

Introduced by: Mayor  
Date: 6/06/95  
Carried over to: 6/20/95  
Action: Adopted as Amended  
Vote: Unanimous

**KENAI PENINSULA BOROUGH  
RESOLUTION 95-030**

**A RESOLUTION CLASSIFYING BOROUGH LANDS IN COOPER LANDING AS  
RECOMMENDED BY THE JULY 1992 COOPER LANDING LAND USE PLAN**

**WHEREAS,** the Borough has received a final decision from the State of Alaska for the lands to be classified; and

**WHEREAS,** KPB Ordinance 93-35 adopted the July 1992 Community Recommendations on a Land Use Plan for Borough Lands in Cooper Landing as an element of the Borough's Comprehensive Plan; and

**WHEREAS,** in accordance with Chapter 17.10.080 public notice has been published and notification has been sent to land owners and/or leaseholders of record within one-half mile of the area to be classified, to applicable agencies and interested parties; and

**WHEREAS,** the Cooper Landing Advisory Planning Commission held a public meeting on the proposed classifications April 19, 1995 and recommended adoption by unanimous consent; and

**WHEREAS,** the Kenai Peninsula Borough Planning Commission held a public meeting on the proposed classifications May 8, 1995 and recommended adoption by unanimous consent;

**NOW, THEREFORE, BE IT RESOLVED BY THE KENAI PENINSULA BOROUGH ASSEMBLY THAT:**

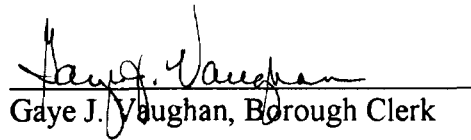
**SECTION 1.** That Borough lands as described on Attachment A Legal Descriptions, are classified according to the July 1992 Community Recommendations on a Land Use Plan for Borough Lands in Cooper Landing.

**SECTION 2.** That this classification shall take effect immediately upon adoption of this resolution.

**ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 20th  
DAY OF JUNE, 1995.**

  
Andrew P. Scalzi, Assembly President

ATTEST:

  
Gaye J. Vaughan, Borough Clerk

## ATTACHMENT A: LEGAL DESCRIPTIONS

These descriptions are approximate and are for classification purposes only. Actual surveys will need to be conducted at time of development to define the below described areas.

1. Grouse Ridge Residential Area "Residential"  
That portion of the NW¼ Sec. 29, T5N, R3W, S.M., Alaska lying easterly of the section line common to Sections 29 & 30 T5N, R3W, S.M., and lying westerly of the east line of the NW¼ Sec. 29, T5N, R3W, S.M., Alaska, and lying North of the north line of U.S.S. 1442, and lying south of the north line of U.S.S. 5105.  
Containing 85.38 acres more or less.
2. Cemetery Expansion "Institutional"  
A rectangularly shaped parcel of land located within Sec. 29, T5N, R3W, S.M., Alaska and more particularly described as follows:  
Commencing at Corner #3 ASLS 91-6 and the point of beginning, thence N8°14'52"W, a distance of 393'; N88°23'E, a distance of 644.07'; thence South, a distance of 411.46'; thence West a distance of 642.05' to the point of beginning.  
Containing 9.57 acres more or less.
3. Shooting Range Expansion "Recreational"  
A rectangularly shaped parcel of land located within Sec. 29, T5N, R3W, S.M., Alaska and more particularly described as follows:  
Commencing at Corner #2 ASLS 81-183 and the point of beginning; thence N1°10'W, a distance of 659.06' to Corner #6 U.S.S. 1442; thence N88°23'E, a distance of 630'; thence S0°14'52"E, a distance of 674'; thence S89°45'08"W, a distance of 590.16' to the point of beginning.  
Containing 5.94 acres more or less.
4. Existing School "Government"  
Lots 24 and 25, U.S.S. 3306, Sec. 28, T5N, R2W, S.M., Alaska  
Containing 3.16 acres more or less.
5. Fire Station "Government"  
Tract D, A.S.L.S. 82-109, Plat No. 85-17, on file in the Seward Recording District, Third Judicial District, State of Alaska, Sec. 28, T5N, R3W, S.M., Alaska  
Containing 2.71 acres more or less.
6. Centralized Public Facilities "Government"  
That portion of the S½S½ Sec. 28, T5N, R3W, S.M., Alaska lying southerly of Tract C A.S.L.S. 82-09 Plat No. 85-17, and Sterling Highway R.O.W. and Snug Harbor Road R.O.W. and lying Easterly of Towle Subdivision No. 7 Subd., Plat No. 83-33 and westerly of Lot 1, U.S.S. 3531,  
Containing 44.98 acres more or less.
7. Hillside Residential Area "Residential"  
S½S½N½N½, N½S½N½, N½S½S½N½, Sec. 33, T5N, R3W, S.M., Alaska  
Containing 160 acres more or less.

8. High School Area B "Government"  
SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ , NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ , NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ , Sec. 34, T5N, R3W, S.M., Alaska.  
Containing 40 acres more or less.
9. Snug Harbor Light Industrial "Light Industrial"  
That portion of the SW $\frac{1}{4}$ , and the SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ , Sec. 35, T5N, R3W, S.M., Alaska lying southerly of Snug Harbor Road R.O.W.  
Containing 132 acres more or less.
10. Organic Waste Disposal Site "Waste Handling"  
That portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ , Sec. 35, T5N, R3W, S.M., Alaska lying southerly of Snug Harbor Road R.O.W.  
Containing 7.42 acres more or less.
11. Gravel Pit "Resource Development"  
NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$  Sec. 25, T5N, R3W, S.M., Alaska.  
Containing 10 acres more or less.
12. High School Area A "Government"  
SE $\frac{1}{4}$ NE $\frac{1}{4}$  Sec. 25, T5N, R3W, S.M., Alaska.  
Containing 40 acres more or less.
13. Sunrise Residential Area "Residential"  
S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ , N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$  Section 25, T5N, R3W, S.M., Alaska.  
Containing 80 acres more or less.
14. Quartz Creek Subdivision "Commercial"  
Tracts B, C, D, E, Quartz Creek Subdivision, Plat No. 94-11, on file in the Seward Recording District, Third Judicial District, State of Alaska.  
Containing 42.99 acres more or less.
15. Quartz Creek Subdivision Solid Waste Transfer Site "Waste Handling"  
Tract A, Quartz Creek Subdivision, Plat No. 94-11, on file in the Seward Recording District, Third Judicial District, State of Alaska.  
Containing 10.71 acres more or less.
16. Quartz Creek Residential Area "Residential"  
N $\frac{1}{2}$ SW $\frac{1}{4}$  Sec. 31, T5N, R2W, S.M., Alaska lying easterly of A.S.LS. 85-339, Plat No. 87-3, on file in the Anchorage Recording District, Third Judicial District, State of Alaska.  
Containing 75.74 acres more or less.