

Kenai Peninsula Borough  
Planning Department – Land Management Division

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**MEMORANDUM**

**TO:** Kenai Peninsula Borough Planning Commission  
Kachemak Bay Advisory Planning Commission  
Melanie Aeschliman, Planning Director  
Bryan Taylor, KPB Planner

**FROM:** Marcus Mueller, Land Management Officer *Marcus Mueller*

**DATE:** Aug 13, 2021

**RE:** APC & PC Review of Farm & Rangeland Development Plan;  
Ordinance 2021-28

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Ordinance 2021-28 would authorize an Agricultural Lease to Alaska Land & Cattle Company. The agricultural lease is structured to authorize use and development according to a Farm & Rangeland Development Plan.

During the initial review of Ordinance 2021-28, the Farm and Rangeland Development Plan was not available to the Kachemak Bay Advisory Planning Commission (KBayAPC), and the plan was presented to the Planning Commission as a laydown just prior to the meeting. The KPB Assembly postponed action on Ordinance 2021-28 in order that the KBayAPC could review the plan and that the Planning Commission could consider the KBayAPC comments.

The KPB Assembly additionally asked for clarification on aspects of the original plan, which the applicant has attempted to address in a plan amendment.

The applicant's Farm & Rangeland Development Plan and a Plan Amendment are included for review of the lease being considered by Ordinance 2021-28.

The meeting schedule for Ordinance 2021-28 is as follows:

Kachemak Bay APC Special Meeting	August 19
KPB Planning Commission	August 23
KPB Assembly Hearing	September 7

**AMENDMENT TO THE DE AGRICULTURAL LEASE DEVELOPMENT PLAN**

0812221

For

**ALASKA LAND AND CATTLE COMPANY**

The following Amendment is meant to clarify some statements in the previously submitted plan, as well as provide some additional new information.

**FENCING**

Any responsible livestock operation shall always be fenced with a permanent PERIMETER FENCING , to provide safety for livestock and the public.

The outline of this type of fencing and its location and installation on the leased land is shown on the enclosed map.

To clarify: Rotational grazing is performed within the permanent fence -line with cross fenced temporary fence.

For obvious safety reasons the barnyard site will be protected with a permanent fence system.

**LOCATION of WATER SOURCESFOR LIVESTOCK and Agricultural IRRIGATION.**

The location of water sources are marked on the enclosed map.

**NUMBER OF LIVESTOCK TO UTILIZE BTHE LAND**

This all depends on how vegetation for livestock feed will respond to our effort in crop and

Hay production

We figure the land can support 50-100 livestock taking into consideration what the land can produce

In conjunction with supported feeding of stored hay and feed.

**HOW MANY ACRES OF HAY PRODUCTION**

Our calculated estimate is 75 acres

**USE OF CATTLEMEN's CABIN**

The installation of a cattlemen's cabin is meant to provide

A seasonal and temporary shelter for ranch workers and cowboys while working

On the leased land.

Based on historic weather conditions most likely the leased land (and cabin) will be occupied from month of May thru end of October.

Again weather depending.

The cabin will not be use as a permanent residence.

#### INSTALLATION of CATTLE Guards

Enclosed is a print out showing how a cattle guard will be constructed and their location on the leased land.

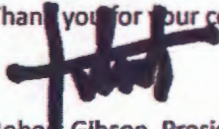
#### EXTRACTION of GRAVEL ON THE LEASED LAND<

Provide extractible gravel can be found within the leased parcel,

1000 yards will be excavated and used over the life of this lease contract

Compensation to KPB for extracted gravel is at the KPB rate of \$3.25 per yard.

Thank you for your consideration.



Robert Gibson, President

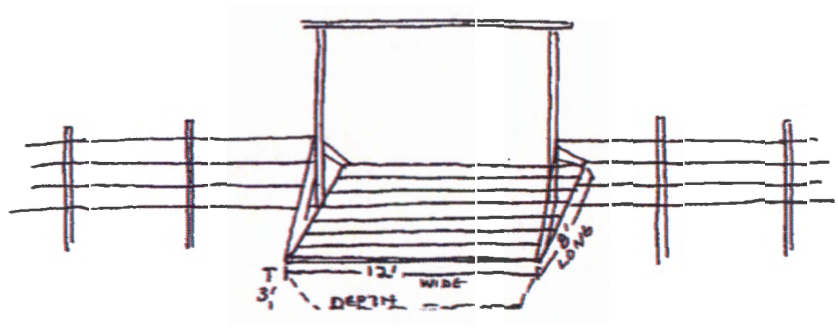
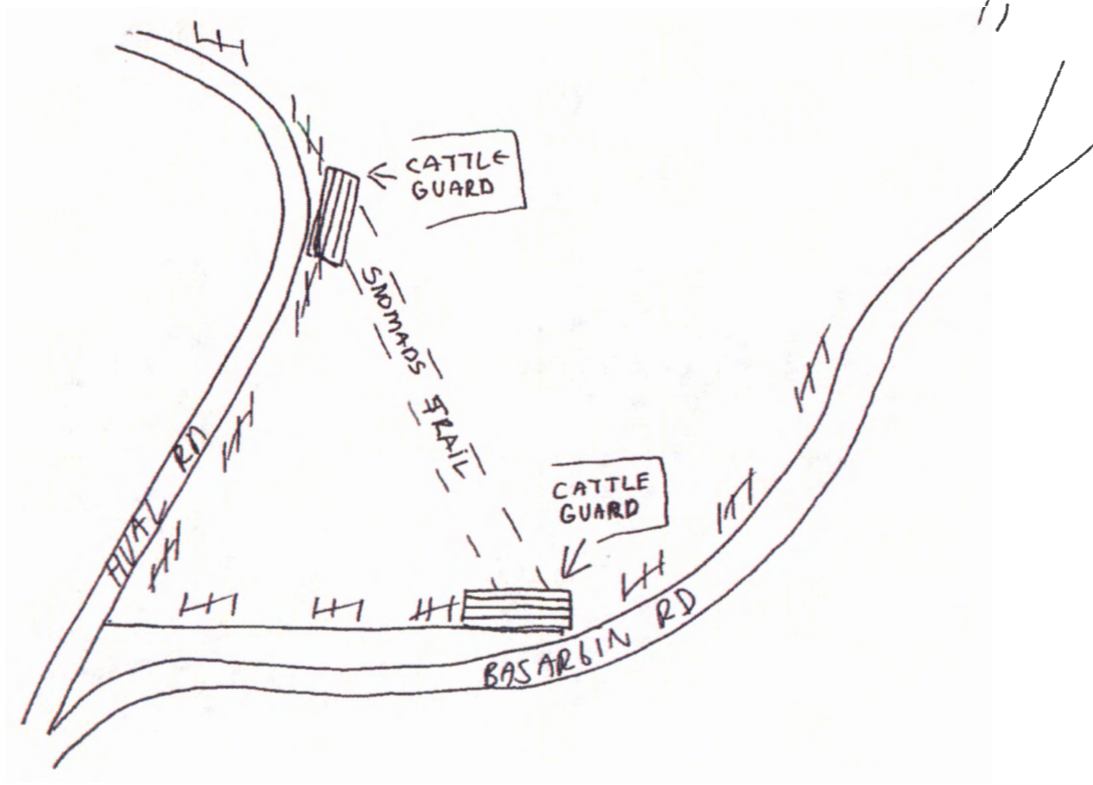
ALASKA LAND AND CATTLE COMPANY

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# Agriculture Lease Rate Map

Township 04 South, Range 11 West

Section 22: NW1/4 & NW1/4NE1/4 & S1/2NE1/4, Seward Meridian, containing 280 +/- acres

*delete this fencing  
inside non-farmed area*



DevelopmentPlan_Rate Category	
[White Box]	C-Hayland to Rangeland
[Dark Grey Box]	D-Managed Forestland
[Light Grey Box]	E-Non-Farmed Sensitive Land
[Medium Grey Box]	F-Access Reserves- Ungated
[White Box with Dashed Border]	H-Barnyard Site
[Circle]	<all other values>
[Thin Line]	Parcels

- ↑↑ PERMANENT FENCE
- ≡ CATTLE GUARD
- WATER HOLES