

AGENDA ITEM F. PUBLIC HEARINGS

- 7. Proposed reclassification of Borough land located in the Bean Creek area of Cooper Landing, pursuant to KPB Code of Ordinances, Chapter 17.10.080.

STAFF REPORT

PC Meeting July 19, 2004

Petitioner: Kenai Peninsula Borough, Alaska.

Proposed Classifications: The proposed reclassification scheme is shown on Attachment A.

Current Classifications: The current classifications are shown on Attachment B.

Basis For Reclassification: The KPB Planning Department staff and the Cooper Landing Advisory Planning Commission created a subdivision design (Birch and Grouse Ridge Subdivision, preliminary plat) that would require a modification of some classification boundaries in the Bean Creek area in Cooper Landing. Classification provides direction on how the borough should manage its land.

The proposed reclassification scheme carries out the intent of the 1996 Cooper Landing Land Use Classification Plan for the Bean Creek area. This scheme continues to include areas for Residential, Preservation, Recreation, and Institutional land use. After classification, parcels appropriate for disposal will be considered for the borough's 2004 land sale.

Land Status: Kenai Peninsula Borough received State patent for subject land.

Description of Borough Parcels and Proposed Classifications: (See Attachment A)

* PARCEL No.	GENERAL LOCATION	LEGAL DESCRIPTION	ACRES	PROPOSED CLASSIFICATION
to be assigned	Cooper Landing	Lot 1, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	4.742	Residential
to be assigned	Cooper Landing	Lot 2, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	5.279	Residential
to be assigned	Cooper Landing	Lot 3, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	8.878	Residential
to be assigned	Cooper Landing	Lot 4, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	7.854	Residential
to be assigned	Cooper Landing	Lot 5, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	5.876	Residential
to be assigned	Cooper Landing	Lot 6, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	5.047	Residential
to be assigned	Cooper Landing	Lot 7, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.800	Residential
to be assigned	Cooper Landing	Lot 8, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	4.056	Residential
to be assigned	Cooper Landing	Lot 9, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	8.850	Residential

* PARCEL No.	GENERAL LOCATION	LEGAL DESCRIPTION	ACRES	PROPOSED CLASSIFICATION
to be assigned	Cooper Landing	Lot 10, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.778	Residential
to be assigned	Cooper Landing	Lot 10, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.883	Residential
to be assigned	Cooper Landing	Lot 12, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.756	Residential
to be assigned	Cooper Landing	Lot 13, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.521	Residential
to be assigned	Cooper Landing	Lot 14, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.562	Residential
to be assigned	Cooper Landing	Lot 15, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.625	Residential
to be assigned	Cooper Landing	Lot 16, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.485	Residential
to be assigned	Cooper Landing	Lot 17, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.564	Residential
to be assigned	Cooper Landing	Lot 18, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.498	Residential
to be assigned	Cooper Landing	Lot 19, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.755	Residential
to be assigned	Cooper Landing	Lot 20, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.59	Residential
to be assigned	Cooper Landing	Lot 21, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.671	Residential
to be assigned	Cooper Landing	Lot 22, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	5.454	Residential
to be assigned	Cooper Landing	Lot 23, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	6.231	Residential
to be assigned	Cooper Landing	Lot 24, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	5.278	Residential
to be assigned	Cooper Landing	Lot 25, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.285	Residential
to be assigned	Cooper Landing	Lot 26, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.688	Residential
to be assigned	Cooper Landing	Lot 27, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.932	Residential

* PARCEL No.	GENERAL LOCATION	LEGAL DESCRIPTION	ACRES	PROPOSED CLASSIFICATION
to be assigned	Cooper Landing	Lot 28, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	4.232	Residential
to be assigned	Cooper Landing	Lot 29, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	4.718	Preservation
to be assigned	Cooper Landing	Lot 30, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.523	Residential
to be assigned	Cooper Landing	Lot 31, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	4.719	Residential
to be assigned	Cooper Landing	Lot 32, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.283	Residential
to be assigned	Cooper Landing	Lot 33, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.89	Residential
to be assigned	Cooper Landing	Lot 34, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	4.01	Residential
to be assigned	Cooper Landing	Lot 35, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	4.04	Residential
to be assigned	Cooper Landing	Lot 36, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.90	Residential
to be assigned	Cooper Landing	Lot 37, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.60	Residential
to be assigned	Cooper Landing	Lot 38, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.49	Residential
to be assigned	Cooper Landing	Lot 39, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.86	Residential
to be assigned	Cooper Landing	Lot 40, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.57	Residential
to be assigned	Cooper Landing	Tract A, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	41.85	Preservation
to be assigned	Cooper Landing	Tract B, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	5.3	Preservation
to be assigned	Cooper Landing	Tract C, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	1.69	Preservation
to be assigned	Cooper Landing	Tract D, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	4.45	Preservation
to be assigned	Cooper Landing	Tract E, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	4.02	Institutional

* PARCEL No.	GENERAL LOCATION	LEGAL DESCRIPTION	ACRES	PROPOSED CLASSIFICATION
to be assigned	Cooper Landing	Tract F, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	21.16	Recreational
to be assigned	Cooper Landing	Tract G, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	8.32	Preservation
to be assigned	Cooper Landing	Tract H, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	33.62	Preservation
to be assigned	Cooper Landing	Tract I, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	34.93	Recreational
to be assigned	Cooper Landing	Tract J, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.37	Recreational
to be assigned	Cooper Landing	Tract K, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.58	Recreational
* The parent parcel number is 119-071-07. After this land is subdivided, a new parcel number will be assigned to each parcel.				

Public Notice: Public notice was published in the Peninsula Clarion, June 6 and June 13, 2004. Notice was sent by regular mail to all owners and/or leaseholders of record within one-half mile of the land proposed for reclassification. The notice consists of a cover letter, maps, and list of land classification definitions. Public comments were requested to be returned by 5:00 p.m. on June 21, 2004.

A corrected public notice was published in the Peninsula Clarion June 16, 2004. The meeting date of the Cooper Landing Advisory Planning Commission was corrected.

Overview: Situated in the foothills of the Bean Creek area of Cooper Landing, the subject area has an elevated view of the Kenai River. Other amenities in close proximity include the Kenai Princess Lodge, community club, cemetery, elementary school, and shooting range. The Grouse and Birch Ridge Subdivision is a new subdivision that is being platted for this area.

Findings of Fact:

1. Title/Status: The borough received State patent for the subject land.
2. Land Use:
 - Ordinance 96-37 incorporated the 1996 Cooper Landing Land Use Classification Plan as an element of the Kenai Peninsula Borough Comprehensive Plan, which includes the subject land.
 - Goal A3 of the 1996 Cooper Landing Land Use Classification Plan states: To provide for the disposal of appropriate lands for public and private ownership but to do it in a manner to avoid sudden community change.
 - Resolution 2003-93 reclassified approximately 10 acres of borough land from Institutional to Residential within the subject area. (This area was originally delineated for a senior center.)
 - Surrounding land use includes residential, commercial, institutional, and vacant land. The subject area is bordered mostly by residential parcels to the south, mixed with commercial, institutional, and undeveloped land. The north boundary of subject land is bordered by the Chugach National Forest. Surrounding developments includes the Kenai Princess Lodge, community club, cemetery, elementary school, and shooting range.
3. Ownership: Surrounding land ownership includes borough, federal (forest service), and private land.
4. Access: An undeveloped road, locally known as "Slaughter Ridge Road", traverses the west half of subject area. This road will be platted as a dedicated right-of-way by the proposed Grouse and Birch Ridge Subdivision. Construction of gravel roads within the east half of this subdivision will be scheduled for construction in 2004. Slaughter Gulch Trail traverses the east half of subject area. This trail has been incorporated into the design of the proposed subdivision as part of a planned trail system.

5. Utilities: Electric and telephone within the east half of the proposed subdivision will be scheduled for construction in 2004.
6. Topography: The topography is generally rolling terrain with steep areas. This land is treed with aspen, birch, and spruce with some beetle kill.
7. Soils: 30 soil test holes were excavated within the subject area. The soil is generally characterized as gravelly silt.
8. Public Comments: As of the writing of this report, one written comment was received in favor of the proposed classifications.
9. Agency Comments:
 - KPB Spruce Bark Beetle Office: There are no plans for any work in the Bean Creek area.
 - KPB Plat Committee held a public hearing on November 10, 2003 and granted preliminary approval of the Birch and Grouse Ridge Subdivision. (Public notice was sent to property owners within 600 feet of the proposed subdivision)
10. Cooper Landing Advisory Planning Commission (CLAPC) Review: Reclassification of subject land was scheduled for the CLAPC agenda June 9 and June 23, 2004. The CLAPC's recommendation will be submitted at the July 19, 2004 Planning Commission Public hearing, if available.

Analysis: The 1996 Cooper Landing Land Use Classification Plan is schematic in nature and serves as a guide for the development of specific land use planning in the Cooper Landing area. The Birch and Grouse Ridge Subdivision delineates specific areas for residential, preservation, recreational, and institutional land uses for the Bean Creek area of Cooper Landing. The proposed subdivision merits consideration for reclassification of land for this area.

As shown on Attachment A, the proposed reclassification scheme carries out the intent of the 1996 Cooper Landing Land Use Classification Plan for the Bean Creek area by:

- 1) Creating two recreation areas with Tracts F and I and areas for trailheads with Tracts J and K;
- 2) Creating seven preservation tracts that surround almost the entire subdivision to act as buffer areas;
- 3) Creating Tract G to retain an area for the expansion of the existing cemetery as an institutional classification; and
- 4) Creating 39 residential lots in the Birch and Grouse Ridge Subdivision, ranging from approximately 2.5 to 9 acres will help the community of Cooper Landing meet its current and future demand for residential lots. The Cooper Landing community supports development of the proposed Birch and Grouse Ridge Subdivision.

The following table shows the effect of the reclassification scheme within the boundary of the Birch and Grouse Ridge Subdivision, preliminary plat:

CLASSIFICATION	EXISTING ACRES	PROPOSED ACRES	NET DIFFERENCE
Residential	117.5	160.1	+ 42.6
Institutional	9.5	4.0	- 5.5
Preservation	97.7	99.9	+ 2.2
Recreational	84.5	61.0	- 23.5
Government	26.5	0.00	- 26.5
Utility / Transportation	20.3	0.00	- 20.3
* (subdivision roads)	0.00	31.0	+ 31.0
Totals	356.0	356.0	--
* The subdivision roads within Grouse and Birch Ridge Subdivision are not classified as they are considered to be incidental for classification purposes.			

Two of the proposed alternate Sterling Highway bypass routes run through and or near the proposed subdivision. There is no specific time frame as to when the State may finalize a route.

Conclusion: The proposed reclassification scheme, created by the Birch and Grouse Ridge Subdivision, preliminary plat, is compatible with the adopted 1996 Cooper Landing Land Use Classification Plan as it does not

significantly change the proposed land uses in the community and is consistent with community goals.

STAFF RECOMMENDATION: Based on the findings of fact, analysis, and conclusion, KPB staff recommends that the KPB Planning Commission recommend adoption of the resolution classifying subject parcels as follows:

PARCEL No.	GENERAL LOCATION	LEGAL DESCRIPTION	ACRES	RECOMMENDED CLASSIFICATION
to be assigned	Cooper Landing	Lot 1, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	4.742	Residential
to be assigned	Cooper Landing	Lot 2, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	5.279	Residential
to be assigned	Cooper Landing	Lot 3, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	8.878	Residential
to be assigned	Cooper Landing	Lot 4, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	7.854	Residential
to be assigned	Cooper Landing	Lot 5, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	5.876	Residential
to be assigned	Cooper Landing	Lot 6, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	5.047	Residential
to be assigned	Cooper Landing	Lot 7, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.800	Residential
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to be assigned	Cooper Landing	Lot 9, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	8.850	Residential
to be assigned	Cooper Landing	Lot 10, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.778	Residential
to be assigned	Cooper Landing	Lot 11, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.883	Residential
to be assigned	Cooper Landing	Lot 12, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.756	Residential
to be assigned	Cooper Landing	Lot 13, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.521	Residential
to be assigned	Cooper Landing	Lot 14, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.562	Residential
to be assigned	Cooper Landing	Lot 15, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.625	Residential
to be assigned	Cooper Landing	Lot 16, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.485	Residential

PARCEL No.	GENERAL LOCATION	LEGAL DESCRIPTION	ACRES	RECOMMENDED CLASSIFICATION
to be assigned	Cooper Landing	Lot 17, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.564	Residential
to be assigned	Cooper Landing	Lot 18, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.498	Residential
to be assigned	Cooper Landing	Lot 19, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.755	Residential
to be assigned	Cooper Landing	Lot 20, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.59	Residential
to be assigned	Cooper Landing	Lot 21, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.671	Residential
to be assigned	Cooper Landing	Lot 22, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	5.454	Residential
to be assigned	Cooper Landing	Lot 23, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	6.231	Residential
to be assigned	Cooper Landing	Lot 24, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	5.278	Residential
to be assigned	Cooper Landing	Lot 25, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.285	Residential
to be assigned	Cooper Landing	Lot 26, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.688	Residential
to be assigned	Cooper Landing	Lot 27, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	2.932	Residential
to be assigned	Cooper Landing	Lot 28, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.149	Residential
to be assigned	Cooper Landing	Lot 29, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.193	Residential
to be assigned	Cooper Landing	Lot 30, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.06	Residential
to be assigned	Cooper Landing	Lot 31, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.08	Residential
to be assigned	Cooper Landing	Lot 32, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	4.719	Residential
to be assigned	Cooper Landing	Lot 33, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.283	Residential
to be assigned	Cooper Landing	Lot 34, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-____, Seward Recording District.	3.89	Residential

PARCEL No.	GENERAL LOCATION	LEGAL DESCRIPTION	ACRES	RECOMMENDED CLASSIFICATION
to be assigned	Cooper Landing	Lot 35, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	4.01	Residential
to be assigned	Cooper Landing	Lot 36, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	4.04	Residential
to be assigned	Cooper Landing	Lot 37, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	3.90	Residential
to be assigned	Cooper Landing	Lot 38, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	3.60	Residential
to be assigned	Cooper Landing	Lot 39, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	3.49	Residential
to be assigned	Cooper Landing	Lot 40, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	3.86	Residential
to be assigned	Cooper Landing	Lot 41, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	3.57	Residential
to be assigned	Cooper Landing	Tract A, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	41.85	Preservation
to be assigned	Cooper Landing	Tract B, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	5.3	Preservation
to be assigned	Cooper Landing	Tract C, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	1.69	Preservation
to be assigned	Cooper Landing	Tract D, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	4.45	Preservation
to be assigned	Cooper Landing	Tract E, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	4.02	Institutional
to be assigned	Cooper Landing	Tract F, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	21.16	Recreational
to be assigned	Cooper Landing	Tract G, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	8.32	Preservation
to be assigned	Cooper Landing	Tract H, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	33.62	Preservation
to be assigned	Cooper Landing	Tract I, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	34.93	Recreational
to be assigned	Cooper Landing	Tract J, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	2.37	Recreational
to be assigned	Cooper Landing	Tract K, Birch and Grouse Ridge Subdivision, filed as Plat No. 2004-_____, Seward Recording District.	2.58	Recreational

END OF STAFF REPORT

While reading the staff report, Mr. Ostrander noted the property was classified through the 1996 Cooper Landing Land Use Classification Plan. Through the subdivision process and meetings with the Cooper Landing Advisory Planning Commission, the current proposed subdivision was created. Because the proposed subdivision is different from the area classified in the original 1996 Cooper Landing Land Use Plan, the property needs to be reclassified. The reclassification is compatible with the 1996 Cooper Landing Land Use Classification Plan.

Chairman Bryson opened the meeting for public comment. Seeing and hearing no one wishing to speak, Chairman Bryson closed the public comment and opened discussion among the Commission.

MOTION: Commissioner Troeger moved, seconded by Commissioner Gross, to recommend the assembly adopt the resolution which reclassifies certain Borough land located in the Bean Creek area of Cooper Landing, pursuant to KPB Code of Ordinances, Chapter 17.10.080.

Commissioner Hutchinson inquired about the number of parcels requested for reclassification. Mr. Ostrander replied 51 parcels were proposed to be reclassified.

Commissioner Hohl asked if the parcel involved in the controversy with someone from Seward wanting to purchase it was included in the reclassification. Chairman Bryson replied no.

Commissioner Foster asked if the proposed bypass through Cooper Landing was near any of the parcels. Mr. Ostrander replied one alternative was along the northern boundary of the subdivision.

VOTE: The motion passed by unanimous consent.

BRYSON YES	CLARK YES	FOSTER YES	GROSS YES	HOHL YES	HUTCHINSON YES	ISHAM YES
JOHNSON ABSENT	MARTIN YES	MASSION YES	PETERSEN YES	TAURIAINEN ABSENT	TROEGER YES	11 YES 2 ABSENT