

Beluga

Caribou Island

(Skilak Lake)

Cooper Landing

Hughes, Aaron

From: Planning Land Management
Sent: Thursday, May 27, 2021 11:32 AM
To: Hughes, Aaron
Subject: FW: Proposed Land Classification - Cooper Landing

From: ray@kreig.com <ray@kreig.com>
Sent: Tuesday, May 25, 2021 7:46 PM
To: Planning Land Management <LMWeb@kpb.us>
Subject: Proposed Land Classification - Cooper Landing

RE: Proposed Land Classification - Cooper Landing
Letter of May 25, 2021
USS 3306 – Five Parcels
11907105, 119070006, 119070007, 119070008, 119070009

Dear KPB Planning Commission and Assembly,

I own Kenai Riverfront property* right across the river from the above five parcels. THESE FIVE PARCELS ARE RIGHT IN MY VIEWSHED!

I am not one who tries to control property I do not own. The Rural Classification and Rural Zoning are the correct designations for these parcels.

I support the Land Management Division's recommendation.

Sincerely,

RA KREIG & ASSOCIATES PROFIT SHARING TRUST

Ray Kreig,
Trustee

* Lot 14-A Snug Harbor Homesites (Plat 73-516); 35283 King Salmon Drive.

=====
Ray Kreig
RA Kreig & Associates
201 Barrow #1
Anchorage Alaska 99501-2429
(907) 276-2025 home (907) 243-8951 cell (907) 360-7462
ray@kreig.com www.kreig.com
=====

Homer

Homer

(Diamond Ridge)

Hughes, Aaron

From: Hughes, Aaron
Sent: Tuesday, June 15, 2021 9:21 AM
To: Hughes, Aaron
Subject: FW: Public Comment on Land Classification for KPB Parcel 173-040-14

From: Louie Flora <louie@akcenter.org>
Sent: Monday, June 14, 2021 5:37 PM
To: Planning Dept, <planning@kpb.us>; Planning Land Management <LMWeb@kpb.us>
Cc: Dunne, Willy <WDunne@kpb.us>
Subject: Public Comment on Land Classification for KPB Parcel 173-040-14

Public Comment on Kenai Peninsula Borough parcel 17304014 proposal for classification

Members of the Kenai Peninsula Borough Planning Commission:

I live at 64535 Sheep Drive, a few parcels away from parcel 17304014 which has been proposed for classification by the Kenai Peninsula Borough.

I am aware that this parcel was initially discussed as a negotiated sale and that was cancelled or withdrawn, and that now this parcel is being brought up for classification so that it can be sold at auction or otherwise. It is my understanding that the Kachemak Bay Advisory Planning Commission was not able to make a recommendation on this proposed classification as they lacked a quorum during their meeting of 6/10/2021.

The fact that there is recent interest in the property likely indicates the reason it is now being proposed for classification and sale. It is also likely that the individual who applied for a negotiated sale of the parcel will be participating in a sale. My further speculation based on adjoining parcels, is that the land, if purchased, will be employed in commercial agricultural development. This is obviously a use accommodated by a rural classification.

I believe that this parcel left undeveloped adds to the property values of adjacent properties by providing a visual and sound buffer to the developed lots on city property. Should it be developed, it will decrease the property value of adjoining property owners in the Kenai Peninsula Borough outside of city limits. The property is composed of a steep valley with a tributary of Diamond Creek flowing through it. The bottom of the valley is wetlands, riparian habitat and moose habitat. The side of the property that abuts Diamond Ridge Road cannot be developed or it would undermine the road through erosion.

The parcel is being proposed for classification as "rural" which is not a proper designation. This is a suburban neighborhood that adjoins the City of Homer. It is not, as the notice says, "located in a remote area." Only in Borough Code is this property considered rural. As there is no zoning offered to a rural parcel, anyone who purchases the piece of property can use it as they see fit. Given that the only other option is to create a local option zone, the choice here seems to either oppose classification or to support a rural classification so the land can be sold.

Given the lack of information the public has to work off of, I oppose classification of this parcel. I made a records request and was told that there was no paperwork regarding the intent of the nomination. It is hard to make an informed comment without information, so I would like to see parcel 17304014 remain unclassified until such time as there is more public information and discussion on why this public land which affords property value to the neighborhood should be turned over to a private individual for potential commercial development. Absent any zoning laws, residents in urban Borough neighborhoods seem to have no other leverage in the process than to oppose classification.

The Borough should be more forthcoming about resident's choices when it sends out notices like this land classification notice. It should not include a list of different land classification definitions which creates the assumption that a person can advocate for land to be designated as "residential" or "agriculture" as a term of its sale. As I understand it, none of these designations apply to the land once it is sold to a private individual. The notice should say "this lot is being classified so it can be sold at fair market value on x date at x time and the use of the property is unrestricted".

In addition to my request to leave the parcel unclassified for the time being, I would like the Planning Commission to elevate the need to reform the public information process behind Borough land classification and sales. If the Borough is classifying land for sale, it should say as much in its notice. It should not send out a list of other land classifications that exist for Borough land, as this is misleading to the public. More information on who is nominating or negotiating the sale of a parcel should be made available to the public before land is classified and sold.

If the Borough moves forward with a rural classification and a sale of the property, this parcel should be **deed restricted for Preservation** of the eastward two thirds of the parcel which contains extremely steep slopes, a tributary of Diamond Creek, and associated wetlands.

Thank you,

Louie Flora
64535 Sheep Drive
Homer, AK 99603

Ps. Please note that I submitted comment to the advisory commission. This public comment takes the place of my previously submitted comment. Thank you.

Hope

Nikiski
(Wik Lake)

Hughes, Aaron

From: Hughes, Aaron
Sent: Friday, June 4, 2021 4:05 PM
To: Hughes, Aaron
Subject: FW: Land Reclassification

From: Tami Johnson <mkquiddity@hotmail.com>
Sent: Wednesday, June 2, 2021 6:54 PM
To: Planning Land Management <LMWeb@kpb.us>
Subject: Land Reclassification

Good Afternoon,

Not being very knowledgeable about the subject of zoning and land classification, I called and talked to Aaron at the Borough. He was very informative and helpful at explaining the process. He encouraged us to send our comments to the Planning Commission. We own land directly across from these two parcels, (013-216-01 & 013-212-48) on Wik Lake. We are concerned with what may happen with these parcels were they designated, rural with no restrictions. The term "no restrictions" leads one to envision the development of potential condos, recreational buildings and attract visitors that would increase the number of people on the lake. Wik Lake has few houses on it and is home to many birds. Residents use it for kayaking and enjoy the peace and quiet the lake provides.

These parcels should be kept as land that should be preserved for the best and highest of the land, taking into account the concern of the residents to maintain the atmosphere that the lake currently provides.

Your time and consideration in this matter, is very much appreciated. Thank you.

John and Tami Johnson
51835 Trader John St.
907-776-5597
mkquiddity@hotmail.com

Soldotna

Sterling

Agency Comments



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

MEMORANDUM

TO: Aaron Hughes, Kenai Peninsula Borough Land Management Agent
FROM: Rick Abboud, AICP, City Planner
DATE: June 14, 2021
SUBJECT: Request for Agency Comments on KPB lands South of the Homer Boat Yard

The Kenai Peninsula Borough solicited comments from the City of Homer Planning office regarding proposed land classification within Homer City Limits, south of the Homer boatyard. These lands are zoned East End Mixed Use. Under HCC 21.27.010, *"The East End Mixed Use (EEMU) District is primarily intended to provide sites for businesses that require direct motor vehicle access and may require larger land area..."* Much of this area is also wetlands. The Army Corps of Engineers requires what they call 'compensatory mitigation' when some wetlands are filled for development. In brief, some of the KPB lands in this area would be ideal for private land owner purchase for mitigation. This conservation activity is part of what allows developers to develop within other wetland areas, or on the subject lots themselves.

For example, a new light industrial subdivision has been developed southwest of the boatyard. The developer was required to hold land in conservation as part of the ACOE permit process within wetlands. As more lands are developed in the immediate area and across Homer, additional wetland areas will be needed for developers to purchase and hold in conservation, as mitigation for the wetlands they will fill for new homes and businesses. As KPB considers selling lands south of the boatyard, some of these lots may be less suitable for development, and may be more attractive for use as mitigation, providing storm water storage and moose habitat.

Homer's 2018 Comprehensive Plan, Chapter 4 Land Use, Implementation item 2-C-1 states, "Work with land trusts and/or public agencies to acquire land for protection and recreational use." Chapter 6, Goal 1 Implementation item 1F-3 "Encourage the utilization of green infrastructure mapping as a means to identify and retain natural drainage channels and important wetlands, which serve drainage functions."

Conclusion: In keeping with these goals, the City suggests that some of the Borough Lands may be ideal for commercial development, while other parcels may be better suited for sale for mitigation measures. Additionally, infrastructure such as roads, water, sewer and storm water connectivity are tangible development considerations, and affect multiple property owners in this area. The City is also working on a storm water master plan. It may be appropriate to integrate the findings of that plan with future land use in this wetlands area. The City welcomes the opportunity for a larger neighborhood conversation on the future development these lands.

Hughes, Aaron

From: Lopez, Samantha
Sent: Tuesday, June 1, 2021 11:47 AM
To: Hughes, Aaron
Cc: Mueller, Marcus
Subject: RE: Agency Review Notice for the Classification of Borough Land

Good morning Aaron,

Please see the River Center comments for the below parcels:

179-080-17 Parcel is within a D Zone of the floodplain. This zone has an undetermined flood risk and is non-regulatory.
179-080-16 Parcel is within a D Zone of the floodplain. This zone has an undetermined flood risk and is non-regulatory.
179-080-18 Parcel is within a D Zone of the floodplain. This zone has an undetermined flood risk and is non-regulatory.
179-080-03 Parcel is within a D Zone of the floodplain. This zone has an undetermined flood risk and is non-regulatory.
179-080-04 Parcel is within a D Zone of the floodplain. This zone has an undetermined flood risk and is non-regulatory.
179-080-10 Parcel is within a D Zone of the floodplain. This zone has an undetermined flood risk and is non-regulatory.
179-080-11 Parcel is within a D Zone of the floodplain. This zone has an undetermined flood risk and is non-regulatory.
179-080-12 Parcel is within a D Zone of the floodplain. This zone has an undetermined flood risk and is non-regulatory.
179-080-23 Parcel is within a D Zone of the floodplain. This zone has an undetermined flood risk and is non-regulatory.
179-080-24 Parcel is within a D Zone of the floodplain. This zone has an undetermined flood risk and is non-regulatory.

135-052-24 Parcel lies within the 50-foot Habitat Protection District and is subject to KPB 21.18 Anadromous Waters Habitat Protection.

Thank you,

Samantha Lopez, CFM
River Center Manager
Donald E. Gilman River Center
907-714-2468

KENAI PENINSULA BOROUGH
514 Funny River Road
Soldotna, Alaska 99669



PUBLIC RECORDS LAW DISCLOSURE: This email and responses to this email may be subject to provisions of Alaska Statutes and may be made available to the public upon request.

From: Hughes, Aaron <AaronHughes@kpb.us>
Sent: Tuesday, May 25, 2021 5:02 PM
To: Hughes, Aaron <AaronHughes@kpb.us>
Cc: Mueller, Marcus <MMueller@kpb.us>
Subject: Agency Review Notice for the Classification of Borough Land

Good afternoon. Please find attached Agency Review Notice for the Classification of Borough Land for your review and comment. If you wish to provide comment on the attached classifications including a proposal to retain any of the subject parcels, please provide those comments as outlined in the notice no later than 5:00 pm on June 4, 2021. If you should have any questions in regards to the attached notice, please let me know. Thank you for your time and attention in this matter.

Sincerely,

Aaron Hughes
Land Management Agent
P: (907) 714-2217
F: (907) 714-2378

KENAI PENINSULA BOROUGH
144 North Binkley Street
Soldotna, Alaska 99669



Hughes, Aaron

From: Wiegiers, Janice K (DEC) <janice.wiegiers@alaska.gov>
Sent: Friday, May 28, 2021 10:03 AM
To: Hughes, Aaron
Cc: Mueller, Marcus; Buss, Stephanie D (DEC)
Subject: <EXTERNAL-SENDER>FW: Agency Review Notice for the Classification of Borough Land

CAUTION: This email originated from outside of the KPb system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Hello Aaron,

Thank you for the attached notification. We do not have specific comments regarding parcel reclassification. Please note that contaminated sites may be present on these lands.

DEC provides resources for researching the location of Contaminated Sites and Groundwater Plumes at <http://dec.alaska.gov/spar/csp/> through the Search Map and Search Database buttons. If you have questions about a specific site or contaminated groundwater plume, please contact the Staff person listed in the database directly.

State law [18 AAC 75.325(i) and 18 AAC 78.274(b)] requires DEC approval prior to moving or disposing of contaminated soil or water from a Contaminated Site. Additional controls may be placed on some sites, and will be documented in the database.

If you have any questions, please feel free to contact me.

Janice Wiegiers
Alaska Department of Environmental Conservation
Contaminated Sites Program
610 University Avenue
Fairbanks, Alaska 99709
Phone: (907) 451-2127
Email: janice.wiegiers@alaska.gov

From: Hughes, Aaron [<mailto:AaronHughes@kpb.us>]
Sent: Tuesday, May 25, 2021 5:02 PM
To: Hughes, Aaron <AaronHughes@kpb.us>
Cc: Mueller, Marcus <MMueller@kpb.us>
Subject: Agency Review Notice for the Classification of Borough Land

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Sincerely,

Aaron Hughes
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P: (907) 714-2217
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