

KENAI PENINSULA BOROUGH PLANNING COMMISSION
ASSEMBLY CHAMBERS
GEORGE A. NAVARRE ADMINISTRATION BUILDING
144 NORTH BINKLEY STREET
SOLDOTNA, ALASKA 99669

April 28, 2014 - 7:30 P.M.

UNAPPROVED MINUTES

AGENDA ITEM A. CALL TO ORDER

Vice Chairman Martin called the meeting to order at 7:30 p.m.

AGENDA ITEM B. ROLL CALL

Commissioners Present

Paulette Bokenko-Carluccio, City of Seldovia
JoAnne Collins, Anchor Point / Ninilchik
Cindy Ecklund, City of Seward
Mari Anne Gross, Southwest Borough
James Isham, Sterling
Harry Lockwood, Ridgeway
Blair Martin, Kalifornsky Beach
Robert Ruffner, Clam Gulch / Kasilof
Jason Tauriainen, Northwest Borough
Paul Whitney, City of Soldotna

With 10 members of a 13 member Commission in attendance, a quorum was present.

Staff Present

Max Best, Planning Director
Dan Conetta, Land Management Agent
Patti Hartley, Administrative Assistant
Carrie Henson, E911 Addressing Officer
Paul Voeller, Platting Officer

Others Present

No Members of the Public in Attendance

AGENDA ITEM C. APPROVAL OF REGULAR AGENDA AND ADOPTION OF THE CONSENT AGENDA

AGENDA ITEM C. CONSENT AGENDA

1. Time Extension Request
 - a. Foothills Subdivision Sunset View Estates Addition No. 2
KPB File 2006-004; Imhoff/Sunset View Estates
Location: City of Homer

STAFF REPORT

PC Meeting: 4/28/2014

This subdivision was approved on January 9, 2006, valid through January 9, 2007. A time extension was granted, extending the approval to December 11, 2007

- 1) Correct by removing the access drive plat note, arrow, and line indicating the approximate location of the access drive shown on Lot 2 and Tract A2.
- 2) By labeling a portion of the natural gas line has been vacated.

Staff recommends this be accomplished by drawing a line through the access drive label and to label a portion of the natural gas line has been vacated.

STAFF RECOMMENDATIONS: Grant permission to surveyor to withdraw the original Mylar to amend as requested, subject to the following:

1. Written approval by the State Recorder.

NOTE: An appeal of a decision of the Planning Commission may be filed to the board of adjustment, in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances, Chapter 21.20.250. An appeal must be filed with the borough clerk within 15 days of date of the notice of the decision; using the proper forms; and, be accompanied by the \$300 filing and records preparation fee.

END OF STAFF REPORT

*** Approved by Adoption of the Consent Agenda**

AGENDA ITEM C. CONSENT AGENDA

- *6. Utility Easement Vacations - None

AGENDA ITEM C. CONSENT AGENDA

- *7. Commissioner Excused Absences
- a. Philip Bryson, City of Kenai
 - b. Rick Foster, City of Homer
 - c. Sandra Holsten, East Peninsula

AGENDA ITEM C. CONSENT AGENDA

- *8. Minutes
- a. April 14, 2014 Plat Committee Minutes
 - b. April 14, 2014 Planning Commission Minutes

MOTION: Commissioner Carluccio moved, seconded by Commissioner Ecklund to approve the consent and regular agenda. Seeing and hearing no discussion or objection, the motion passed by unanimous consent.

AGENDA ITEM D. PUBLIC COMMENT / PRESENTATIONS / COMMISSIONERS

Vice Chairman Martin asked if there were members of the public who would like to address the commission for items not listed on the agenda. Hearing none, the meeting continued.

AGENDA ITEM E. UNFINISHED BUSINESS - None

AGENDA ITEM F. PUBLIC HEARINGS

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

Staff Report given by Dan Conetta

PC Meeting: April 28, 2014

Petitioner: KPB Land Management proposes to classify certain parcels of borough owned land.

Basis for Classification: Subject parcels are considered surplus to borough needs and appropriate for future disposal. Classification provides guidance for the management of borough land. KPB land must be classified prior to disposal 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	Proposed Classification
063-064-05	Sterling	Lot 2, Block 1, Sumpter Subdivision as shown on Plat No. 525, Kenai Recording District. Except that portion per Quitclaim Deed recorded in Book 380, Page 962, Kenai Recording District.	0.50±	Commercial
063-064-06	Sterling	Lot 1, Block 1, Sumpter Subdivision as shown on Plat No. 525, Kenai Recording District. Except that portion per Warranty Deed recorded in Book 374, Page 88, Kenai Recording District.	0.48±	Commercial
139-050-49	Clam Gulch	Lot 5B, Kenai Peninsula Borough Subdivision of Government Lot 5 as shown on Plat No. 83-62, Homer Recording District.	2.16±	Rural
139-100-01	Clam Gulch	Government Lot 5, T1N, R13W, Section 27, Seward Meridian, Alaska.	6.72± Gross 3.70± Net	Rural

Public Notice: Public notice was published in the Peninsula Clarion Newspaper, March 16th and 30th, 2014. 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 5:00 p.m., April 7, 2014.

Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification
063-064-05	Sterling	Lot 2, Block 1, Sumpter Subdivision as shown on Plat No. 525, Kenai Recording District. Except that portion per Quitclaim Deed recorded in Book 380, Page 962, Kenai Recording District.	0.50±	*Commercial
063-064-06	Sterling	Lot 1, Block 1, Sumpter Subdivision as shown on Plat No. 525, Kenai Recording District. Except that portion per Warranty Deed recorded in Book 374, Page 88, Kenai Recording District.	0.48±	*Commercial

*Commercial means lands suitable for development or location of service oriented facilities such as stores, offices, medical clinics, restaurants, lodges, vehicular service stations, hotels, and camper parks. Lands must be able to support on-site water and sewer systems or capable of receiving water and/or sewer service, near public utilities and be in proximity to residential areas. [KPB 17.10.250(D)]

Overview: Located in the Sterling area adjacent to Magpye's Pizza at approximately Mile Post 82.5 of the Sterling Highway.

Findings of Fact:

- Land Status: The Borough has received title by Clerks' Deed through tax foreclosure proceedings.

This parcel is not classified (undesigned).

Parcel No. 06306405 was retained by Ordinance 89-27 (substitute) for a future transfer site for a solid waste container. Since that time the borough established another waste transfer facility in the Sterling area.

Parcel No. 06306406 was retained by Ordinance 2003-34 as it was less than 40,000 s.f. and was considered a sub-standard lot.

Any rights by the previous last owner of record afforded through tax foreclosure proceedings for either parcel have since been extinguished.

2. Topography:

Parcel No. 06306405 is generally level and well treed with mostly spruce and some birch.

Parcel No. 06306406 has approximately a 2.5% slope and is well treed with spruce and some birch. Borough GIS mapping shows wetland covering the east half of this parcel. Such wetland is identified as Kettle wetland and are usually peatlands with seasonally variable water table.

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

3. Soil:

* Parcel 06306405

90%± of this parcel is classified as "Soldotna Silt Loam", well-drained with a depth to water table at more than 80 inches, very limited for septic tank absorption but not limited for a commercial building site.

10%± of this parcel is classified as "Starichkof Peat", very poorly drained with a depth to water table at about 0 to 10 inches, very limited for septic tank absorption and very limited for a commercial site.

* Parcel 06306406

20%± of this parcel is classified as "Soldotna Silt Loam", well-drained with a depth to water table at more than 80 inches, very limited for septic tank absorption but not limited for a commercial building site.

80%± of this parcel is classified as "Starichkof Peat", very poorly drained with a depth to water table at about 0 to 10 inches, very limited for septic tank absorption and very limited for a commercial site.

Source Data: Web Soil Survey, provided by the U.S. National Resource Conservation Service.

(Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling)

4. Surrounding Land Use: No comprehensive land use plan has been developed for this area. The highway abuts the north boundary of subject parcels. Surrounding land use includes commercial and undeveloped land. Surrounding developments includes Magpye's Pizza, Sterling Senior Center, and the State DOT Weigh Station. Residential use is in close proximity along residential roads. An airstrip lies to the east. The confluence of the Moose River and Kenai River is approximately one mile to the east and the Sterling Elementary School is approximately one mile to the west.

5. Surrounding Land Ownership: Surrounding land ownership is primarily in private ownership. The State DOT Weigh Station is located across the Sterling Highway and is in state ownership.

6. Access and Easements: Primary access is gained from the Sterling Highway and may require a State driveway permit. Elva Street lies adjacent to Parcel No. 063-064-06 but is not improved as it is

partially platted in wetlands and is not practical for access. A 20 foot wide public use easement exists along the southerly boundary of subject parcels as shown on Sumpter Subdivision filed as Plat No. 525, KR.D.

7. Utilities: Gas, electric, and telephone utilities are available for these parcels.
8. Public Comment: As of the writing of this report, no written comments were received. Written comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.
9. Department / Agency Comments: Written comments were received from the following dept. / agencies:
 - Written comment received from the KPB Solid Waste Director Jack Maryott stated that there is no anticipated need for subject sites as it relates to solid waste management in the Sterling area.
 - Written comment received from the KPB Central Emergency Services Chief Chris Mokaracek stated that CES has no need for these parcels.
 - Written comment received from KPB Office of Emergency Management stated no comment / no objection.
 - Written comment received from KPB Planner, Bruce Wall stated there do not appear to be any issues concerning material sites, local option zoning, or the KPB Comprehensive Plan.

Analysis:

Parcel No. 063-064-05

In 1989 this parcel was retained for a future transfer site for a solid waste container. Since that time the borough established another waste transfer facility in the Sterling area. Because of such progress this parcel is now surplus to borough needs and could be used for other purposes. Soil conditions allow this parcel to have potential for commercial development. An engineered septic absorption system may be necessary to overcome soil limitations. However, because this parcel is only 0.50 acres it has limited potential as a stand-alone parcel. Combining this parcel with adjacent Parcel No. 063-064-06 would make it feasible to support an on-site water and sewer system and site development.

Parcel No. 063-064-06

In 2003 this parcel was retained as it was less than 40,000 s.f. and was considered a sub-standard lot. Because of wetlands, soil conditions, and its size (0.48 acres) this parcel has limited potential as a stand-alone parcel. However, combining this parcel with adjacent Parcel No. 063-064-05 would make it feasible to contribute auxiliary support of site development.

Conclusions:

Both parcels are considered surplus to borough needs and could be used for more productive purposes. A Commercial classification is compatible with the surrounding area. Such classification and combining these parcels into one would better serve the community for its development potential.

Classifying subject parcels as commercial is also supported by Goal 3.1, Objective 1, Implementation Action E of the Kenai Peninsula Borough Comprehensive Plan (2005) which states: "Inventory and classify borough lands suitable for economic development."

Pursuant to KPB 17.10.250(D), subject parcels fit within the borough's definition of a commercial classification:

"Commercial means lands suitable for development or location of service oriented facilities such as stores, offices, medical clinics, restaurants, lodges, vehicular service stations, hotels, and camper parks. Lands must be able to support on-site water and sewer systems or capable of receiving water and/or sewer service, near public utilities and be in proximity to residential areas."

Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification
139-050-49	Clam Gulch	Lot 5B, Kenai Peninsula Borough Subdivision of Government Lot 5 as shown on Plat No. 83-62, Homer Recording District.	2.16 ±	*Rural
*Rural means lands which are located in a remote area. This classification will have no restrictions. [KPB 17.10.250(HH)]				

Overview: Bluff parcel situated in the Clam Gulch area in the proximity of Mile Post 124.5 of the Sterling Highway.

Findings of Fact:

1. Land Status: The Borough received title by State patent. This parcel is not classified (undesigned).
2. Topography: A 170 foot high bluff parcel with approximately 400 feet of Cook Inlet shoreline. Because of the steep topography little of this land is suitable for development. On top there is approximately ½ acre of level land treed predominately with spruce. Uplands also consist of indigenous vegetation.

That portion of land situated along the shoreline and inundated by tides is classified as Tidal wetland. The rest of the parcel is considered upland.

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

3. Soil:
63%± of this parcel is classified as "Typic Cryorthents", 100 to 150 percent slopes, well-drained with a depth to water table at more than 80 inches, and very limited for dwellings.
18%± of this parcel is classified as "Gravel Pits", not rated. (Note: does not contain a gravel pit)
19%± of this parcel is classified as "Beaches", not rated.

Source Data: Web Soil Survey, provided by the U.S. National Resource Conservation Service. (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling)

4. Surrounding Land Use: No comprehensive land use plan has been developed for this area. Surrounding land use includes residential and areas largely undeveloped. Surrounding development includes a residential cabin structure to the north. This parcel fronts the Cook Inlet and lies adjacent to the Clam Gulch Critical Habitat Area pursuant to AS 16.20.595. Land use in this area includes beach and waterfront recreational use and shore fishery set net activity.
5. Surrounding Land Ownership: Surrounding land ownership is in private ownership.
6. Access and Easements: This parcel has no developed road access. A 50-foot wide public access easement exists upland from and along the mean high water line, per AS 38.05.127 and 11 AAC 51.045. Private road access to the beach is located to the south near Mile Post 126.5 of the Sterling Highway.
7. Utilities: Utility services to this parcel are not available or practical as little of this land is accessible or suitable for development.
8. Special Features: A 170 foot high bluff parcel with approximately 400 feet of Cook Inlet shoreline
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: Written comments were received from the following dept. / agencies:

- Written comment received from KPB Office of Emergency Management stated no comment / no objection.
- Written comment received from KPB Planner, Bruce Wall stated there do not appear to be any issues concerning material sites, local option zoning, or the KPB Comprehensive Plan.

Analysis:

Because of the remote location, steep topography, lack of access to a public road or utility services this parcel is not suited for conventional development. That portion along the shoreline would have some practical but limited use for beach and waterfront recreational use, seasonal cabin, or shore fishery set net use. Such use includes staging areas and seasonal storage of set net fishery gear. The parcel to the north has been used for many years for such purposes as it was disposed of by the borough in 1983.

Conclusions:

This parcel is considered surplus to borough needs as it is located in a remote location, has limited use, and could better serve the community for more productive purposes. A Rural classification is compatible with the surrounding area.

Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification
139-100-01	Clam Gulch	Government Lot 5, T1N, R13W, Section 27, Seward Meridian, Alaska.	6.72± Gross 3.70± Net	*Rural
*Rural means lands which are located in a remote area. This classification will have no restrictions. [KPB 17.10.250(HH)]				

Overview: Bluff parcel situated in the Clam Gulch area in the proximity of Mile Post 125 of the Sterling Highway.

Findings of Fact:

1. Land Status: The Borough received title by State patent. This parcel is not classified (undesignated).
2. Topography: A 160 foot high bluff parcel with approximately 800 feet of Cook Inlet shoreline. Because of the steep topography little of this land is suitable for development. On top there is approximately 1/3 acre of level land treed predominately with spruce. Uplands also consist of indigenous vegetation. This parcel was originally 6.72 acres but due to bluff erosion approximately 3.70 acres of upland exist.

That portion of land situated along the shoreline and inundated by tides is classified as Tidal wetland. The rest of the parcel is considered upland.

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

3. Soil:
97%± of this parcel is classified as "Typic Cryorthents", 100 to 150 percent slopes, well drained with a depth to water table at more than 80 inches, and very limited for dwellings.

3%± of this parcel is classified as "Nikolai Peat, 0 to 4 percent slopes, poorly drained with a depth to water table about 0 to 18 inches, and very limited for dwellings.

Source Data: Web Soil Survey, provided by the U.S. National Resource Conservation Service. (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling)

4. Surrounding Land Use No comprehensive land use plan has been developed for this area. Surrounding land use includes residential and undeveloped parcels. A residential subdivision lies to the north and east with single family homes built adjacent to the Sterling Highway. This parcel fronts the Cook Inlet and lies adjacent to the Clam Gulch Critical Habitat Area pursuant to AS 16.20.595. Land use in this area includes beach and waterfront recreational use and shore fishery set net activity. A residential subdivision abuts subject parcel to the east.
 5. Surrounding Land Ownership: Surrounding land ownership includes private and Native ownership.
 6. Access and Easements: This parcel has no developed road access. A 50-foot wide Section-line easement exists along the north boundary, per AS 19.10.010. A 50-foot wide public access easement exists upland from and along the mean high water line, per AS 38.05.127 and 11 AAC 51.045. A private access road to the beach is located to the south near Mile Post 126.5 of the Sterling Highway.
 7. Utilities: Utility services to this parcel are not available or practical as little of this land is accessible or suitable for development.
 8. Special Features: A 160 foot high bluff parcel with approximately 800 feet of Cook Inlet shoreline.
 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: Written comments were received from the following dept. / agencies:
- Written comment received from KPB Office of Emergency Management stated no comment / no objection.
 - Written comment received from KPB Planner, Bruce Wall stated there do not appear to be any issues concerning material sites, local option zoning, or the KPB Comprehensive Plan.

Analysis:

Because of the remote location, steep topography, lack of access to a public road or utility services this parcel is not suited for conventional development. That portion along the shoreline would have some practical but limited use for beach and waterfront recreational use, seasonal cabin, or shore fishery set net use. Such use includes staging areas and seasonal storage of set net fishery gear.

Conclusions:

This parcel is considered surplus to borough needs as it is located in a remote location, has limited use, and could better serve the community for more productive purposes. A Rural classification is compatible with the surrounding area.

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 Resolution 2014-___ classifying subject land as follows:

Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification
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063-064-05	Sterling	Lot 2, Block 1, Sumpter Subdivision as shown on Plat No. 525, Kenai Recording District. Except that portion per Quitclaim Deed recorded in Book 380, Page 962, Kenai Recording District.	0.50±	Commercial
063-064-06	Sterling	Lot 1, Block 1, Sumpter Subdivision as shown on Plat No. 525, Kenai Recording District. Except that portion per Warranty Deed recorded in Book 374, Page 88, Kenai Recording District.	0.48±	Commercial
139-050-49	Clam Gulch	Lot 5B, Kenai Peninsula Borough Subdivision of Government Lot 5 as shown on Plat No. 83-62, Homer Recording District.	2.16±	Rural
139-100-01	Clam Gulch	Government Lot 5, T1N, R13W, Section 27, Seward Meridian, Alaska.	6.72± Gross 3.70± Net	Rural

END OF STAFF REPORT

Vice Chairman Martin noted no members of the public were in attendance.

MOTION: Commissioner Ruffner moved, seconded by Commissioner Isham to recommend adoption of Resolution 2014-___; classifying the two parcels of land in Sterling and Clam Gulch as recommended by staff.

Commissioner Ecklund asked why the properties were presented together and not separately since two properties were being recommended to be classified as Commercial and two properties classified as Rural. Mr. Conetta replied that the Commission could handle the properties separately.

Commissioner Tauriainen asked what the method was to sell these properties. Mr. Conetta replied that the plan method for sale on these properties would be a minimum sealed bid. If they don't get sold in a sealed bid then there will be an over the counter sale.

VOTE: The motion passed by unanimous consent.

BRYSON ABSENT	CARLUCCIO YES	COLLINS YES	ECKLUND YES	FOSTER ABSENT	GROSS YES	HOLSTEN ABSENT
ISHAM YES	LOCKWOOD YES	MARTIN YES	RUFFNER YES	TAURIAINEN YES	WHITNEY YES	10 YES 3 ABSENT

AGENDA ITEM F. PUBLIC HEARINGS

2. Rename existing streets in conjunction with the Enhanced 911 Street Naming and Addressing Methods within the Kenai Peninsula Borough. Streets under consideration at this meeting are described as follows:
 - a. Old Sterling Hwy; frontage road within the Sterling Hwy right-of-way commencing at mile 137 and concluding at HM0970081 Lucason Subdivision 1997 Addition; T 2S R14W SECTION 4; Seward Meridian, AK; in the community of Happy Valley; ESN 451

Staff Report given by Carrie Henson

PC MEETING 04/28/2014

Applicant: Kenai Peninsula Borough

Existing right-of-way names: Old Sterling Hwy

Name proposed by staff: Massif Dr

Reason for Change: Duplicate

Kenai Peninsula Borough Land Classification Definitions **Borough Code of Ordinances, Title 17**

"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.

"Commercial" means lands suitable for development or location of service oriented facilities such as stores, offices, medical clinics, restaurants, lodges, vehicular service stations, hotels, and camper parks. Lands must be able to support on-site water and sewer systems or capable of receiving water and/or sewer service, near public utilities and be in proximity to residential areas.

"Government" means lands that may be or are required for use by a federal, state or local governmental entity. Such uses include existing and future school sites; sites for service area facilities; or, any governmental use determined to be beneficial to the public.

"Heavy Industrial" means lands suitable for processing chemicals or manufacturing from or extraction of raw materials, stockyards, fish processing plants, distilleries, or uses that may discharge water, create hydrocarbons, excessive noise, odors, danger of explosions, or waste material, making them incompatible with most other land uses. Lands should not be located in or immediately adjacent to residential development; parcels should be of sizes reasonably appropriate to accommodate the activities together with sufficient buffers zones for the activity associated with this class of use. Appropriate access shall be available or feasible without going through residential areas. The lands shall be in a location that is reasonably convenient to conduct the activity.

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

"Light Industrial" means lands suitable for industrial uses that generally do not have offensive characteristics and can be conducted primarily inside closed buildings. Such uses may include warehousing, storage inside enclosed areas, and light manufacturing not inside buildings.

"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.

"Recreational" means land located in an area where the potential for recreational use exists. This may include both indoor and outdoor uses such as gun ranges, archery ranges, camping, golf courses, snow machine trails, cross country trails, skiing, boating, fishing or which may provide access to those activities. Recreational does not include use of lands for amusement parks. Site conditions for any authorized use must be appropriate and suited for such uses. Recreational lands disposed of to private parties must allow public use unless specifically waived by ordinance. If recreational lands are for sale or lease then restrictions may be imposed for appropriate uses given conditions and surrounding use. Not all activities are suitable for all sites.

"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.

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

"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.

"Waste Handling" means land with suitable characteristics and location for the express purpose of providing facilities to handle solid waste, recyclable materials, transfer stations, junked or wrecked vehicles, demolition refuse, septic and sewage waste and industrial waste. Disposal or use of any tract so classified will be subject to determination of the tract being suitable for a particular proposed activity.

"Resource Development" means land containing resources of sufficient volume and quality and located so that on-going development or production of those resources would yield an overall net economic return. Lands so classified may be sold or leased subject to appropriate restrictions concerning operations or future reclamation. Lands so classified may be retained by the KPB and resources on those lands may be sold or permitted for use.

"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.

"Grazing Lands" means those lands which in their natural state have the physical and climatic features that make them primarily useful for the pasturing of domestic livestock. This classification is not exclusive and may overlap any other classification thereby allowing other nonconflicting uses.