

AGENDA ITEM \_\_. PUBLIC HEARINGS

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

STAFF REPORT (Revised)

PC Meeting February 24, 2020

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
<u>05503159</u>	Kalifornsky	Lot 2, Phillips Station Subdivision, as shown on Plat No. 2010-41, Kenai Recording District	0.94	Residential
<u>06314142</u>	Sterling	S½SE¼SE¼ lying south of Scout Lake Loop Road, Section 14, T5N, R9W, Seward Meridian, Alaska <i>Note: this parcel will be dedicated as ROW per Huske-Scout Lake Subdivision, as shown on Plat No. 2020-TBD, Kenai Recording (KPB Plat File #2019-127)</i>	2	Utility/ Transportation
<u>06314145</u>	Sterling	S½SE¼SE¼ lying north of Scout Lake Loop Road, Section 14, T5N, R9W, Seward Meridian, Alaska <i>Note: This parcel is currently being surveyed and platted as Tract A, Huske-Scout Lake Subdivision, as shown on Plat No. 2020-TBD, Kenai Recording (KPB Plat File #2019-127)</i>	17.03	Rural
<u>06544043</u> <u>06544044</u> <u>06544045</u>	Sterling	Lot 43, 44, 45, Block 14, Gregory Subdivision, Addition No. 6, as shown on Plat No. 74-54, Kenai Recording District <i>Note: These parcels are currently being surveyed and platted into one lot as Gregory Sub. 2019 Replat, as shown on Plat No. 2020-TBD, Kenai Recording District. (KPB Plat File # 2019-134)</i>	0.93	Rural
Portion of <u>18521053</u>	Homer	That portion of the SE¼SE¼SE¼NW¼ & W½NE¼ & SE¼NE¼, Section 22, T4S, R11W, Seward Meridian, Alaska, lying east of Basargin Road ROW.	70	Resource Management
Portion of <u>18521053</u>	Homer	That portion of the SE¼SE¼SE¼NW¼ & W½NE¼, Section 22, T4S, R11W, Seward Meridian, Alaska, lying east of Basargin Road ROW described as soil Map Unit 574 "Kachemak Silt Loam" as shown on the Western Kenai Peninsula Soil Survey, 2005, USDA, NRCS.	9	Agriculture

**Public Notice:** Public notice was published in the Peninsula Clarion Newspaper, January 19 and 26, 2020. 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., February 13, 2020.

Assessor's Parcel No.	General Location	Legal Description	Acres+/-	Classification
05503159	Kalifornsky	Lot 2, Phillips Station Subdivision, as shown on Plat No. 2010-41, Kenai Recording District	0.94	*Residential
<p>* 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. [KPB 17.10.250(DD)]</p>				

**Overview:** Located in the Kalifornsky area at the northwest corner of Phillips Street and Kalifornsky Beach Road near Mile Post 17. Utilities are available.

**Findings of Fact:**

1. Property Status: The Borough received title by Statutory Warranty Deed. This parcel is not classified (undesigned).
2. Zoning: Rural District pursuant to KPB 21.04.010(B).
3. Topography: Subject parcel is generally level and wooded with mostly spruce mixed with some birch and alder.
4. Soil: 100% of this parcel is classified as "Soldotna Silt Loam", sandy substratum, undulating, 0 to 4 percent slopes, well-drained with a depth to water table at more than 80 inches, not limited for dwellings without basements but very limited for septic tank absorption, based on seepage, bottom layer.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed [Aug/27/2019].

(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. Kalifornsky Beach Road abuts the southerly boundary of subject parcel. Surrounding land use includes residential, and undeveloped land. Surrounding development includes single-family homes.
6. Surrounding Land Ownership: Surrounding land is primarily in private ownership with one borough owned parcel to the east.
7. Access: Access can be gained from Phillips Street. Phillips is a gravel road and not maintained by the Borough. This road has a slight encroachment into the parcel. The road is recognized as a valid existing use. Such use can be moved upon the future relocation of the road. A 33-foot wide section-line easement also runs along the west boundary of this parcel.
8. Utilities: Gas, electric, and telephone are available.
9. 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.
10. Kalifornsky Advisory Planning Commission (KAPC) Review: February 5, 2020 the KAPC held a public meeting and recommended a Residential classification.
11. 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 developed road providing access to this parcel, suitable topography, and availability of utilities, this parcel has potential for development. And while soil conditions are favorable for dwellings, use of an engineered septic absorption system may be needed to overcome soil limitations.

**Conclusions:**

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



**Vicinity Map**

Assessor's Parcel No.	General Location	Legal Description	Acres+/-	Classification
06314142	Sterling	S½SE¼SE¼ lying south of Scout Lake Loop Road, Section 14, T5N, R9W, Seward Meridian, Alaska  <i>Note: this parcel will be dedicated as ROW per Huske-Scout Lake Subdivision, as shown on Plat No. 2020-TBD, Kenai Recording (KPB Plat File #2019-127)</i>	2	*Utility/ Transportation
Utility/Transportation (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.				

**Overview:** Located in the Sterling area off of Scout Lake Loop Road. An irregular parcel containing an existing road and easements suitable to be primarily managed to host the road and accompanying utilities.

**Findings of Fact:**

- Property Status:** The Borough received title by State patent. This parcel is not classified (undesigned).
- Zoning:** Rural District pursuant to KPB 21.04.010(B).
- 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.
- Surrounding Ownership:** Surrounding land ownership includes private land.
- Access:** The entire parcel is encompassed by a Public Road Easement (Document No. 2017-012490-0, KR D) with access being gained from Scout Lake Loop Road. The continuation of Huske Street passes through this parcel and connects to Scout Lake Loop Road but is not dedicated over this parcel. An undeveloped 50-foot wide section-line easement runs along the east and south boundaries.
- Utilities:** Gas, electric, and telephone are available. This parcel is encumbered by a natural gas pipeline easement.
- Topography:** This parcel is relatively level and mostly forested with spruce trees.
- Soil:**

49.1%± of this parcel is classified as “Kichatan Silt Loam”, 8 to 15 percent slopes, well drained and has a depth to water table of more than 80 inches, somewhat limited for dwellings without basements, and very limited for septic tank absorption based on filtering capacity, seepage, depth to saturated zone, and ponding.

31.4%± of this parcel is classified as “Soldotna Silt Loam”, 0 to 4 percent slopes, well drained and has a depth to water table of more than 80 inches not limited for dwellings without basements, and very limited for septic tank absorption based on seepage, depth to saturated zone, and subsidence.

19.5%± of this parcel is classified as “Starichkof Peat”, 0 to 4 percent slopes, very poorly drained and has a depth to water table about 0 to 10 inches, very limited for dwellings without basements, and very limited for septic tank absorption based on depth to saturated zone, subsidence, flooding, ponding, and slow water movement.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed [9/18/2019]. (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).
- Public Comments:** As of the writing of this report one written comment 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:**

Several factors limit the development potential of this parcel including its shape, wetlands, easements, and the existing road.

**Conclusions:**

This parcel is surplus to borough needs. A Utility/Transportation classification would be appropriate for this parcel.



Vicinity Map

Assessor's Parcel No.	General Location	Legal Description	Acres+/-	Classification
06314145	Sterling	S½SE¼SE¼ lying north of Scout Lake Loop Road, Section 14, T5N, R9W, Seward Meridian, Alaska.  <i>Note: This parcel is currently being surveyed and platted as Tract A, Huske-Scout Lake Subdivision, as shown on Plat No. 2020-TBD, Kenai Recording (KPB Plat File #2019-127)</i>	17	*Rural
* Rural means lands which are located in a remote area. This classification will have no restrictions.				

**Overview:** Large acreage parcel located in the Sterling area off of Scout Lake Loop Road. Utilities are available.

**Findings of Fact:**

1. Property Status: The Borough received title by State patent. This parcel is not classified (undesigned).
2. Zoning: Rural District pursuant to KPB 21.04.010(B).
3. 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.
4. Surrounding Ownership: Surrounding land ownership includes private land.
5. Access: Access to this parcel is gained from Scout Lake Loop Road but may require a State driveway permit. An undeveloped 50-foot wide section-line easement runs along the south boundary.
6. Utilities: Gas, electric, and telephone are available
7. Topography: The southern portion of this parcel is relatively flat and then rises about 20ft. near the northerly portion. The parcel is mostly forested with spruce trees
8. Soil:  

49.1%± of this parcel is classified as "Kichatan Silt Loam", 8 to 15 percent slopes, well drained and has a depth to water table of more than 80 inches, somewhat limited for dwellings without basements, and very limited for septic tank absorption based on filtering capacity, seepage, depth to saturated zone, and ponding.

31.4%± of this parcel is classified as "Soldotna Silt Loam", 0 to 4 percent slopes, well drained and has a depth to water table of more than 80 inches not limited for dwellings without basements, and very limited for septic tank absorption based on seepage, depth to saturated zone, and subsidence.

19.5%± of this parcel is classified as "Starichkof Peat", 0 to 4 percent slopes, very poorly drained and has a depth to water table about 0 to 10 inches, very limited for dwellings without basements, and very limited for septic tank absorption based on depth to saturated zone, subsidence, flooding, ponding, and slow water movement.

Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed [9/18/2019].  
(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).
9. Special Feature: This parcel has a history of being a local dumping location.
10. Public Comments: As of the writing of this report one written comment has been received. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.
11. Department / Agency Comments: As of the writing of this report three agencies responded with either no comment / no objection or had no issues.

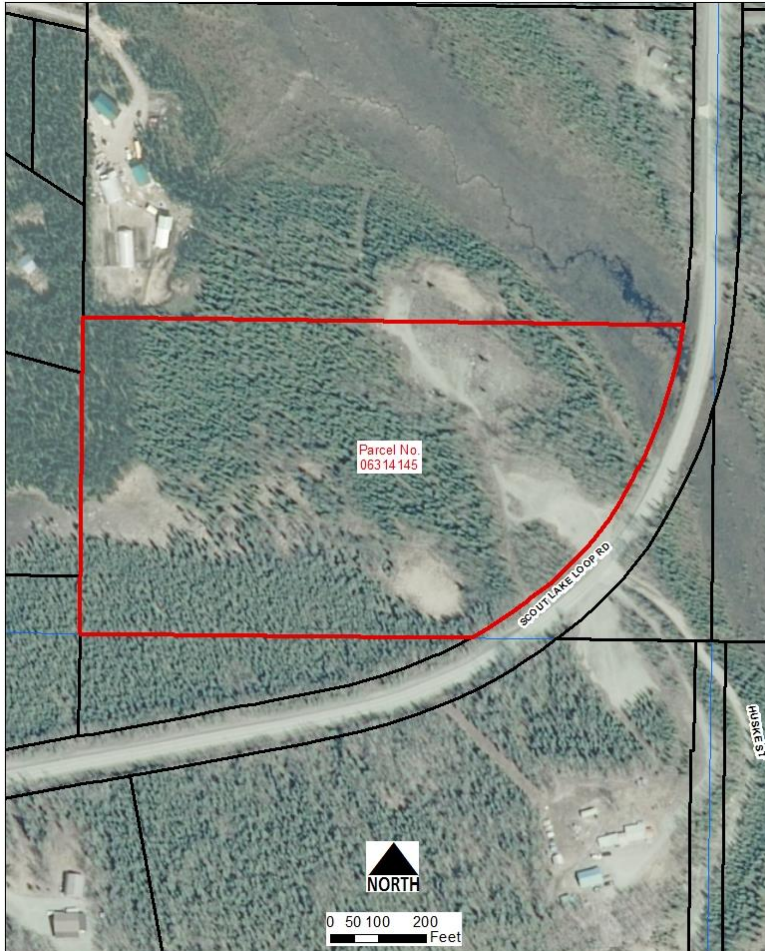


**Analysis:**

The topography, availability of utilities, and access from Scout Lake Loop Road allow this parcel to have potential for development. Use of an engineered septic absorption system may be necessary to overcome soil limitations within certain areas of this parcel. Historical dumping that had occurred on the property needs to be properly disclosed in the event the property is disposed with opportunity given to thoroughly inspect the condition of the property.

**Conclusions:**

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



**Vicinity Map**

Assessor's Parcel No.	General Location	Legal Description	Acres+/-	Proposed Classification
06544043 06544044 06544045	Sterling	Lots 43, 44, 45, Block 14, Gregory Subdivision, Addition No. 6, as shown on Plat No. 74-54, Kenai Recording District.  <i>Note: These parcels are currently being surveyed and platted into one lot as Gregory Sub. 2019 Replat, as shown on Plat No. 2020-TBD, Kenai Recording District. (KPB Plat File # 2019-134)</i>	0.93	*Rural

\* Rural means lands which are located in a remote area. This classification will have no restrictions.

**Overview:** Located in the Sterling area, this parcel is situated near Mile Post 80.5 of the Sterling Highway. Access is

gained from June Drive. Electric utility is available.

**Findings of Fact:**

1. Property Status: The Borough received title by Clerk's Deed through tax foreclosure proceedings. This parcel is not classified (undesignated). Site inspection conducted on 10/11/19 by Land Management staff discovered three motor homes, one that is inhabited, numerous abandoned vehicles, and other miscellaneous equipment.
2. Zoning: Rural District pursuant to KPB 21.04.010(B)
3. Surrounding Land Use No comprehensive land use plan has been developed for this area. Surrounding land use includes residential and undeveloped land. Surrounding development is low density but includes single-family homes.
4. Surrounding Land Ownership: Includes private and native land.
5. Topography: The topography is generally level and mostly forested with spruce.
6. Soil:  
77.4%± of this parcel is classified as "Cohoe Silt Loam", 4 to 8 percent 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 seepage, depth to saturated zone, subsidence, and slow water movement.  
  
22.6%± of this parcel is classified as "Cohoe Silt Loam", 8 to 15 percent slopes", well drained with a depth to water table at more than 80 inches, somewhat limited for dwellings without basements and very limited for septic tank absorption, based on seepage, depth to saturated zone, subsidence, and slow water movement.  
  
Source Data: Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed [10/4/2019].  
(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).
7. Access: Access is gained from June Drive, a gravel road maintained by the borough.
8. Utilities: Electric is available and gas is within 600 feet.
9. 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.
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 borough intends to plat these three parcels into one lot to conform to lot size standards under KPB Title 20. With a borough maintained road providing access to this parcel, suitable topography, and electric utility available, 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 Rural classification is appropriate for this parcel and is compatible with the surrounding area.





**Vicinity Map**

<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>Classification</b>
Portion of <u>18521053</u>	Homer	That portion of the SE¼SE¼SE¼NW¼ & W½NE¼ & SE¼NE¼, Section 22, T4S, R11W, Seward Meridian, Alaska, lying east of Basargin Road ROW.	70	*Resource Management
Portion of <u>18521053</u>	Homer	That portion of the SE¼SE¼SE¼NW¼ & W½NE¼, Section 22, T4S, R11W, Seward Meridian, Alaska, lying east of Basargin Road ROW described as soil Map Unit 574 "Kachemak Silt Loam" as shown on the Western Kenai Peninsula Soil Survey, 2005, USDA, NRCS.	9	**Agriculture

\* Resource Management means land having resources which may be extracted as an interim use in a manner which will not create a negative impact on the most appropriate use of the land. This classification is not exclusive and may overlap any other classification thereby allowing other non-conflicting uses. Resources on these lands may be sold or permitted for use.

\*\*Agriculture means activities that result in products for human or animal use. Agriculture activities may include raising crops, animals, or grazing animals. Agriculture does not include human habitation.

**Overview:** Located in the Fox River area off of Basargin Road in the proximity of Mile Post 19 of East End Road. Access is gained from Basargin Road. Utilities are not readily available.

### **Findings of Fact:**

1. Property Status: The Borough received title by State Patent. This parcel is not classified (undesigned). The borough issued a land use permit to Snomads, Inc. for grooming snowmachine trails on this parcel and adjacent borough lands. This land was formerly a State grazing lease but has not been used for such purpose for many years.
2. Zoning: Rural District pursuant to KPB 21.04.010(B).
3. Surrounding Land Use: No comprehensive land use plan has been developed for this area. Surrounding land use is predominately undeveloped with some residential use to the south and includes single family homes. The borough issued a land use permit to Snomads, Inc. for grooming snowmachine trails on subject parcel and adjacent borough parcels. A borough grazing lease was authorized on land to the southwest. The "Eagle Lake Material Site" is approximately 1.7 miles to the northwest and was classified as Resource Development per Resolution 95-003 and is managed by East Road Services, Inc. through a concessionaire's agreement with the borough. The adjacent 200± acres that lies west of Basargin Road is classified as agriculture per Resolution 2017-024. Subsequently the Borough received an application to lease the adjacent 200± acres for agriculture purposes. KPB is in the process of evaluating the lease application.
4. Surrounding Land Ownership: Includes borough, state, and native land.
5. Topography: Subject parcel varies with rolling to hilly terrain and ranging in elevation from 1300' to 1500'. Approximately 60 acres located at the most easterly and southerly end of the parcel (east of Basargin Road) show a mix of Kettle, Discharge Slope, Drainageway, and other wetlands. 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. Drainageway wetlands are typically extensive peatlands formed in relict which once drained more extensive glaciers and are frequently linear fens, with a generally stable water level close to the surface supported by ample groundwater throughflow that may support modern streams. The 200± acres lying west of Basargin Road is upland.

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

### 6. Web Soil Survey:

#### Forest Productivity

Based on USDA Soil Survey information regarding forest productivity, the 70 acres could sustainably yield approximately 7 cords of wood per year.

#### Soil

83%± is classified as Mutnala-Starichkof-Slikok association, undulating to hilly, well drained with a depth to restricted feature at more than 80 inches, very limited for dwellings and very limited for septic tank absorption, based on several factors including slope, slow water movement, ponding, Depth to saturated zone, flooding, and subsidence.

12%± of this parcel is classified as "Kachemak Silt Loam", 8 to 15 percent slopes, well drained with a depth to water table at more than 80 inches, somewhat limited for dwellings and very limited for septic tank absorption, based on restricted permeability. 4e is the land capability classification (nonirrigated) which means soils have severe limitations that restrict the choice of plants or require very careful management, or both. Such soil shows that the main problem is the hazard of erosion unless close-growing plant cover is maintained. The susceptibility to erosion

and past erosion damage are the major soil-related factors affecting the soils that are assigned this subclass letter.

Class 4e soils are among the best agricultural soils in the Homer area and are identified by the Homer Soil and Water Conservation District as Soils of Local Importance. The LESA study indicates that the agricultural potential for this land is fair and rangeland potential excellent.

5%± is classified as Typic Cryontherents, 100 to 150 percent slopes, well drained with a depth to restricted feature at more than 80 inches, very limited for dwellings and very limited for septic tank absorption, based on several factors including slope, slow water movement, and depth to saturated zone.

**Source Data:**

- A) Web Soil Survey, provided by the U.S.D.A. Natural Resources Conservation Service, Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed [12/17/2019]. (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling).
- B) Land Evaluation & Site Assessment (LESA), an agricultural study produced for KPB by the Homer and Kenai-Kasilof Soil and Water Conservation Districts, 1987.

7. Access: Access is gained from Basargin Road. Basargin Road is a 60-foot right-of-way established by the State of Alaska per ADL No. 63711. An undeveloped 50-foot-wide section-line easement runs along the east boundary of this parcel.

8. Utilities: Unavailable

9. 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.

10. Kachemak Bay Advisory Planning Commission (KBAPC) Review: The KBAPC has been inactive for many years. As part of a comprehensive planning effort the KBAPC conducted several meetings from 2001 to 2003 and on February 7, 2002 the KBAPC held a public meeting and recommended a rural classification with a resource development overlay. The KPB Planning Department recommended a rural classification with a grazing overlay. The comprehensive planning effort was never formalized into a land use plan.

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

**Analysis:**

This parcel has the potential to contribute to the local economy for both forestry and agriculture production. Borough Land Management recognizes that the demand for agricultural land has significantly increased over the years and continues to identify parcels with agriculture potential.

Soil information obtained from the Web Soil Survey for this parcel show the following findings:

- Potential for forestry production, i.e. 70 acres to yield approximately 7 cords of wood per year.
- Approximately 12 acres in the southwest corner would be suitable for agriculture purposes.
- Varies from somewhat limited to very limited for dwellings and very limited for septic tank absorption.

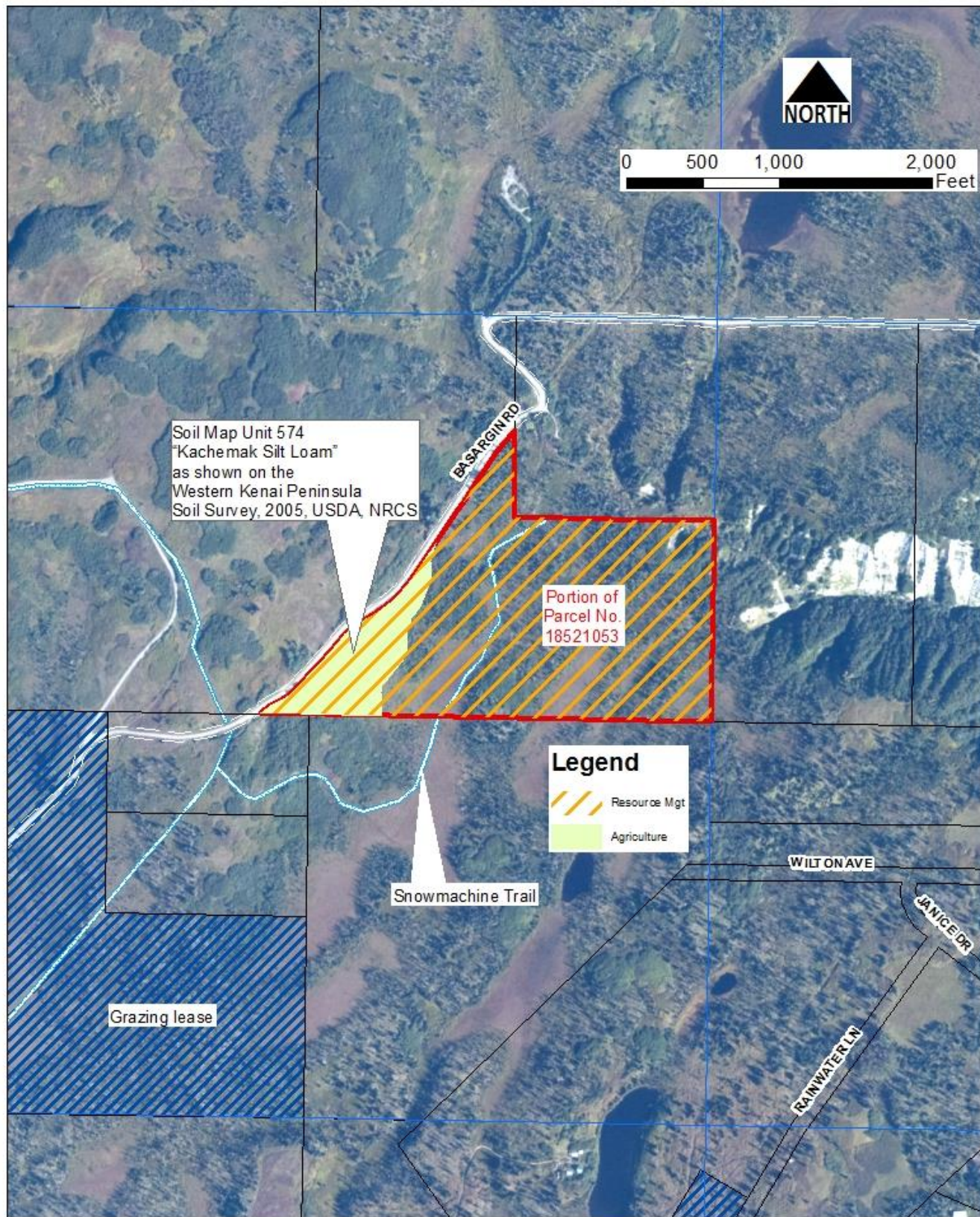
Other management findings associated with the parcel include:

- Winter use for snowmachine trails is an important public use which should continue to be accommodated.
- This is a large acreage parcel that is accessible to the public for casual uses such as hiking, cross country skiing, berry picking, hunting, etc.

**Conclusions:**

Land uses for this parcel are very limited by the soil characteristics. This land contains areas that would be useful for both forestry and agriculture purposes with soil types being a determining factor. Continuing authorization for snowmachine trails is compatible with both an agricultural classification as well as a resource management classification. A resource management classification is for interim use. At this time, no classification is being proposed for any long term use other than agriculture as identified.





**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 a Resolution classifying subject land as follows:

Description of Borough Land Proposed for Classification				
Assessor's Parcel No.	General Location	Legal Description	Acres+/-	Classification
<u>05503159</u>	Kalifornsky	Lot 2, Phillips Station Subdivision, as shown on Plat No. 2010-41, Kenai Recording District	0.94	Residential
<u>06314142</u>	Sterling	S½SE¼SE¼ lying south of Scout Lake Loop Road, Section 14, T5N, R9W, Seward Meridian, Alaska  <i>Note: this parcel will be dedicated as ROW per Huske-Scout Lake Subdivision, as shown on Plat No. 2020-TBD, Kenai Recording (KPB Plat File #2019-127)</i>	2	Utility/ Transportation
<u>06314145</u>	Sterling	S½SE¼SE¼ lying north of Scout Lake Loop Road, Section 14, T5N, R9W, Seward Meridian, Alaska  <i>Note: This parcel is currently being surveyed and platted as Tract A, Huske-Scout Lake Subdivision, as shown on Plat No. 2020-TBD, Kenai Recording (KPB Plat File #2019-127)</i>	17.03	Rural
<u>06544043</u> <u>06544044</u> <u>06544045</u>	Sterling	Lot 43, 44, 45, Block 14, Gregory Subdivision, Addition No. 6, as shown on Plat No. 74-54, Kenai Recording District.  <i>Note: These parcels are currently being surveyed and platted into one lot as Gregory Sub. 2019 Replat, as shown on Plat No. 2020-TBD, Kenai Recording District. (KPB Plat File # 2019-134)</i>	0.93	Rural
<u>15706215</u>	Ninilchik	N½N½NE¼NW¼, Section 35, T1S, R14W, Seward Meridian, Alaska	10	Rural
<u>16913228</u>	Anchor Point	SW¼SE¼SE¼ & W½SE¼SE¼SE¼, Section 13, T5S, R15W, Seward Meridian, Alaska	13.6	Rural
Portion of <u>18521053</u>	Homer	That portion of the SE¼SE¼SE¼NW¼ & W½NE¼ & SE¼NE¼, Section 22, T4S, R11W, Seward Meridian, Alaska, lying east of Basargin Road ROW.	70	Resource Management
Portion of <u>18521053</u>	Homer	That portion of the SE¼SE¼SE¼NW¼ & W½NE¼, Section 22, T4S, R11W, Seward Meridian, Alaska, lying east of Basargin Road ROW described as soil Map Unit 574 "Kachemak Silt Loam" as shown on the Western Kenai Peninsula Soil Survey, 2005, USDA, NRCS.	9	Agriculture

END OF STAFF REPORT