

AGENDA ITEM \_\_. PUBLIC HEARINGS

\_\_. Proposed Classification of Certain Borough Land, Pursuant to KPB Code of Ordinances, Chapter 17.10.080.

STAFF REPORT

PC Meeting May 23, 2022

**Basis for Classification:** The Alaska Electric and Energy Cooperative, Inc., dba Kenai Hydro, LLC (AEEC) has submitted a petition to reclassify portions of borough land from Recreational to Utility / Transportation in support of the Grant Lake Hydroelectric Project, FERC 13212. In May of 2019, AEEC has received the Final Environmental Impact Statement for the project. Classification provides guidance for the management of borough land.

Description of Borough Land Proposed for Classification						
Assessor's Parcel No.	General Location	Legal Description	Acres+/-	Current Classification	Proposed Classification	Zoning
12532101	Moose Pass	A portion of Govt Lot 11, Section 6, Township 4 North, Range 1 East, Seward Meridian	3±	Recreational	Utility / Transportation	Rural District
12532102	Moose Pass	A portion of Govt Lot 3, Section 7, Township 4 North, Range 1 East, Seward Meridian	3±	Recreational	Utility / Transportation	Rural District
12532315	Moose Pass	A portion of Govt Lot 2, Section 12, Township 4 North, Range 1 West, Seward Meridian	3±	Recreational	Utility / Transportation	Rural District
12532318	Moose Pass	A portion of Govt Lot 5, Section 12, Township 4 North, Range 1 West, Seward Meridian	4±	N/A	Utility / Transportation	Rural District
12532330	Moose Pass	A portion of Govt Lot 3, Section 1, Township 4 North, Range 1 West, Seward Meridian	0.32±	Recreational	Utility / Transportation	Rural District

**Public Notice:** Public notice was published in the Peninsula Clarion and Seward Phoenix Log on April 27 and May 4, 2022. Public notice is sent to all land owners and/or leaseholders within a one-half mile radius of the land proposed to be classified, applicable agencies, and interested parties. The notice consists of a cover letter, map, and list of land classification definitions. Written public comments were requested to be returned by 4:00 p.m., on May 11, 2022.

Description of Borough Land Proposed for Classification						
Assessor's Parcel No.	General Location	Legal Description	Acres+/-	Current Classification	Proposed Classification	Zoning
12532101	Moose Pass	A portion of Govt Lot 11, Section 6, Township 4 North, Range 1 East, Seward Meridian	3±	Recreational	Utility / Transportation	Rural District
Classification Definition(s):	<b>"Utility/transportation"</b> (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.					
Zoning:	<b>Rural District.</b> Land use in the Rural District shall be unrestricted except as otherwise provided in KPB Title 21.					

**Overview:** This classification area is two strips of land and a segment of lakeshore lands representing an access roadway an underground tunnel and access to waterfront weir features and project work areas. This site is located approximately two miles south of Moose Pass and is situated at the south end of Grant Lake. The land is bordered on its north boundary by 1,400 feet of Grant Lake shoreline and its east boundary sits at the base of Crown Point Mountain. Grant Creek lies on the north and west sides. Subject land is the location of a planned water intake, bypass weir, and access road for the Grant Lake Hydroelectric Project, FERC No. 13212.

**Findings of Fact:**

1. Property Status: The Borough has management authority per Municipal Entitlement Final Decision ADL 201306. On June 22, 2010, KPB Resolution 2010-057 and 2010-057 Substitute, opposing the Grant Lake/Falls Creek Hydroelectric Project, failed. The parcel is currently classified Recreational, pursuant to KPB Resolution 2016-045.
2. Zoning: Rural District pursuant to KPB 21.04.010(B).
3. Topography: Varied from steep to moderate slopes.
4. Vegetation: Mature mountain hemlock forest with areas of white lutz spruce-cottonwood and alders.
5. Soil: No third order soil survey currently exists. Soil appears to be shallow to bed rock in the west half with an alluvial fan or lakebed deposit along the east half. There is a mapped kettle wetland on the east side of the lot south of Grant Lake.
6. Surrounding Land Use: Surrounding area is undeveloped. Grant Lake to the north and Grant Creek to the north and west provide scenic front-country opportunities for the general public.
7. Surrounding Land Ownership: The surrounding land is in State of Alaska and USDA Forest Service ownership.
8. Access: There is no dedicated public access to this parcel. A 50-foot wide section-line easement exists along the south and east boundaries. Conveyance of this land from the state is subject to a 50-foot wide public access easement upland of and along the mean high-water line of Grant Lake and Grant Creek per AS 38.05.127 and 11 AAC 51.045. The planned access road could make this land more accessible.

9. Utilities: None.

10. Public Comment: As of the writing of this report no written comments have been received. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.

11. Moose Pass Advisory Planning Commission (MPAPC) Review: The Moose Pass APC is scheduled to meet May 5, 2022, and their recommendations will be reported to the Planning Commission.

12. Department / Agency Comments: As of the writing of this report three agencies responded with no comment or objection.

**Analysis:**

The final EIS for the Grant Lake Hydroelectric Project, FERC 13212, was issued on May 1, 2019. To support the hydroelectric project, and guide KPB's management of the land, portions of this undeveloped parcel are being proposed for construction of an electric transmission line and access road. The remaining areas of the parcel will continue to be managed towards recreational public uses.

Reclassifying subject parcel areas as Utility / Transportation is supported by:

KPB Comprehensive Plan (2019)

- Goal 2 (Focus Area: Land Use and Changing Environment), Objective C, Strategy 1: Develop a generalized land use map, illustrating broad intentions for future development, growth and conservation priorities”
- Goal 3 (Focus Area: Energy and Utilities), Objective A, Strategy 1: “Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs”.

Moose Pass Comprehensive Plan (1993)

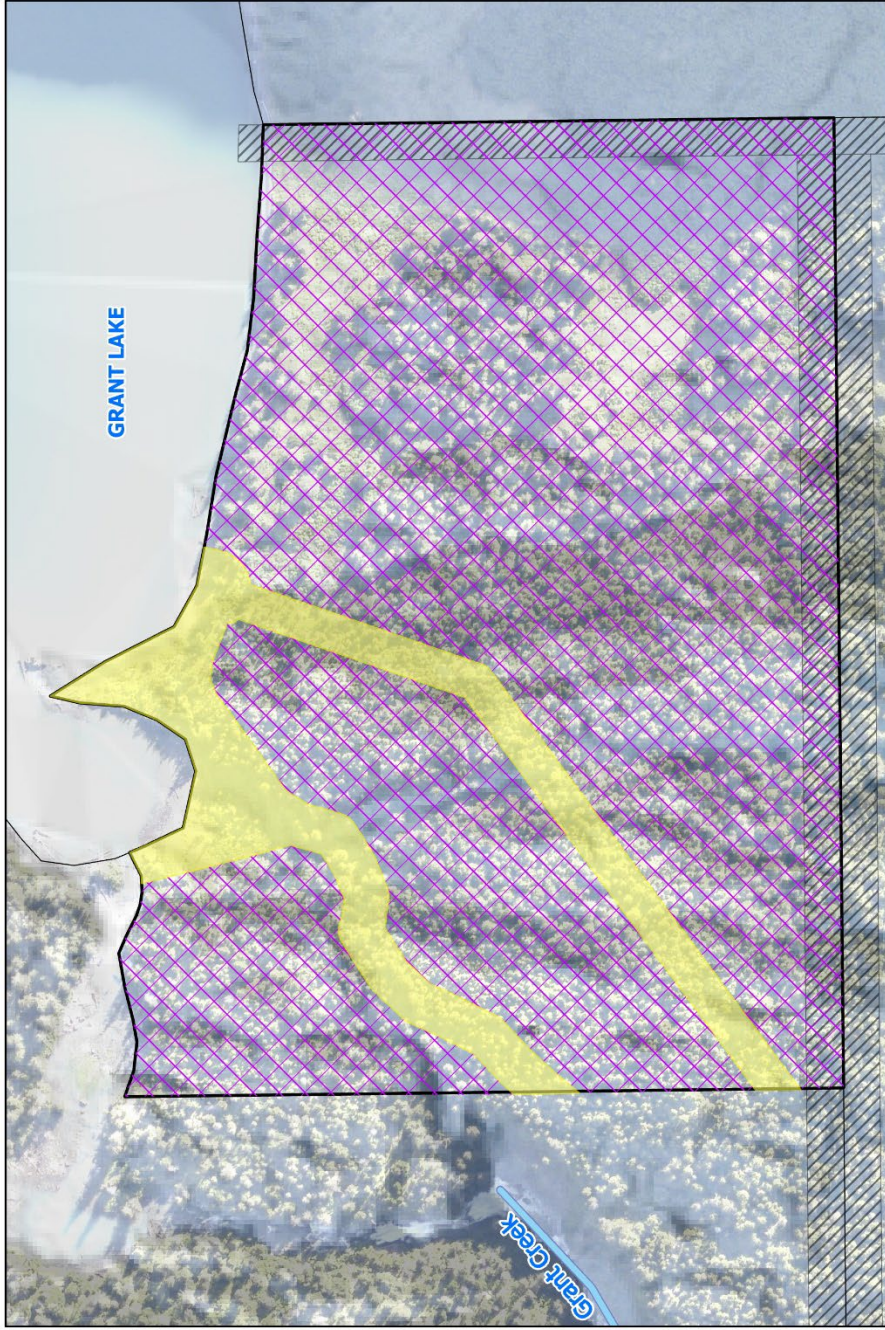
- Goal, Objective and Policy 2: “Moose Pass should encourage economic growth and tourism in a manner that will enhance, not threaten, the citizens’ rural lifestyles.

**Conclusions:**

The characteristics this land are suited to serve utility/transportation purposes and were identified by the petitioner for the planned hydroelectric project. The project scope was developed through the Federal Energy Regulatory Commission procedures. A Utility/Transportation classification is compatible with the existing recreational uses and the proposed new use. Transportation segments may provide access infrastructure that serves recreation and other future borough purposes.

**Recommendation:**

Based on the findings of fact, analysis, and conclusions, a Utility/Transportation classification is recommended for a portion of KPB Parcel No. 12532101, as shown on the attached map.



- Utility-Transportation Classification
- Recreational Classification
- Section Line Easement

Govt Lot 11, Section 6, T4N, R1E, S.M.  
 Parcel No. 12532101



Description of Borough Land Proposed for Classification						
Assessor's Parcel No.	General Location	Legal Description	Acres+/-	Current Classification	Proposed Classification	Zoning
12532102	Moose Pass	A portion of Govt Lot 3, Section 7, Township 4 North, Range 1 East, Seward Meridian,	3±	Recreational	Utility / Transportation	Rural District
Classification Definition(s):	<b>"Utility/transportation"</b> (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.					
Zoning:	Land use in the Rural District shall be unrestricted except as otherwise provided in KPB Title 21.					

**Overview:** This classification area is two strips of land representing an access roadway to Grant Lake and an access driveway to the proposed hydro plant, located approximately two miles south of Moose Pass and is situated at the north end of Vagt Lake. The general area contains trail and lake-oriented recreation in a “front-country” network of prominent non-motorized and motorized trails. Subject land is the planned location of an electric transmission line and access road for the Grant Lake Hydroelectric Project, FERC 13212. The proposed alignment of the Iditarod National Historic Trail and associated corridor traverses north-south through this area.

**Findings of Fact:**

1. Property Status: The Borough has management authority per Municipal Entitlement Final Decision ADL 201306. On June 22, 2010, KPB Resolution 2010-057 and 2010-057 Substitute, opposing the Grant Lake/Falls Creek Hydroelectric Project, failed. The parcel is currently classified Recreational, pursuant to KPB Resolution 2016-045.
2. Zoning: The property is within the Rural District pursuant to KPB 21.04.010(B).
3. Topography: Varied with mountain benchlands, lower mountain slopes, a depressional lake (Vagt Lake).
4. Vegetation: Predominant forest stand of mature spruce and cottonwood with a few areas of black and mountain hemlock.
5. Soil: No third order soil survey currently exists. Soil appears to be a rolling mixture of shallow bed rock and glacial till. There are three mapped kettle wetland complexes on the north and west sides of the land, outside of the project boundary
6. Surrounding Land Use: Surrounding area is undeveloped. The general area serves a variety of recreational day-uses at Vagt Lake and Solars Mountain for the general public.
7. Surrounding Land Ownership: The surrounding land is primarily in state ownership.
8. Access: There is no dedicated public access to this land. Access is primarily from a network of trails which include the Vagt Lake Trail and the Iditarod National Historic Trails. Conveyance of the land from the state is subject to a 50 foot-wide public access easement upland of and along the mean high water line of Vagt Lake per AS 38.05.127 and 11 AAC 51.045.

9. Utilities: None.

10. Public Comment: As of the writing of this report no comments have been received. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.

11. Moose Pass Advisory Planning Commission (MPAPC) Review: The Moose Pass APC is scheduled to meet May 5, 2022, and their recommendations will be reported to the Planning Commission.

12. Department / Agency Comments: As of the writing of this report three agencies responded with no comment or objection.

**Analysis:**

The final EIS for the Grant Lake Hydroelectric Project, FERC 13212, was issued on May 1, 2019. To support the hydroelectric project, and guide KPB's management of the land, portions of this undeveloped parcel are being proposed for use as utility and transportation corridors. The remaining areas of the parcel will continue to be managed towards recreational public uses.

Reclassifying subject portion of the parcel areas as Utility / Transportation is supported by:

KPB Comprehensive Plan (2019)

- Goal 2 (Focus Area: Land Use and Changing Environment), Objective C, Strategy 1: Develop a generalized land use map, illustrating broad intentions for future development, growth and conservation priorities”
- Goal 3 (Focus Area: Energy and Utilities), Objective A, Strategy 1: “Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs”.

Moose Pass Comprehensive Plan (1993)

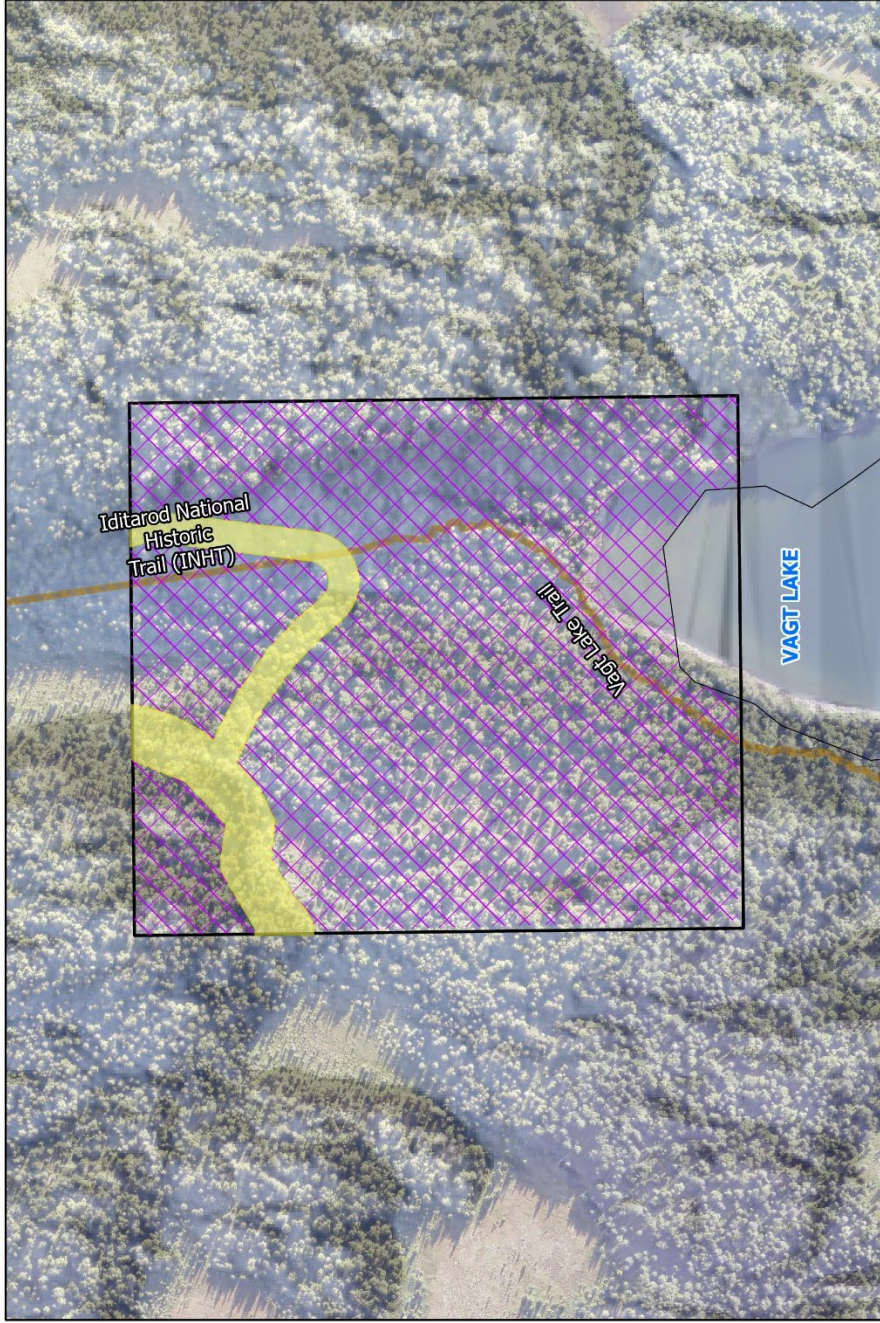
- Goal, Objective and Policy 2: “Moose Pass should encourage economic growth and tourism in a manner that will enhance, not threaten, the citizens’ rural lifestyles.

**Conclusions:**

The characteristics this land are suited to serve utility/transportation purposes and were identified by the petitioner for the planned hydroelectric project. The project scope was developed through the Federal Energy Regulatory Commission procedures. A Utility/Transportation classification is compatible with the existing recreational uses and the proposed new use. Transportation segments may provide access infrastructure that serves recreation and other future borough purposes. Easement is held by the USFS for the Iditarod National Historic Trail passing north-south through this section. The project will need to have measures in place to maintain compatibility and consistency with the Iditarod Trail features which will be managed by the USFS as the easement holder.

**Recommendation:**

Based on the findings of fact, analysis, and conclusions, a Utility / Transportation classification is recommended for that portion of parcel number 12532102, as shown on the attached map.



Govt Lot 3, Section 7, T4N, R1E, S.1M.  
Parcel No. 12532102

Utility-Transportation Classification  
Recreational Classification

Description of Borough Land Proposed for Classification						
Assessor's Parcel No.	General Location	Legal Description	Acres+/-	Current Classification	Proposed Classification	Zoning
12532315	Moose Pass	A portion of Govt Lot 2, Section 12, Township 4 North, Range 1 West, Seward Meridian	3±	Recreational	Utility / Transportation	Rural District
Classification Definition(s):	<b>"Utility/transportation"</b> (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.					
Zoning:	<b>Rural District.</b> Land use in the Rural District shall be unrestricted except as otherwise provided in KPB Title 21.					

**Overview:** This classification area is strips of land representing an access roadway and an electric utility corridor. This land is located approximately two miles south of Moose Pass near Mile Post 27 of the Seward Highway. The land is bordered on the east by 800 feet of Upper and Lower Trail Lake shoreline and bordered on the west by the Alaska Railroad. Subject land is the location of a planned electric transmission line and access road for the Grant Lake Hydroelectric Project, FERC No. 13212. The circular area in-between the two corridors has been identified for a temporary project staging, which could then serve a to provide parking for recreation and pedestrian uses. The staging activity could be considered under a land use permit or short-term lease.

**Findings of Fact:**

1. Property Status: The Borough has management authority per Municipal Entitlement Final Decision ADL 201306. On June 22, 2010, KPB Resolution 2010-057 and 2010-057 Substitute, opposing the Grant Lake/Falls Creek Hydroelectric Project, failed. The parcel is currently classified Recreational, pursuant to KPB Resolution 2016-045.
2. Zoning: The property is within the Rural District pursuant to KPB 21.04.010(B).
3. Topography: Rolling terrain.
4. Vegetation: Mature white/lutz spruce and birch forest.
5. Soil: No third order soil survey currently exists. Soil appears to be a rolling mixture of shallow bedrock and glacial till.
6. Surrounding Land Use: Surrounding area is primarily undeveloped.
7. Surrounding Land Ownership: The surrounding land is primarily in State of Alaska ownership. Three parcels within proximity are in private ownership.
8. Access: There is no dedicated public access to this land. The Alaska Railroad and the Iditarod Trail borders the land on the west, and lie east of the Seward Highway. A 50-foot wide section-line easement exists along the north parcel boundary. Conveyance of this land from the state is subject to a 50-foot wide public access easement upland of and along the mean high-water line of Upper and Lower Trail Lakes per AS 38.05.127 and 11 AAC 51.045.



9. Utilities: None.

10. Public Comment: As of the writing of this report no written comments have been received. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.

11. Moose Pass Advisory Planning Commission (MPAPC) Review: The Moose Pass APC is scheduled to meet May 5, 2022, and their recommendations will be reported to the Planning Commission.

12. Department / Agency Comments: As of the writing of this report three agencies responded with no comment or objection.

**Analysis:**

The final EIS for the Grant Lake Hydroelectric Project, FERC 13212, was issued on May 1, 2019. To support the hydroelectric project, and guide KPB's management of the land, portions of this undeveloped parcel are being proposed for use as utility and transportation corridors. The remaining areas of the parcel will continue to be managed towards recreational public uses.

Reclassifying subject parcel areas as Utility / Transportation is supported by:

KPB Comprehensive Plan (2019)

- Goal 2 (Focus Area: Land Use and Changing Environment), Objective C, Strategy 1: Develop a generalized land use map, illustrating broad intentions for future development, growth and conservation priorities”
- Goal 3 (Focus Area: Energy and Utilities), Objective A, Strategy 1: “Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs”.

Moose Pass Comprehensive Plan (1993)

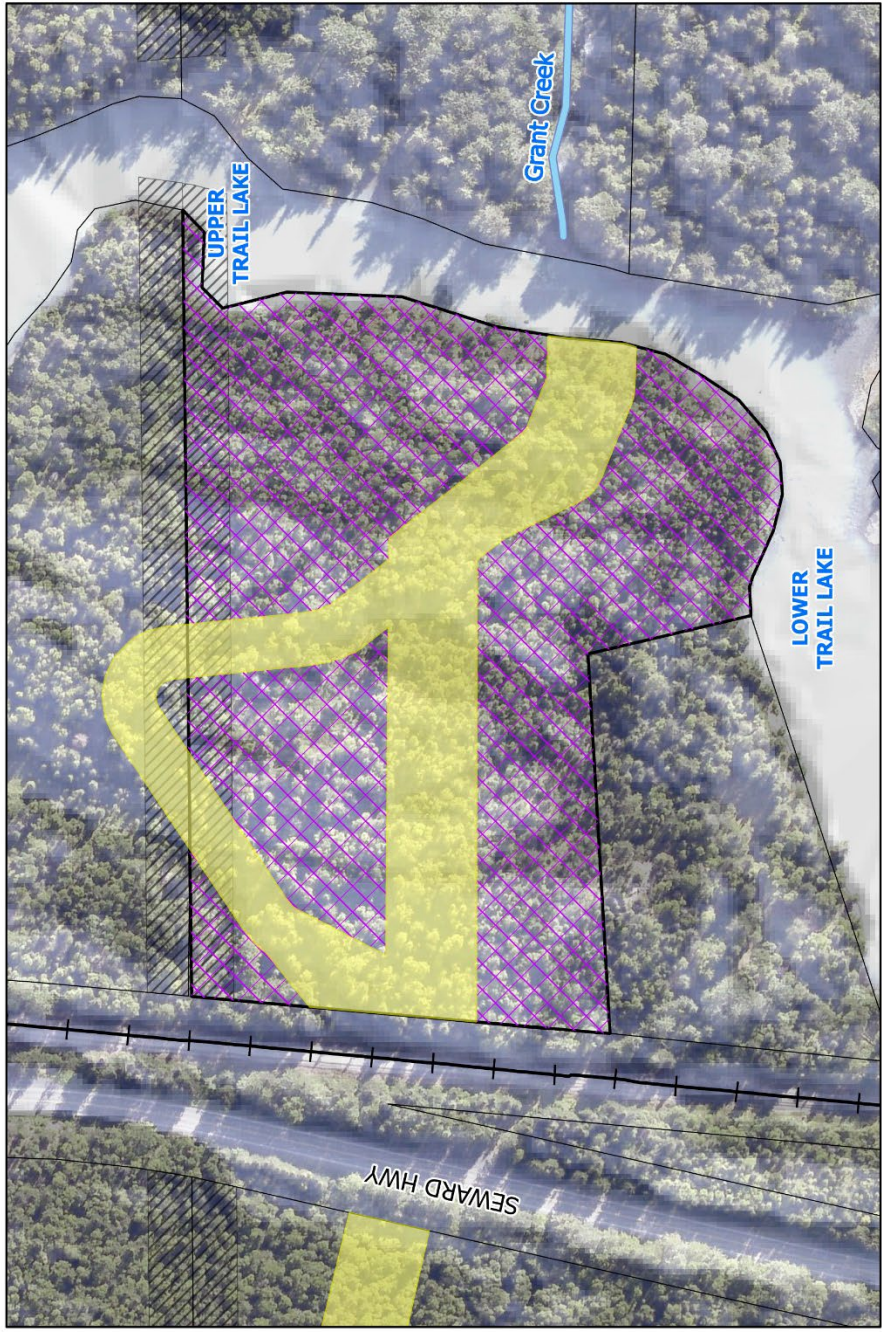
- Goal, Objective and Policy 2: “Moose Pass should encourage economic growth and tourism in a manner that will enhance, not threaten, the citizens’ rural lifestyles.




**Conclusions:**

The characteristics this land are suited to serve utility/transportation purposes and were identified by the petitioner for the planned hydroelectric project. The project scope was developed through the Federal Energy Regulatory Commission procedures. A Utility/Transportation classification is compatible with the existing recreational uses and the proposed new use. Transportation segments may provide access infrastructure that serves recreation and other future borough purposes. The area in-between the two corridors has been identified for a temporary project staging, which could then serve a to provide parking for recreation and pedestrian uses. Although there may be temporary project uses of this center area, it is proposed to be retained in the recreational classification.

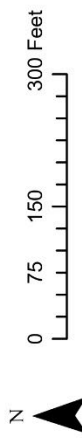
**Recommendation:**

Based on the findings of fact, analysis, and conclusions, a Utility/Transportation classification is recommended for a portion of KPB Parcel No. 12532315, as shown on the attached map.



-  Utility-Transportation Classification
-  Recreational Classification
-  Section Line Easement

Govt Lot 2, Section 12, T4N, R1W, S.M.  
Parcel No. 12532315



Description of Borough Land Proposed for Classification						
Assessor's Parcel No.	General Location	Legal Description	Acres+/-	Current Classification	Proposed Classification	Zoning
12532318	Moose Pass	A portion of Govt Lot 5, Section 12, Township 4 North, Range 1 West, Seward Meridian	4±	N/A	Utility / Transportation	Rural District
Classification Definition(s):	<b>"Utility/transportation"</b> (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.					
Zoning:	<b>Rural District.</b> Land use in the Rural District shall be unrestricted except as otherwise provided in KPB Title 21.					

**Overview:** This classification area is a strip of land, approximately 100 feet in width representing an Electric Utility Corridor. This land is located approximately two miles south of Moose Pass and is situated at the south end of Grant Lake. The land is bordered on its north boundary by 1,400 feet of Grant Lake shoreline and its east boundary sits at the base of Crown Point Mountain. Grant Creek lies on the north and west sides. Subject land is the location of a planned water intake and bypass weir for the Grant Lake Hydroelectric Project, FERC No. 13212.

**Findings of Fact:**

1. Property Status: The Borough has management authority per Municipal Entitlement Final Decision ADL 201306. The parcel is currently not classified.
2. Zoning: Rural District pursuant to KPB 21.04.010(B).
3. Topography: Varied from steep to moderate slopes.
4. Vegetation: Mature mixed forest stand containing Mountain Hemlock, White/Lutz Spruce, Birch; and Alders.
5. Soil: No third order soil survey currently exists. There is a mapped kettle wetland within the western portion of the parcel and soil appears to be shallow to bed rock in the west half with an alluvial fan or lakebed deposit along the east half.
6. Surrounding Land Use: Surrounding area is primarily undeveloped. Three parcels within proximity have been developed for residential use. The Upper and Lower Trail Lakes and Vagt Lake Trail are east of the highway and railroad right-of-way. To the west lies Madsen Mountain, Crescent Lake, and Crescent Lake trail.
7. Surrounding Land Ownership: The surrounding land is primarily in State of Alaska ownership. Three parcels within proximity are in private ownership.
8. Access: The parcel is accessed from the Seward Highway just south of MP 27. A 50-foot wide section-line easement exists along the north boundary. The Alaska Railroad runs parallel to the Seward Highway, along the east parcel boundary.
9. Utilities: The State of Alaska has issued ADL 219510 to the City of Seward for construction and

maintenance of a 115 kV electrical transmission line. ADL 219510 extends north/south through this land and electrical power to sites within the Grant Lake Hydroelectric Project, FERC 13212 are anticipated to commence from the existing transmission line.

10. Public Comment: As of the writing of this report no written comments have been received. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.
11. Moose Pass Advisory Planning Commission (MPAPC) Review: The Moose Pass APC is scheduled to meet May 5, 2022, and their recommendations will be reported to the Planning Commission.
12. Department / Agency Comments: As of the writing of this report three agencies responded with no comment or objection.

### **Analysis:**

The final EIS for the Grant Lake Hydroelectric Project, FERC 13212, was issued on May 1, 2019. The City of Seward maintains a transmission line right-of-way within the parcel where the project anticipates constructing power to project sites. The parcel is not currently classified so this proposal will classify the parcel as Recreational and Utility / Transportation, similar to the other parcels included in this staff report.

Classifying subject parcel areas as Utility / Transportation is supported by:

#### KPB Comprehensive Plan (2019)

- Goal 2 (Focus Area: Land Use and Changing Environment), Objective C, Strategy 1: Develop a generalized land use map, illustrating broad intentions for future development, growth and conservation priorities”
- Goal 3 (Focus Area: Energy and Utilities), Objective A, Strategy 1: “Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs”.

#### Moose Pass Comprehensive Plan (1993)

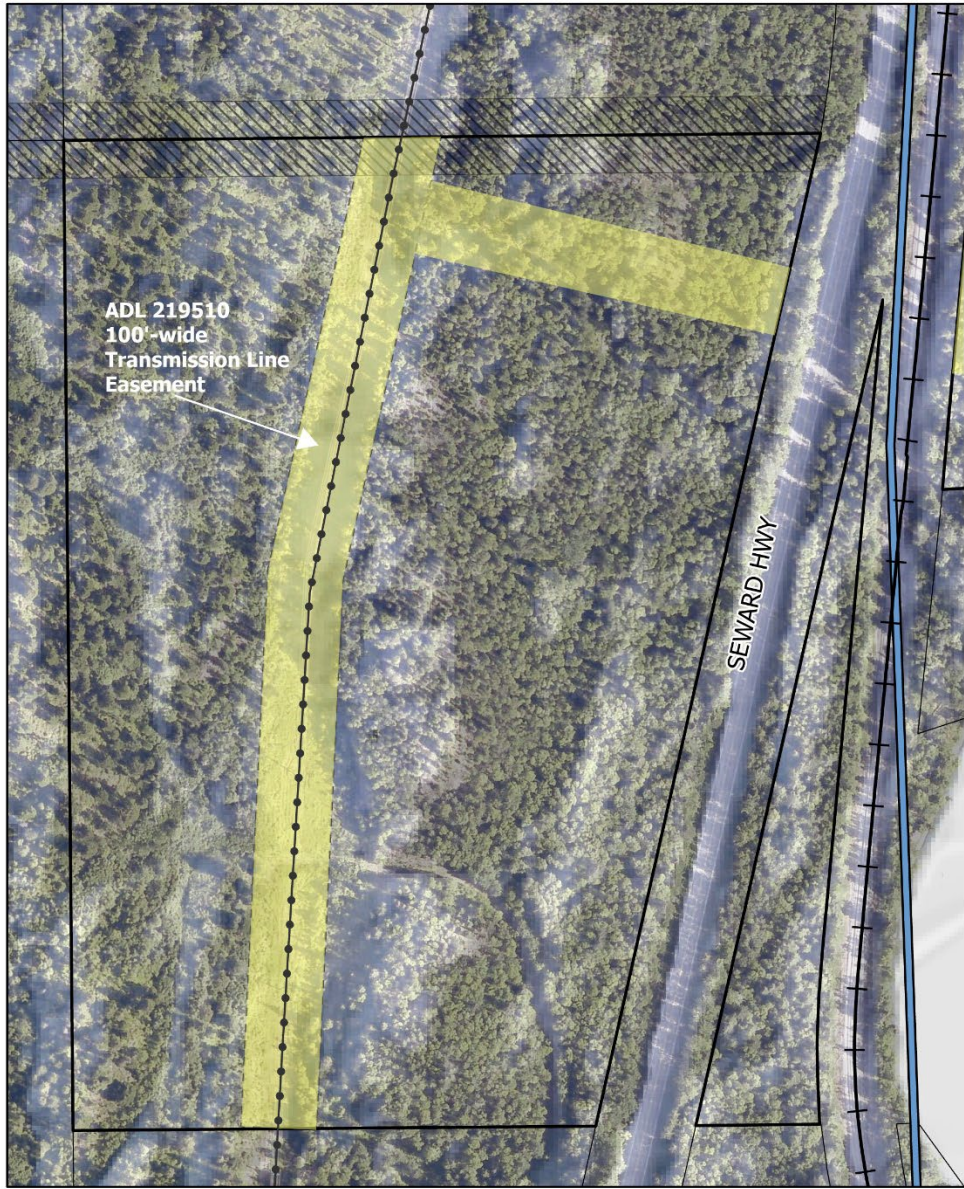
- Goal, Objective and Policy 2: “Moose Pass should encourage economic growth and tourism in a manner that will enhance, not threaten, the citizens’ rural lifestyles.

### **Conclusions:**

The characteristics this land are suited to serve utility/transportation purposes and were identified by the petitioner for the planned hydroelectric project. The project scope was developed through the Federal Energy Regulatory Commission procedures. This segment provides connection with an existing transmission corridor. The existing transmission corridor would be appropriate to also place in the Utility/Transportation classification.

### **Recommendation:**

Based on the findings of fact, analysis, and conclusions, a Utility/Transportation classification is recommended for a portion of KPB Parcel No. 12532318, as shown on the attached map.

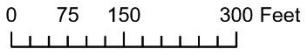


ADL 219510  
100'-wide  
Transmission Line  
Easement

SEWARD HWY



Govt Lot 5, Section 12, T4N, R1W, S.M.  
Parcel No. 12532318



- Utility-Transportation Classification
- Section Line Easement
- Iditarod Trail
- Transmission Line

Description of Borough Land Proposed for Classification						
Assessor's Parcel No.	General Location	Legal Description	Acres+/-	Current Classification	Proposed Classification	Zoning
12532330	Moose Pass	A portion of Govt Lot 3, Section 1, Township 4 North, Range 1 West, Seward Meridian	0.32±	Recreational	Utility / Transportation	Rural District
Classification Definition(s):	<b>"Utility/transportation"</b> (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.					
Zoning:	<b>Rural District.</b> Land use in the Rural District shall be unrestricted except as otherwise provided in KPB Title 21.					

**Overview:** This classification area is a strip of land representing an access roadway segment. This land is located approximately two miles south of Moose Pass and is situated near MP 27 of the Seward Highway. The land is bordered on its east boundary by 1,300 feet of Upper Trail Lake shoreline and is bound on the west by the Alaska Railroad and Seward Highway rights-of-way. Subject land is the location of a planned access route for the Grant Lake Hydroelectric Project, FERC No. 13212.

**Findings of Fact:**

1. Property Status: The Borough has management authority per Municipal Entitlement Final Decision ADL 201306. On June 22, 2010, KPB Resolution 2010-057 and 2010-057 Substitute, opposing the Grant Lake/Falls Creek Hydroelectric Project, failed. The parcel is currently classified Recreational, per KPB Resolution 2016-045.
2. Zoning: Rural District pursuant to KPB 21.04.010(B).
3. Topography: Moderate slopes and some rolling terrain near the shoreline of Upper Trail Lake.
4. Vegetation: Mature mixed forest stand containing Mountain Hemlock, White/Lutz Spruce, Birch, and Alders.
5. Soil: No third order soil survey currently exists. There is a mapped kettle wetland extending through the western portion of the parcel from Upper Trail Lake. Soil appears to be an alluvial fan or lakebed deposit.
6. Surrounding Land Use: Surrounding area is primarily undeveloped. Three parcels within proximity have been developed for residential use.
7. Surrounding Land Ownership: The surrounding land is primarily in State of Alaska ownership. Three parcels within proximity are in private ownership.
8. Access: The parcel is accessed from the Seward Highway near MP 27. A 50-foot wide section-line easement exists along the south boundary. Conveyance of this land from the state is subject to a 50-foot wide public access easement upland of and along the mean high-water line of Upper and Lower Trail Lakes per AS 38.05.127 and 11 AAC 51.045. The Alaska Railroad runs parallel to the Seward Highway and the west parcel boundary.

9. Utilities: None. An overhead electrical transmission line, ADL 219510, exists across the highway.
10. Public Comment: As of the writing of this report no written comments have been received. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.
11. Moose Pass Advisory Planning Commission (MPAPC) Review: The Moose Pass APC is scheduled to meet May 5, 2022, and their recommendations will be reported to the Planning Commission.
12. Department / Agency Comments: As of the writing of this report three agencies responded with no comment or objection.

**Analysis:**

The final EIS for the Grant Lake Hydroelectric Project, FERC 13212, was issued on May 1, 2019. To support the hydroelectric project, and guide KPB's management of the land, portions of this undeveloped parcel are being proposed for use as utility and transportation corridors. The remaining areas of the parcel will continue to be managed towards recreational public uses.

Reclassifying subject parcel areas as Utility / Transportation is supported by:

KPB Comprehensive Plan (2019)

- Goal 2 (Focus Area: Land Use and Changing Environment), Objective C, Strategy 1: Develop a generalized land use map, illustrating broad intentions for future development, growth and conservation priorities”
- Goal 3 (Focus Area: Energy and Utilities), Objective A, Strategy 1: “Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs”.

Moose Pass Comprehensive Plan (1993)

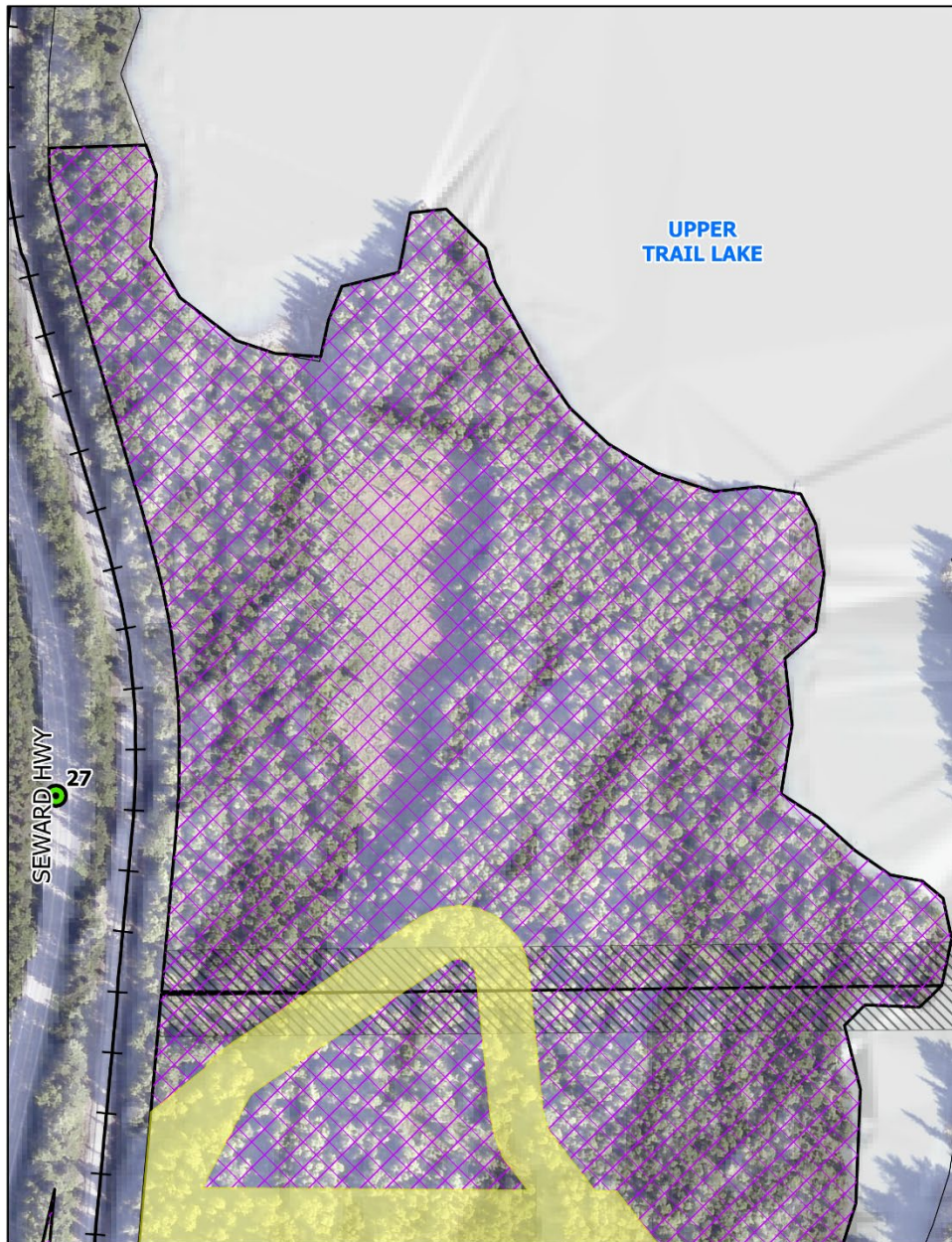
- Goal, Objective and Policy 2: “Moose Pass should encourage economic growth and tourism in a manner that will enhance, not threaten, the citizens’ rural lifestyles.

**Conclusions:**

The characteristics this land are suited to serve utility/transportation purposes and were identified by the petitioner for the planned hydroelectric project. The project scope was developed through the Federal Energy Regulatory Commission procedures. This segment provides connection with an existing transmission corridor. The existing transmission corridor would be appropriate to also place in the Utility/Transportation classification.

**Recommendation:**

Based on the findings of fact, analysis, and conclusions, a Utility/Transportation classification is recommended for a portion of KPB Parcel No. 12532330, as shown on the attached map.



Govt Lot 3, Section 1, T4N, R1W, S.M.  
Parcel No. 12532330



- Utility-Transportation Classification
- Recreational Classification
- Section Line Easement



**STAFF RECOMMENDATION:** Based on the findings of fact, analysis, and conclusions that the KPB Planning Commission finds that it is in the borough’s best interest to recommend adoption of a Resolution re-classifying subject land as follows, and as shown herein:

<b>Description of Borough Land Proposed for Classification</b>						
<b>Assessor’s Parcel No.</b>	<b>General Location</b>	<b>Legal Description</b>	<b>Acres+/-</b>	<b>Current Classification</b>	<b>Proposed Classification</b>	<b>Zoning</b>
12532101	Moose Pass	A portion of Govt Lot 11, Section 6, Township 4 North, Range 1 East, Seward Meridian	3±	Recreational	Utility / Transportation	Rural District
12532102	Moose Pass	A portion of Govt Lot 3, Section 7, Township 4 North, Range 1 East, Seward Meridian	3±	Recreational	Utility / Transportation	Rural District
12532315	Moose Pass	A portion of Govt Lot 2, Section 12, Township 4 North, Range 1 West, Seward Meridian	3±	Recreational	Utility / Transportation	Rural District
12532318	Moose Pass	A portion of Govt Lot 5, Section 12, Township 4 North, Range 1 West, Seward Meridian	4±	N/A	Utility / Transportation	Rural District
12532330	Moose Pass	A portion of Govt Lot 3, Section 1, Township 4 North, Range 1 West, Seward Meridian	0.32±	Recreational	Utility / Transportation	Rural District

END OF STAFF REPORT