

## **E. NEW BUSINESS**

- 1. Ordinance 2023-25 – Approving Anchors Aweigh North Subdivision Single-Family Residential (R-1) Local Option Zoning District & Amending KPB 21.46.040**

# Kenai Peninsula Borough

## Planning Department

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### MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members, Kenai Peninsula Borough Assembly

**THRU:** Peter A. Micciche, Borough Mayor *PM*  
Robert Ruffner, Planning Director *RR*  
Samantha Lopez, River Center Manager *SL*

**FROM:** Ryan Raidmae, Planner *RR*

**DATE:** October 26, 2023

**RE:** Ordinance 2023-\_\_\_\_, Approving Anchors Aweigh North Subdivision Single-Family Residential (R-1) Local Option Zoning District and Amending KPB 21.46.040 (Mayor)

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The Alaska Department of Natural Resources submitted an application requesting the formation of a Single-Family Residential (R-1) Local Option Zoning District (LOZD) of the Anchors Aweigh North Subdivision in Happy Valley. The proposed LOZD includes 15 lots and 2 tracts, encompasses 39.4 acres, and is adjacent to the west side of the Sterling Highway.

The property within the proposed LOZD was approved by the Borough Planning Commission on August 14, 2023 as part of the ASLS No. 2023-16 Anchors Aweigh North Subdivision. The final plat has been submitted for staff review, but has not yet been finalized. The Planning Department's intent is to finalize and record the subdivision plat and LOZD concurrently.

Public notice was sent to property owners within a 300-foot radius of the proposed LOZD informing them of a scheduled community meeting to be held on October 18, 2023 at the Donald E. Gilman River Center. While there were no attendees at the meeting, the Planning Department received one inquiry regarding the proposed LOZD. The proposed LOZD appears to meet the formation requirements of KPB 21.44.040, and is consistent with the 2019 Kenai Peninsula Borough Comprehensive Plan which states, "Establish policies that better guide land use to minimize land use conflicts, maintain property values, protect natural systems and support individual land use freedoms."

Per KPB 21.44.060(A), the Assembly must approve, disapprove, or modify the proposed LOZD. If adopted, this Ordinance will approve the formation of the R-1 LOZD and amend KPB 21.46.040 to include the Anchors Aweigh North Subdivision LOZD.

Your consideration is appreciated.

Introduced by: Mayor  
Date: 11/07/23  
Hearing: 12/12/23  
Action:  
Vote:

**KENAI PENINSULA BOROUGH  
ORDINANCE 2023-**

**AN ORDINANCE APPROVING ANCHORS AWEIGH NORTH SUBDIVISION  
SINGLE-FAMILY RESIDENTIAL (R-1) LOCAL OPTION ZONING DISTRICT AND  
AMENDING KPB 21.46.040**

- WHEREAS,** an application was submitted to the Kenai Peninsula Borough Planning Department signed by the record owner of six lots within the proposed Local Option Zoning District (“LOZD”); and
- WHEREAS,** pursuant to KPB 21.44.040, the proposed LOZD meets all formation requirements; and
- WHEREAS,** the Alaska Department of Natural Resources is the current and sole owner of the subject property; and
- WHEREAS,** the Planning Department held a community meeting at the Donald E. Gilman River Center on October 18, 2023, regarding this proposed LOZD as required by KPB 21.44.040(C); and
- WHEREAS,** the Planning Department received one public inquiry regarding the proposed LOZD; and
- WHEREAS,** Goal 2, Focus Area: Land Use, Objective A of the Kenai Peninsula Borough's 2019 Comprehensive Plan is to establish policies that better guide land use to minimize land use conflicts, maintain property values, protect natural systems and support individual land use freedoms; and
- WHEREAS,** the Kenai Peninsula Borough Planning Commission reviewed the proposed LOZD at its regularly scheduled meeting of November 13, 2023 and recommended \_\_\_\_\_;

**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That the Assembly finds the adoption of Anchors Aweigh North, Local Option Zoning District to be consistent with surrounding land uses and the 2019 Kenai Peninsula Borough Comprehensive Plan.

**SECTION 2.** That KPB 21.46.040 is hereby amended as follows:  
**21.46.040. – Single - Family Residential (R-1) Districts.**

A. The following Single-Family Residential (R-1) districts and official maps are hereby adopted:

...

14. Anchors Aweigh North is described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and Tracks A, B and C, Anchors Aweigh Subdivision, according to Alaska State Land Survey No. 2023-16, Homer Recording District

a. The local option zoning applies to any further replats within the Anchors Aweigh North LOZD.

**SECTION 3.** That Anchors Aweigh North Subdivision LOZD will be recorded in the proper recording district.

**SECTION 4.** That this ordinance shall be effective immediately upon enactment.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Brent Johnson, Assembly President

ATTEST:

\_\_\_\_\_  
Michele Turner, CMC, Borough Clerk



# LOCAL OPTION ZONING DISTRICT APPLICATION

(KPB 21.44.030A)

Kenai Peninsula Borough  
Planning Department  
134 N. Binkley St.  
Soldotna, AK 99669  
907-714-2206  
1-800-478-4441 ext 2206  
(Toll Free within Borough)

**Formation Requirements:** An LOZD formed under KPB 21.44.030(A) requires an application signed by the record owners of at least six lots within the proposed LOZD. The applicants shall be owners of parcels proposed for regulation. The formation of the LOZD may include portions of subdivisions.

Please fill in the following information.

*FY24*

PRIMARY CONTACT		SECONDARY CONTACT	
Name	Patrick Hall	Name	Tim Shilling
Mailing Address	3700 Airport Way	Mailing Address	3700 Airport Way
	Fairbanks, AK 99709		Fairbanks, AK 99709
Contact Phone (Day)	907-374-3737 (Mobile) Same	Contact Phone (Day)	907-451-2734 (Mobile) Same
Email	patrick.hall@alaska.gov	Email	timothy.shilling@alaska.gov

PROPERTY INFORMATION			
KPB Parcel ID # (000-000-00)	159-18-022	TOWNSHIP	3S RANGE 15W SECTION 36
SUBDIVISION	Anchor's Aweigh Subdivision	LOT	2-17 BLOCK _____ ACREAGE 39.4
If the permit is not being requested for the entire parcel, describe the specific location within the parcel to be permitted. e.g. N1/2 SW1/4 NE1/4 N/A			
KPB Parcel ID #: 159-18-022		Acreage: 42.76	
Physical Address: 27725 Sterling Highway			
Legal Description T 3S R 15W SEC 36 SEWARD MERIDIAN HM W1/2 SW1/4 LYING WEST OF STERLING HWY			

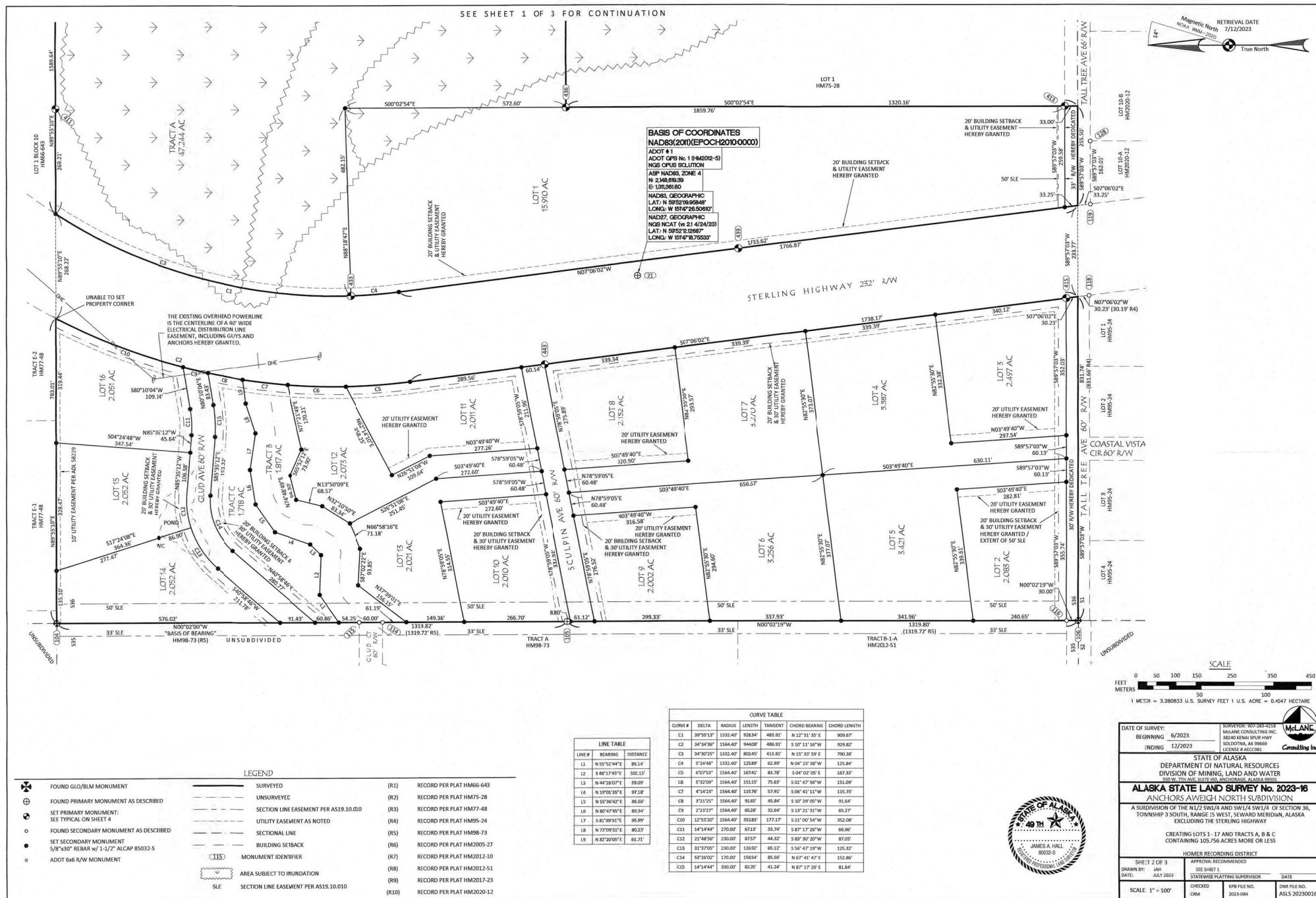
LOCAL OPTION ZONING DISTRICT		
<input checked="" type="checkbox"/> R-1 Single-Family Residential District	<input type="checkbox"/> R-2 Small Lot Residential District	<input type="checkbox"/> R-R Rural Residential District
<input type="checkbox"/> R-W Residential Waterfront District	<input type="checkbox"/> R-M Multi-Family Residential District	<input type="checkbox"/> C-3 Mixed Use District

STRUCTURE TYPE	
<input checked="" type="checkbox"/> Single-Family Dwelling	<input type="checkbox"/> Garage <input checked="" type="checkbox"/> Storage Shed <input type="checkbox"/> Other Kids Slide/Swing Set

I hereby certify that I am (or I have been authorized to act for) the owner of the property described above and that the construction will be completed as shown on the attached site plan.

Date 7/14/2023	Signature Patrick Hall
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REFERENCE TABLE - FOUND PRIMARY MONUMENTS THIS SURVEY					
MON #	DESC	BEARING TO	DISTANCE	SOURCE	STATUS
(102) 	6° SPRUCE	S 45° 05' W	21 LINKS	GLO	NOT FOUND
	8° SPRUCE	N 23° 00' W	22.5 LINKS	GLO	NOT FOUND
	L8 32 SE - 3/4" REBAR	N 44° 52' W	42.5'	HM86-83	COMPUTED
	L8 32 SW - 1/4" REBAR	N 85° 33' W	41.1'	HM86-83	COMPUTED
(103) 	10° SPRUCE	N 80° E	22 LINKS	GLO	NOT FOUND
	10° SPRUCE	N 65° 05' W	25 LINKS	GLO	NOT FOUND
	L8 32 SE - 3/4" REBAR	S 89° 55' W	50'	HM75-37	COMPUTED
	L8 32 SW - 1/4" REBAR	S 89° 55' W	35.2'	HM75-37	COMPUTED
(104) 	10° SPRUCE	S 48° 05' E	8 LINKS	GLO	NOT FOUND
	16° SPRUCE	N 30° 05' W	15 LINKS	GLO	NOT FOUND
	LE 1 SW - 3/4" REBAR	N 89° 55' E	39'	HM77-48	COMPUTED
	LE 1 NW - 3/4" REBAR	N 99° 54' E	191.0'	HM77-48	COMPUTED
(106) 	6° SPRUCE	N 67° 50' E	43 LINKS	GLO	NOT FOUND
	6° SPRUCE	S 52° 25' E	17 LINKS	GLO	NOT FOUND
	14° SPRUCE	S 57° 05' W	60 LINKS	GLO	NOT FOUND
	12° SPRUCE	N 8° W	12 LINKS	GLO	NOT FOUND
	L4 NW - 3/4" REBAR w/ 1" VPC	S 30° 10' E	30'	HM95-24	COMPUTED
	TRC B-1-ASE - 3/4" REBAR w/ 1" VPC	N 30° 02' W	30'	HM95-73	FOUND
(412) 	SM # 124	N 30° 04' W	33.0'	HM20:2-10	FOUND
	SM # 126	S 42° 24' E	44.5'	HM2007-57A	FOUND
	SM # 127	N 42° 13' E	44.0'	HM2007-57A	FOUND
(105) 	FOUND 2-1/2" ALMON ON 2" AL POST FLUSH w/ GROUND NO RECORD BEARING TREES	(109) 	FOUND 2-1/2" ALMON ON 2" AL POST FLUSH w/ GROUND NO RECORD BEARING TREES	(125) 	FOUND 2-1/2" ALMON ON 2" AL POST FLUSH w/ GROUND NO RECORD BEARING TREES

(TYP.) ASLS 2023-16 L8 1/2 2023 85032-S SET SECONDARY MONUMENT 5/8" X 20" REBAR w/ 1/2" ALCAP 85032-S FLUSH w/ GROUND	(114, 115, 116) 7328-S 1599 FOUND 1/2" REBAR w/ 1" VPC FLUSH w/ GROUND	(118) RW 1 3688-S FOUND 2" ALCAP ON 5/8" REBAR FLUSH w/ GROUND	(119) 2019 ROW L10A 10771 FOUND 2" ALCAP ON 1" AL PIPE FLUSH w/ GROUND
(124) ILLEGIBLE FOUND 1/2" REBAR w/ 1" VPC BENT & LOCATED AT GROUND ENTRY	(126) 7328-S 2013 FOUND 1/2" REBAR w/ 1" VPC FLUSH w/ GROUND	(127) 7328-S 2006 FOUND 1/2" REBAR w/ 1" VPC FLUSH w/ GROUND	(128) 2019 ROW L10A L10B 10771 FOUND 2" ALCAP ON 5/8" REBAR FLUSH w/ GROUND

REFERENCE TABLE - SET PRIMARY MONUMENTS THIS SURVEY					
MON #	DESC	BEARING TO	DISTANCE	SOURCE	STATUS
(411)	SET PRIMARY MONUMENT	SET SECONDARY MONUMENT	S 89° 55' W	537.4'	
		SET SECONDARY MONUMENT	S 89° 55' W	269.7'	
(413)	SET PRIMARY MONUMENT	SM # 119	S 75° 15' W	259.5'	
		SM # 128	S 53° 31' W	111.1'	
(415)	SET PRIMARY MONUMENT	SM # 118	S 07° 06' E	60.5'	
		SM # 119	S 75° 26' E	249.4'	
(433)	SET PRIMARY MONUMENT	SET SECONDARY MONUMENT	S 04° 24' E	125.4'	
		SET SECONDARY MONUMENT	N 86° 51' W	232.1'	
(436)	SET PRIMARY MONUMENT	18° SPRUCE	S 86° 48' W	20.5'	
		12° SPRUCE	S 28° 23' E	59.7'	
		12° SPRUCE	N 65° 12' E	33.5'	
(438)	SET PRIMARY MONUMENT	18° SPRUCE	N 14° 55' E	20.7'	
		14° SPRUCE	N 73° 23' W	18.2'	
		18° SPRUCE	S 29° 57' W	19.2'	
(439)	SET PRIMARY MONUMENT	ADOT # 1 CP # 21	N 14° 58' W	269.3'	
		SET SECONDARY MONUMENT	S 50° 54' W	273.5'	
(443)	SET PRIMARY MONUMENT	SET SECONDARY MONUMENT	N 07° 06' W	60.1'	
		SET SECONDARY MONUMENT	S 78° 59' W	275.9'	

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER AND THAT THE STATE OF ALASKA IS THE OWNER OF THE REAL PROPERTY ASLS No. 2023-36 SHOWN AND DESCRIBED HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS AND RIGHTS-OF-WAY SHOWN AND DESCRIBED HEREON.

DIRECTOR, DIVISION OF MINING, LAND & WATER DATE

## NOTARY'S ACKNOWLEDGEMENT

FOR: ACKNOWLEDGED BEFORE ME THIS

DAY OF \_\_\_\_\_, 2023

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF ALASKA

## CERTIFICATE OF ACCEPTANCE - KPB

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY (GLUD AVE, SCULPIN AVE & TALL TREE AVE) ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL DATE

## WASTEWATER DISPOSAL - LOTS &amp; TRACT C

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOILSLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CODY R. McLANE C.E. 11510 AK DATE

WASTEWATER DISPOSAL - TRACT A & LOT 1  
THESE TRACTS ARE AT LEAST 20,000 SQUARE FEET IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL - TRACT B  
CONDITIONS MIGHT NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. NO WASTEWATER WILL BE GENERATED OR DISPOSED OF ON THIS TRACT AS OF THE DATE OF THIS PLAT. IF CIRCUMSTANCES CHANGE TO ALLOW AWWFL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS, THOSE SYSTEMS MUST MEET THE WASTEWATER DISPOSAL REQUIREMENTS OF KPB CHAPTER 20.40 AND THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

JAMES A. HALL 85032-S REGISTERED LAND SURVEYOR

DATE

## TYPICAL PRIMARY MONUMENT

SET THIS SURVEY



SET 3-1/4" ALUMINUM CAP w/ PRE-INSTALLED MAGNET UNDER CAP ON 2-3/8" x 20" FLANGED ALUMINUM PIPE SET CAP FLUSH WITH GROUND 3" PINK CASED MAGNET SET BELOW BASE OF MON. 3" x 6" CARBONITE POST w/ SURVEY MARKER LABEL SET 2' IN GROUND AS WITNESS POST

## BASIS OF COORDINATES

(ADOT # 1) (CP # 21)



FOUND 2-1/2" BRASS DONUT ON 9/16" X 35.5" STAINLESS DRIVE ROD IN METAL CASING 0.3' BELOW GROUND

## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF AUGUST 14, 2023.

AUTHORIZED OFFICIAL

## Plat #

Sheet Date  
Date  
Time

DATE OF SURVEY: BEGINNING: 6/2023 ENDING: 12/2023		SURVEYOR: 801283-4228 McLANE CONSULTING INC. 8640 KENAI DRIVE HWY 1 SEALY, AK 99585 LICENSE # A00001	
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORS AWEIGH NORTH SUBDIVISION			
ALASKA STATE LAND SURVEY No. 2023-16 A SUBDIVISION OF THE K1/2 S41/4 AND SW1/4 SW1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN, ALASKA EXCLUDING THE STERLING HIGHWAY			
CREATING LOTS 1-17 AND TRACTS A, B & C CONTAINING 105.76 ACRES MORE OR LESS			
HICHER RECORDING DISTRICT			
SHEET 3 OF 3		APPROVAL RECOMMENDED	
DRAWN BY: JAH		SEE SHEET 1	
DATE: JULY 2023		STRATEGIC PLANNING SUPERVISOR	
SCALE: N/A		CHECKED: CRM	DATE: 2023-08-14
		DATE FILE NO.:	ASLS 20230016





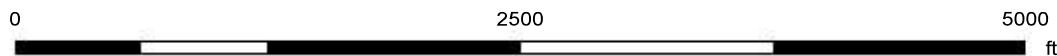
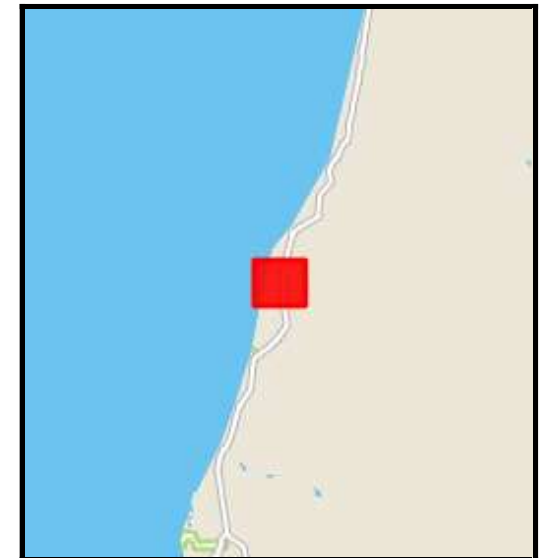
Project Overview and Vicinity Map

**Anchors Aweigh North, Single-Family Residential (R-1), LOZD**

 **Project Area**



**Vicinity**



Map created by Raidmae, Ryan

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





# Kenai Peninsula Borough Planning Department

## Habitat Protection Area Map

## Anchors Aweigh North, Single-Family Residential (R-1), LOZD



**Project Area**

River Miles

Tax Parcels

Habitat

KPB 2118 - KPB 2118

Anadromous Streams

- Exempt
- Managed
- Unregulated
- others

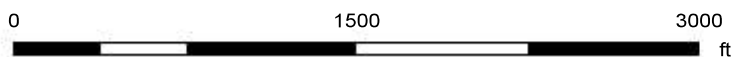
KPB 2118 - KPB 2118

Anadromous Lakes and Areas

- Exempt
- Managed
- Unregulated
- n/a

Map created by Raidmae, Ryan

Friday, October 20, 2023

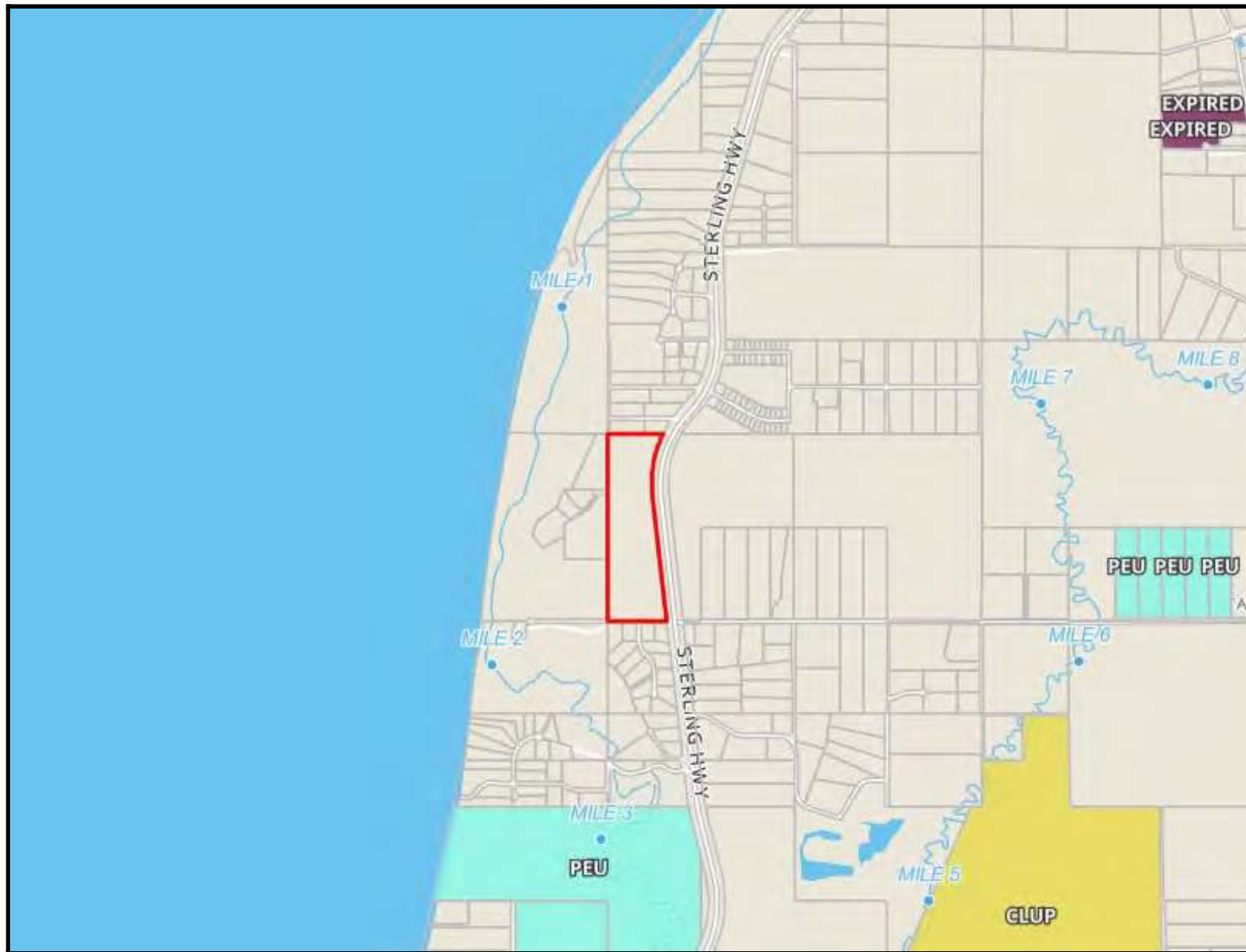




# Kenai Peninsula Borough Planning Department

## Regulatory Map

### Anchors Aweigh North, Single-Family Residential (R-1), LOZD



 **Project Area**

River Miles




Tax Parcels



Material Sites

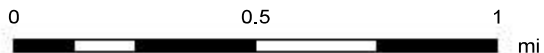
 PEU

 CLUP

 EXPIRED

Map created by Raidmae, Ryan

Friday, October 20, 2023







# Kenai Peninsula Borough Planning Department

## Ownership Map

## Anchors Aweigh North, Single-Family Residential (R-1), LOZD



**Project Area**

River Miles

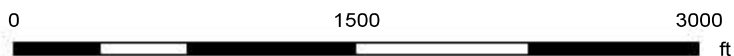
Parcels by Use / Ownership

Parcel Ownership Type

- Borough
- Federal
- Native
- Native Allotment
- Municipal
- Private
- State

Map created by Raidmae, Ryan

Friday, October 20, 2023



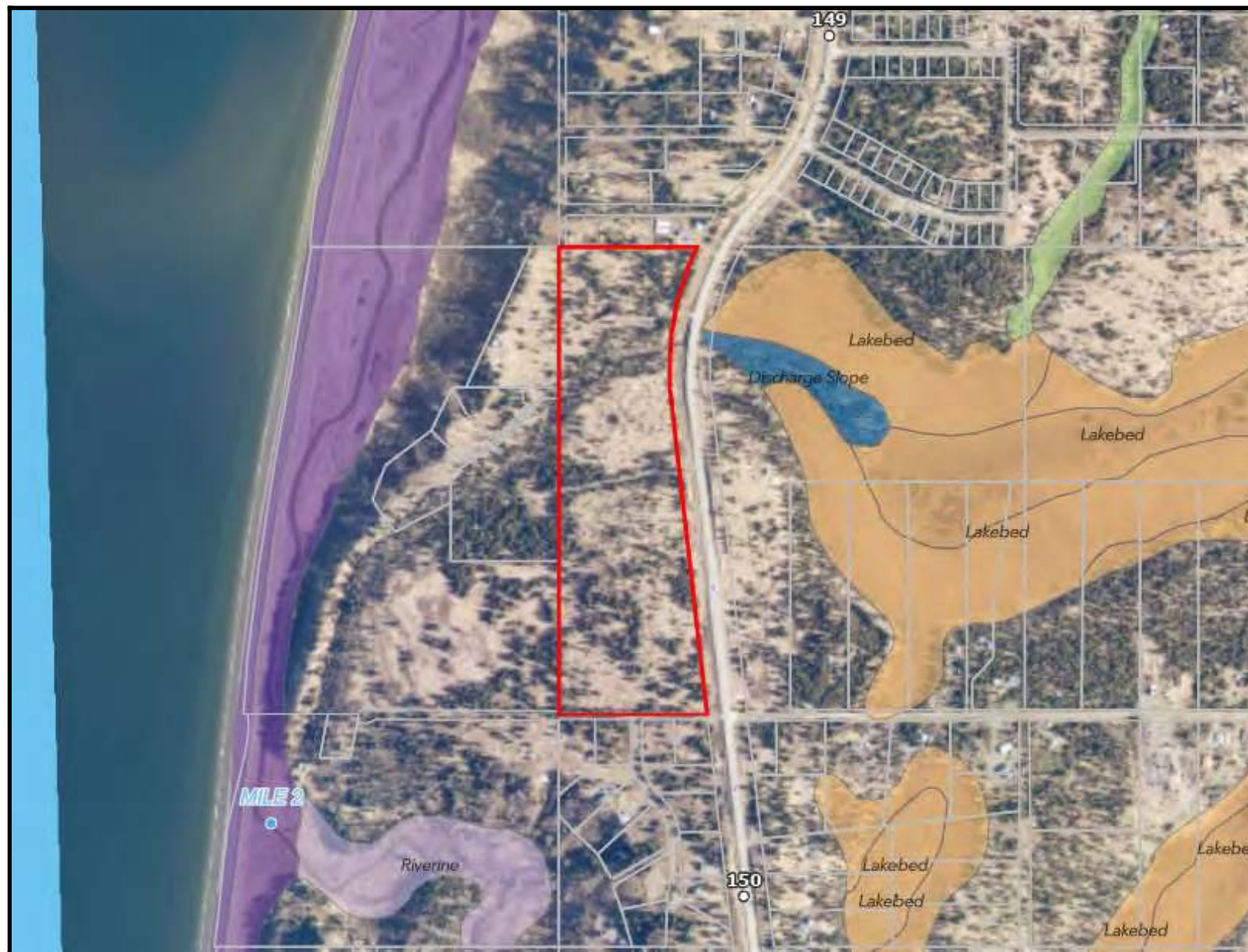




# Kenai Peninsula Borough Planning Department

## Wetlands Map

## Anchors Aweigh North, Single-Family Residential (R-1), LOZD



**Project Area**

River Miles

Tax Parcels

Landcover Features

KWF Wetlands Assessment

- DISTURB
- Depression
- Discharge Slope
- Drainageway
- Floating Island
- Headwater Fen
- Kettle
- LAKE
- Lakebed
- Late Snow Plateau
- Riverine
- Tidal
- Wetland / Upland Complex

Map created by Raidmae, Ryan

Friday, October 20, 2023

0 1500 3000 ft



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

## **AGENDA ITEM E. NEW BUSINESS**

### **ITEM # – LOCAL OPTION ZONING DISTRICT, SINGLE – FAMILY RESIDENTIAL (R-1), ANCHORS AWEIGH NORTH, APPROXIMATELY 0.5 MILES SOUTH OF MP 149 STERLING HIGHWAY**

**KPB File No:** Ordinance #####-##  
**PC Meeting:** November 13, 2023  
**Applicant:** Patrick Hall, Department of Natural Resources  
**Land Owner:** Alaska Department of Natural Resources  
**Parcel(s) No.** 159-180-22  
**Legal Description:** T 3S R 15W SEC 36 SEWARD MERIDIAN HM W1/2 SW1/4 LYING WEST OF STERLING HWY.  
**General Location:** About MP 149.5 of the Sterling Highway, Anchor Point Alaska, 99556  
**Zoning:** Rural Unrestricted  
**Exceptions Requested:** None

## **STAFF REPORT**

### **BACKGROUND INFORMATION:**

The Alaska Department of Natural Resources (ADNR), who is the sole applicant and owner of the subject parcels, has submitted a Local Option Zoning District (LOZD), Single Family Residential (R-1) application. Along with the application, ADNR also submitted a preliminary plat that subdivides parcels 159-180-22 into 15 lots and 2 tracks. Pursuant to Kenai Peninsula Borough (KPB) 21.44.030(B), Any Type of LOZD may be proposed at the time of preliminary or final plat approval.

On Oct. 18, 2023, a community meeting was held, as required by KPB 21.44.040(C), at the Donald E. Gilman River Center. The notice was sent to property owners within the proposed LOZD and the 300-foot notification area.

The Planning Department has reviewed the application for the proposed district using the criteria contained in KPB 21.44.040(A). Based upon land use, location, access, soils, topography, availability of utilities, encumbrances and permits, staff has determined the boundaries of the proposed LOZD is appropriate as requested.

### **PUBLIC NOTICE:**

Public notice of the hearing was mailed on or before October 25, 2023 to the owners of the 1 parcel within the boundaries of the LOZD and the 22 parcels within 300 feet of the proposed LOZD. A public hearing was held on the November 13, 2023, meeting of the Kenai Peninsula Borough Planning Commission and public notice of the application was published in the November 2<sup>th</sup> and 9<sup>th</sup>, 2023 issues of the Homer News.

### **ATTACHMENTS**

Project Overview and Vicinity Map  
Land Use Map  
Ownership Map  
Habitat Protection Area Map  
Regulatory Map  
Wetlands Map  
Application  
Paper Plat

### **STAFF RECOMMENDATION**

Staff recommends that the planning commission forward this application to the assembly with the recommendation to approve the creation of the Single-Family Residential (R-1) District as described in the legal description above.

**END OF STAFF REPORT**

**KENAI PENINSULA BOROUGH PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING**

«OWNER»  
«ATTENTION»  
«ADDRESS»  
«CITY», «STATE» «ZIPCODE»

**What is this notice?**

The Kenai Peninsula Borough (KPB) Planning Department received a request to place a Single-Family (R-1) Local Option Zoning District (LOZD) onto a property in the Happy Valley area. If approved, this zone would adopt greater land use restrictions, limiting the property to single-family residential developments.

**Why am I receiving this notice?**

You are a property owner within 300 feet of the proposed LOZD, and are being invited to provide input at an upcoming meeting of the KPB Planning Commission.

**Petition Information:**

Petitioner: Alaska Department of Natural Resources  
Vicinity: Happy Valley, approximately MP 149.5 of the Sterling Highway  
Subdivision: Anchors Aweigh North  
Lot(s): Lots 2-16 and Tracks B-C  
Legal: T 3S R 15W SEC 36 SEWARD MERIDIAN HM W1/2 SW1/4 LYING WEST OF STERLING HWY

**Public Hearing Information:**

Date/Time: November 13, 2023 at 7:30 pm  
Address: Borough Administrative Building  
144 N. Binkley St., Soldotna, Alaska  
Zoom Link: <https://us06web.zoom.us/j/9077142200>  
Meeting ID: 907 714 2200  
Telephonic: 1-888-788-0099 or 1-877-853-5247

**How do I comment on the matter?**

Anyone wishing to testify may attend the meeting in person or electronically, or may submit written comment to our office. Written comments **must be submitted by 1:00 pm Thursday, November 9, 2023**, and can be sent via email, in-person, or mail:

Email: [planning@kpb.us](mailto:planning@kpb.us)  
Mail or in- KPB Planning Department  
person: 144 N Binkley St.  
Soldotna, Alaska 99669

For additional information, contact Ryan Raidmae at [rraidmae@kpb.us](mailto:rraidmae@kpb.us) or (907) 714-2462.

Ryan Raidmae  
KPB Planner





Kenai Peninsula Borough

## Parcels Within 300 Feet of Proposed LOZD

Printed on 10/23/2023

