

AGENDA ITEM __. PUBLIC HEARINGS

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

STAFF REPORT

PC Meeting March 26, 2018

KPB Land Management proposes to classify certain parcels of borough owned land.

Basis for Classification: Subject parcels are being considered for future disposal or lease. Classification provides guidance for the management of borough land. KPB land must be classified prior to disposal or leasing pursuant to KPB Code of Ordinances, Chapter 17.10.090.

Description of Borough Land Proposed for Classification				
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 W $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, 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 $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 12, T5N, R11W, Seward Meridian, Alaska	20.00	Residential
Portion of 131-010-16	Kalifornsky	S $\frac{1}{2}$ S $\frac{1}{2}$ of Government Lot 2, Section 1, T4N, R12W, Seward Meridian, Alaska lying east of Kalifornsky Beach Road right-of-way	1.6	Preservation
157-062-15	Ninilchik	N $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, 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

Public Notice: Public notice was published in the Peninsula Clarion Newspaper, February 22 and 25, 2018. 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 5:00 p.m., March 8, 2018.

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

*Light Industrial" means lands suitable for industrial uses that generally do not have offensive characteristics and can be conducted primarily inside closed buildings. Such uses may include warehousing, storage inside enclosed areas, and light manufacturing not inside buildings.
[KPB 17.10.250(S)]

Overview: Located in the Nikiski area near Mile Post 23 of the Kenai Spur Highway. The adjacent parcel to the south is the site of a former brick foundry that has been defunct for many years.

Findings of Fact:

1. Property Status: The Borough received title by State patent. This parcel is not classified (undesignated).
2. Topography: Subject parcel is generally level but has some rolling terrain, is heavily overgrown, and wooded with mostly spruce mixed with some birch and alder.
3. Special Features: This parcel is encumbered by a 100-foot wide overhead electrical easement. This easement encumbers about 46% of the property.
4. Soil: 100% of this parcel is classified as "Soldotna Silt Loam", 0 to 4 percent slopes, well-drained with a depth to water table at more than 80 inches, not limited for a commercial building site but very limited for septic tank absorption, based on filtering capacity.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Version 15, Sept. 19, 2017

(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).

5. Surrounding Land Use: No comprehensive land use plan has been developed for this area. The highway abuts the west boundary of subject parcel. Surrounding land use includes commercial, residential, and undeveloped land. Several parcels to the south and adjacent to the highway were classified as Light Industrial per KPB Resolution 98-035. One parcel to the north was classified as Commercial per KPB Resolution 2017-024. Surrounding use includes Chevron Corp, HEA sub station, and ancillary businesses that once supported oil field services. Single family housing is in close proximity along residential roads. Bernice Lake is approximately one-half mile to the southeast and the North Peninsula Recreation Center is approximately one-half mile to the north.
6. Surrounding Land Ownership: A borough owned parcel abuts the south boundary but the surrounding land is primarily in private ownership.
7. Access: Access can be gained from the Spur Highway and may require a State driveway permit. Access could also be gained from the Tikopia Street, a gravel road that runs along the parcel's east boundary. A 50-foot wide section-line easement also runs along the east boundary of this parcel.
8. Utilities: Gas, electric, and telephone are available.
9. Public Comment: As of the writing of this report one written comment was received supporting the light industrial classification. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.
10. Department / Agency Comments: One comment was received from the Alaska DEC Drinking Water Program requesting that borough disclose to any prospective buyers the State's recommendation for general construction projects as this parcel is within drinking water protection areas of three public water system sources (Nikiski Community Recreation Center, Nikiski Pool, and the Nikiski New Hope Christian Church). As of the writing of this report three other agencies responded with either no comment / no objection or had no issues.

Analysis:

The topography, availability of utilities, and access from either the Kenai Spur Highway or Tikopia Street allow this parcel to have potential for development. Use of an engineered septic absorption system may be needed to overcome some soil limitations. A commercial or industrial classification is suitable for highway frontage parcels as the highway provides a viable transportation corridor for properties with commercial / industrial activities. The

north half of this parcel is largely encumbered by a 100-foot wide overhead electrical easement that will limit some development potential. Classifying subject parcel as Light Industrial is supported by Goal 3.1, Objective 1, Implementation Action E of the Kenai Peninsula Borough Comprehensive Plan (2005) which states: "Inventory and classify borough lands suitable for economic development."

Conclusions:

This parcel is surplus to borough needs. A Light Industrial classification is consistent with previous classified borough lands in this area. A Light Industrial classification is also compatible with other businesses in close proximity.

Recommendation:

Based on the findings of fact, analysis, and conclusions a Light Industrial classification is recommended.



Former Lighthouse Inn,
classified as Commercial

Church

CORINGA AVE

HEDBERG DR

MP
23

TIKOPIA ST

GRAY AVE

100ft. wide overhead
electric easement
(Bk. 35, Pg. 95, KR)

AMBRYM AVE

Parcel No.
014-040-02

Former brick foundry,
classified as Institutional

BEAVER AVE

TARAWA ST

KENAI SPUR HWY



0 250 500 Feet

Vicinity Map

Assessor's Parcel No.	General Location	Legal Description	Acres	Classification
017-130-63	North Kenai	Government Lots 5, 6, and W½W½NW¼SW¼SE¼, 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
* Residential means lands suitable for development for single family or multifamily settlement of a permanent nature. Residential parcels may be located adjacent to existing communities or are determined to be necessary for future community development. Residential parcels must be able to support on-site water and sewer systems or capable of receiving water and/or sewer service, have legal access and feasible physical access, suitable terrain and appropriate with the given surrounding uses.				

Overview: Located in the North Kenai area near Mile Post 15 of the Kenai Spur Highway just outside the Kenai City limits. Road access is not developed. Utilities are available.

Findings of Fact:

- Title / Status: The Borough received title by State patent. These parcels are not classified (undesigned).
- Surrounding Land Use: No comprehensive land use plan has been developed for this area. Surrounding land use includes residential and undeveloped land. Surrounding development includes single-family homes. Cook Inlet shore fishery set-net sites are in close proximity.
- Surrounding Ownership: Surrounding land ownership includes private land.
- Access: Access to this parcel is provided by a 50-foot wide right-of-way created for road and utility purposes by document recorded in Book 110, Page 632, Kenai Recording District. This access is not developed. Parcel is subject to a 50-foot wide public access easement upland of and along the mean high water of the Cook Inlet, per AS 38.05.127 and 11 AAC 51.045.
- Utilities: Gas, electric, and telephone are available.
- Topography: These parcels are bluff lots that sit approximately 80 feet above the shoreline. Parcel 017-130-63 has approximately 700 feet of shoreline frontage and Parcel No. 017-130-64 has approximately 300 feet of shoreline frontage. The topography at the top of the bluff is relatively flat with suitable terrain for residential development, and contains a mix of spruce and birch trees. Parcel 017-130-64 has an average of 100 feet in width measured from the top of the bluff to its east boundary. Parcel 017-130-63 parcel has an adequate buildable area with the largest width of this parcel being approximately 250 feet wide, measured from the top of the bluff to its east boundary. According to the Borough's 2014 All Hazard Mitigation Plan, bluff erosion is 1.6 feet per year. (Note: bluff erosion provided in the Borough's draft All Hazard Mitigation Plan is not site specific).
- Soil:
63%± of this parcel is classified as "Longmare Silt Loam", 0 to 4 percent slopes, somewhat poorly drained and has a depth to water table of 20 to 30 inches, somewhat limited for dwellings without basements, and very limited for septic tank absorption, based on depth to saturated zone.

37%± of this parcel is classified as "Badland, Sea Cliffs", soil properties are not specified.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Version 15, Sept. 19, 2017
(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).
- Special Features: These parcels are bluff lots that sit approximately 80 feet above the shoreline with a spectacular view of the Cook Inlet.
- Public Comments: As of the writing of this report no written comments were received. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.

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

Analysis:

The topography, availability of utilities, and access via a 50-foot wide right-of-way this land has potential for development. The soil survey indicates the most limiting factor for development would be the soil conditions. However, the adjacent properties north and south of this parcel have the same soil conditions and have produced viable development including single-family homes. Use of an engineered septic absorption system may be necessary to overcome such soil limitations.

Conclusions:

This parcel is surplus to borough needs. The surrounding properties have demonstrated that marginal soil conditions can be overcome to produce viable development. A Residential classification would be appropriate for this parcel and would be compatible with the surrounding area.

Recommendation:

Based on the findings of fact, analysis, and conclusions a Residential classification is recommended.



Vicinity Map

Description of Borough Land Proposed for Classification				
Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification
055-010-16	Ciechanski	S½SW¼SE¼, Section 12, T5N, R11W, Seward Meridian, Alaska	20.00	* Residential
* Residential means lands suitable for development for single family or multifamily settlement of a permanent nature. Residential parcels may be located adjacent to existing communities or are determined to be necessary for future community development. Residential parcels must be able to support on-site water and sewer systems or capable of receiving water and/or sewer service, have legal access and feasible physical access, suitable terrain and appropriate with the given surrounding uses.				

Overview: Located in the Ciechanski area. This parcel is situated at the end of a developed neighborhood. This parcel sits above and adjacent to the Kenai River lowlands and the State's Kenai River Special Management Area. Access is gained from Maudi Drive.

Findings of Fact:

1. Property Status: The Borough received title by State patent. This parcel is not classified (undesigned).
2. Topography: The topography is relatively flat and mostly forested with spruce and birch. This land is situated 40 feet above and adjacent to the Kenai River lowlands and the State's Kenai River Special Management Area. The lowland area is identified as "Drainageway".

Source Data: Wetland Classification and Mapping of the Kenai Lowland, Alaska (M. Gracz).

3. Soil:

84%± of this parcel is classified as "Soldotna Silt Loam", sandy substratum, undulating", well drained with a depth to water table at more than 80 inches, not limited for dwellings without basements and very limited for septic tank absorption, based on filtering capacity.

14%± of this parcel is classified as "Kichatna Silt Loam", 0 to 6 percent slopes, well drained with a depth to water table at more than 80 inches, very limited for dwellings and very limited for septic tank absorption, based on filtering capacity.

2%± of this parcel is classified as "Clunie Peat", 0 to 2 percent slopes, very poorly drained with a depth to water table at about 0 inches, very limited for dwellings and very limited for septic tank absorption, based on depth to saturated zone.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Version 15, Sept. 19, 2017

(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).

4. Surrounding Land Use No comprehensive land use plan has been developed for this area. Surrounding land use includes residential and undeveloped land. A residential subdivision with single family homes lies to the south. Undeveloped land lies to the north, east, and west.
5. Surrounding Land Ownership: Includes private, State, and borough land.
6. Access: Access is gained from Maudi Drive, a gravel road maintained by the borough.
7. Utilities: Gas is within 80 feet and electric is within 370 feet.
9. Public Comment: As of the writing of this report four written comments have been received that opposed the residential classification and expressed concern for the wildlife habitat in this area. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.
10. Department / Agency Comments: As of the writing of this report three agencies responded with either no comment / no objection or had no issues.

Analysis:

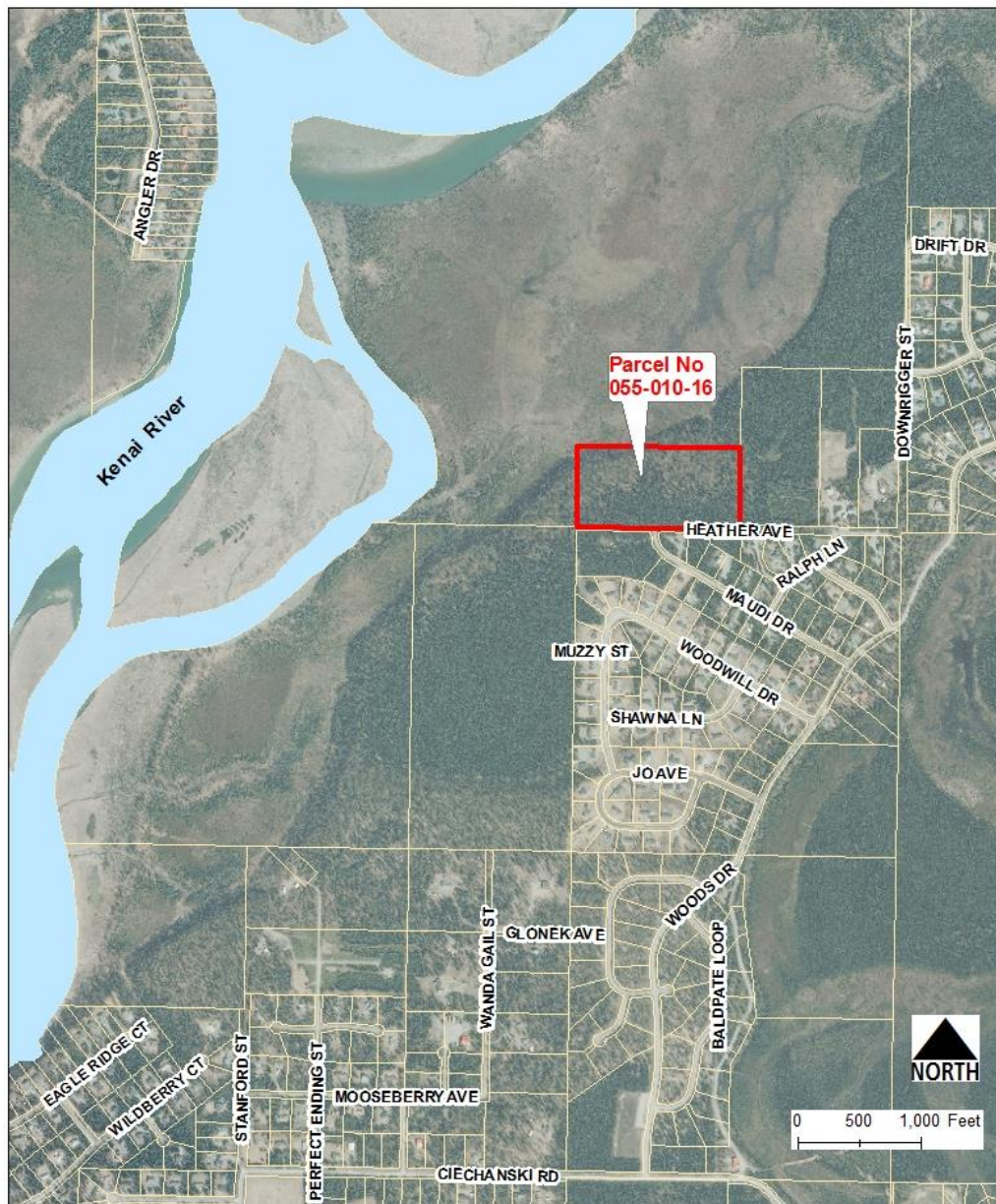
With a borough maintained road providing access to this parcel, favorable topography, and the availability of utilities, this parcel has potential for development. Use of an engineered septic absorption system may be necessary to overcome soil limitations.

Conclusions:

This parcel is surplus to borough needs. A Residential classification is appropriate for this parcel and is compatible with the surrounding area.

Recommendation:

Based on the findings of fact, analysis, and conclusions a Residential classification is recommended.



Vicinity Map

Description of Borough Land Proposed for Classification				
Assessor's Parcel No.	General Location	Legal Description	Acres	Classification
Portion of 131-010-16	Kalifornsky	S½S½ of Government Lot 2, Section 1, T4N, R12W, Seward Meridian, Alaska lying east of Kalifornsky Beach Road right-of-way	1.6	* Preservation
* Preservation" means lands needed for stabilization or maintenance of natural features, historic value, known nesting areas of migratory birds or required to maintain the integrity of certain types of easements or as buffers, green belts, water sheds or other reservations to preserve natural resources and aesthetic qualities. Soils may be of such a nature as to not be usable for construction of buildings.				

Overview: Located in the Kalifornsky area near Mile Post 10.5 of Kalifornsky Beach Road.

Findings of Fact:

1. Property Status: The Borough received title by State patent. This parcel is not classified (undesignated).
2. Topography: Subject land is generally level and classified as an LB64 "Lakebed" wetlands which have flowthrough of a highly variable water table. The mapped lakebed feature has a westward lobe that encompasses this parcel. A vast wetland expanse is situated to the east. The vast wetland is known to fluctuate from ground water to surface water on occasion. To the west, across K-Beach Road is a natural surface drainage feature that provides indication that surface water outlets, most likely coming across this parcel.

Source Data: Wetland Classification and Mapping of the Kenai Lowland, Alaska (M. Gracz).

3. Soil:
100%± of this land is classified as "Soldotna-Nikolai complex"

The Soldotna Component: 0 to 4% slopes, well drained with a depth to water table at more than 80 inches, not limited for dwellings without basements and very limited for septic tank absorption, based on filtering capacity.

The Nikolai Component: 0 to 4% slopes, poorly drained with a depth to water table at about 0 to 18 inches, not limited for dwellings without basements and very limited for septic tank absorption, based on depth to saturated zone.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Version 15, Sept. 19, 2017

(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).

4. Surrounding Land Use: No comprehensive land use plan has been developed for this area. Surrounding land use includes residential, commercial, and undeveloped land. Surrounding development includes single family homes and a general purpose shop/building.
5. Surrounding Land Ownership: Includes private, borough, and native land.
6. Access: Access is gained from Kalifornsky Beach Road and may require a State driveway permit.
7. Utilities: Gas, electric, and telephone are available.
9. Public Comment: As of the writing of this report two written comment have been received objecting to a rural classification. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.
10. Department / Agency Comments: As of the writing of this report three agencies responded with either no comment / no objection or had no issues.

Analysis:

The topography, availability of utilities, and highway access allow this parcel to have some potential for land use, though some uses may not be appropriate due to risk of high water. Use of an engineered above ground septic absorption system would likely be needed to overcome soil limitations and the site is likely not suitable for below grade structures due to fluctuating ground water levels. Surrounding development is low density and this parcel could accommodate a range of land uses that are rural in character, however periodic high water very likely impacts this parcel to the point of inundation. Improvements made on the parcel would be at risk of flood. The parcel appears to naturally funnel water from the large wetlands at the east to the drainage way to the west.

Conclusions:

Managing the parcel as a drainage way would provide continuity for the drainage feature across the highway and thereby provide benefits to the area. A Preservation classification is appropriate for this parcel and is compatible with the surrounding area.

Recommendation:

Based on the findings of fact, analysis, and conclusions a Preservation classification is recommended.



Vicinity Map

Description of Borough Land Proposed for Classification				
Assessor's Parcel No.	General Location	Legal Description	Acres	Classification
157-062-15	Ninilchik	N¼NE¼NW¼, Section 35, T1S, R14W, Seward Meridian, Alaska	10.00	*Rural
* Rural" means lands which are located in a remote area. This classification will have no restrictions.				

Overview: Located in the Ninilchik area at near Mile Post 134.5 of the Sterling Highway, access is gained from the continuation of Fleetwood Avenue via a section-line easement. The Ninilchik River is about ¼ mile to the east.

Findings of Fact:

1. Property Status: The Borough received title by Quitclaim Deed. This parcel is not classified (undesignated).
2. Topography: Subject parcel is generally level and forested with mostly spruce. Approximately 3 acres are upland situated at the westerly end of the parcel. Approximately 7 acres of Kettle and Discharge Slope wetlands cover the rest of the parcel. Kettle wetlands are typically peatlands with seasonally variable water table. Discharge Slope wetlands are typically where shallow groundwater discharges at or near the surface and typically occur at the transition between wetland and upland where the boundary can be indistinct. According to the Borough's 2014 All Hazard Mitigation Plan, bluff erosion is 0.6 feet per year. (Note: bluff erosion provided in the Borough's draft All Hazard Mitigation Plan is not site specific).

Source Data: Wetland Classification and Mapping of the Kenai Lowland, Alaska (M. Gracz).

3. Soil:

57.5%± of this parcel is classified as "Starickof and Doroshin"

The Starickof component: 0 to 4 percent slopes, very poorly drained with a depth to water table about 0 to 12 inches, very limited for dwellings and very limited for septic tank absorption, based on depth to saturated zone.

The Doroshin component: 0 to 4 percent slopes, very poorly drained with a depth to water table about 0 to 10 inches, very limited for dwellings and very limited for septic tank absorption, based on depth to saturated zone.

38.3%± of this parcel is classified as "Qutal Silt Loam", 4 to 8 percent slopes, somewhat poorly drained with a depth to water table about 20 to 30 inches, somewhat limited for dwellings and very limited for septic tank absorption, based on depth to saturated zone.

4.2%± of this land is comprised of various other soil types.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Version 15, Sept. 19, 2017

(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).

4. Surrounding Land Use: No comprehensive land use plan has been developed for this area. Surrounding land use includes residential, public campground, and undeveloped land. Surrounding development is low density but includes single family homes and the Ninilchik State Recreation Area / campgrounds.
5. Surrounding Land Ownership: Includes private and State land.
6. Access: Access is gained from the easterly extension of Fleetwood Avenue, a gravel road and an undeveloped 50-foot wide section-line easement running along the north boundary. The easterly boundary of this parcel abuts Nmi Street, an undeveloped road.
7. Utilities: Gas, electric, and telephone utilities are approximately 1,000 feet away along the Sterling Highway.

8. Public Comment: As of the writing of this report no written comments were received. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.
9. Department / Agency Comments: As of the writing of this report three agencies responded with either no comment / no objection or had no issues.

Analysis:

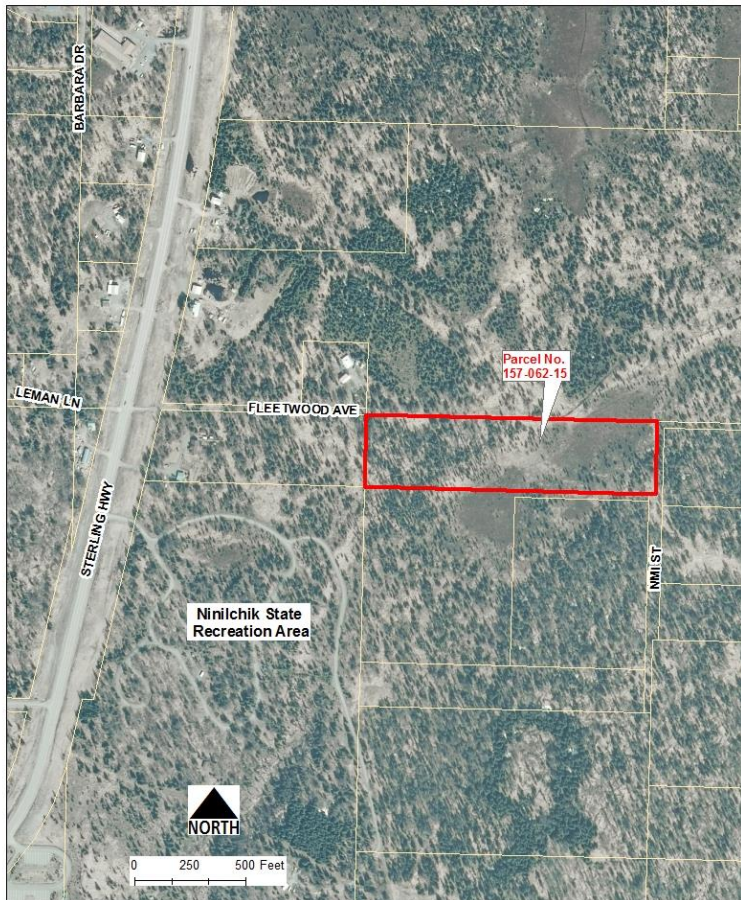
This parcel has a viable access with an improved gravel road, which is the continuation of Fleetwood Avenue via a section-line easement. However, poor soil conditions/capabilities make this parcel very limited for residential development. Surrounding development is low density and this parcel could accommodate a range of land uses that are rural in character.

Conclusions:

This parcel is surplus to borough needs. A Rural classification would offer a wide range of options for land uses or development. A Rural classification is appropriate for this parcel and is compatible with the surrounding area.

Recommendation:

Based on the findings of fact, analysis, and conclusions, a Rural classification is recommended.



Vicinity Map

Description of Borough Land Proposed for Classification				
Assessor's Parcel No.	General Location	Legal Description	Acres	Classification
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
* Residential means lands suitable for development for single family or multifamily settlement of a permanent nature. Residential parcels may be located adjacent to existing communities or are determined to be necessary for future community development. Residential parcels must be able to support on-site water and sewer systems or capable of receiving water and/or sewer service, have legal access and feasible physical access, suitable terrain and appropriate with the given surrounding uses..				

Overview: Located in the Happy Valley area near Mile Post 147 of the Sterling Highway. A section-line easement runs along the east boundary of this parcel. Electric utility is available.

Findings of Fact:

1. Property Status: The Borough received title by State patent. This parcel is not classified (undesignated).
2. Topography: Subject parcel is situated at the top of a 270-foot high bluff adjacent to the Cook Inlet. Approximately 0.8 acres is suitable for site development as the rest of the parcel is steep terrain. This parcel is forested with mixed vegetation on top and alders along slopes.
3. Soil:

19%± of this parcel is classified as "Island Silt Loam", 0 to 8 percent slopes, well drained with a depth to water table more than 80 inches, not limited for dwellings without basements and very limited for septic tank absorption, based on filtering capacity.

81%± of this parcel is "Typic Cryorthents", 100 to 150 percent slopes, well drained with a depth to water table more than 80 inches, very limited for dwellings, and very limited based on slope.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Version 15, Sept. 19, 2017
(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).
4. Surrounding Land Use: No comprehensive land use plan has been developed for this area. Surrounding land use includes residential and undeveloped land. Surrounding development includes seasonal dwellings along the shoreline.
5. Surrounding Land Ownership: Includes private and borough land.
6. Access: An undeveloped 50-foot wide section-line easement runs along the east boundary of this parcel.
7. Utilities: Electric is available.
8. Public Comment: As of the writing of this report one 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.
9. Anchor Point Advisory Planning Commission (APAPC) Review: As part of a comprehensive planning effort the APAPC conducted several meetings from 2001 to 2003 and on February 12, 2002 the APAPC held a special public meeting and recommended a residential classification. The recommendation from the KPB Planning Department concurred with a residential classification. The comprehensive planning effort was never formalized into a land use plan.
10. Department / Agency Comments: As of the writing of this report three agencies respond with either no comment / no objection or had no issues.

Analysis:

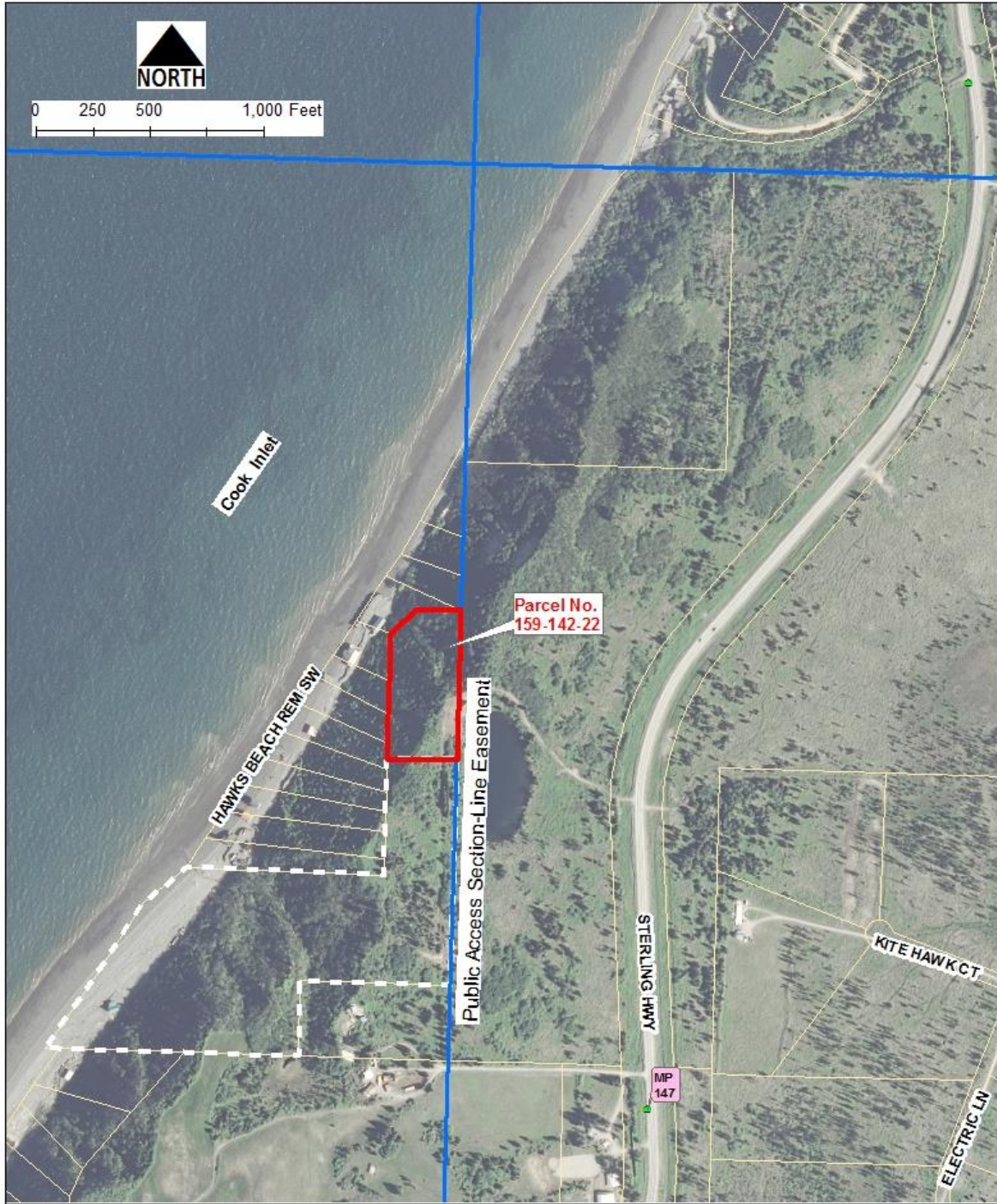
While soil conditions are favorable for dwellings, use of an engineered septic absorption system may be needed to overcome soil limitations. Most of the topography is steep terrain but the southeast corner of this parcel has approximately 0.8 acres suitable for site development. Electric utility is available. Future development of the section-line easement along the parcel's east boundary could provide access to this parcel. Surrounding development is low density with large acreage parcels to the south and east and would be compatible with either a Rural or Residential classification.

Conclusions:

This parcel is surplus to borough needs. Based on the analysis and the 2002 recommendation of Anchor Point Advisor Planning Commission, a Residential classification is appropriate for this parcel and is compatible with the surrounding area.

Recommendation:

Based on the findings of fact, analysis, and conclusions a Residential classification is recommended.



Vicinity Map

Description of Borough Land Proposed for Classification				
Assessor's Parcel No.	General Location	Legal Description	Acres	Classification
159-142-23	Happy Valley	Government Lots 6, 7, 8, 9, 11, and 12, Section 24, T3S, R15W, Seward Meridian, Alaska	28.00	* Residential
* Residential means lands suitable for development for single family or multifamily settlement of a permanent nature. Residential parcels may be located adjacent to existing communities or are determined to be necessary for future community development. Residential parcels must be able to support on-site water and sewer systems or capable of receiving water and/or sewer service, have legal access and feasible physical access, suitable terrain and appropriate with the given surrounding uses..				

Overview: Located in the Happy Valley area near Mile Post 147 of the Sterling Highway. A section-line easement runs along the east boundary of this parcel. Electric utility is available.

Findings of Fact:

- Property Status:** The Borough received title by State patent. This parcel is not classified (undesigned).
- Topography:** A 270-foot high bluff parcel with approximately 1,000 feet of Cook Inlet shoreline. Approximately 6 acres is suitable for site development as the rest of the parcel is steep terrain. This parcel is forested with mixed vegetation on top and alders on slopes.
- Soil:**

28%± of this parcel is classified as "Island Silt Loam, Forested", 0 to 8 percent slopes, well drained with a depth to water table more than 80 inches, not limited for dwellings without basements and very limited for septic tank absorption, based on filtering capacity.

2%± of this parcel is classified as "Island Silt Loam", 4 to 8 percent slopes, well drained with a depth to water table more than 80 inches, not limited for dwellings without basements and very limited for septic tank absorption, based on filtering capacity.

55%± of this parcel is "Typic Cryorthents", 100 to 150 percent slopes, well drained with a depth to water table more than 80 inches, very limited for dwellings, and very limited based on slope.

15%± of this parcel's soils, along the shoreline, are not specified

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Version 15, Sept. 19, 2017
(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).
- Surrounding Land Use:** No comprehensive land use plan has been developed for this area. Surrounding land use includes residential, accessory building, and undeveloped land. Surrounding development includes a general purpose building, single family homes, and seasonal dwellings along the shoreline.
- Surrounding Land Ownership:** Includes private and borough land.
- Access:** An undeveloped 50-foot wide section-line easement runs along the east boundary of this parcel. Parcel is subject to a 50-foot wide public access easement upland of and along the mean high water of the Cook Inlet, per AS 38.05.127 and 11 AAC 51.045.
- Utilities:** Electric utility is available.
- Public Comment:** As of the writing of this report one written comment has been received that opposed the residential classification and expressed concern for the wildlife habitat in this area. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.
- Anchor Point Advisory Planning Commission (APAPC) Review:** As part of a comprehensive planning effort the APAPC conducted several meetings from 2001 to 2003 and on February 12, 2002 the APAPC held a special

public meeting and recommended a residential classification. The recommendation from the KPB Planning Department concurred with a residential classification. The comprehensive planning effort was never formalized into a land use plan.

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

Analysis:

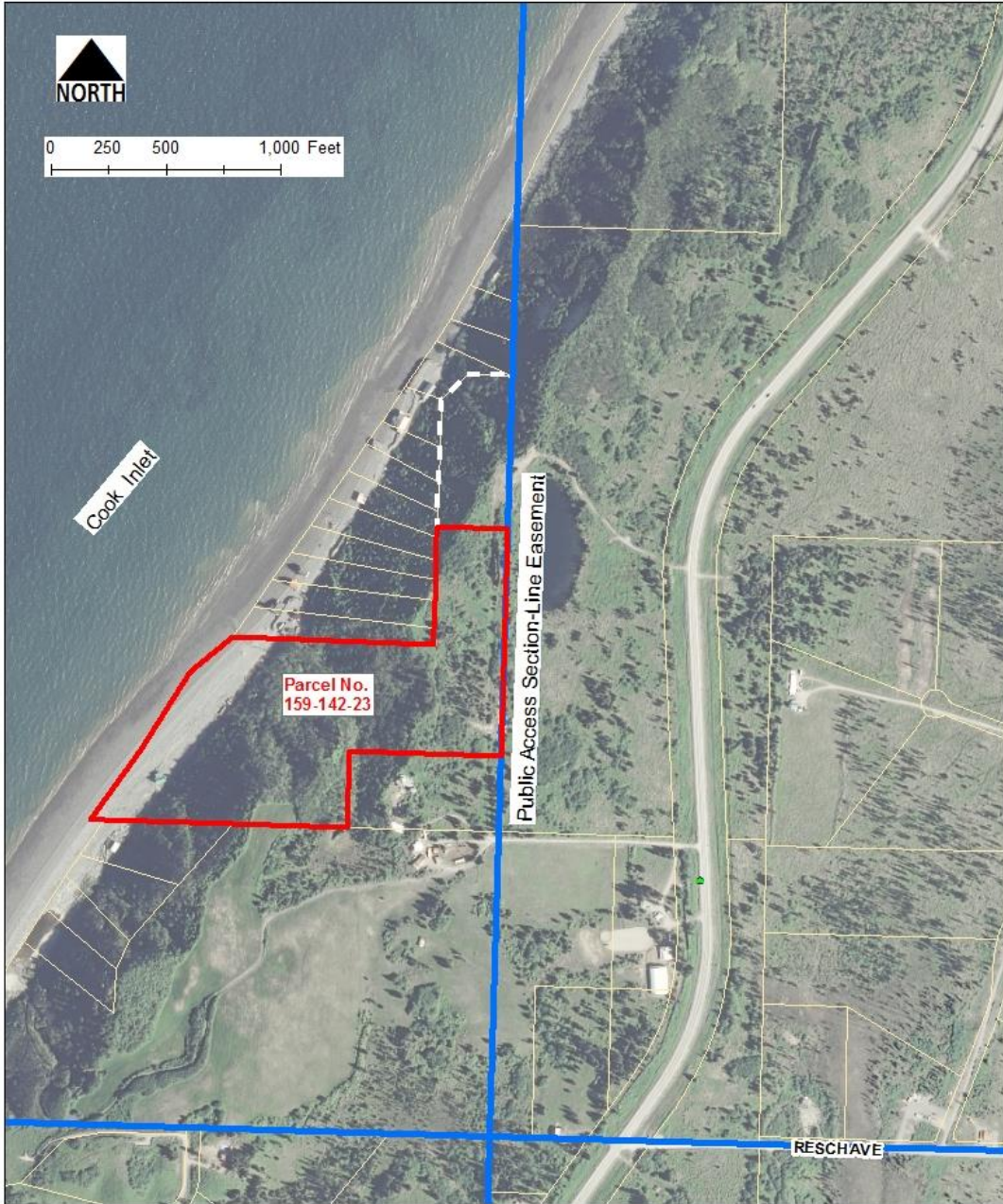
While soil conditions are favorable for dwellings, use of an engineered septic absorption system may be needed to overcome soil limitations. Most of the topography is steep terrain but the easterly side of this parcel has approximately 6 acres suitable for site development. Electric utility is available. Future development of the section-line easement along the parcel's east boundary could provide access to this parcel. Surrounding development is low density with large acreage parcels to the south and east and would be compatible with either a Rural or Residential classification.

Conclusions:

This parcel is surplus to borough needs. Based on the analysis and the 2002 recommendation of Anchor Point Advisor Planning Commission, a Residential classification is appropriate for this parcel and is compatible with the surrounding area.

Recommendation:

Based on the findings of fact, analysis, and conclusions a Residential classification is recommended.



Vicinity Map

Description of Borough Land Proposed for Classification				
Assessor's Parcel No.	General Location	Legal Description	Acres	Classification
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
* Rural means lands which are located in a remote area. This classification will have no restrictions.				

Overview: Located in the Happy Valley area near Mile Post 140 of the Sterling Highway. Electric and telephone utilities are available. In the 1970's this site was once used as a temporary sawmill and access point to a State timber sale located approximately one mile to the southeast.

Findings of Fact:

1. Property Status: The Borough received title by State patent. This parcel is not classified (undesigned).
2. Topography: West half of parcel is gently sloping, east half is relatively flat with a small stream segment in the Southeast corner. Mostly lowland vegetation with some spruce trees.

Source Data: Wetland Classification and Mapping of the Kenai Lowland, Alaska (M. Gracz).

3. Soil:

32%± of this parcel is classified as "Island Silt Loam, Forested", 0 to 8 percent slopes, well drained with a depth to water table more than 80 inches, not limited for dwellings without basements and very limited for septic tank absorption, based on filtering capacity.

68%± of this parcel is classified as "Nikolai Peat", 0 to 4% slopes, poorly drained with a depth to water table about 0 to 18 inches, very limited for dwellings and very limited for septic tank absorption, based on depth to saturated zone.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Version 15, Sept. 19, 2017

(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).

4. Surrounding Land Use: No comprehensive land use plan has been developed for this area. Surrounding land use includes residential and undeveloped land. Surrounding development includes single-family homes.
5. Surrounding Land Ownership: Includes private and State land.
6. Access: Access is gained from the Sterling Highway and may require a State driveway permit. An old seismic line/trail runs through this parcel.
7. Utilities: Electric and telephone are available.
8. 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.
9. Department / Agency Comments: As of the writing of this report three agencies responded with either no comment / no objection or had no issues.

Analysis:

The topography, availability of electric service, and highway access allow this parcel to have potential for development. An old seismic line/trail runs through this parcel which once provided access to a State timber sale located approximately one mile to the southeast. The west half of this parcel has soil conditions that are favorable for dwellings but may need an engineered septic absorption system to overcome some soil limitations. However, the soil conditions on the east half of this parcel would preclude most types of development. Surrounding development is low density and could accommodate a range of land uses that are rural in character.

Conclusions:

This parcel is surplus to borough needs. The most limiting factor for development of this parcel is the marginal soil conditions. Due to the marginal soil conditions and the low density of development a Rural classification would offer a wide range of options for land uses or development. A Rural classification is appropriate for this parcel and is compatible with the surrounding area.

Recommendation:

Based on the findings of fact, analysis, and conclusions a Rural classification is recommended.



Vicinity Map

Description of Borough Land Proposed for Classification				
Assessor's Parcel No.	General Location	Legal Description	Acres	Classification
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
* Commercial means lands suitable for development or location of service oriented facilities such as stores, offices, medical clinics, restaurants, lodges, vehicular service stations, hotels, and camper parks. Lands must be able to support on-site water and sewer systems or capable of receiving water and/or sewer service, near public utilities and be in proximity to residential areas.				

Overview: Located in the Beluga area at the intersection of Eagle Nest Court and the Beluga Highway. Telephone and electric utilities are available.

Findings of Fact:

- Property Status:** The Borough received title by State patent. This parcel is not classified (undesignated). From 1983 to 1989 this property was leased from the borough to West Cook Inlet Contractors for the storage of heavy equipment and materials. From 2009 to 2017 a land use permit was issued to Three Mile Creek Services, Inc. for the storage of materials. These authorizations have since expired and the property is no longer occupied.
- Topography:** This parcel is relatively flat. The middle of this parcel has a large clearing as it was once used as a storage yard for materials and equipment.
- Soil:** No soil survey available.
- Surrounding Land Use:** No comprehensive land use plan has been developed for this area. Surrounding land use includes residential, commercial, and undeveloped land. Surrounding development includes single-family homes and a storage yard.
- Surrounding Land Ownership:** Includes private and borough land.
- Access:** Access can be gained from either the Beluga Highway, a gravel road, or Eagle Nest Court, a partially constructed road.
- Utilities:** Electric and telephone are available.
- Public Comment:** As of the writing of this report no written comments have/has been received. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.
- Department / Agency Comments:** As of the writing of this report three agencies responded with either no comment / no objection or had no issues.

Analysis:

The topography, availability of utilities, and highway access allow this parcel to have potential for development. However, with the lack of a comprehensive land use plan for the Beluga area, there is no established land use pattern. This parcel was used for many years as a commercial storage yard which demonstrates it's viable use for commercial purposes. A commercial classification is suitable for highway frontage parcels as the Beluga Highway provides a viable transportation corridor for properties with commercial activities. Classifying subject parcel as Commercial is supported by Goal 3.1, Objective 1, Implementation Action E of the Kenai Peninsula Borough Comprehensive Plan (2005) which states: "Inventory and classify borough lands suitable for economic development."

Conclusions:

This parcel is surplus to borough needs. A Commercial classification is appropriate for this parcel and is compatible with the surrounding area.

Recommendation:

Based on the findings of fact, analysis, and conclusions a Commercial classification is recommended.



Vicinity Map

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 Resolution 2018-___ classifying subject land as follows:

Description of Borough Land Proposed for Classification				
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 W $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, 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 $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 12, T5N, R11W, Seward Meridian, Alaska	20.00	Residential
Portion of 131-010-16	Kalifornsky	S $\frac{1}{2}$ S $\frac{1}{2}$ of Government Lot 2, Section 1, T4N, R12W, Seward Meridian, Alaska lying east of Kalifornsky Beach Road right-of-way	1.6	Preservation
157-062-15	Ninilchik	N $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, 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

END OF STAFF REPORT