

Introduced by: Mayor @ request  
of Planning Commission  
Date: 5/07/96  
Action: Adopted  
Vote: 8 Yes, 1 No

**KENAI PENINSULA BOROUGH  
RESOLUTION 96-039**

**A RESOLUTION CLASSIFYING TRACT 1, ASCS 89-143, PLAT NO. 90-8,  
CONTAINING 25.52 ACRES IN THE SEWARD AREA A COMBINATION OF  
RESIDENTIAL AND RECREATIONAL**

**WHEREAS,** a petition has been received to classify certain undesignated borough land in the Seward area as rural pursuant to 17.10.080(F); and

**WHEREAS,** the Borough has received State of Alaska Quitclaim No. 1179 for the land to be classified; 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 land to be classified, and to applicable agencies and interested parties; and

**WHEREAS,** the Planning Commission held a public hearing on the proposed classification September 11, 1995 and postponed taking action until its October 9, 1995 meeting; and

**WHEREAS,** the Planning Commission at its October 9, 1995 meeting recommended postponing classification of the subject parcel until a comprehensive land use plan can be completed for the area in conjunction with the City of Seward; and

**WHEREAS,** the Planning Commission scheduled classification of the subject parcel for its January 22, 1996 meeting as requested by the Assembly; and

**WHEREAS,** the Planning Commission at its January 22, 1996 meeting postponed action on the classification as requested by the petitioner; and

**WHEREAS,** the Planning Commission at its March 25, 1996 meeting recommended by unanimous consent that Tract 1 be classified as residential and recreational;

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

**SECTION 1.** That the following described parcel be classified as "Residential":

A triangularly shaped parcel of land located within Tract 1, ASCS 89-143, according to Plat No. 90-8, on file in the Seward Recording District, Third Judicial District, State of Alaska, being more particularly described as follows:

Commencing at the SW 1/16 Corner of Section 22, T1N, R1W, S.M., also being the NW corner of Tract 1 of Alaska State Cadastral Survey 89-143 (Plat SW 90-8); thence along a Southeast bearing of approximately 27 degrees for 1478 feet, more or less, to a point on the south boundary of Tract 1 of ASCS 89-143 which lies approximately 660 feet west of the 1/4 Corner common to Sections 22 and 27 (the W1/64 Corner); thence along the south boundary of Tract 1 of ASCS 89-143, S89°59'21"W approximately 320.95 feet to a point of intersection with Exit Glacier Road as shown on State of Alaska, Department of Transportation and Public Facility Right-of-Way Map Alaska Project No. F-4983(001); thence along the curve of that right-of-way in a Northwesterly direction with an arc length of 571.19 feet, as shown on the Exit Glacier right-of-way map Project No. F-4983(001), to a point on the West boundary of Tract 1 of ASCS 89-143; thence N0°10'51"W approximately 865.32 feet to the SW1/16 Corner of Section 22 and the point of beginning. Containing 8.2 acres more or less.

**SECTION 2.** That the following described parcel be classified as "Recreational":

An irregularly shaped parcel of land located within Tract 1, ASCS 89-143, according to Plat No. 90-8, on file in the Seward Recording District, Third Judicial District, State of Alaska, being more particularly described as follows:


Commencing at the SW 1/16 Corner of Section 22, T1N, R1W, S.M., also being the NW corner of Tract 1 of Alaska State Cadastral Survey 89-143 (Plat SW 90-8); thence S89°57'57"W, 536.77 feet to point of intersection with the Old Exit Glacier Road right-of-way, also being the NE corner of Tract 1 of ASCS 89-143; thence S15°27'45"E, 511.97 feet; thence along a curve to the Southeast with an arc length of 272.69', thence S46°42'38"E, 235.43 feet, thence on a curve to the Southeast with an arc length of 400.52'; thence S69°39'52"E, 487.65 feet; thence on a curve to the Southeast with an arc length of 107.01', 124.84 feet to the SE corner of Tract 1 of ASCS 89-143; thence along the south boundary of Tract 1 of ASCS 89-143, S89°53'56"W, 609.72 feet to the 1/4 Corner common to Sections 22 and 27; thence continuing along the south boundary S89°59'21"W, approximately 660 feet to (the W1/64 Corner); thence along a Northwest bearing of approximately 27 degrees for 1478 feet to the SW1/16 Corner of

Section 22 and the point of beginning. Containing 17.32 acres more or less.

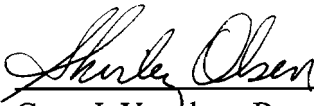
**SECTION 3.** That adherence to KPB 21.06 Floodplain Management will be necessary for the entire portion of Tract 1.

**SECTION 4.** That this classification shall take effect immediately upon adoption of this resolution.

**ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 7th DAY OF MAY, 1996.**

  
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Andrew P. Scalzi, Assembly President

ATTEST:

  
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for Gaye J. Vaughan, Borough Clerk