

MEMORANDUM

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

THRU: Charlie Pierce, Mayor *CP*
Dale Bagley, Assembly Vice President *DLB*
Brent Hibbert, Assembly Member *BH*
Max Best, Planning Director *MB*
Marcus A Mueller, Land Management Officer *MAM*

FROM: Dan Conetta, Land Management Agent *D.C.*

DATE: February 21, 2019

RE: Resolution 2019-020, Classifying Certain Parcels of Borough Owned Land in Nikiski, North Kenai, Ciechanski, Kalifornsky, Tote Road, Anchor Point, and Diamond Ridge Areas (Mayor)

This resolution classifies fifteen parcels of borough land for current year and future year land sales. Parcels not included in the current year land sale have additional steps necessary to implement the purposes of classification. In most cases those steps are preparing useable areas for sale, reserving public access features, and instituting stewardship measures for high value public interest areas. Land classification provides direction to the Land Management Division. That direction is then formed into a management plan with specific actions designed to achieve the types of outcomes indicated by the classification.

A staff report was provided to the planning commission that contains detailed information regarding each parcel proposed for classification including the findings for classification required under KPB 17.10.080(I). The Planning Commission also received written public comments and public testimony at their meeting of February 4, 2019. The Planning Commission's recommendation is summarized in the 5th Whereas of the Resolution.

Since the February 4, 2019 Planning Commission Meeting, a number of changes have been made to the classification proposal. Maps showing those changes accompany this memo and are explained below.

- **Parcel 055-072-13 "East 80"**. This parcel in the K-Beach area was originally proposed for a Rural (unrestricted) classification. The Planning Commission recommended removing this parcel from classification. The proposed classification has been changed to Residential on the most eastern part

which abuts Poppy Ridge Road. This residential strip can readily produce a nine-lot subdivision to match the residential use and design across the street. This strip has existing maintained access and utilities available. This residential strip can be prepared for next year's land sale. A preservation classification is proposed to act as a green strip buffering the residential use from development in the interior of the parcel and adjacent gravel pits. The remainder of the parcel, being about 60 acres, is proposed for Resource Development to serve future gravel needs of the area. The proposal for resource development is in acknowledgement that gravel pits are developed both to the immediate north and south of this parcel and that gravel may become a supply limited resource in the area. At such time that additional gravel supply is needed in the area, this area could be opened by a concessionaire's agreement or could be sold for private ownership and development. This parcel is proposed for removal from the land sale list by Ordinance 2019-03 substitute.

- **Parcel 055-072-13 "North 80"**. This parcel in the K-Beach area was originally proposed for a Rural (unrestricted) classification. The Planning Commission recommended removing this parcel from classification. The proposed classification has been changed to Residential across the entire 80 acres. This parcel requires at least basic subdivision to separate it out from the parent parcel. A basic subdivision would dedicate the major streets that would provide access to and through the parcel. Once broken out, this parcel could be made available for residential development through a future land sale.
- **Parcel 055-074-01 "Murwood 160"**. This parcel in the Murwood area was originally proposed for a Rural (unrestricted) classification. The Planning Commission recommended removing this parcel from classification. The proposed classification has been changed to Residential. Through discussions with area residents, ideas were developed for a deed restriction or adoption of a local option residential zone. This parcel is included on the land sale list of Ordinance 2019-03 (substitute), which contains a provision for a residential deed restriction with minimum lot size requirements single dwelling per lot restrictions, and limitations on the use of gravel to on-site use only. Additionally, an ordinance to adopt a local option zone is being introduced. If the local option zone is adopted it would provide for removal of the deed restriction as it would no longer be necessary to ensure the parcel is developed for residential uses.
- **Parcel 059-302-07 "Soldotna 20"**. This parcel in the City of Soldotna was originally proposed for a Residential classification. The Planning Commission

recommended removing this parcel from classification. This parcel has been removed from the classification list. It is also proposed to be removed from the sale list of Ordinance 2019-03 by substitute.

- **Parcel 131-170-04 "Tote Road 40"**. This parcel in the Tote Road area was originally proposed for a Rural (unrestricted) classification. The Planning Commission recommended changing the classification to Preservation. The proposed classification has been changed to ½ Rural, ½ Preservation. The east ½ of the parcel is all wetland. This parcel is on the land sale list of Ordinance 2019-03. Ordinance 2019-03 (substitute) would require a deed restriction for the East ½ of the parcel to protect wildlife habitat and open space values consistent with the preservation classification.

An interactive map for the proposed land classifications can be found at:

www.kpb.us/land

Your consideration of this resolution is appreciated.