

Kenai Peninsula Borough
Office of the Borough Clerk

MEMORANDUM

TO: Wayne Ogle, Assembly President
Kenai Peninsula Borough Assembly Members

THRU: Johni Blankenship, Borough Clerk (B)

FROM: Michele Turner, Deputy Borough Clerk (MT)

DATE: April 3, 2018

RE: Resolution 2018-017: Classifying Certain Parcels of Borough Owned Land in the Nikiski, North Kenai, Ciechanski, Kalifornsky, Niniilchik, Happy Valley and Beluga Areas (Mayor)

After review of Land Management's memo dated April 2, 2018 (attached), if the Assembly wishes to amend Resolution 2018-017, below is the motion for your ready reference.

Amend the table in Section 1 by deleting the bracketed parcels noted in bold.



ASSESSOR'S PARCEL NO.	GENERAL LOCATION	LEGAL DESCRIPTION	ACRES	CLASSIFICATION
014-040-02	Nikiski	Lot 4, Bernice Lake Alaska Industrial Subdivision, as shown on Plat No. 1560, Kenai Recording District	0.9	Light Industrial
[017-130-63	NORTH KENAI	GOVERNMENT LOTS 5 AND 6 AND W¹/₂W¹/₂NW¹/₄SW¹/₄SE¹/₄, SECTION 23, T6N, R12W, SEWARD MERIDIAN, ALASKA	4.28	RESIDENTIAL
017-130-64	NORTH KENAI	GOVERNMENT LOT 18, SECTION 23, T6N, R12W, SEWARD MERIDIAN, ALASKA	1.76	RESIDENTIAL
055-010-16	CIECHANSKI	S ¹ / ₂ SW ¹ / ₄ SE ¹ / ₄ , SECTION 12, T5N, R11W, SEWARD MERIDIAN, ALASKA	20.00	RESIDENTIAL
PORTION OF 131-010-16	KALIFORNSKY	S ¹ / ₂ S ¹ / ₂ OF GOVERNMENT LOT 2, SECTION 1, T4N, R12W, SEWARD MERIDIAN, ALASKA LYING EAST OF KALIFORNSKY BEACH ROAD RIGHT-OF-WAY	1.6	PRESERVATION


ASSESSOR'S PARCEL NO.	GENERAL LOCATION	LEGAL DESCRIPTION	ACRES	CLASSIFICATION
157-062-15	NINILCHIK	N ¹ / ₄ NE ¹ / ₄ NW ¹ / ₄ , SECTION 35, T1S, R14W, SEWARD MERIDIAN, ALASKA	10.00	RURAL
159-142-22	HAPPY VALLEY	LOT 5-A, HAWK'S BEACH SUBDIVISION, CHARLEY'S 1999 ADDITION, AS SHOWN ON PLAT NO. 2000-5, HOMER RECORDING DISTRICT	4.54	RESIDENTIAL
159-142-23	HAPPY VALLEY	GOVERNMENT LOTS 6, 7, 8, 9, 11, AND 12, SECTION 24, T3S, R15W, SEWARD MERIDIAN, ALASKA	28.00	RESIDENTIAL
159-471-09	HAPPY VALLEY	GOVERNMENT LOT 7, SECTION 20, T2S, R14W, SEWARD MERIDIAN, ALASKA, LYING EAST OF THE STERLING HIGHWAY RIGHT-OF-WAY	4.00	RURAL]
211-270-01	Beluga	Lot 1, Block 1, Three Mile Creek Subdivision, amended, as shown on Plat No. 72-7, Anchorage Recording District	1.16	Commercial

Thank you for your consideration.

MEMORANDUM

TO: Wayne Ogle, Assembly President
Members of the Kenai Peninsula Borough Assembly

THRU: Charlie Pierce, Mayor 
Max Best, Planning Director 

FROM: Marcus Mueller, Land Management Officer 

DATE: April 2, 2018

RE: Resolution 2018-017 Land Classification- Planning Commission Action

The borough planning commission considered Resolution 2018-017 during its March 26th meeting. The resolution proposing to classify 10 parcels of land was voted down by the planning commission. Through public comment, a variety of concerns were raised by individuals concerning specific parcels. Additional concerns were raised by the planning commission regarding the classification process overall. At topic are parcels of land that contain a variety of public interests and the worry of conflicts arising from land developments that may occur upon the sale of the land. Concerns include change of neighborhood character, displacement of wildlife, erosion, trespass on private property, noise, unsightliness, increased traffic, unregulated use, development density, loss of public use, and loss of privacy. Classification directs borough management of borough land, it does not carry over to determine subsequent use of the land when the borough no longer owns it. Zoning determines subsequent use of the land. Most parcels are within the unrestricted zone of the borough. For instance a “residential” classification does not preclude any other use once the land is sold. Instead a “residential” classification informs the land management division to preserve or enhance the ability of the land to function for future residential purposes and to make the property available for that purpose in good time. The planning commission in voting against the classification resolution indicated a desire to put additional investigation and planning work into the set of parcels that have perceived conflicts.

In keeping with the message of the planning commission, Land Management recommends that, at a minimum, the following parcels be removed from classification: 017-130-63, 017-130-64, 055-010-16, 131-010-16, 157-062-15, 159-142-22, 159-142-23, 159-471-09; leaving only parcels 014-040-02 (Nikiski) and 211-270-01 (Beluga).