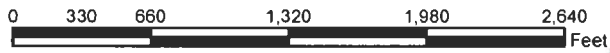
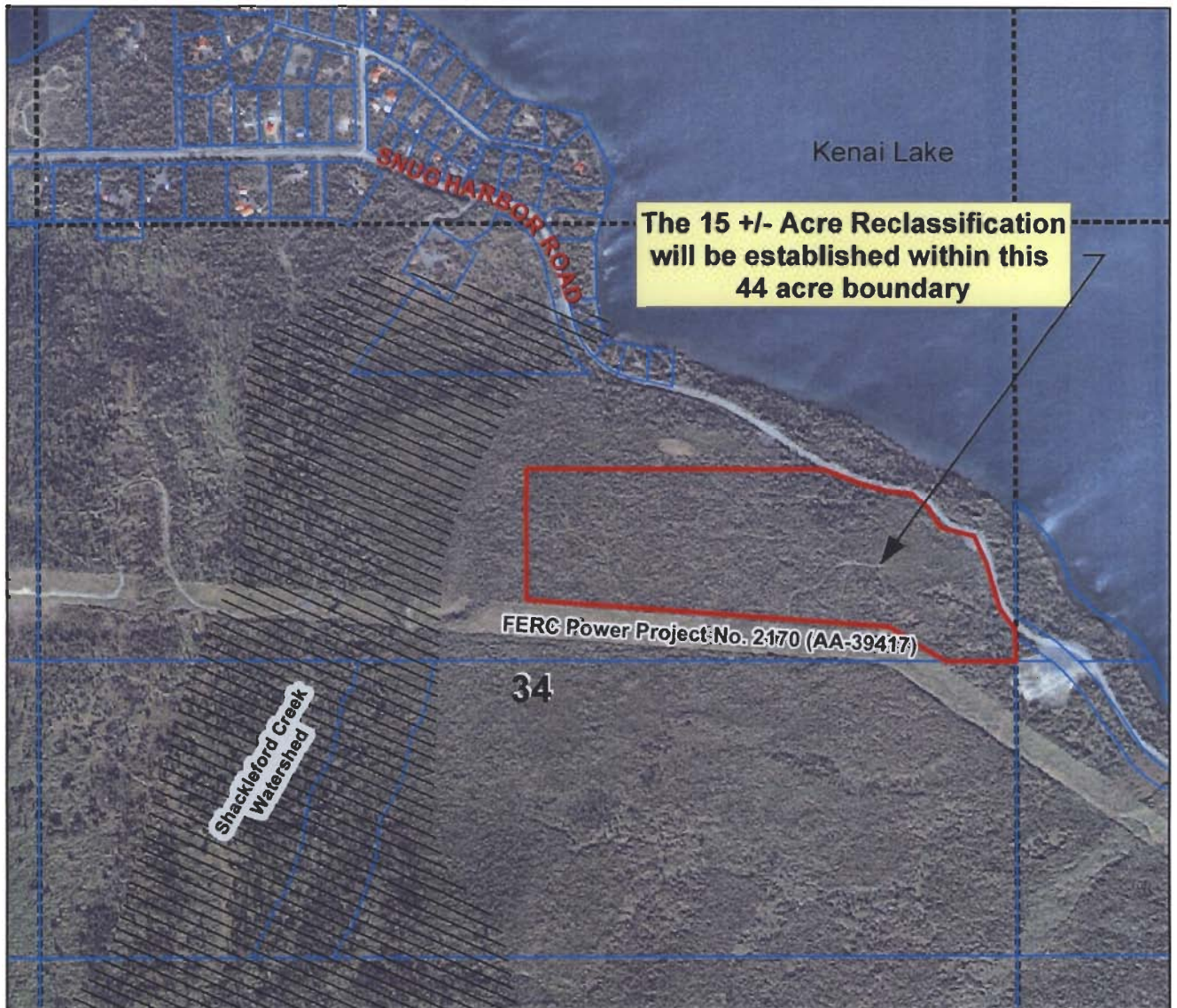


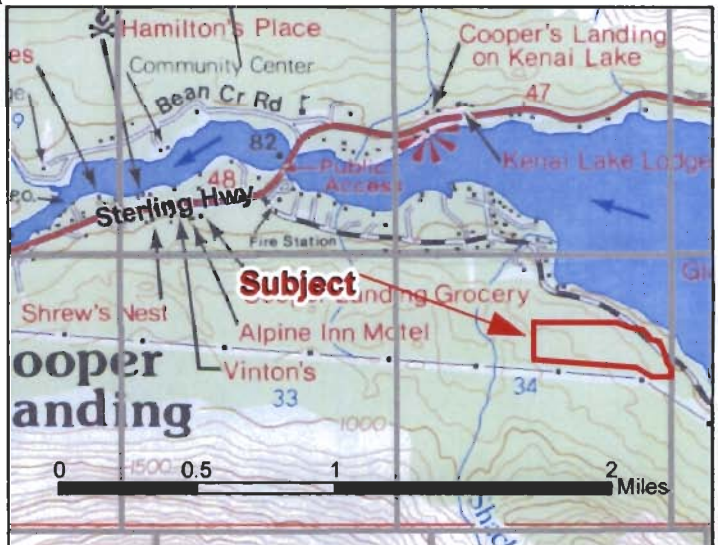
# ATTACHMENT A



**Legend**

**Subject Location**

- 44 Ac. Area Containing 15 Ac. Reclassification
- Watershed
- Parcels



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

September 24, 2004

AGENDA ITEM \_\_. PUBLIC HEARINGS

\_\_. Proposed Reclassification of Borough Lands Located in the Cooper Landing Area, Pursuant to KPB 17.10.080.

STAFF REPORT

PC Meeting October 10, 2004

**Petitioner:** Kenai Peninsula Borough, Alaska.

**Basis for Classification:** Borough land must be classified prior to disposal pursuant to KPB 17.10.080 and KPB 17.10.090. Borough land classified appropriately for disposal may then be offered for sale or lease. Classification provides direction on how the Borough should manage its land.

**Current Classification:** 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.

**Proposed Reclassification:** Institutional

Institutional means lands which may be of value for the location of churches, private schools, clubs, associations, nonprofit organizations, or cemeteries.

**Reason for Reclassification:**

The 1996 Cooper Landing Land Use Plan identified the need for senior housing in the Cooper Landing area. KPB in cooperation with the Cooper Landing Senior Citizens Corporation, Inc. (CLSCCI) have investigated several potentially suitable locations for the development of a senior housing campus. The subject area proposed to be reclassified appears to be the best location available for supporting a senior housing campus project.

Upon reclassification, a topographic survey and a soils investigation will be conducted. This information will help to identify, in particular, the most appropriate location of the reclassification and those boundaries will be established through a subdivision plat. The land may then be offered for sale or lease to the Cooper Landing Senior Citizen's Corporation, Inc for senior housing purposes, subject to Assembly approval.

**Description of Borough Land Proposed for Reclassification:**

PARCEL	LEGAL DESCRIPTION	ACRES	EXISTING CLASSIFICATION	PROPOSED CLASSIFICATION
To be assigned	A parcel of land containing approximately 15 acres located south of Snug Harbor Road and north of the Right-of-Way FERC Power Project No. 2170 (AA-39417) within the S1/2NE1/4 Section 34, T5N, R3W, Seward Meridian, Alaska, and to be further defined by land survey	15 +/-	Preservation	Institutional

**Public Notice:** Public notice was published in the Peninsula Clarion, September 3 and 17, 2004. Notice was sent by regular mail to all owners and/or leaseholders of record within a one-half mile radius of the land proposed for classification, 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., September 28, 2003.

Public Comment: As of the writing of this report, one (1) written comment was received supporting the reclassification and none were opposed. Written public comments received are attached.

Agency Review / Comments: No agencies commented

- Cooper Landing Advisory Planning Commission (CLAPC): At the meeting of August 18, 2004 the CLAPC voted unanimously to support the following:

In order to separate the land classification change requests on Borough Lands, we endorse the following actions:

1. Reclassify the tract of approximately 14-16 acres in Sec. 34, T5N, R3W, SM [as shown on Map A Labeled CLSCCI Snug Harbor Bench] from Preservation to Institutional so the land can be used for Senior Housing Campus, with access from Snug Harbor Road.
2. Reclassify the nearby tract of approximately 15 acres in Sec. 34 T5N, R3W, SM [shown on map B] from Light Industrial to Preservation. This land is an area that has been subject to landslides in recent years and has considerable wetlands.

We ask your favorable action on these items.

Findings of Fact:

1. Title / Status: The Kenai Peninsula Borough received Final Approval from the State of Alaska for the subject lands on August 23, 1989. Upon recordation of an Alaska State Land Survey (A.S.L.S.) the land can be conveyed to the Borough by State Patent.
2. Surrounding Land Use: The proposed reclassification is surrounded by mostly undeveloped borough owned or approved lands. Adjacent uses include an electrical transmission line, 2 borough owned gravel pits, a church, and several residences along Snug Harbor Road. The adjacent borough land classifications are preservation, light industrial, government, recreational and institutional per Resolution 96-079.
3. Surrounding Ownership: Surrounding ownership includes borough land, borough-approved state land, private land, and USFS Chugach National Forest lands .
4. Access: Access can be developed from Snug Harbor Road in the vicinity of existing logging trails.
5. Utilities: No utilities are currently at the site. Electric and telephone utilities would be brought in by the CLSCCI.
6. Availability of Water: An exploratory water well on the site yielded 60 GPM, which is a sufficient quantity for the proposed use.
7. Topography: The subject site is located on an elevated bench overlooking Kenai Lake. Topography of the site is nearly level to moderately sloping. The subject location may include some steep slopes.
8. Soils: The soils of the subject site were mapped and described in 1984 by the Soil Conservation Service in an agricultural context. The bench soils described are deep and well drained. Soils investigations will be conducted on the site and suitable locations for on-site septic need to be identified by a qualified professional.
9. Existing Classification: The subject land is currently classified as Preservation by Res. 96-079.
10. Proposed Use: Development of senior housing and senior center facilities by the Cooper Landing Senior Citizen's Corporation, Inc.
11. Proposed Reclassification: The subject land is proposed to be reclassified as Institutional due to the suitability of the land to support the proposed institutional use.

**Analysis:**

**Existing Site Characteristics:** Subject parcel is undeveloped. Surrounding land use is mostly undeveloped public lands but also includes some residential and institutional uses along Snug Harbor Road. A network of old logging trails are evident up and across the bench lands. Existing access to the site is along an established logging trail which was recently reopened. A significant elevation gain is

encountered between Snug Harbor Road and the developable site. A cross slope road would need to be constructed to gain formal access to the developable site. Once atop the bench, a smoothly sloping topography and beautiful views are experienced. The topography is favorable for development across an area sufficient for designing a senior housing campus. An electric transmission line running east and west establishes a recognizable south boundary. The contour of the bench formation will dictate the other boundaries for supporting a senior campus.

**Characteristics of the Vicinity:** The subject land is approximately 1.5 miles from the Sterling Highway along Snug Harbor Road. The uses along Snug Harbor Road are primarily related to the Chugach Electric Power Facilities, an active borough gravel pit, the Russian Lakes Trail Head and a string of permanent and seasonal use residences near Kenai Lake. Near the intersection of Snug Harbor Road and the Sterling Highway is a significant portion of the town center, including the post office, grocery store and fire station. The Cooper Landing area is sparsely developed. Of the more than 7000 acres of non-federal land in Cooper Landing, less than 15% of that land supports any improvements. The mountain valley community of Copper Landing is known for its scenic qualities and access to high quality recreational resources.

**Existing Classification:** The subject land is currently classified as Preservation by Resolution 96-079 per recommendation of the 1996 Cooper Landing Land Use Plan. The parent classification unit is approximately 190 acres in size and is primarily within the Shackelford Creek Watershed. The purpose of the recommendation indicated by the plan is to protect the Shackelford Creek Watershed, provide a wildlife corridor, protect viewshed and aesthetics, and because soils would not support wells and septic. This particular 15 acres is not within the Shackelford Creek Watershed and has soils suitable for wells and septic. Exhibit A shows the vicinity of the subject area in relation to the classification recommendations of the 1996 plan.

**Proposed Land Use/Site Development:** The Cooper Landing Senior Citizen Corporation, Inc. (CLSCCI), a 501C(3) non-profit organization, has developed long-range plans for the development of a senior campus, which includes campus style independent living, assisted living, nursing, central facilities. CLSCCI desires to acquire the reclassified land through a negotiated sale for the purpose of developing the senior campus. The development of senior housing has received much support from the community of Cooper Landing and is an objective of the Cooper Landing Land Use Plan.

**Conclusion:**

An Institutional classification is the most appropriate classification for the subject land.

**STAFF RECOMMENDATION:** Based on the findings of fact, analysis, and conclusion; the KPB Planning Commission finds that it is in the borough's best interest to recommend adoption of the resolution reclassifying subject land as Institutional.

END OF STAFF REPORT

Kenai Peninsula Borough  
Land Management Division  
144 N. Binkley Street  
Soldotna, AK 99669-7599  
September 17, 2004

To Whom It May Concern:

Recently I received your letter dated August 31, 2004 regarding reclassification of 15 acres of land south of Snug Harbor Road. The apparent intended use of this land may be for a senior housing campus project. I have a few concerns that I would like to mention:

1. I would be supportive of the proposed change from preservation land to institutional land if it were used for a senior center, school, or church. However, if the senior group opts not to purchase this, I would not be supportive of using this land for something like a detention center or prison should such a planned usage ever rear its ugly head. Should other usage than that currently planned ever be considered for this site, I would hope the Borough would give land owners nearby a chance for further comment.
2. Currently, Snug Harbor Road is being inundated with heavy trucks hauling gravel to some unknown site. These trucks create tremendous amounts of dust, noise, and vibration which makes living uncomfortable. A senior center or any institutional use of the 15 acre site should include paving of Snug Harbor Road from the pavements current termination site to the 15 acre development. No matter what is built on the site, traffic on Snug Harbor Road will increase drastically and paving will alleviate the dust and noise pollution, and vibrations now caused by those driving on the gravel road.

Thank you for notifying me of the proposed land use change.

Sincerely,

*William P. Breeden*  
*Phyllis L. Breeden*

William P. Breeden  
Phyllis L. Breeden

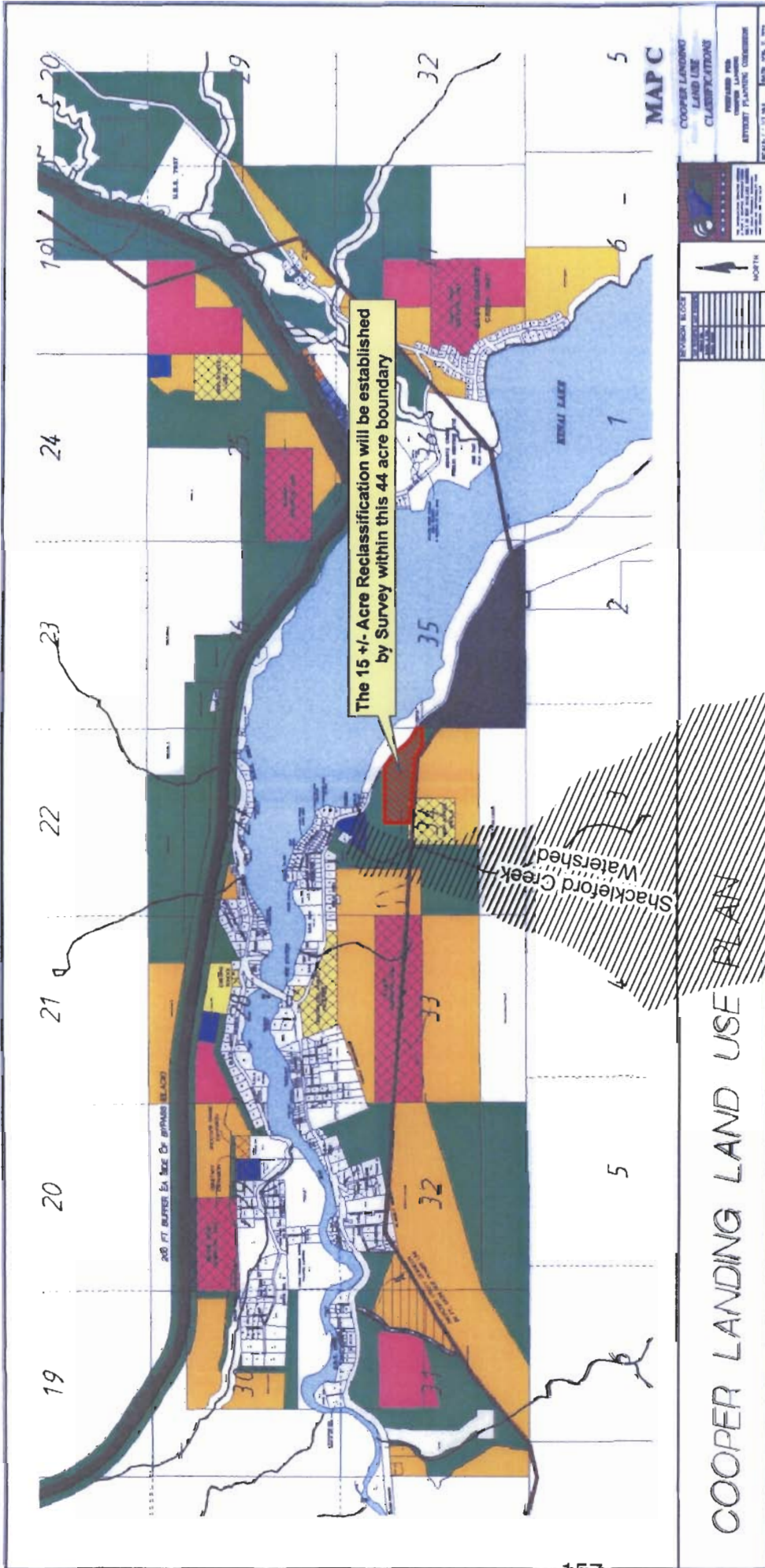
37532 Snug Harbor Road  
Cooper Landing, AK 99572

SEP 21

PLM

# Exhibit A

Staff Report: October 11, 2004



## Legend

### Feature

- Area Containing Reclassification
- Shackleford Creek Watershed

- |                      |                  |                  |                     |                |                  |
|----------------------|------------------|------------------|---------------------|----------------|------------------|
| RECREATIONAL         | WASTE HANDLING   | CONSERVATIONAL   | RECREATIONAL        | GOVERNMENT     | LIGHT INDUSTRIAL |
| PRESERVATION         | UTIL/TRANSPORT   | LIGHT INDUSTRIAL | RESERVATION         | COMMERCIAL     | INSTITUTIONAL    |
| RESIDENTIAL          | GOVERNMENT       | INSTITUTIONAL    | RESIDENTIAL         | WASTE HANDLING | UTILITY CORRIDOR |
| RESOURCE DEVELOPMENT | LIGHT INDUSTRIAL |                  | RESOURCE MANAGEMENT |                |                  |