Proctor absent

Who will own the project or facility? Kenai Peninsula Borough

Entity responsible for providing ongoing operation and maintenance of this project? Anchor Point Service Fire and EMS Service Area

How will operations and maintenance be funded after the project is complete?

Annual operating budget and Agreements with other agencies that will be using the facility.

- Please select a project type** (chosed only one):
- Planning and Research
 - Maintenance and Repairs
 - Remodel, Reconstruction and Upgrades
 - New Construction and Land Acquisition
 - Equipment and Materials
 - Information System and Technology
 - Other:



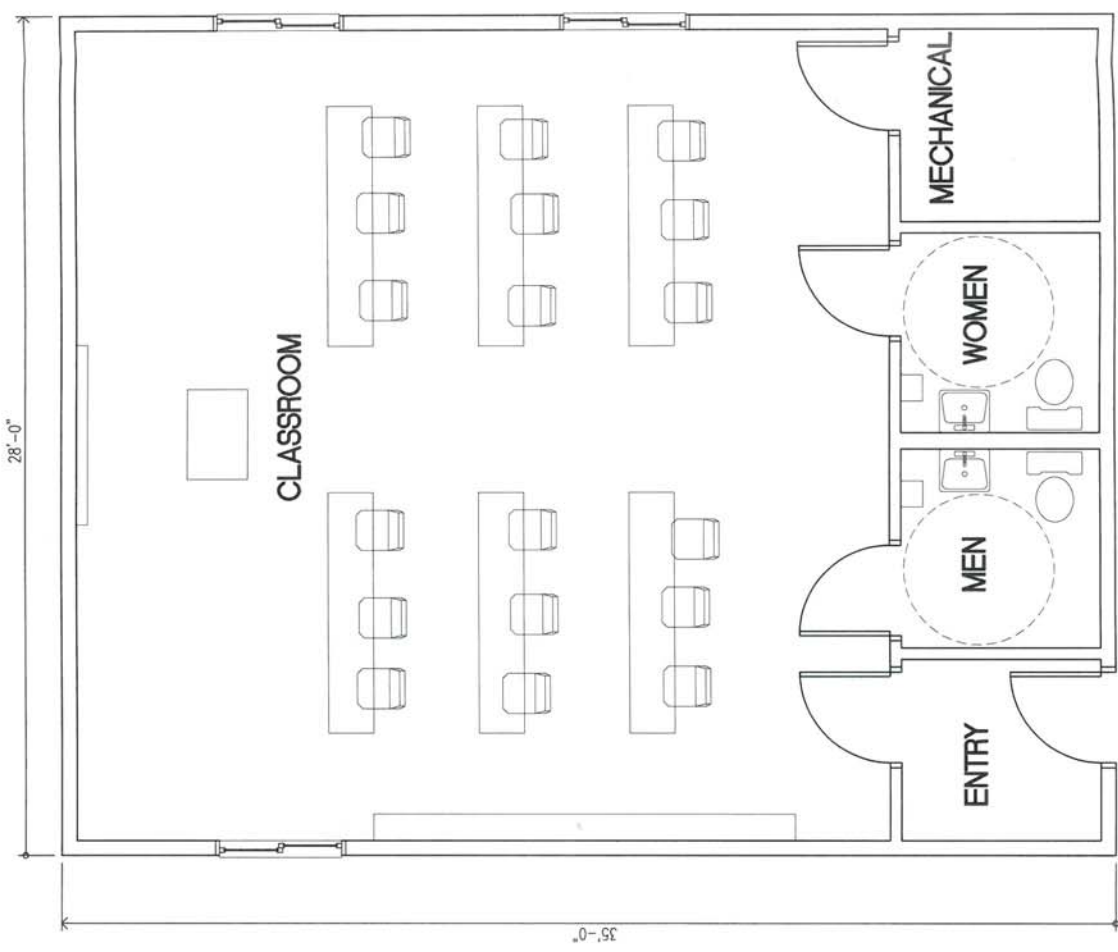
KENAI PENINSULA BOROUGH
 Capital Projects Department
 4710 East Poppy Lane • Seldovia, Alaska 99669
 Telephone: (907) 262-9657 • Fax: (907) 262-6090

ANCHOR POINT
 TRAINING CLASSROOM
 MILE 164 STERLING HIGHWAY
 ANCHOR POINT, ALASKA

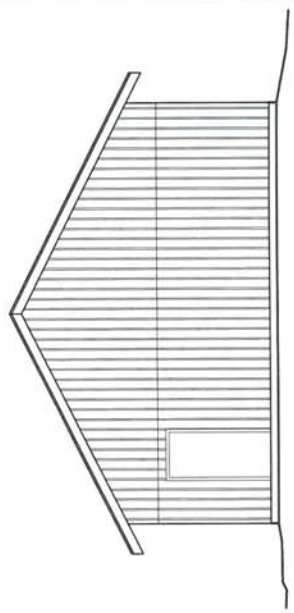
DATE: 03/14
 DRAWING

FLOOR PLAN
 ELEVATIONS

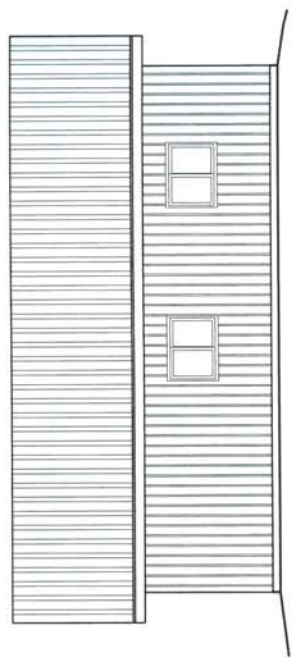
A0.1
 SHEET X OF XX



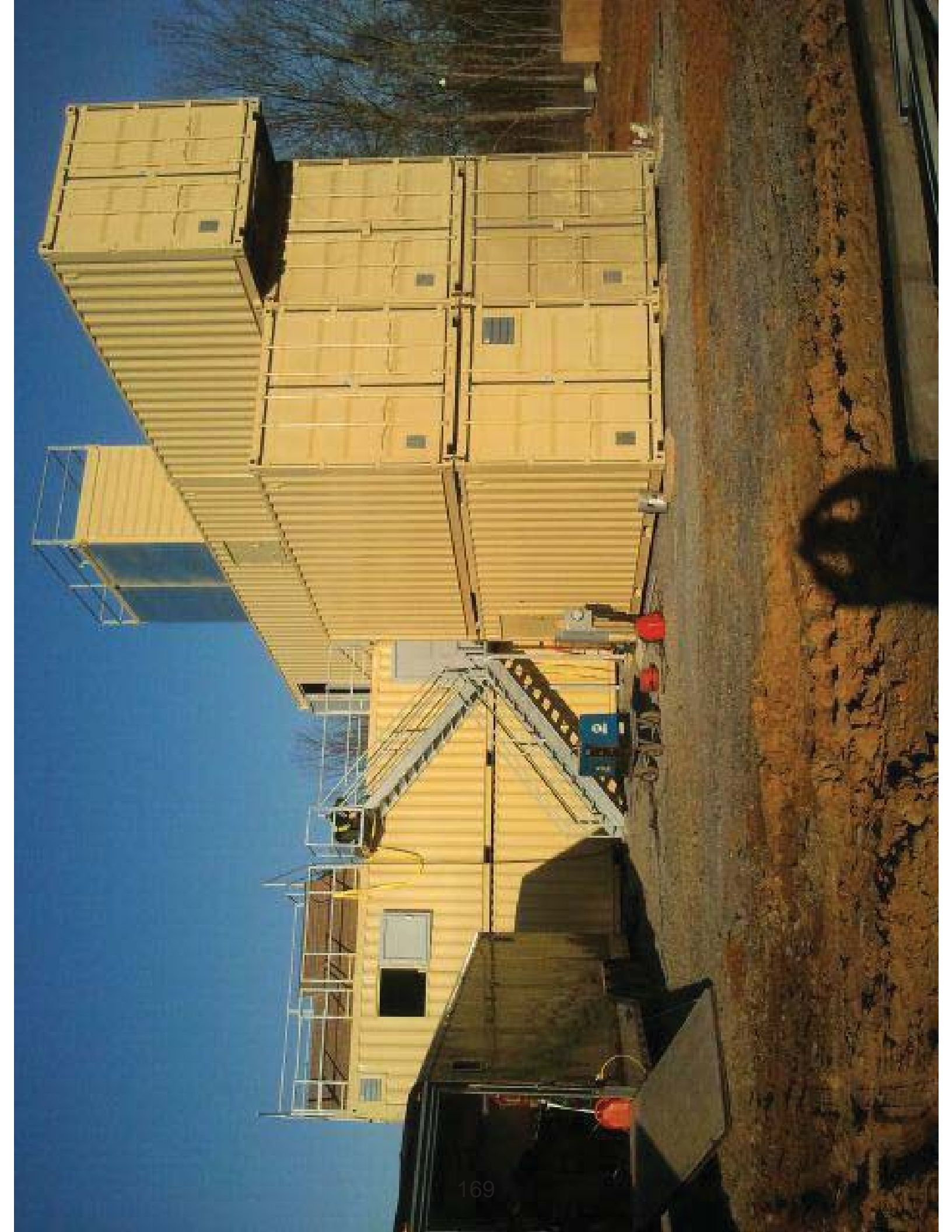
(A) FLOOR PLAN
 1/8" = 1'-0"



(B) END ELEVATION
 1/8" = 1'-0"



(C) SIDE ELEVATION
 1/8" = 1'-0"



**ANCHOR POINT ADVISORY PLANNING COMMISSION
LAND CLASSIFICATION PUBLIC MEETING
JANUARY 11, 2003**

Supplemental meeting notes taken by APC Chairperson, Joanne Collins

PARCEL #16516349

Public Comments

- Fish in the creek that runs through parcel
- Water table is at 2'
- Excellent for recreational use
- Parcel surrounded by North Fork LOZ

Facts Finding

- Because of high water table on section of parcel it would not be good for sewers
- Area has a lot of sand and gravel
- Because of location to state lands would make a good trailhead
- Parcel was part of a Borough trade with private landowner because of neighbors resistance to gravel pit

Anchor Point Advisory Planning Commission Classification Recommendations

- East ten acres recreational
- West ten acres residential

PARCEL #16910154 – Not found in the other Jan. 11 '03 notes

Public Comments

- East of parcel on state land has been designated as airfield
- Could be used for school
- Used now for snow machining and sledding
- Might not be good for residential

Facts Findings

- Airfield needs to be kept as currently designated for future
- With airfield may want to reconsider school location
- Traditional usage must be considered and accommodated
- Airfield may attract those who want homes on airstrip

Anchor Point Advisory Planning Commission Classification Recommendations

- West ½ of N ½ Recreational
- East ½ of N ½ Residential
- South ½ Recreational

PARCEL #16910156

Public Comment

- Largest tree study in state
- Area east ½ of 80 acres has been reforested in a 40 year study
- Opposed to growth and development already – should be school site
- Can't imagine decrease in school population being permanent
- Location of present school could have other uses

Facts Finding

- Tree study project must be respected
- Much of ground muskeg
- Need for residential land close to core of town needed

Anchor Point Advisory Planning Commission Classification Recommendations

- Residential with resource management overlay until completion of tree study

Anchor Point Advisory Planning Commission
P. O. Box 827
Anchor Point, AK 99556

September 10, 2002

Max Best, Director
Planning Department
Kenai Peninsula Borough
144 N. Binkley
Soldotna, AK 99669

Re: Assessor Parcel No. 169-101-54
Site Reclamation by Unocal

Dear Max:

As Unocal has terminated its activities on the above-mentioned parcel and no longer needs access to the subject land, we are requesting that the gravel pad be left on site with the embankment of the pad being hydro-seeded.

There has been discussion within the community of Anchor Point that this site, in the short term, would provide an excellent trailhead for access to adjoining state land that is used by both snow machine and cross county ski enthusiasts. Long term, many residents have discussed the merits of this site as a school site with the discussion including recommendation of the appropriate classification when this parcel's classification is being discussed. Both uses of the parcel would be enhanced by the presence of the gravel pad that is now on site; therefore, we are requesting your department take the necessary steps to this end.

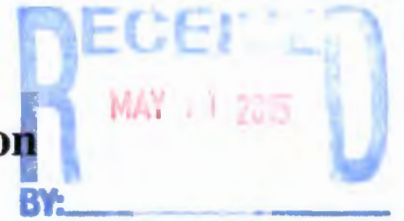
If you have any questions, please do not hesitate to contact me.

Sincerely,



Joanne Collins
Chair

Petition KPB Planning Commission



We Are opposing the proposed change in classifications regarding property described as the SW1/4SW1/4, Section 2, T5S, R15W, S.M., Alaska, containing approximately 40.00 acres (Portion of KPB Parcel ID No. 169-101-54).

These changes will create more road traffic on Griner Ave and will have a negative impact on the wild life that resides in the spring and fall on this property. This is a quiet neighborhood where the children can play outside without the parents worrying about road traffic. We have several families with horses that make use of our peaceful area to ride up and down the road. Families take their evening walks, children and their parents go to watch the ducks and Sand Hill cranes on this property. Allowing this reclassification will have a negative impact on our neighborhood.

Name	Address	Phone #	Signature
Arl Swisher	72095 Shannon Rd	235-4077	<i>Arl Swisher</i>
Ken Swisher	720950 Griner Ave	299-4126	<i>Ken Swisher</i>
Thomas Harris	72625 Griner	235-6434	<i>Thomas Harris</i>
Linda Harris	72625 Griner	2356434	<i>Linda Harris</i>
Billie Swisher	72205 Shannon Rd	299-0978	<i>Billie Swisher</i>
Maria Bernier	72155 Shannon Rd	299-3347	<i>Maria Bernier</i>
Lisa Sempke	72095 Shannon Rd	399-7424	<i>Lisa Sempke</i>
Teresa Jacobson-Gregory	72150 Griner Ave	399-0063	<i>Teresa Gregory</i>
David Gregory	72150 Griner Ave	399-2510	<i>David Gregory</i>

Name	Address	Phone #	Signature
Anna Gregory	72150 Griner Av.	907-399-5022	Anna Gregory
Annegelia I. Gregory	72150 Griner Ave	907-399-0050	Annegelia I. Gregory
Charity Jacobson	72150 Griner Ave	907-399-8889	Charity Jacobson
ESTHER A GREGORY Esther Gregory	72150 GRINER AVE	907-235-2502	Esther A Gregory
CHRISTINA GREGORY	72150 Griner Ave	907-399-1878	Christina Gregory
Deborah Gregory	72150 Griner Ave	(907)235-0502	Deborah Gregory
NATHANIEL GREGORY Nathaniel Gregory	72150 GRINER	907-399-7105	Nathaniel Gregory
PEGGY SWISHER	72090 GRINER AVE	907-399-0293	P. Swisher
Sarah Overton	72600 GRINER AVE	907-399-4116	Sarah Overton
BRANDI BLAVELT	72520 GRINER AVE	907-399-1263	Brandi Blavelt
DEBRA LEISEL		907-235-6193	Debra Leisel
KENNETH R. MOORE	PO BOX 4192 LAKE CHARLES LA	907-235-7432	KR Moore
KATE FINN	72190 SHANNON GRINER RD.	235-5329	Kate Finn

Petition to Kenai Peninsula Borough Planning Department

Anita Jacobson 72150 Griner Ave 907-399-0060 Anita N. Jacobson

Rosaleen L. Bischoff 72150 Griner Ave 907-435-7934 Rosaleen L. Bischoff

Delina Bischoff 72150 Griner Ave 907-235-0502 Delina Bischoff

Priscilla Annette Bischoff 72150 Griner Ave 907-435-2230 Priscilla Annette Bischoff

To Whom It May Concern:

I am writing in response to a notice I received regarding proposed land reclassifications of property described as the SW1/4SW1/4, Section 2, T5S, R15W, S.M., Alaska, containing approximately 40.00 acres (Portion of KPB Parcel ID No. 169-101-54).

I am opposing the proposed in the change in classifications. These changes will create more road traffic on Griner Ave.

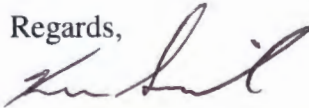
These changes will create more road traffic on Griner Ave and will have a negative impact on the wild life that resides in the spring and fall on this property.

This is a quiet neighborhood where the children can play outside without the parents worrying about road traffic. We have several families with horses that make use of our peaceful area to ride up and down the road. Families take their evening walks, children and their parents go to watch the ducks and Sand Hill cranes on this property. Allowing this reclassification will have a negative impact on our neighborhood.

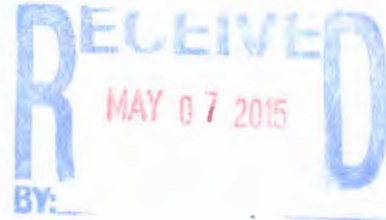
The pad that is being considered for Government Classification holds water the majority of the summer where the children enjoy watching the ducks and riding there bikes.

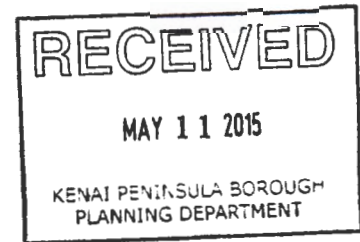
I ask that you reconsider changing the classification of this property.

Regards,



Ken Swisher





May 10th 2015

Dear KPB Planning Commission Members,
Thanks for the "Public Notice of Proposed Land Classifications" that i received 2 weeks ago. I appreciate that. Especially since i will not be able to attend either the May 26th or June 16th meetings, i am submitting the following written comments.

Specifically i am referring to: "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 SW1/4SW1/4, Section 2, T5S, R15W, S.M., Alaska, containing approximately 40.00 acres (Portion of KPB Parcel ID No. 169-101-54). "

Which encompasses the proposed:

- 1-"Government Classification The north 450 feet of the SW1/4SW1/4, Section 2, T5S, R15W, S.M., Alaska containing 13.5 acres±."
- 2-"Recreational Classification The South 870 feet of the SW1/4SW1/4, Section 2, T5S, R15W, S.M., Alaska, containing 26.5 acres±."

I live on Shannon Rd, near the end of Griner, about 1/4 mile as the crow flies from the above mentioned sites.

Let me begin by saying, that i know change is inevitable and that it can certainly even be good. I'm curious though, (and also a bit suspicious) as to what background proposals might be precipitating this proposed change from it's current "undesignated" land classification to the Government and Recreation classifications, at this particular time. Your FAQs state that "Borough land must be classified prior to sale or leasing"....so, am i to assume that a sale or lease is already being planned to succeed these reclassifications?

In reading the "Government" definitions, i can hardly imagine anything more vague, under the broad category of Government. It is hard to know how to feel about something, when we do not know what it is, or is not! This definition does, however, seem to rule out a gravel pit, as that seems to be under "Heavy Industrial". There may be different types of government structures that could possibly enhance this neighborhood. One "rumor" however, is the placing of a Fire Dept. work area, where various items would be burned for skills practice, as one likely possibility. As a Community Emergency Response Team member, i totally understand the need for skills practice, and have the highest regard for the A.F Fire Dept. and all the paid and volunteer fire fighters. However, the burning

of structures and vehicles, is highly likely to cause toxic smoke that will cover all or part of the neighborhood (depending on the season and the winds, of course). **IF** that is a proposed use, of that segment of land, i would highly oppose it! There are many Classifications (Waste Handling, Light and Heavy Industrial, Commercial, Resource Development etc) that are happily not included under Government—that's good! I/we local residents could be a lot more focused and articulate, if we know what the KPB really has in mind. Is there any chance we can know this information???

Now on to the "Recreational" definitions. I'm going to assume that because these properties are, really in a quiet neighborhood, that one of the "recreations" will NOT be a shooting range. Besides, there is already an established shooting range about 2 miles south of here. I do think that this might be a good area for a recreational for use as a X-country skiing trailhead, and possibly even an archery range. Would a Community Center be a "recreational" option?? A place kids and families??

Even with benign and community enhancing "recreational" appearing options possible, please bear in mind, that this neighborhood, is a quiet family place. To my knowledge it has not been targeted by vandals or others whose mis-behavior harms people or property. Almost no matter what precipitates an increase in traffic on Griner, this area will be coming to attention of many more people, who would otherwise just drive on by.

Again, i will say that i am not opposed to change. I would just like to see the changes truly benefit this neighborhood and the Anchor Point community, without adding another targeted area to show up on the Police/Trooper blotter.

I am very sorry that i cannot attend either of the scheduled meetings, but will certainly try to keep up-to-date on how these proposed changes more forward, and add my comments as i can.

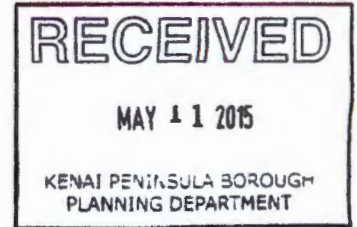
Kate Finn
Shannon Rd resident
(P.O. Box 3364 Homer, AK 99603)
Home # 235-5329

Annegelica Jacobson Gregory

PO Box 904

Anchor Point, Alaska 99556

Cell: 399-0050



Kenai Peninsula Borough
Land Management Division
144 North Binkley Street
Soldotna, Alaska 99669

May 11, 2015

Dear Commission,

This letter is regarding the proposed emergency response training facility and also the recreational area southeast of Anchor Point at the end of Griner Ave. I am opposed to this plan.

My family and I have lived on Griner Ave for nearly 20 years, and are one of the families residing near the end of Griner Ave. My grandparents specifically picked this area for the quiet and beautiful surroundings for our family to live in, several of whom have health concerns.

Three generations of our family have enjoyed the serenity and abundant wildlife of bears, moose with their calves, coyotes, porcupines, rabbits, squirrels, eagles, hawks, sand hill cranes and owls with their chicks, swans and many other species of birds in the surrounding areas around our home.

Our families have always been able to use the road for our pleasure, horseback riding, bicycling, leisurely strolls, and even snowboarding and snowmobiling safely without fear. With the proposed changes this will defiantly be changed. As a result of the constant traffic the road will not be safe or available for these activities.

The dust from traffic and the pollution of fire, smoke ect from the proposed emergency response facility will have a negative impact on family members with health and breathing problems, as well as driving away the wildlife. And the noise from the constant traffic on the road will disrupt our lives and the wildlife of the surrounding borough areas

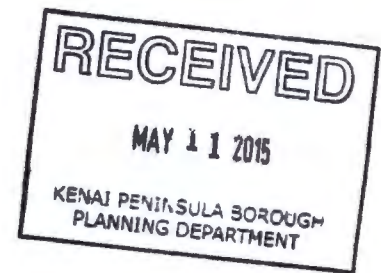
I am physically disabled and enjoy using the road with my service dog and cart, as well as being able to watch birds and wildlife from my home. I hope you will find another none residential area without the negative impacts on family life, health and wildlife in the surrounding area. Please reconsider this proposed plan.

Sincerely and Hopefully,

A handwritten signature in black ink, appearing to read "Annegelica Jacobson Gregory".

Annegelica Jacobson Gregory

Teresa Ann Jacobson Gregory
PO Box 904 Anchor Point, Alaska 99556



Kenai Peninsula Borough Land Management Division
144 North Binkley Street
Soldotna, Alaska 99669

May 3, 2015

Regarding:

*The emergency response training facility of 13.5 acres and also the recreational area of 26.5 acres are listed below:
1 mile southeast of Anchor Point at the end of Griner Ave.*

SW1/4 SW1/4, Section 2, T5S, R15W, SM., Alaska parcel 169-101-54.

Government classification-the north 450 feet of the SW1/4 SW1/4, Section 2, T5S, R15W, SM., Alaska containing 13.5 acres

Recreational classification-the South 870 feet of the SW1/4 SW1/4, Section 2, T5S, R15W, SM., Alaska containing 26.5 acres.

Dear Planning Commission,

I am writing this letter regarding the proposed land changes to the properties right next to our land and home for 19 years. When we bought this land close to the end of Griner Ave. in Anchor Point, for our family's home 19 years ago we specifically wanted a place far away from the traffic, in a quiet neighborhood for ourselves and family's to grow and enjoy through our later years, with very little road traffic. We have enjoyed this low traffic area for 19 years.

The proposed changes will cause constant traffic along Griner Ave to and from the emergency response training facility and also to the recreational area. The training facility would most likely have burning and drills for the fire fighters which would affect us living so close by.

Several of my family members have medical diagnosis that would compromise their health with the burning, noise, dust, and just the increased road traffic alone causes us all increased stress.

With State and Borough land close by for 19 years we have enjoyed the wildlife that come and go in our area, the increased traffic would jeopardize this. There are many families in this neighborhood who walk and ride horses along Griner Ave. enjoying the peace and quiet seclusion around our neighborhood and viewing of the wildlife. **We ask and sincerely Hope you will not approve these changes to the land by our family home of 19 years which would extremely affect and impact our way of life.**

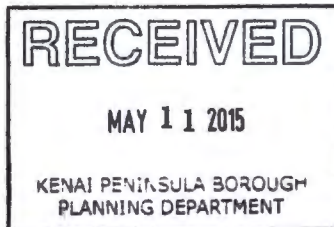
We understand the need for training and recreational facilities on the Kenai Peninsula and hope you will locate these in areas away from residential homes and neighborhoods so we can all enjoy this land we call HOME.

Sincerely,

A handwritten signature in black ink, appearing to read "Teresa Ann Jacobson Gregory".

Teresa Ann Jacobson Gregory

Anita Jacobson
P.O. Box 868/72150 Griner Ave
Anchor Point, AK 99556



May 3, 2015

Kenai Peninsula Borough Land Management Division

This Letter is regarding: The emergency response training facility of 13.5 acres and also the recreational area of 26.5 acres are listed below:

1 mile southeast of Anchor Point at the end of Griner Ave.

SW ¼ SW ¼, Section 2, T5S, R15W, SM., Alaska parcel 169-101-54.

Government classification-the north 450 feet of the SW ¼ SW ¼,
Section 2, T5S, R15W, SM., Alaska containing 13.5 acres

Recreational classification-the South 870 feet of the SW ¼ SW ¼,
Section 2, T5S, R15W, SM., Alaska containing 26.5 acres.

Dear & Honorable Planning Commission,

I am opposed to the proposed change in classifications regarding property described as above. My reasons for opposing this change is, we have lived here for nearly 20 years and your proposed plan would disturb the wildlife in this area.

Also we have an older person, I am 82 I am being cared for by my family on our property and we have a young person with congestive heart failure, she is not able to endure lots of dust and has many allergies. We have always had a horse for her so she could ride because in her condition she is not able to run. I also have two other children that have to have oxygen, one of them has trouble with her ears, she has a defect in her ear and cannot endure loud sounds. By living close together and helping one another and keeping the stress down helps everyone that has a defect.

Please take into consideration the wildlife and the family life here on Griner Ave. and how this change would hurt the peace of the families that have lived here and owned property here and also the wildlife. We have had one mother moose that brings her young and beds down in the corner of our property we have allowed her to come. The traffic would effect the wildlife. I strongly oppose this change and know that it would hurt our families and the wildlife.

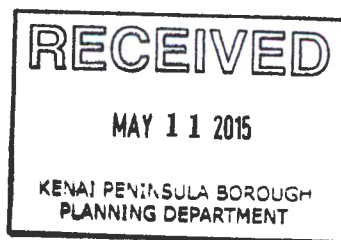
I Anita Jacobson strongly oppose this planning. Please consider my letter. I am appealing to your sense of our wildlife and our family life living here for nearly 20 years.

Thank you kindly, Sincerely & Honorably I submit this opposition,

Anita Jacobson

A handwritten signature in cursive script that reads "Anita Jacobson". The signature is written in dark ink and is positioned below the typed name.

Kenai Peninsula Borough Land Management Division



May 3, 2015

Regarding:

The emergency response training facility of 13.5 acres and also the recreational area of 26.5 acres are listed below:

1 mile southeast of Anchor Point at the end of Griner Ave.

SW ¼ SW ¼, Section 2, T5S, R15W, SM., Alaska parcel 169-101-54.

Government classification-the north 450 feet of the SW ¼ SW ¼,
Section 2, T5S, R15W, SM., Alaska containing 13.5 acres

Recreational classification-the South 870 feet of the SW ¼ SW ¼,
Section 2, T5S, R15W, SM., Alaska containing 26.5 acres.

To Whom it may concern,

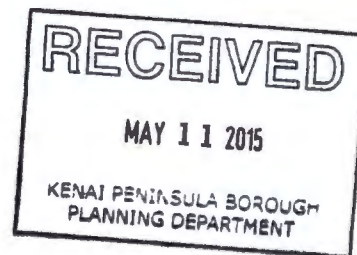
I believe that it is very profitable to the community to have an emergency response training facility and also a recreational area, just not next to where I live as I have lived here on Griner Ave. for 19 years enjoying a very quiet and relaxed neighborhood where the sandhill cranes bring their babies every year and also the moose come with their calves all year long. We enjoy the wildlife and quiet, it has been a safe place to walk or ride our horses around the neighborhood. The proposed idea is great, just not so close to a residential area. The wildlife and quiet is why my family and I live where we do.

Sincerely,

Rosaleen L. Bischoff

A handwritten signature in dark ink, appearing to read "Rosaleen L. Bischoff". The signature is stylized and includes a large, circular flourish at the end.

Charity Jacobson Gregory
P.O. Box 904
Anchor Point, Alaska 99556



Kenai Peninsula Borough
Land Management Division
144 North Binkley Street
Soldotna, Alaska 99669

May 9, 2015

Dear Planning Commission,

I live on Griner Ave. in Anchor Point. The proposed development will have *harmful results for me and my family*. We moved here 20 years ago because of the quiet neighborhood and the Borough land that surrounds our area. We have horses and a number of other animals that enjoy this quiet neighborhood and the surrounding trails.

Building a firefighting training center and recreation area would bring more traffic and air pollution from the firefighting training which would disrupt our neighborhood for us and our animals. Our neighbors also have horses and a number of other animals not to mention the surrounding wildlife that we enjoy which has been sharing our neighborhood all these years.

There are several mama moose who bring their babies in the spring and a bull moose and several other females that come to graze in the fall. There are also three pairs of sandhill cranes that bring their babies on occasion and make this their resting ground also swans and canadian geese. Also we have seen several generations of robins make their nests and raise their young. We have quite a few feathered friends that come to visit throughout the year, nut hatchers, red poles, cross bills, gross beaks, quail, sand pipers, blue jays, gray jays, hawks, owls, and eagles - even an occasional humming bird also wild rabbits - all of which make our property and the surround borough land a resting stop or even their home. Even now as I am writing this our neighbor sighted three brown bears several hundred yards from our home.

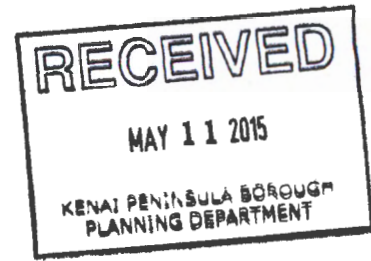
I am opposed to the land changes that will drastically change our home and neighborhood.

Sincerely,

A handwritten signature in cursive script that reads "Charity Jacobson Gregory".

Charity Jacobson Gregory

Esther Gregory
P.O.Box 904 Anchor Point, Alaska 99556



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

May, 10, 2015

Regarding the petition to reclassify 13.5 acres± of borough owned land in the Anchor Point area as Government, and the adjacent 26.5 acres± proposed for a Recreational classification.

Dear Planning Commission,

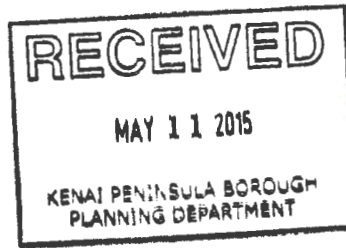
I am opposed to the proposed reclassification.

I have lived on Griner Ave. for 19 years. The proposed reclassification would have a negative impact on my family and the wildlife in the area. I have 3 family members with health problems requiring oxygen. The increased traffic would cause dust, exhaust and noise – all further affecting my family. The Emergency Response Training Facility would produce lots of noise and smoke, aggravating breathing problems.

The reason we chose this area was to avoid all the things this reclassification would bring.

I sincerely hope an area for an Emergency response training facility and recreation area will be found – away from residential areas.

Esther Gregory



Anna Gregory
P.O.Box 904
Anchor Point, Ak
99556

Kenai Peninsula Borough Land Management Division
144Noth Binkley Street
Soldotna, Alaska 99669

Dear Planning Commission,

I live on Griner Ave. near the area proposed to be turned into an emergency training facility and recreation area. I am opposed to this plan of action. It will disrupt the lives of me and my family living here and the wildlife that is around this area.

The traffic that would result of the recreational area and the training of firefighters would be a health hazard for some of my family members because of the dust and fumes. And compromise the daily life of my family and the families living here that use the area for viewing wildlife, evening walks and daily horseback riding.

We bought this land 19 years ago cause it was in a nice residential area and the borough land next to it offered the ability of viewing lots of wildlife and quiet seclusion from the noise of busy traffic were we can ride our horses on the road and trails and keep other farm animals safe. Four of my family members are disabled and use the quite road for safe exercise. I ask and truly hope you do not approve of making and putting in these changes.

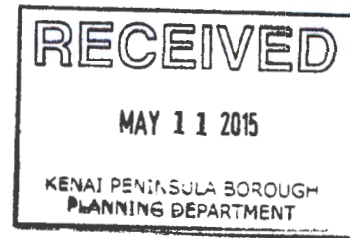
I know there is a need for emergency response training facilities and am very grateful to the employees and volunteers that take care of the citizens and wildlife land in the state. But I sincerely ask that you locate the training facility and recreational area away from my home and residential area.

Sincerely

A handwritten signature in blue ink that reads "Anna Gregory". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Anna Gregory

Kenai Peninsula Borough
Land Management Division
144 North Binkley Street
Soldotna, Alaska 99669



Saturday, May 09, 2015

Dear committee and all those involved,

I have heard about the proposed changes to the Griner Ave area, which is my home and I would like to tell you a few things.

The people in our family have called Griner Ave. home for almost 20 years. This quiet laid back neighborhood has been the ideal place to grow up in a safe Alaskan way.

The wildlife we have come to know over the years that live in the Anchor Point area frequent Griner Ave all year long. Giving us the pleasure of seeing them in their natural environment, right across the street and sometimes they even come on the property. The multitude of birds, the moose, bulls and mothers with their babies are frequent visitors, even a bear and her cubs are not far away. The Sandhill cranes have used our quiet road and area beyond as a safe refuge to raise their families for many years, even coming frequently into our yard with their little ones and teaching them to fly right out on the road for us to watch.

The road is very important to us. The very small amount of traffic has allowed our disabled heart patient a perfect place for her daily horse back riding which is very important to her health as the horse has been her only form of exercise over her entire life, "he has been her legs". We have many sick people and four disabled people living here that count on the road for safe exercise with their animals, walkers, horse and dog pulled carts as it is used only by our dear neighbors and an occasional car or two it has served us well without the worry or fear of injury to them. We also count on it for the Service Dogs that are used here.

The quietness is also very important for the sick people that live here as well.

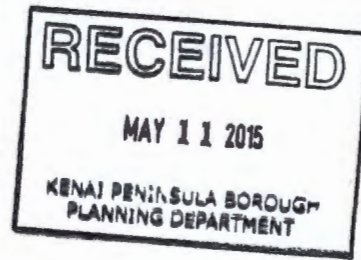
The proposed change would greatly affect the lives of our whole family in a negative way. The added traffic to the road is a grave concern, the possible disruption of the wildlife's habits; the noise that would naturally result from the proposed change has all of us in tense apprehension.

We hope that with a little better understand of how the neighborhood is used you will cancel the proposed idea so that our family can have the peace that we moved here for and the reason that we are pleased to tell everyone we meet – We live in Anchor Point!

Sincerely,

A handwritten signature in blue ink that reads "Christina Gregory". The signature is fluid and cursive.

Christina Gregory



Kenai Peninsula Borough Land Management Division
144 North Binkley Street
Soldotna, Alaska 99669

May 7, 2015

Regarding:

The emergency response training facility of 13.5 acres and also the recreational area of 26.5 acres are listed below: 1 mile southeast of Anchor Point at the end of Griner Ave.

SW1/4 SW1/4, Section 2, T5S, R15W, SM., Alaska parcel 169-101-54.

Government classification-the north 450 feet of the SW1/4 SW1/4, Section 2, T5S, R15W, S M., Alaska containing 13.5 acres Recreational classification-the South 870 feet of the SW1/4 SW1/4, Section 2, T5S, R15W, SM., Alaska containing 26.5 acres.

Dear Planning Commission,

I am writing this in response to the proposed land changes to the properties right next to our home for 19 years. Allowing these changes will have a negative impact on the wildlife that live in this area which several families have enjoyed over the years

The traffic on Griner Ave. will become more numerous creating lots of dust and noise jeopardizing wildlife and the quiet neighborhood this is for parents and children to walk and ride their horses and bikes.

Several of my family members have medical conditions that this change will effect.

I hope you will not approve this reclassification and not allow this negative impact on our family's quiet neighborhood.

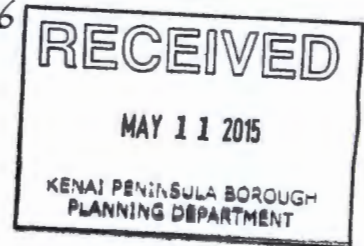
Sincerely,

Delina Bischoff

A handwritten signature in cursive script that reads "Delina Bischoff". The signature is written in dark ink and is positioned below the typed name.

Grandma's Hope Notes LLC
PO Box 1355 Anchor Point, Alaska 99556

Kenai Peninsula Borough
Land Management Division
144 North Binkley Street
Soldotna, Alaska 99669



May 1, 2015

Regarding:

The emergency response training facility of 13.5 acres and also the recreational area of 26.5 acres are listed below: 1 mile southeast of Anchor Point at the end of Griner Ave. SW1/4 SW1/4, Section 2, T5S, R15W, SM., Alaska parcel 169-101-54.
Government classification-the north 450 feet of the SW1/4 SW1/4, Section 2, T5S, R15W, SM., Alaska containing 13.5 acres
Recreational classification-the South 870 feet of the SW1/4 SW1/4, Section 2, T5S, R15W, SM., Alaska containing 26.5 acres.

Dear Planning Commission,

We are writing in response to the proposed changes to the land listed above. Grandma's Hope Notes LLC is a family owned LLC and owns and lives on properties on Griner Ave. near to the proposed changes to allow a fire and emergency service area response training facility for firefighting , emergency apparatus driving course and mobile modular classroom. Also the recreational area of 26.5 acres next to this training facility.

These changes will certainly be a **negative impact** on our families that make our residence on Griner Ave. and to the surrounding area. Griner Ave, which we live on, will be the access road with all the traffic coming up and down the road.

Health concerns of our family members are also a great concern with burning taking place for fire training and the added stress of traffic in front of our homes.

Our families bought this property 19 years ago to be away from traffic and busy areas and have enjoyed Griner Ave as a quiet road with very little traffic and close to numerous wildlife. The State and Borough land arounds us gave us that quiet.

All of us as owners of property on Griner Ave Hope you will not allow our residence area- neighboring lands to become classified as Government or Recreational and definately oppose these proposed changes.

Grandma's Hope Notes LLC
PO Box 1355 Anchor Point, Alaska 99556

We hope other areas on the Kenai Peninsula can be found to put the emergency response training facility and recreation areas that are not around family residential homes.

We as members of Grandma's Hope Notes LLC are opposed to this re-classification.

Sincerely,
Members of Grandma's Hope Notes LLC

Anita N. Jacobson

Anita N Jacobson Gregory

Teresa Ann Jacobson

Teresa Ann Jacobson Gregory

Priscilla Annette Bischoff

Priscilla Annette Bischoff

Esther A Gregory

Esther A Gregory

Rosaleen L Bischoff

Rosaleen L Bischoff

Christina P Gregory

Christina P Gregory

Delina K Bischoff

Delina K Bischoff

Deborah D Gregory

Deborah D Gregory

Nathanael J Gregory

Nathanael J Gregory

Annegelica Gregory

Annegelica Gregory

Anna Gregory

Anna Gregory

Charity Jacobson

Charity Jacobson Gregory



Anchor Point Fire & EMS Service Area

P.O. Box 350
72440 Milo Fritz Ave
Anchor Point, AK 99556
(907) 235-6700

TO: KENAI PENINSULA BOROUGH
Planning Commission

FROM: Al Terry *AVT*
Chief

DATE: May 21, 2015

SUBJECT: Reclassification of Griner Avenue Property

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 possibility 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, home owners 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.