

**Public Notice of Proposed Partial Release of a Deed Restriction
And
Public Notice of Land Classification in Cooper Landing, AK**

Pursuant to Kenai Peninsula Borough Code of Ordinances, Chapter 17.10.130(f), the Kenai Peninsula Borough is considering partial release of a Conservation Easement deed restriction on a parcel of land owned by Three Bears Alaska, Inc described as Tract B, Quartz Creek Subdivision.

Pursuant to Kenai Peninsula Borough Code of Ordinances, Chapter 17.10.080, the Kenai Peninsula Borough is proposing to classify a 30-foot wide strip of land along the Sterling Highway described in the preliminary Quartz Creek Subdivision Outfitters Way Replat as Tracts A2, B2, & C2.

The Borough encourages you to review the proposed ordinance and submit written comments. Written comments must be received no later than close of business August 10, 2022, to be included in the Planning Commission packet for its public hearing or 1pm August 19, 2022 for laydown. Written comments may be sent to the following address: Kenai Peninsula Borough, Land Management Division 144 N. Binkley Street, Soldotna, AK 99669-7599 or by email to lmweb@kpb.us

Description of Property for Deed Modification: Tract B, Quartz Creek Subdivision, Plat 94-11 SRD, Tax Parcel ID 119-124-18

Tract B was deeded from the Kenai Peninsula Borough in 1992, subject to the following Conservation Easement Deed Restriction:

“pursuant to Ordinance 91-20, a 50-foot conservation around the perimeter of the parcel wherein no live, naturally existing vegetation over 3” in diameter shall be removed except for a 50-foot wide entry and a 50-foot wide exit.”

Description of Property for “Government” Classification: Tracts A2, B2, & C2, Quartz Creek Subdivision Outfitters Way Replat shown by preliminary plat KPB File 2022-060

Proposed Tracts A2, B2, and C2 consist of a 30-foot-wide strip of land between the Sterling Highway and a proposed frontage road paralleling the highway to the KPB Solid Waste Transfer Facility. The frontage road would provide for safety design improvements along the highway. The strip of land is proposed to be held by the Kenai Peninsula Borough for community gateway greenspace under a “government” classification.

The proposed deed modification action by would remove the Conservation Easement Deed Restriction affecting 3 -sides of Tract B, the North, West and South sides in substitution for the creation of the 30’ wide greenspace strip and frontage road dedication. The conservation easement along the east side of Tract B (along Dena’ina Creek) would remain in effect.

The public is invited to give testimony at the following meetings. Public meetings will be held as shown unless otherwise advertised.

Cooper Landing Advisory Planning Commission Public Hearing: August 3, 2022, 6:00 p.m. at the Cooper Landing Community Hall or Via Zoom <https://us06web.zoom.us/j/2045581076>

Kenai Peninsula Borough Planning Commission Public Hearing: August 22, 2022, 7:30 p.m. at the KPB Administration Building, 144 N. Binkley Street, Soldotna, AK 99669 or via Zoom <https://kpb.legistar.com/Calendar.aspx>

Kenai Peninsula Borough Assembly Meeting: August 23, 2022, 6:00 p.m. at the KPB Administration Building, 144 N. Binkley Street, Soldotna, AK 99669. <https://kpb.legistar.com/Calendar.aspx>

Additional Information: For further information contact Marcus Mueller, Land Management Division at 907-714-2205, or toll free within the Kenai Peninsula Borough 1-800-478-4441, ext. 2205.

The Kenai Peninsula Borough reserves the right to waive technical defects in this publication.

Conservation Easement to Be Removed
&
30-Foot Strip to be Classified "Government"



TRACTS A, B, C Quartz Creek Subdivision
Sketch of Preliminary Plat Proposed as
Quartz Creek Subdivision Outfitters Way Replat

DIAGRAM PREPARED BY:
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