

UNIT 395

COOPER LANDING LAND PLANNING



COOPER LANDING ADVISORY PLANNING COMMISSION

JUNE 07, 2023

[RESPEC.COM](https://respec.com)



AGENDA

› How to Comment

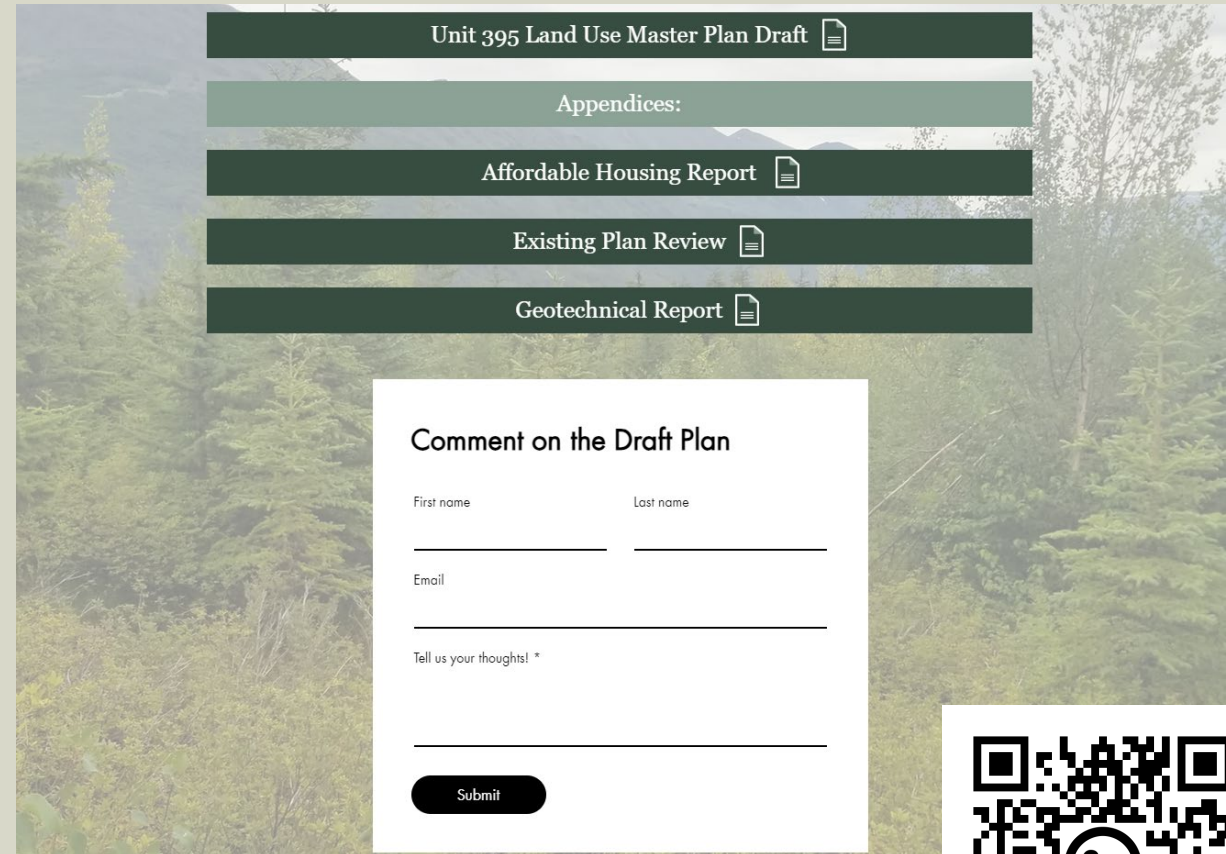
› Plan Highlights


› To Be Added to Final Draft

› Next Steps




HOW TO COMMENT

- › www.unit395planning.com/plan-draft
- › Public comment period through July 22
- › Comment form on website or email megan.flory@respec.com



Unit 395 Land Use Master Plan Draft 

Appendices:

- Affordable Housing Report 
- Existing Plan Review 
- Geotechnical Report 

Comment on the Draft Plan

First name Last name

Email

Tell us your thoughts! *



PLAN HIGHLIGHTS

- › The goal is to **protect the resources and values** of the land while **retaining opportunities** for future land uses
- › **Priorities**
 - › Resource management
 - › Recreation
 - › Cultural preservation
 - › Wildlife management



PLAN HIGHLIGHTS

- › Existing Plan Review
- › Public Involvement Summary
- › Development Recommendations



EXISTING PLAN REVIEW

- / Community Recommendations on a Land Use Plan for Borough Lands – Cooper Landing [KPB-CLAPC, 1992]*
- / Cooper Landing Land Use Classification Plan for Borough-owned and Borough-selected Lands [KPB-CLAPC, 1996]*
- / Kenai Area Plan [Alaska Department of Natural Resources, 2001]*
- / Delineation of Landscape Linkages in the Cooper Landing Planning Area [Kenai National Wildlife Refuge and Chugach National Forest, 2010]*
- / Final, Finding & Decision for Region 4 of the Kenai Peninsula Borough [Department of Natural Resources – Division of Mining, Land and Water, 2014]*
- / Sterling Highway MP 45-60 Final EIS and Final Section 4(f) Evaluation [Alaska DOT&PF, 2018]*
- / Kenai Peninsula Borough Comprehensive Plan [Agnew::Beck, 2019]*
- / Chugach National Forest Land Management Plan [U.S. Forest Service, 2020]*
- / Sterling Highway MP 45-60 Phases 1A/B Through 6 95% Design [Alaska DOT&PF, 2023]*
- / Alaska State Land Survey No 2020-47 Plan of Survey [Department of Natural Resources – Division of Mining, Land and Water, 2023]*

PI SUMMARY

Date	Location	Format	# of Announcements	Attendees (approx.)
9/20/22	CL Brewing	Open House	7	10
9/21/22	CL Community Hall	Open House	7	20
11/16/22	CL Community Hall + online	Hybrid	10	10
3/8/23	CL Community Hall + online	Hybrid	5	25
Monthly	Online	APC regular meetings	N/A	Variable



Conflict



Cooper Landing needs affordable housing...

...but not at the expense of wildlife. Higher development costs are justified to avoid key wildlife corridors in and near Unit 395.

...and it should be developed only within the existing town, not on Unit 395.

...but subdivisions should not be developed before KPB legislation changes to support affordable housing.

...and it should be prioritized in the existing town before developing Unit 395.

...and small (<1 acre) lots are most desirable to make housing affordable.

...and small (<1 acre lots) are most likely to make housing less affordable.



Agreement



There is a need for more **housing** for year-round residents.

The **Sqilantnu Archaeological District** should be respected and acknowledged.

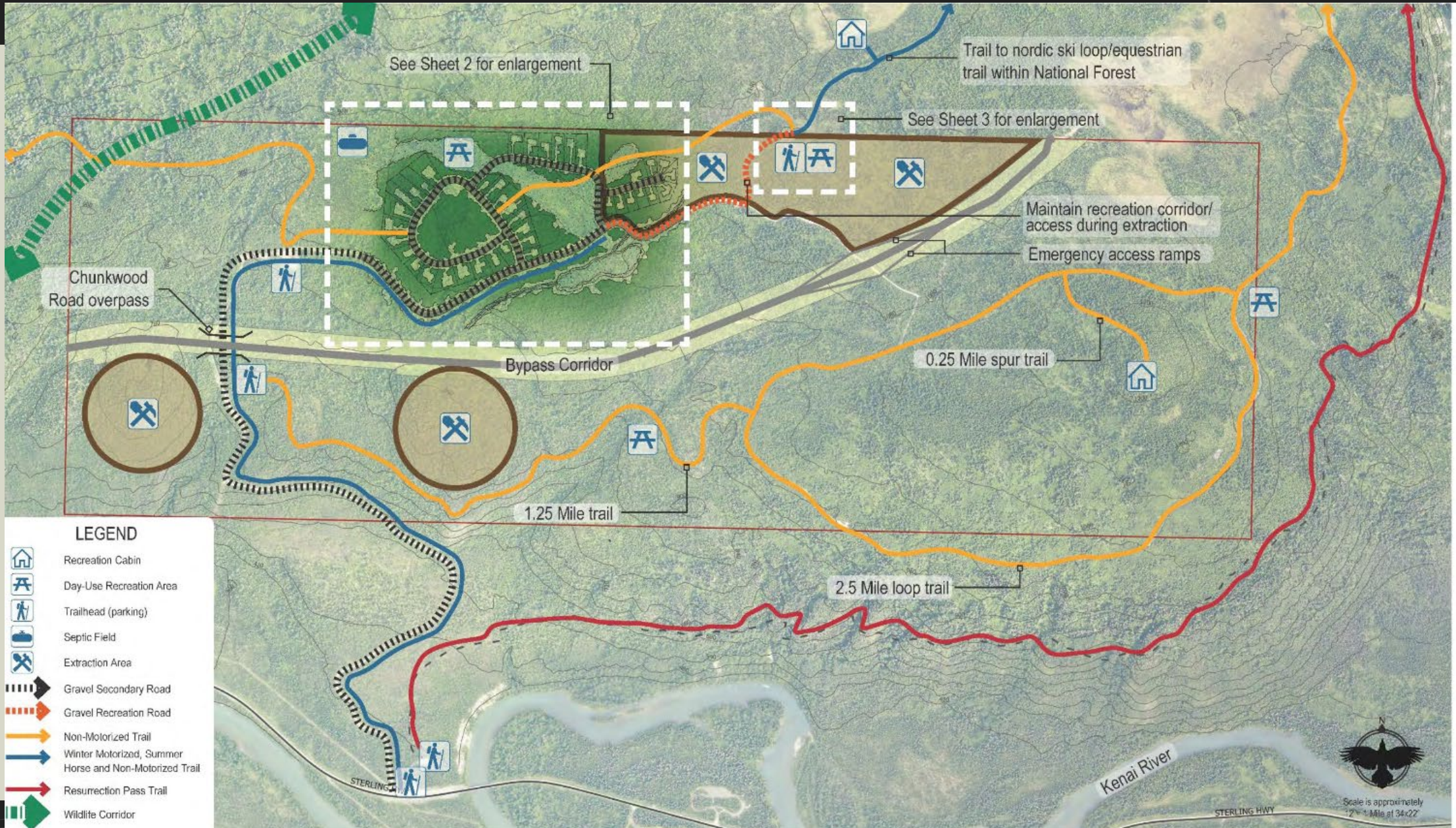
Wildlife corridors and human-wildlife interactions should be taken into account for any land use plans.

Recreation is important to residents, visitors, and the local economy.

Development and land use plans should maintain Cooper Landing's **character**.

There should be **no access** to Unit 395 from the bypass; development should not result in "Cooper Landing West."

DEVELOPMENT RECOMMENDATIONS – PREFERRED PLAN



LEGEND

	Recreation Cabin
	Day-Use Recreation Area
	Trailhead (parking)
	Septic Field
	Extraction Area
	Gravel Secondary Road
	Gravel Recreation Road
	Non-Motorized Trail
	Winter Motorized, Summer Horse and Non-Motorized Trail
	Resurrection Pass Trail
	Wildlife Corridor

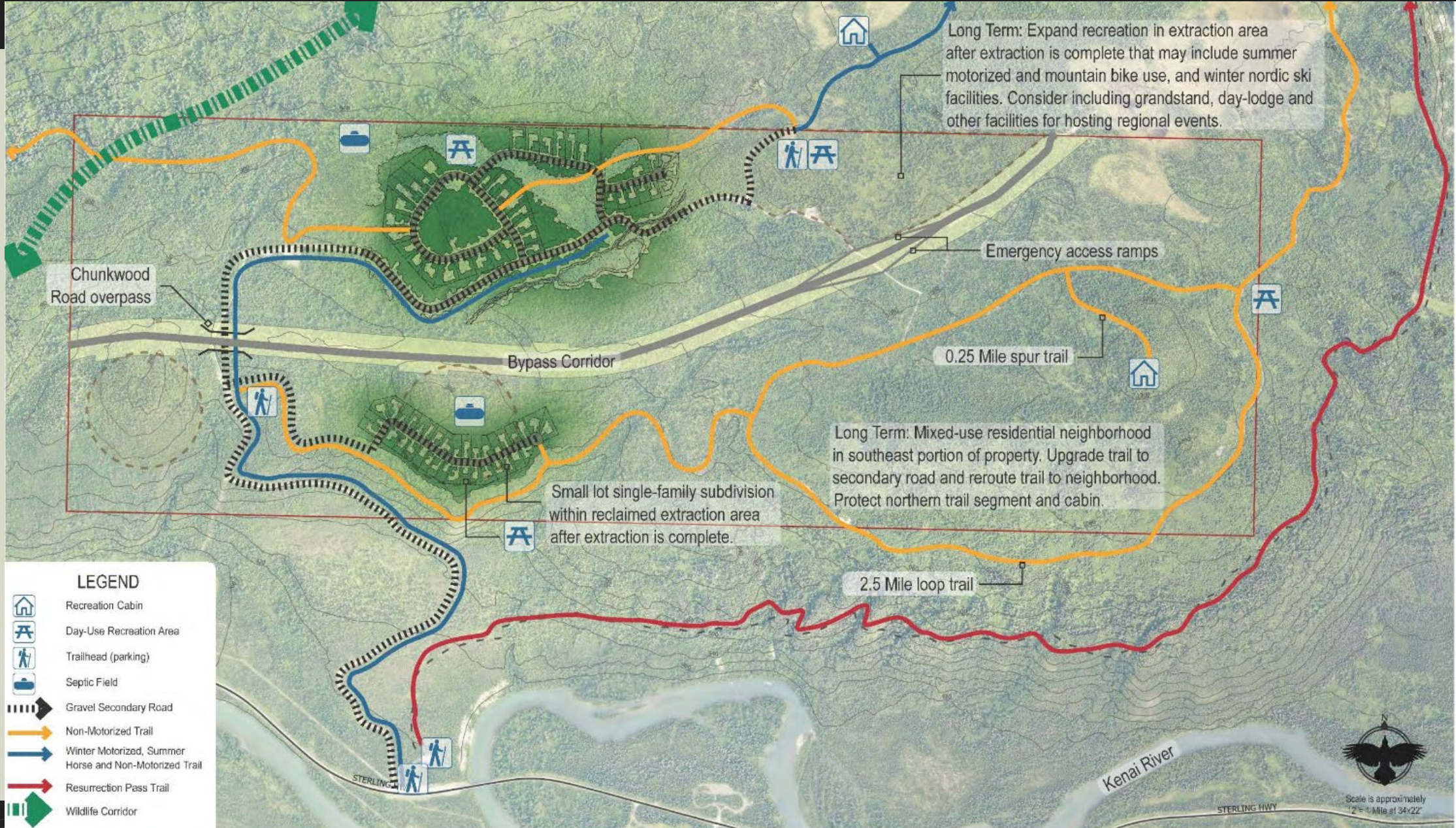


Scale is approximately 1/2" = 1 Mile at 34x22"

DEVELOPMENT RECOMMENDATIONS – LONG-TERM



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Long Term: Expand recreation in extraction area after extraction is complete that may include summer motorized and mountain bike use, and winter nordic ski facilities. Consider including grandstand, day-lodge and other facilities for hosting regional events.

Emergency access ramps

0.25 Mile spur trail

Long Term: Mixed-use residential neighborhood in southeast portion of property. Upgrade trail to secondary road and reroute trail to neighborhood. Protect northern trail segment and cabin.

2.5 Mile loop trail

Small lot single-family subdivision within reclaimed extraction area after extraction is complete.

Chunkwood Road overpass

Bypass Corridor

LEGEND

- Recreation Cabin
- Day-Use Recreation Area
- Trailhead (parking)
- Septic Field
- Gravel Secondary Road
- Non-Motorized Trail
- Winter Motorized, Summer Horse and Non-Motorized Trail
- Resurrection Pass Trail
- Wildlife Corridor



Scale is approximately 1" = 1 Mile at 34x22"

TO BE ADDED TO FINAL DRAFT

- › Cost-Benefit Analysis
- › More images, featured voices, and information about local services and recreation features
- › Updates based on public comment period



NEXT STEPS

- › Public comment period through July 22
- › Edits based on public feedback
- › Review by Planning Commission
- › Land classification recommendation presented to Assembly



THANK YOU!

CONTACT

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