



# Womens Bay

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## Comprehensive Plan Update

June 30, 2004

*Prepared by:*  
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KIB Planning Commission  
ASCG Incorporated  
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## Acronyms

ADEC	Alaska Department of Environmental Conservation
ADES	Alaska Department of Emergency Services
AKDOL	Alaska Department of Labor
ASCG	ASCG Incorporated
DCED	Department of Community and Economic Development
DNR	Department of Natural Resources
EPA	Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FGDC	Federal Geographic Data Committee
GIS	Geographic Information System
GPS	Global Positioning System

KIB	Kodiak Island Borough
LBCS	Land Based Classification System
LWCG	Land and Water Conservation Grant
NAICS	North American Industrial Classification System
NFIP	National Flood Insurance Program
SIC	Standard Industrial Classification
SLUCM	Standard Land Use Coding Manual
USF&WS	United States Fish and Wildlife Service
WBC	Womens Bay Community

# Chapter 1. Introduction

## **A. Project History**

The 2004 Womens Bay Community (WBC) Plan Update process began in November 2002. At that time, the Kodiak Island Borough hired ASCG Incorporated (ASCG) to update WBC Plan written in 1982.

The project was broken into two phases. Phase I involved an extensive public participation component. This included meeting with KIB staff, the Planning and Zoning Commission, residents, business operators and the public within the Womens Bay community, and conducting a Town Meeting.

A Town Meeting was held on March 11, 2003, at which 58 participants developed issues, goals and objectives for the WBC plan update. Chapter 5, Public Participation, of this plan provides a synopsis of the input received at the Town Meeting. A survey was distributed from March 11, 2003 to April 10, 2003. The complete, unedited written survey results can be found in the appendix of this document.

A Town Meeting Report with preliminary goals and objectives was prepared based on input from the participants at the meeting. Phase I also included outlining future project funding recommendations, reproduced for convenience in the appendix of this document. The KIB staff developed a revised set of goals and objectives during Phase I, which were approved by the KIB Planning Commission on October 13, 2003, and are found in Chapter 4 of this plan update.

Phase II of the original scope of work was revised to include the following tasks: (1) Planning background and issues documentation (2) Alternative development and analysis of alternatives; (3) Selection of the draft preferred alternative; and (4) assembly of the final Public Review Draft plan document with specific action items.

During the Phase II an Open House was held on May 10, 2004, at which approximately 48 people attended. A survey was also filed out by 44 people, the results are in Chapter 5 of this document.

This plan is a result of the two phases of the project and the planning effort undertaken by the Womens Bay Community, the KIB staff and Planning Commission and the public.

## **B. General Location**

Womens Bay is on the west coast of Kodiak Island, 8 miles south of Kodiak. It lies at the foot of Old Womens Mountain, along a bay of the same name. It lies at approximately 57.6936° North Latitude and -152.62291° West Longitude. (Sec. 04, T028S, R019W, Seward Meridian.) Womens Bay is located in the Kodiak Recording District.

**Map 1. WBC Vicinity Map**

## Chapter 2. Background Report

### A. Description of Planning Area

#### **Core Planning Area:**

The core planning area for the WBC plan update is depicted on Map 2, which was approved by the KIB Planning Commission at their October 15, 2003 meeting. The core area has been designated as the Bells Flats and Russian Creek Subdivisions.

The Bells Flats Subdivision contains 446 acres and the Russian Creek Subdivision is 336 acres.

#### **Regional Planning Area:**

The greater regional planning area is also shown on Map 2, which includes Seaview and Cliff Point areas.

The State of Alaska property is comprised of approximately 4,336 acres, of which approximately 726 acres is included in the area designated as the KIB Natural Use Zoning District.

**Map 2. Womens Bay Core and Regional Planning Areas**

## **B. WBC Zoning Map and Zoning Classifications**

### **Map 3. WBC Zoning Map**

## Zoning Classifications

Kodiak Island Borough, Title 17, Zoning Code defines the following zoning districts in the WBC.

### **Chapter 17.12 – NU – Natural Use District**

17.12.010 Description and intent. The NU-Natural Use Zoning District is established for the purpose of protecting the natural environment, including fish and wildlife habitat and water quality and quantity, while providing for the human use of fish, wildlife, and plant resources. This zoning district is also designed to :

- A. protect trails on public lands;
- B. protect waterways and their banks; and
- C. discourage development by prohibiting the construction of most structures in this zoning district.

17.12.020 Permitted principal uses and structures. The following land uses and activities are permitted in the natural use district:

- A. Fish, wildlife, or habitat enhancement and/or rehabilitation projects (nonstructural);
- B. Hunting, fishing, trapping, and plant gathering activities;
- C. Passive recreation activities (photography, hiking, camping, cross country skiing, horseback riding, etc.);
- D. Pedestrian trails and trail systems; and
- E. Public coastal docking facilities.

17.12.030 Permitted accessory uses and structures. None are established for this district.

17.12.040 Conditional uses. The following land uses and activities may be allowed by obtaining a conditional use permit:

- A. Communication facilities;
- B. Parks and recreational support structures, including related equipment, facilities, and structures (e.g. playground equipment, bathroom facilities, picnic shelters, parking lots, and other paved areas, etc.);
- C. Public recreational cabins;
- D. Road and utility installations; and
- E. Structures which enhance the intent of the natural use district (e.g., fish, wildlife, or habitat enhancement and/or rehabilitation structures, fish ladders, hatcheries, etc.).

### **Chapter 17.13 Conservation District**

17.13.010 Description and intent. The C-Conservation Zoning District is established for the purpose of maintaining open space areas while providing for single-family residential, and limited commercial land uses. For the conservation district, in promoting the general purposes of this title, the specific intentions of this chapter are:

- A. To encourage the use of land for single-family residential and limited commercial

purposes;

B. To encourage the continued use of land for open space areas; and

C. To encourage the discontinuance of existing uses that are not permitted under the provisions of this chapter.

17.13.020 Permitted principal uses and structures. The following land uses and activities are permitted in the conservation district:

A. All of the permitted principal uses and structures in the NU-Natural Use Zoning District;

B. Agricultural activities and related structures, including commercial livestock grazing; with a written conservation plan between the land owner or lease holder and the Kodiak Soil and Water Conservation District, in those areas historically established for livestock grazing consisting of the northeast portion of Kodiak Island east of a line drawn from Crag Point on Sharatin Bay to the mouth of Wild Creek in Ugak Bay, and including Chirikof Island and Sitkinak Island.

C. Commercial fishing activities and related structures, including mariculture activities and related structures ;

D. Commercial guiding and/or outfitting activities (e.g. hunting, fishing, photography, etc.) and related structures (e.g. lodges) containing provisions for no more than six (6) clients;

E. Parks;

F. Recreational activities (including recreational mining activities) ;

G. Single-family dwellings/recreational cabins and associated home occupations;

H. Timber harvesting activities and transportation and utility facilities constructed in support of permitted timber harvesting activities; and

I. Churches.

17.13.030 Permitted accessory uses and structures. In addition to those uses and structures specifically identified in section 17.13.020 of this chapter, the following accessory uses and structures are permitted when developed in support of permitted principal uses:

A. Docks, piers, water intake facilities, power structures, etc;

B. Accessory residential buildings (e.g., crew quarters in support of commercial setnet fishing and lodge operations, banyas, outhouses, etc);

C. Storage and warehouse structures (e.g., gear buildings, generator sheds, etc.); and

D. Transportation and utility facilities (e.g. roads, pipelines, communication facilities, etc.) but not airstrips.

17.13.040 Conditional uses. The following land uses and activities may be allowed by obtaining a conditional use permit:

A. All of the conditional uses in the NU-Natural Use Zoning District;

B. Airstrips;

C. Commercial livestock grazing;

D. Lodges that have provisions for more than six (6) clients;

E. Logging camps and timber harvesting support facilities (e.g. log transfer

- facilities), including timber products processing facilities;
- F. Non-recreational mineral extraction activities and related structures;
- G. Seafood processing facilities and related structures; and
- H. Transportation and utility facilities not otherwise permitted and not otherwise used in conjunction with permitted uses.

### **RR1 – Rural Residential District**

17.17.010 Description and intent. The RRI-Rural Residential One Zoning District is established as a land use district for large lot, low density, residential and general agricultural purposes. For the rural residential one (1) district, in promoting the general purposes of this title, the specific intentions of this chapter are:

- A. To encourage the continued use of land for low density residential and general agricultural
- B. To prohibit commercial and industrial land uses;
- C. To encourage the discontinuance of existing uses that are not permitted under the provisions of this chapter; and
- D. To discourage land uses which, because of their character or size, would create unusual requirements and costs for public services.

17.17.020 Permitted uses. The following land uses are permitted in the rural residential one district:

- A. Accessory buildings;
- B. Agricultural buildings and activities;
- C. Churches;
- D. Fishing activities when an owner-occupied dwelling is present on the premises;
- E. Greenhouses;
- F. Horticultural buildings and activities;
- G. Single-family dwellings; and
- H. Home occupations.

17.17.030 Conditional Uses. The following land use may be allowed by obtaining a conditional use permit:

- A. Fireworks stands.

### **Chapter 17.21 B – Business District**

17.21.010 Description and intent. The B-Business Zoning District is established for the purposes of protecting and encouraging the development of community business core areas that function efficiently as centers of retail business and retail service activities. For the business zoning district, in promoting the general purposes of this title, the specific intentions of this chapter are:

- A. To encourage the continued use and development of land for retail purposes;
- B. To discourage the use of business district lands for other than retail purposes;
- C. To prohibit the use of business district lands for manufacturing and industrial purposes; and
- D. To encourage the discontinuance of existing uses that are not permitted under

the provisions of this chapter.

17.21.020 Permitted uses. The following land uses and activities are permitted in the business district:

- A. Accessory buildings;
- B. Assembly halls;
- C. Art galleries;
- D. Automobile repair garages and dealerships;
- E. Banks;
- F. Building material suppliers;
- G. Dry-cleaning establishments;
- H. Eating and drinking establishments;
- I. Fraternal organizations and private clubs;
- J. Funeral parlors;
- K. Gasoline service stations;
- L. Government offices;
- M. Hotels;
- N. Laundry establishments;
- O. Libraries;
- P. Machine shops ;
- Q. Marinas and boat moorage;
- R. Mini-warehouses;
- S. Motels;
- T. Multiple family dwellings;
- U. Museums;
- V. offices;
- W. Outdoor storage;
- X. Printing shops;
- Y. Professional offices and clinics;
- Z. Public parks and open spaces;
- AA. Recreational related uses;
- BB. Retail stores and services ;
- CC. Single family and two-family dwellings
- DD. Theaters; and,
- EE. Radio stations.

17.21.030 Conditional uses. The following land uses and activities may be allowed by obtaining a conditional use permit:

- A. Churches;
- B. Hospitals;
- C. Recreational vehicle parks; and
- D. Warehouses.

#### **Chapter 17.24 I – Industrial District**

17.24.005 Description and intent. The I-Industrial Zoning District is established as a

district in which the principal use of the land is for business, manufacturing, processing, fabricating, repair, assembly, storage, wholesaling, and distributing operations, which may create some nuisance, but which are not properly associated nor compatible with residential land uses. For the industrial zone, in promoting the general purpose of this title, the specific intentions of this chapter are:

A. To encourage the construction of and the continued use of the land for business and industrial purposes;

B. To prohibit all residential uses of the land not associated with industries and any other land use which would substantially interfere with the development, continuation or expansion of industry in the zone;

C. To concentrate the industrial and business uses within designated areas to protect residential districts from noxious or noisy operations; and

D. To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this chapter.

17.24.010 Permitted Use. The following uses of the land are permitted in the industrial district:

A. All uses permitted in B-Business District, except residential;

B. Aircraft, automobile and truck assembly or remodeling;

C. Asphalt batch and mixing plant, manufacturing or refining;

D. Assembly of music and vending machines;

E. Auction business;

F. Beverage manufacturing;

G. Boat building, repair and storage;

H. Cabinet shops;

I. Concrete mixing batch plants;

J. Coal storage yards;

K. Dwelling units for a watchman or caretaker on the premises;

L. Dyeing plants;

M. Gravel or sand extraction;

N. Junkyards, wrecking, salvage or scrap metal operations;

O. Lumber mills and sawmills;

P. Lumberyard, building material manufacture or sales;

Q. Machine or blacksmith shops;

R. Manufacturing, servicing or repair of light consumer goods, such as appliances, batteries, furniture, and garments;

S. Metal working or welding shops;

T. Motor freight terminals;

U. outdoor storage;

V. Paint shops;

W. Public uses;

X. Rock Crushers;

Y. Seafood processing establishments and their dormitories;

Z. Sewage treatment plants;

AA. Slaughterhouses;

BB. Steel fabrication shops or yards;

CC. Vehicle impound lots;

- DD. Vocational or trade schools;
- EE. Utility installations; and
- FF. Warehousing within an enclosed structure.

17.24.020 Conditional uses. The following uses may be permitted by obtaining a conditional use permit:

- A. Acetylene gas manufacture or storage;
- B. Ammonia, bleaching powder or chlorine manufacture;
- C. Cement, concrete, lime and plaster manufacture;
- D. Chemical bulk storage and sales;
- E. Garbage disposal sites, dumps and sanitary landfills; and
- F. Petroleum or flammable liquid production, refining or storage.

### **Chapter 17.33 PL – Public Use Lands District**

17.33.010 Description and intent. The PL-Public Use Lands Zoning District is established as a land use district for publicly owned land containing recreational, educational and institutional uses. For the public lands district, in promoting the general purposes of this title, the specific intentions of this chapter are:

- A. To identify lands owned by governments that are used for public purposes;
- B. To prohibit residential, commercial and industrial land uses and any other use of the land which would interfere with the development or continuation of public services in the district; and
- C. To encourage the discontinuance of existing uses that are not permitted under this chapter .

17.33.020 Permitted uses. The following land uses are permitted in the public lands district subject to the approval of a detailed site plan by the commission:

- A. Cemeteries;
- B. Community buildings and halls;
- C. Fire stations;
- D. Gymnasiums;
- E. Hospitals;
- F. Libraries;
- G. Museums;
- H. Nursing homes;
- I. offices for local, state and federal governments;
- J. Open air theaters;
- K. Parks, playgrounds, playfields, and open space;
- L. Recreation centers;
- M. Sanitariums;
- N. Schools, public and private;
- O. Swimming pools; and
- P. Utility installations.

## C. Land Based Classification Standards

Land-Based Classification Standards (LBCS) provide a consistent model for classifying land uses based on their characteristics.

The LBCS approach for the WBC Plan maps has been utilized to achieve the following:

- a. Collecting current land-use data for the Womens Bay planning area.
- b. Applying consistent land use classifications so that the products and data may be shared between multiple users.
- c. Rendering land use information for visual representation and analysis through the use of standard color classifications.
- d. Documenting land-use data for future updating and tracking of land use changes.
- e. Organizing land use data so that vacant parcels can be identified and analyzed for their potential for development based upon current zoning classifications.

The LBCS standards are based on a multi-dimensional land-use model. For local planning purposes, LBCS calls for classifying land uses in the following dimensions: **activities, functions, structure type, site development character** and **ownership**.

**Activity** refers to the actual use of land based on its observable characteristics. It describes what actually takes place in physical or observable terms (e.g. farming, shopping, manufacturing, vehicular movement, etc.). An industrial activity, for example, refers only to the physical activity on the premises, which could apply equally to a manufacturing facility or industrial facility. Similarly, residential uses in single-family dwellings, multi-family structures, manufactured structures, or any other type of building, would all be classified as residential activity.

**Function** refers to the economic function or type of establishment using the land. Every land use can be characterized by the type of establishment it serves. Land use terms such as agricultural, commercial, industrial relate to enterprises. The type of economic function served by the land gets classified in this dimension; it is independent of actual activity on the land. For example, two parcels are said to be in the same functional category if they belong to the same establishment, even if one is an office building and the other is a manufacturing facility.

**Structure** refers to the type of structure or building on the land. Land use terms embody a structural or building characteristic, which suggests the utility of the space (in a building) or land (when there is no building). Land use terms such as single-family house, office building, warehouse, firehouse, or highway also describe structural characteristics.

**Site development character** refers to the overall physical development character of the land. It describes "what is on the land" in general physical terms. For most land uses, it is simply expressed in terms of whether the site is developed or not.

**Ownership** refers to the relationship between the use and its land rights. Since the function of most land uses is either public or private and not both, distinguishing ownership characteristics seems obvious. However, relying solely on the functional character may obscure land use characteristics such as easements, leases and similar devices that limit or constrain land use activities and functions.

## **D. LBCS Activity**

### ***Map 4 - LBCS Activity - Activity Definitions:***

**Residential:** Includes activities that occur in all types of residential uses, structures, ownership characteristics, or the character of the development.

**Shopping/Business:** This category captures all uses that are business related. It is a catch-all category for all retail, office, commercial, and industrial activities when the subcategories are either too specific or otherwise unknown (as in comprehensive plan designations).

**Industrial/Manufacturing/Waste Related:** All manufacturing, assembly, warehouse, and waste management activities.

**Institutional/Social:** This category is for all institutional activities. This broad category may also be used for land-use designations in comprehensive and general plans.

**Leisure:** This is a catch-all category for classifying all forms of leisure activities. It includes the customary active and passive kinds of leisure activities although such distinctions are difficult to define.

**Natural Resources:** This category relates to natural resources related activities.

**Unclassifiable:** This category is used as a temporary placeholder for activities that cannot be grouped anywhere until the classification scheme is updated.

**Map 4. LBCS Activity**

## **E. LBCS Structures**

### ***Map 5 - LBCS Structures – Structure Definitions***

**Residential:** This category includes single family, duplexes, manufactured housing, multi-family and eight unit dwellings.

**Commercial:** Structures that are used primarily for commercial, warehouse or storage or warehousing.

**Fire and Rescue Station:** The existing WBC Fire and Rescue Station.

**Utility:** This category for structures used for utility purposes.

**Accessory Structures:** The category groups structures that are used as sheds, farm buildings or agricultural facilities, livestock facilities and stables and equine facilities.

**Vacant Property:** Designated as no structure.

**Map 5. LBCS Structures**

## **F. LBCS Activity and Structures – Vacant Properties**

### ***Map 6 - LBCS Vacant Properties***

Map 6 LBCS Vacant Properties, represents a combination of Womens Bay core area parcels currently identified through the KIB Assessor's database as vacant, and those parcels with either an accessory building or gear storage shed located on them (minor structural development), but no primary existing residential development. These parcels are considered to represent the total number of parcels remaining in the core planning area that are available for future development and fall into the two principal KIB zoning districts of RR1 - Rural Residential One & B – Business.

The RR1 zoning district allows the construction of one (1) single-family residence per lot. In the instance of parcels with existing "minor structural development", incorporation of new residential development is possible and would represent a move towards conformity with the KIB zoning code.

The B - Business zoning district allows the construction of one (1) multiple family dwelling per lot defined as "... any building containing three (3) or more dwelling units", where the potential density is constrained only by lot size.

However, it is conceivable that a business zoned parcel could be developed with two or more multiple family dwelling units assuming all other KIB code regulations are met.

**Map 6. LBCS Vacant Properties**

## G. Population

The Womens Bay Community population determined by the U.S. Census Bureau (Census) and the Alaska Department of Labor (AKDOL) is based on an area encompasses 43.7 square miles of land.

The population figures are estimated by the AKDOL for the Kodiak area using results from the Census and state certified revenue sharing figures.

**Table 1. Womens Bay Community Population**

1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
690*	843	843	674	746	749	672	662	674	675	690*	743	750	667

\*Census figures

Map 7 is the Womens Bay Community Census Designated Place map from the Alaska Department of Labor, which shows the area that is used by the U.S. Census Bureau and the Department of Labor when calculating population figures for the Womens Bay area.

**Map 7. AKDOL Census Map**

## I. History of Development

The community was named for the Bay it overlooks. During World War II the military used the area for national defense. The government placed infrastructure in the area that still exists today. The federal government transferred land to the State who subsequently transferred the land to the KIB. The KIB has instituted a land disposal program, Municipal Land Entitlement trust to transfer parcels not needed for public purpose into private ownership. Land disposal sales are the mechanism by which residential properties in the Bells Flats area became privately owned. A memorandum from the KIB Resource Management/Assessing Department, dated April 30, 2003 outlining recent and past land disposal sales is in the Appendix of this plan.

The 1997 Womens Bay Natural Area plan included the following section on the history of the Womens Bay Community.

Although the Koniag people were known to be living in the general vicinity, as evidenced by midden sites at different locations in Womens Bay, none have been found as far inland as the planning area. However, the area was probably used during this time for hunting, fishing and berry and plant gathering on a seasonal basis.

The Russian explorer Sarichev explored and named Womens Bay (which is a direct English translation of the Russian "Guba Babya") in the late 1700's. The area was occasionally used as a livestock pasture due to its relatively gentle topography, probably including portions of the planning area. In 1939, a visiting Alaska Game Commission Agent noted that a Mr. Bell (which Bells Flats is named for) lived at the head of English (Womens) Bay with his family and grazed a milk cow and two calves. A 1940's vintage map also notes a grazing lease belonging to the Nixon Dairy containing 997.5 acres below Lake Lee and Lake Phil. This lease probably extended from this point back toward Russian Creek, where the original Nixon Ranch House still stands near the end of Middle Bay Drive.

The advent to World War II brought significant changes to all of Womens Bay, including the planning area. Infrastructure for thousands of military personnel, including barracks, support structures, roads and even piped water and sewer were installed. In the planning area, the extension of present day Sargent Creek was called either Sargents Creek Road or Way according to 1940s vintage Navy maps. This route lead to a pumphouse which, after collecting water from Sargent Creek via a gallery and sump it pumped drinking water through a 12 inch wood stave pipe to the water system located throughout Bells Flat. The foundations of Navy Seabee Quonset huts are also visible along the extension of Sargent Creek Road.

1997 Womens Bay NU Area Plan

## **J. Cultural Environment**

The Womens Bay Community is an unincorporated area located within the Kodiak Island Borough.

Approximately twelve percent of the population are Alaska Native or part Native. Due to its close proximity to Kodiak Station, many residents are Coast Guard families. A community association advocates for local concerns.

During the 2000 U.S. Census, there were 269 total housing units, and 18 were vacant. Four of these vacant housing units are used only seasonally. Four hundred and twenty five residents were employed. The unemployment rate at that time was 5.43%, although 20.56% of all adults were not in the work force. The median household income was \$72,083, per capita income was \$27,746, and 0% of residents were living below the poverty level.

## **K. Natural Environment**

The following information regarding the natural environment of the WBC was taken directly from the 1982 WBC Plan.

### **Topography**

The topography of the Womens Bay area, as for Kodiak Island, has been greatly influenced by glaciations. The valleys of the Island were occupied by glaciers flowing toward the sea. This action scoured the underlying bedrock and glacial till was left behind during stages of retreat.

The Womens Bay area contains various lakes throughout the surrounding hills, which are situated at various altitudes. These lakes were also formed by the glaciations. Numerous small streams are also present in the area, which serve to drain small land areas. This is typical of glacial moraine areas.

The major landforms embraced within the Womens Bay area include Cope Mountain, Old Womens Mountain, and Kashevaroff Mountain. Most of these features are generally less than 2,000 feet in elevation with Kashevaroff Mountain the highest at 2,282 feet.

The existing developed areas, within the Bells Flats and Russian Creek Alaska subdivisions are generally between 15 to 20 feet above sea level to 100 feet in elevation. Both subdivisions contain steeply rising hills on both sides of the valley floor.

### **Shoreline Characteristics**

The shoreline characteristics of the Womens Bay area can be described as gently sloping and containing sand, pebbles, gravel and rock materials. The Frye Point area becomes an island at high tide but is connected to the mainland by a natural gravel and sand bar at periods of low tide. The area where Panamaroff Creek enters Womens

Bay is a tidal wetland containing eelgrass and other shoreline vegetation. The other areas of the bay are gently sloping and at low tides become completely drained.

Womens Bay is naturally protected from most winds by the surrounding hills, but is subject to winds from the northeast.

## **Geology**

The Womens Bay planning area is underlain by highly deformed Late Cretaceous (100 to 65 million year old) accreted deep marine sedimentary and meta-sedimentary rocks (Kodiak Formation), principally turbidities. Dominant lithologies are dark gray to black shale, slate and phyllite with lesser amounts of interbedded siltstone and greywacke sandstone. These rocks are thin to medium bedded, isoclinally folded, and locally sheared and fractured. Bedding is commonly nearly vertical and over most of the region strikes to the northeast. Because of the sheared and fractured nature of these rocks they are commonly relatively unstable on steep slopes, especially where the slope is parallel to the bedding, and are prone to bedding surface rockslides and block falls. The fine grain nature of the rocks renders them highly impermeable, resulting in low yield of wells and poor subsurface drainage.

The accreted rocks are intruded by dikes and small plutons of biotite granite and biotite quartz diorite of early Tertiary age (~50 to 55 million years old). These intrusive bodies are rare in the eastern part of the planning area but become more abundant to the west.

The entire planning area was extensively glaciated during the late Pleistocene. Large outlet valley glaciers originating in a regional icecap centered over the interior of Kodiak Island extended down the Russian River and Sargent and Salone Creeks eroding deep steep sided U-shaped glacial valleys that dominate the topography of the planning area. At the glacial maximum (~ 20 thousand years ago) these outlet glaciers extended far offshore, but as the ice receded it left a discontinuous blanket of clay rich till (ground moraine), and on the valley walls a series of small recessional moraines. Because of its high clay content the till has very low permeability and thus is in general poorly drained.

As the glaciers receded into the island's interior cobble and boulder outwash was deposited along the lower margins and on the floors of the lower reaches of the Sargent Creek, Russian River, and Salone Creek valleys. Following deglaciation additional coarse fluvial cobbles and gravels were deposited over the outwash. In the lower parts of the Russian, Sargent, and Salone Creek valleys these glacio-fluvial and fluvial gravels are from 10 to more than 100 feet thick. They constitute a significant economic gravel resource. These glaciofluvial and fluvial valley fills are highly permeable and contain the major ground water aquifer in the planning area.

Following deglaciation about 14 thousand years ago the entire planning area has been repeatedly blanketed by thin layers of air fall volcanic ash from the Alaska Peninsula volcanoes. The thickest and most recent of these is the 1912 Katami ash, which locally is as much as several feet thick. These volcanic ashes are generally very

fine grained and clay rich. Except in the valley bottoms where thick fluvial sediments are present, the volcanic ashes constitute the principal component of the local soils. The ash-rich soils range from less than a foot thick on steeper slopes to as much as 6 to 8 feet thick on flat terrain. The ash-rich soils are moderately permeable and in most places where they overlay impermeable rock or till they form perched aquifers which are commonly poorly drained. Except in the valley bottoms these sediments provide the only site for leach fields for septic systems. These perched aquifers contribute to the high incidence of failed septic systems in the planning area. When disturbed the ash-rich soils are highly erodable.

Thin sandy and silty marine and beach sediments and fine-grained organic rich marsh sediments are present along the margins of Womens Bay. Low-lying sand and gravel delta sediments occur at the mouths of the Russian River and Sargent and Salone Creeks. These sediments are highly erodable, compressible, and have low bearing capacity.

Geologic hazards in the planning area include a very high seismic potential common to the northeastern Kodiak region. No active faults have been verified in the planning area but several potential active faults have been identified. One of these extends up the Sargent Creek and upper Russian River valleys from Old Womens Mountain and another traverses the western part of the planning area from Mount Erskine to Center Mountain. A seismically induced liquefaction potential is present in fine-grained near-shore sediment marginal to the bay. A high tsunami inundation and moderate subsidence potential exists in low-lying areas along the margin of Womens Bay and in the lower-most parts of the Russian River, Sargent and Salone Creek valleys.

Significant flood hazards are present in the Russian, Sargent, and Salone Creek valley bottoms and locally along some reaches of tributary streams. Locally severe erosion potential associated with the highly erodible ash-rich soils is present on slopes throughout the planning area, especially where the vegetation covering the soils is disturbed. In places where runoff from soil erosion or excavation sites reached streams it constitutes a surface water siltation hazard. Bank erosion hazards are high along the lower reaches of the Russian River and some sections of the lower reaches of Sargent and Salone Creeks. Snow avalanches are common on steep slopes at higher elevations. Landslide potential is moderate to high on steeper slopes and where large over-steepened cut slopes are excavated. The shallow perched aquifers locally represent a significant potential for shallow ground water contamination, especially where septic systems introduce sewage into thin poorly drained soils situated on impermeable till or rock.

Except for tsunami hazards, no geologic hazard mapping has been done in the planning area. The preparation of geologic hazard maps for the core part of the planning area is needed. (This section on Geology was written by Dr. Gary Carver, March 2004.)

Map 8, provided by Dr. Gary Carver depicts the geology of the Womens Bay Community. The following describes the different types of geological formations shown on the map.

### **Late Holocene fluvial gravel**

River and stream deposits of mixed silt, sand, gravel, cobbles, and locally small boulders. Forms active braided channels, floodplains and low terraces principally along the lower reaches of the Russian River and Sargent and Salonie Creeks. Poorly to moderately sorted, with grain size generally increasing upstream. Thickness is highly variable from a few feet to more than 50 feet. Very high permeability with high groundwater water table in most areas. Minor to moderate liquefaction potential. Forms major local aquifers in the lower part of Sargent and Salonie Creek and the Russian River valleys.

### **Late Holocene marsh sediments**

Well sorted fine-grained unconsolidated sediments in and near tidal marshlands along the coast. Includes stratified silt, peaty silt, peat, sand and fine gravel. Includes beach deposits, salt marsh sediments, delta sediments and inter-tidal and near-shore bay sediments. Thickness is variable and in general increases toward the bay to more than 50 feet near the shoreline. Moderate to high liquefaction potential. Locally low bearing capacity and high subsidence potential. Generally saturated.

### **Holocene alluvium**

River and stream deposits of mixed silt, sand, gravel cobbles, and locally small boulders. Forms low raised floodplain terraces and valley floor deposits principally along the lower reaches of the Russian River, Sargent and Salonie Creeks. Poorly to moderately sorted, with grain size generally increasing upstream. Thickness is highly variable from a few feet to more than 100 feet. Very high permeability and high groundwater water table in most areas. Minor to moderate liquefaction potential. Constitutes a major local aquifer in the Salonie, Russian, and Sargent Creek valleys and is a source of construction material.

### **Late Quaternary glaciofluvial and fluvial gravel**

River and stream sediments deposited as glacial outwash during the retreat of the latest Pleistocene glaciers from the Womens Bay region. Deposits of poorly sorted sand gravel, cobbles, and small boulders forming raised terraces along the valley margins of Salonie and Sargent Creeks and the Russian River. Constitutes a major local aquifer and an important source of construction material in the Russian River and Sargent Creek valleys.

### **Till, glacial-scoured bedrock**

Glacial sediments, predominately till with minor glaciofluvial sediments that compose patchy ground moraines. Also includes scattered deposits of compact lodgment till. The till is typically medium gray sandy clay containing scattered cobbles and boulders. The tills have low permeability and are poorly drained. Thickness of the glacial sediments is generally less than 25 feet but locally as much as 100 feet.

### **Kodiak Formation**

Bedrock underlying all of the Womens Bay Planning area is composed of the Kodiak Formation. The Kodiak Formation consists of predominately deep marine turbidites composed of well-sorted and stratified sand, silt, and clay. The Kodiak formation was accreted to form the basement of Kodiak Island during the late Cretaceous. The rocks, predominately interbedded shale, slate, siltstone and greywacke sandstone, are tightly folded, faulted, and locally intensely sheared. Regional bedding strike of the Kodiak Formation is northeast and the generally the rocks dip steeply to the northwest. Widely scattered dikes of biotite granite locally intrude the accreted sediments. In general the rocks of the Kodiak formation have very low permeability.

**Map 8. WBC Geology**

## **Soils**

A formal soils survey has not been performed for the Womens Bay area but the area appeared to be a typical representation of the Kodiak series. Soils within the Kodiak group are generally thin and poorly developed indicating only a few thousand years since the last glacial retreat.

Most soils in the Kodiak group are deficient of all major nutrient elements and sustain only the hardiest of plants. This is also true of the Womens Bay area.

Most soils in the Kodiak group are of clay-silt and silt-loam composition which when receiving too much water in the form of rain causes much of the drained soil to be eroded into ash or peat and muck accumulations.

The lowlands of the Womens Bay area, particularly along the rivers and streams, contain varying amounts of gravel and sand deposited from the erosion of the surrounding hills.

The soils in the Kodiak Archipelago are also generally deficient of nitrogen but this can be overcome by proper fertilizing techniques or introduction of nitrogen fixing forms of vegetation.

## **Climate**

Kodiak Island is located in the Maritime Climatic Zone, which is characterized as having cool summers and warm winters. The Womens Bay area receives an average annual precipitation rate of fifty inches and this includes seventy-five inches of snow. The average wind speed is from the Northwest at 8.7 knots per hour. Kodiak has an annual rate of 8860 degree heating days and 1575 growing degree-days with 148 average annual frost free days.

The prevailing wind for the Womens Bay area is also west which from the Northwest, which bring moist air from the ocean, this is especially true during the fall and spring seasons and occasionally during the summer months.

In the winter, prevalent Northwesterly winds bring cold-dry air into this Kodiak area while South-Easterlies and Southwesterly bring warmer, moister air to the area. Westerly winds, occurring predominantly in the summer months bring clear weather.

The wind velocity for the Kodiak group has been recorded on occasion, to be as high as eighty miles per hour or more.

## **Vegetation**

The types of vegetation found in the Womens Bay area range from eelgrass located in the westland areas along the shoreline to hardier grasses, which dominate the drier, lowland areas and surrounding hillsides. Cottonwood trees and Alders are

also prevalent in the lowland areas, particularly along the drainage systems of the area. A few Sitka Spruce are also found in the area but these trees are more often found on the Northeastern shores of Kodiak Island.

The predominant types of vegetation found in the developed areas of Womens Bay are deciduous Cottonwood and Alder trees and low-lying shrubs.

### **Wetlands Descriptions**

Map 9 depicts the types of wetlands and uplands found in the Womens Bay Community. The information on the wetlands was taken from the National Wetlands Survey compiled by the United States Fish & Wildlife.

The following is a description of each of the wetlands types found on the map, as well as definitions provided by the National Wetlands Survey.

**Estuarine System:** Consists of deepwater tidal habitats and adjacent tidal wetlands that are usually semi enclosed by land but have open, partly obstructed, or sporadic access to the open ocean, and in which ocean water is at least occasionally diluted by freshwater runoff from the land.

Subsystems:           Subtidal -The substrate is continuously submerged.  
                              Intertidal -The substrate is exposed and flooded by tides.

Classes:                Rock Bottom, Unconsolidated Bottom, Aquatic Bed, Reef, Streambed, Rocky Shore, Unconsolidated Shore, Emergent, Wetland, Scrub-Shrub Wetland, Forested Wetland.

**Riverine System:** Includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean derived salts in excess of 0.5%

Subsystems:           Tidal -the gradient is low and water velocity fluctuates under tidal influence. Oxygen deficits may sometimes occur and the floodplain is typically well developed.

Lower Perennial - The gradient is low and water velocity is slow. There is no tidal influence, and some water flow throughout the year. The substrate consists mainly of sand and mud, oxygen deficits may sometimes occur, and the floodplain is well developed.

Upper Perennial - the gradient is high and water velocity is fast. There is no tidal influence and some water flows throughout the year. The substrate consists of rock, cobbles, or gravel with occasional patches of sand. Oxygen concentration is normally near saturation, and there is very little floodplain development.

Intermittent -In this subsystem, the channel contains flowing water for only part of the year. When the water is not flowing, it may remain in isolated pools or surface water may be absent.

Classes: Rock Bottom, Unconsolidated Bottom, Aquatic Bed, Streambed, Rocky Shore, Unconsolidated Shore, and Emergent Wetland (nonpersistent).

**Palustrine System:** Includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5%. It also includes wetlands lacking such vegetation but with the following characteristics. (1) area less than 20 acres; (2) active wave formed or bedrock shorelines features lacking; (3) water depth in the deepest part of basin less than 6.6 ft at low water; and (4) salinity due to ocean derived salts less than 0.5%.

Subsystems: None.

Classes: Rock Bottom, Unconsolidated Bottom, Aquatic Bed, Unconsolidated Shore, Moss-Lichen Wetland, Emergent Wetland, Scrub-Shrub Wetland, and Forested Wetland.

### Definitions:

Broad-leaved deciduous -Wood trees or shrubs with relatively wide, flat leaves that generally remain green and are usually persistent for a year or more.

Emergent mosses -Mosses occurring wetlands, but generally not covered by water.

Floodplain -A flat expanse of land bordering an old river

Nonpersistent emergents -Emergent hydrophytes whose leaves and stems break down at the end of the growing season so that most above-ground portions of the plants are easily transported by currents, waves, or ice. The breakdown may result from normal decay or the physical force of strong waves or ice. At certain seasons of the year there are no visible traces of the plants above the surface of the water .

Persistent emergent -Emergent hydrophytes that normally remain standing at least until the beginning of the next growing season.

Shrub -A woody plant, which at maturity is usually less than 20 ft tall and generally exhibits several erect, spreading, or prostrate stems and has a bushy appearance (speckled alder).

Wetlands -Are lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered in shallow water. For purposes of this classification wetlands must have one or more of the following attributes: (1) at least periodically, the land supports predominantly hydrophytes, (2) the

substrate is predominantly undrained hydric soil, and (3) the substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of each year .

**Map 9. WBC Wetlands**

## Fish and Wildlife

Fish and wildlife are abundant in the Womens Bay area, as is the case throughout the entire island. The types of fish found in the salt water areas of Womens Bay are numerous and include the following species: Pollock, Cod (Pacific and black), Ocean Perch, Halibut, all types of Salmon, Shrimp, Flounder and Crab (King, Tanner and Dungeness).

The freshwater fish found in the lakes and rivers in the area include Dolly Varden and Rainbow Trout.

During salmon spawning season all species of salmon are known to inhabit the numerous streams and rivers in this area, regardless of how small the water source appears.

Wildlife species found in this area are also quite numerous and include Sitka Blacktail Deer, Ptarmigan, waterfowl of different species, American Bald Eagles, numerous Seagulls and other birds. An occasional Kodiak Brown Bear and Mountain Goat are also known to frequent this area.

Womens Bay has also been known to be inhabited by Sea Otters, Sea Lions and an occasional Harbor Seal.

Sport fishing and game hunting have always been major activities in this area. This is largely due to the abundant waterways available to the fish and because the area's development has not reached a magnitude which would force the land mammals out of the area.

An example of the present coexistence of man and animal would be the presence of beaver lodges in the Lake Orbin area, this area is also developed and used for single-family residences. (1982 WBC Plan)

Map 10 depicts the Anadromous Water Bodies within the Womens Bay Community. The following is an abstract from the Alaska Department of Fish and Game's (ADF&G).

Anadromous Streams coverage is derived from the ADF&G's GIS coverage for the catalog of Waters important for spawning, Rearing or Migration of Anadromous Fishes (referred to as the "catalog") and the Atlas to the catalog of Waters Important for spawning, Rearing or Migration of Anadromous Fishes (referred to as the "Atlas") . It's produced for general visual reference and to aid users in generating various natural resource analyses and products. The coverage depicts the known anadromous fish bearing streams within Alaska (from the mouth to the known upper extent of species usage). ADF&G updates the Anadromous Streams coverage regularly. Data for the coverage is current as of the 1998 revision of the Atlas to the catalog of Waters Important for the spawning, Rearing or Migration of Anadromous Fishes and the catalog of waters Important for the spawning, Rearing or Migration of Anadromous Fishes effective February 6, 1999.

- ADF&G

**Map 10. WBC Anadromous Water Bodies**

## **L. Service Area**

The Bells Flats-Russian Creek Service Area was established 1975 and encompasses the following area:

Tract A and Tract B of Bells Flats Alaska Subdivision According to plat filed in Kodiak Recorder's Office on June 12, 1969. Plat No.69-4. Serial No.69-684.

Bells Flats Alaska Subdivision According to Plat filed in Kodiak Recorder's Office on June 12, 1969, Plat No. 69-4, Serial No. 69-684.

Russian Creek Alaska Subdivision According to Plat filed in Kodiak Recorder's Office on February 24, 1969, Plat No. 69-1, Serial 69-201.

Alaska State Land Survey 72-11, According to Plat Approved August 18, 1972, Plat No. 72-10, filed in Kodiak Recorder's Office on September 29, 1972.

The service area in Womens Bay is referred to as Womens Bay Service Area and includes both the fire service and road service areas. The service area is managed by a volunteer service area board of members per KIBC 4.50.

The latest Womens Bay Water and Wastewater Facilities Plan was written in 1991. Chapter 5 of the plan regarding future water and wastewater needs and proposals has been added to the Appendix of this document for information purposes.

## **M. Gravel Operations**

Gravel operations mining operations in Bells Flats started in 1965. In a memorandum from Mike Brechan, of Brechan Enterprises, Inc. to the KIB Assembly, dated May 5, 1978. Mr. Brechan stated the following:

"Our sand and gravel operations began on Upper Sargents Creek in 1965. We had made application on the tract we presently occupy on parcel P-1 to the Bureau of Land Management in 1966 which evolved to the (KIB) ordinance allowing us to lease that area from the Borough for the purpose of gravel production and our facilities for the hot plant. At the time of the inspection of the lease the Borough recognized the need to supply a source of raw material for se in this community and it was my understanding that the lease fees and gravel charges were basically set up to cover the Borough's administrative cost for handling the leases, although the Borough recognized that gravel in its native form had some value. The original value placed on this material was 25 cents per cubic yard".

In 1981 a Gravel Committee (working with the Womens Bay Comprehensive Planning Committee) made the following recommendations for Tracts B-1, B-2, B-3 and B-4:

B-Tracts Plan. A plan for the future of parcels B-1, -2, -3, and -4 has been prepared by the Gravel Committee, which has held many meetings in the past. Several alternatives are presented but all include gravel extraction, the formation of a lake, residential land usage around the lake, an access road, and the use of B-5A as a public park or preserve. How to accomplish the plan with Industrial zoning being in place is a very real concern to (KIB) staff and the Bells Flats residents.

Additionally, during 1981, KIB Staff recommended for Case IL-81-001, that:

Tracts B-1, B-2, B-3, and B-4A be scheduled for public hearings to be rezoned from I -Industrial to R-R -Rural Residential, and that consideration be given for an exception to permit long-term gravel extraction. After the above is accomplished, KIB staff recommended that Tracts B-1, B-2, B-3, and B-4 be declared surplus to the Borough needs and offered for lease to the public.

Womens Bay Comprehensive Planning Committee researched possible sources of gravel in the WBC in 1984. An excerpt of meeting notes is as follows.

Possible sites for a public gravel source in our area are as listed:

1. State of Alaska gravel source on Old Womens Mt.
2. Koniag owned gravel source on Old Womens Mt.
3. Coast Guard gravel reserves right in our valley.
4. Old State of Alaska site at end of Leta Dr.
5. Former gravel extraction sites in area of proposed Sargent Creek subdivision.
6. Nixon Ranch site is right next to "B Parcels" which encompass sites of most of Kodiak's gravel industry. This is considered a good possibility due to the lack of charm a new gravel pit has for the average citizen. This would be tucked away with the other gravel pits and would not necessitate dump truck traffic on any more roads than are already affected.
7. Borough owned land across from the Womens Bay Firehouse is zoned Public Use and has been the site of some gravel extraction in the past. This property has been earmarked for a school, but, being a rather hilly piece of land, it will be an expensive plot to develop when the time comes, and we expect to need a school by 1986. Should this land contain gravel in any quantity, the Borough and the Road Service Districts (all of them) could mine the gravel as part of a plan to develop the site for a school. Although this site is in a densely populated area, it is right across the road from a huge, privately owned gravel pit.

Brechan Enterprises, Inc. currently operates an asphalt and gravel mining operation at Bells Flats, under permits from the Kodiak Island Borough. The asphalt operation is located on a parcel (Tract A) owned by Brechan Enterprises. Four other parcel tracts, B-1, B-2, B-3 and B-4 totaling approximately 75 acres, are currently under lease from the KIB, and expire in 2007.

Brechan Enterprises, Inc. recently had Northern Economics Inc. prepare an economic impact study of their operation in the WBC. Copies of the study, Brechan Enterprises: Moving Cost Estimates, Economic Contribution to Kodiak, 2004 are available from Brechan Enterprises website: [www.brechanenterprises.com](http://www.brechanenterprises.com).

One of the plan's recommendations is for the KIB to conduct an industrial lands capability analysis to determine Borough-wide industrial land use supply and demand, as well as which lands in the Borough may be candidates to support the demand for industrial type land uses.

This plan also recommends that a Task Force be convened comprised of industry, landowners, and others to be charged with investigating and providing recommendations to the KIB Planning and Zoning Commission on the gravel operations.

The plan sets forth as action that an engineering study be conducted to determine the quantity and quality of gravel sources in the WBC and the KIB. Recent projects that have been suggested include extracting gravel from Russian Creek and Sargent Creek and then improving the habitat in these areas and making flood plain improvements. There could also be gravel sources on property owned by the native organization and state or federal land. A scientific study is need to determine the feasibility of these and other gravel sources.

## **N. Public Facilities**

Most of the homes use individual wells and septic tanks, and are fully plumbed. Refuse is transported to the Borough landfill in Monashka Bay.

Electricity is provided by Kodiak Electric Association.

There are no state operated schools located in the community.

Local hospitals or health clinics include Kodiak Hospital. Auxiliary health care is provided by Kodiak hospitals.

Panamaroff Creek Park is a small neighborhood park with miscellaneous playground equipment and a bus shelter for local children. The neighborhood maintains flowers at the facility.

Sargent Creek Park is the Borough zoned public use land adjacent to (north) the Womens Bay firehouse commonly referred to as Sargent Creek Park (along Sargent Creek). No developed facilities or plans for park development are known at this time.

The Womens Bay firehouse (located on Sargent Creek Road) is used for volunteer training, community meetings and storage of emergency-related equipment. The facility is also considered a primary location for community-type events such as Womens Bay Community Council (WBCC) meetings. Additionally, the Womens Bay

firehouse serves as local emergency services' responder and emergency shelter for the Womens Bay community.

The KIB maintains approximately 4-5 solid waste trash dumpsters along South Sargent Creek Road at the entrance to the Womens Bay subdivisions for the use of the Womens Bay community. During the summer months (and at other necessary times of the year) the facilities are relocated near Lash Dock due to bear control issues in the Womens Bay area.

The KIB is in the process of securing a grant to provide a transfer station and recycling center to be located in a central location in Womens Bay Community.

## **O. Transportation Access Details**

Womens Bay is accessible by road from Kodiak. Jet services, ferry access, and boat harbors are therefore nearby. Womens Bay Community has one highway leading to Kodiak City, West Rezanof Drive. One of the recommendations of the plan is to restore the Sargent Creek bridge to the Burma Road as an escape route during a tsunami or other emergencies. Other escape routes in case of an earthquake or tsunami should also be research and identified.

## **P. Natural Use Areas**

A Natural Use Area zoning district was established by Ordinance No. 89-05-0 in 1989. In 1997, a planning effort was undertaken to clarify existing and future land uses in the Womens Bay Natural Use Area located behind Bells Flats Subdivision. A first draft of a planning document titled Womens Bay Natural Use Plan was prepared. The stated objective of the plan was to establish uses that were consistent with the intent of the zoning district, which is to protect trails on public land, protect waterways and their banks and discourage development by prohibiting the construction of most structures in this zoning district. (Womens Bay Natural Use Area Plan, 1997) The plan was never adopted by the KIB.

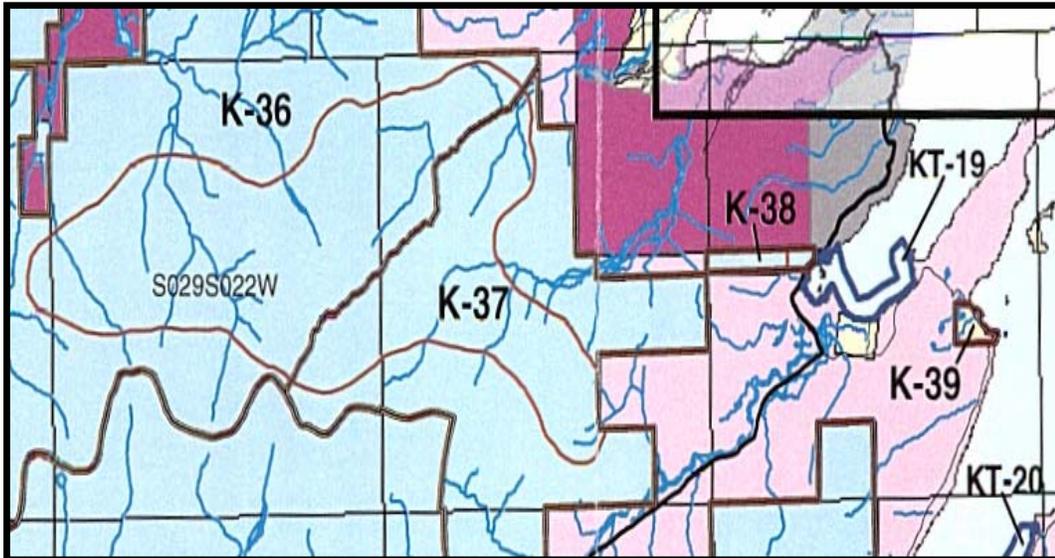
Map 11 depicts the Natural Use Area bordered by Russian Creek Sargent Creek abutting the residential lots behind Middle Bay Drive, Kalsin Drive and Sargent Creek Drive and containing Jack Lake and Lakes Lee, Phil, Cicely, Caroline and Aurel. The area is owned by the KIB. The area encompasses approximately 726 acres, or 1.1 square miles.

**Map 11. KIB Natural Use Area Map**

## Q. State of Alaska Area Plan

The State of Alaska Department of Natural Resources has prepared a Kodiak Area Plan for State Lands Public Review Draft (November 2003). The WBC area is depicted on the following maps as areas K-36, K-37, K-38, K-39 and K-72. The proposed designations for each of the areas are described below.

Map 12. State Area Plan - WBC Area



### State Area Plan Designations

**K-36 Elbow Mountain/Kizhuyak Bay Drainage:** This area has been designated as Dispersed Recreation in its central and eastern parts, essentially coinciding with the area affected by the Natural Use zoning of the KIB. This zoning district limits most forms of development. The remainder of the parcel is designated as General Use, and managed for multiple uses.

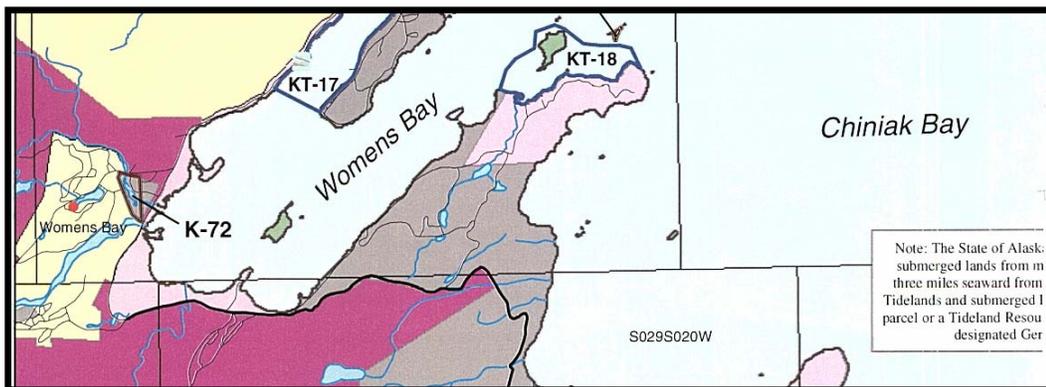
**K-37 Salonie Creek:** This area has been designated as Dispersed Recreation in its northern and western parts, essentially coinciding with the area affected by the Natural Use zoning of the KIB. This zoning district limits most forms of development. The remainder of the parcel is designated as General Use, and managed for multiple uses.

**K-38 Raymond Peak:** This area immediately adjacent to the Kodiak Highway is designated Settlement and may be appropriate for disposal/development during the planning period, although immediate use of the parcel does not seem likely given other

available land closer to the City of Kodiak. The remainder of the parcel is designated as General Use. Development in this area is not likely given its steep topography.

**K-39 Mayflower Creek:** This area immediately adjacent to the Kodiak Highway is designated Settlement and may be appropriate for disposal/development during the planning period, although immediate use of the parcel does not seem likely given other available land closer to the City of Kodiak. The remainder of the parcel is designated as General Use. Disposals or development authorizations should protect the two anadromous streams.

**Map 13. State Area Plan - Sargent Creek**



**K-72 Sargent Creek:** If this state selected parcel is conveyed from the federal government, the state intends to manage it for public recreation purposes (Designation is Dispersed Recreation). Development authorizations are to be limited to those required for public safety purposes or for recreational management. Parcel is proposed to be retained in public ownership.

## Chapter 3. Issues, Goals, Objectives and Actions

**Issues** were identified through a Town Meeting in 2003, an Open House in 2004, two surveys, Womens Bay Community Council input and several Kodiak Island Borough Planning Commission meetings.

**Goals** are general achievements that the community wishes to accomplish in the future. Goals provide guidance for developing objectives.

**Objectives** are specific and achievable projects in support of a goal.

**Actions** are task-oriented events that lead to implementation of goals and objectives.

### **Land Use**

#### **Issues:**

Lands in the immediate WB community area are currently zoned industrial, business, rural residential (RR1), public use, conservation and natural use. Public input received during the comprehensive plan update clearly demonstrate that citizens who live in the area value a rural residential lifestyle. In addition, the 1982 Womens Bay Community Plan identified a philosophy of “maintaining a rural residential area with decisions about the community to be based on this premise and commercial and industrial area segregation”.

It should also be noted that industrial use landowners and operators have also voiced concerns through the planning process over the maintenance of the existing industrial land use and zoning. The following objectives and action establish strategies that could be used to mitigate some of the inherent land use conflict issues in the Womens Bay Community.

#### **Goal 1. Guide the use of land in the Womens Bay Community in a manner that provides for orderly and compatible community and regional growth.**

Objective 1.1 Implement the Womens Bay Comprehensive Plan Update.

##### *Actions:*

1.1.1 Research and pursue grants for funding of capital improvements and implementation of this plan.

1.1.2 Update the Womens Bay Comprehensive Plan periodically, every 5 years, or on a needs be basis to provide an up-to-date plan that reflects the needs and desires of Womens Bay community residents.

- Objective 1.2 Quantify the existing land uses and natural resources within the Womens Bay Community.
- Actions:*
- 1.2.1 Inventory and analyze existing land uses the Womens Bay Community Planning boundary and the greater regional planning area.
  - 1.2.2 Compile and analyze, through GIS application where available, all data relevant to natural and cultural resources in the WB and greater regional planning area.
- Objective 1.3 Provide direction for future growth in the Womens Bay Community.
- Actions:*
- 1.3.1 Identify areas suitable for future community growth.
  - 1.3.2 Develop a KIB Land Disposal Policy and Procedures Manual which would establish criteria and outline the process for future land disposal sales in the Womens Bay Community.
  - 1.3.3 Determine if there is a school site available in the Womens Bay Community area and if so designate the property to ensure future availability.
  - 1.3.4 Retain lots along Sargent River for uses such as the fire hall, community center and emergency shelter.
  - 1.3.5 Designate a central location in the Womens Bay Community for a transfer station/recycling center.
- Objective 1.4 Identify existing land use conflicts and analyze and develop methods for mitigating and reducing existing and future conflicts.
- Actions:*
- 1.4.1 Conduct an industrial lands capability analysis to determine Borough-wide industrial land use supply and demand, as well as which lands in the Borough may be candidates to support the demand for industrial type land uses.
  - 1.4.2 Evaluate existing land use and zoning designations and recommend an updated land use plan and zoning map.
  - 1.4.3 Provide adequate funding for the KIB to enforce Borough codes and zoning ordinances and implementation of the

Womens Bay Community's Comprehensive Plan and its goals, objectives actions.

- 1.4.4 Create buffer zones between industrial and residential use areas.
- 1.4.5 Determine if a zoning code amendment is needed to protect natural resources from potential adverse impacts from boarding of large animals.
- 1.4.6 Research land ownership and existing land use on the slaughterhouse property.

Objective 1.5 Maintain rural setting of Womens Bay Community.

*Action:*

- 1.5.1 Evaluate a subdivision code amendment that would require future lot sizes be based on natural constraints such as slope topography, soil and water availability and other conditions.

Objective 1.6 Identify and designate areas for public access in Womens Bay.

*Action:*

- 1.6.1 Encourage private property owners to provide public access to the shoreline for recreational purposes and to provide areas for public launch sites for skiffs and small pleasure craft.

Objective 1.7 Develop a plan for the Salonie Creek Area.

*Actions:*

- 1.7.1 Research the feasibility of future gravel extraction activities in the Salonie Creek area.
- 1.7.2 Determine if the management and future land use of the existing rifle range should be reviewed by the KIB and the Womens Bay Community to resolve any land use conflicts.

Objective 1.8 Encourage the Parks and Recreation Department and Commission to institute strategies to eliminate conflicts among competitive recreational uses.

*Actions:*

- 1.8.1 Encourage the Parks and Recreation Department and Commission develop a parks, trails and recreation plan for the Womens Bay Community area.
- 1.8.2 Support the Parks and Recreation Department efforts to provide transportation trails for non-motorized vehicles (i.e. foot paths, bike paths, horse trails, etc.).
- 1.8.3 Revise the subdivision code to require usable public use areas in future subdivisions.

Objective 1.9      Ensure that the Womens Bay Community land use practices are governed by up to date and adequate ordinances on junk removal, noise, dust, traffic, safety and environmental standards.

*Action:*

- 1.9.1 Scope existing KIB ordinance to determine areas where amendments to existing standards would be appropriate.

## **Natural Use Area**

### **Issues:**

Chapter 2, Background Report, of this plan includes a description of the Natural Use area and depicts the boundaries of the areas zoned Natural Use in 1989. An initial plan was drafted in 1997 for the area, but was never finalized or reviewed and adopted by the Borough Assembly. There is a need to recognize the intent of the Natural Use Zoning in these areas, inventory and analyze the resources and existing uses in this area, and to prepare a plan for future land uses and land management.

### **Goal 2. Determine the highest and best use of the surrounding area zoned Natural Use and develop a plan for its future uses and management.**

Objective 2.1      Develop a plan for the Womens Bay Natural Use Area.

*Action:*

- 2.1.1 Pursue needed capital improvements stated in the above referenced plan, which are consistent with the intent and ordinances of the Natural Use (NUA) zoning district (Chapter 17.12 of the Kodiak Island Borough codes).

Objective 2.2      Resolve user conflicts between motorized and no motorized activities in the NUA.

*Actions:*

- 2.2.1 Analyze and evaluate the zoning code for the natural use area to determine if a zoning code amendment is necessary.
- 2.2.2 Research changing the area's name to Womens Bay Park or Womens Bay Natural Use Park to help identify the area to borough residents.

Objective 2.3 Provide KIB support for regulations, enforcements and planning products.

*Action:*

- 2.3.1 Ensure that KIB Departments have adequate funding to carry out public services in the Natural Use Area.

Objective 2.4 Establish a policy for land disposal sales in the Natural Use Area.

*Actions:*

- 2.4.1 Develop a KIB Land Disposal Policy and Procedures Manual that establishes the public policy direction for land disposal procedures in the Natural Use Area.
- 2.4.2 Include the 1989 boundaries and intent for the Womens Bay Natural Use Area\* (WBNUA) and protect it from any future Kodiak Island Borough (KIB) land disposals in that area. (\*Jack & Lee Lakes area and proximity.)

Objective 2.5 Provide GIS databases and mapping products for the Natural Use Area.

*Action:*

- 2.5.1 Support the completion of the Womens Bay GPS/GIS trails mapping and assessment project and the development of a Kodiak Island Road System Trails Plan that will provide for methods to address community priorities in the Natural Use Area.

## **Industrial Land Use and Gravel Material Sources and Extraction**

### **Issues:**

Gravel mining operations in Bells Flats started in 1965. Brechan Enterprises, Incorporated currently operates an asphalt and gravel mining operation at Bells Flats, under permit from the Kodiak Island Borough. The four tracts, B-1, B-2, B-3 and B-4 total approximately 75 acres. These four tracts are leased from the KIB, which lease expires in 2007. Brechan Enterprises, Inc. estimates there is sufficient gravel to extend operations through the year 2020.

This is a community-wide matter that the KIB, property owners and industry need to discuss and work on together to develop alternatives to this issue.

### **Goal 3. Guide gravel material sources and extraction operations in Womens Bay Community in a manner that is mutually beneficial to residents and industry.**

Objective 3.1 Convene a Task Force comprised of industry, landowners, and others to be charged with investigating and providing recommendations to the KIB Planning and Zoning Commission on the gravel operations.

#### *Actions:*

- 3.1.1 Research the feasibility of alternative sites within the KIB for material extraction operations and related material industrial operations.
- 3.1.2 Identify sites for material extraction within the Womens Bay planning area.
- 3.1.3 Determine the feasibility of viable gravel sources on property owned by native organizations and state or federal land.
- 3.1.4 Fund an engineering study to determine the quantity and quality of gravel sources in the WBC and other identified sites within the KIB.
- 3.1.5 Investigate the feasibility of gravel extraction projects in the Russian River and Sargent Creek areas that address multiple management objectives including material extraction, habitat enhancement and floodplain improvements.
- 3.1.6 Determine whether to phase out the current gravel leases on the B Tracts after the current leases expire.

- 3.1.7 After the gravel extraction operations are finished, utilize existing water filled pits for fishery enhancement and adjacent areas for park designation and some adjacent areas could be developed for residential lots as long as lots were large enough and well planned in conjunction with a park.

## **Public Health/Safety and Environment**

### **Issues:**

The Womens Bay Community has grown significantly during the last ten years. There is a need for adequate data to support the analysis of issues related to public health and safety, such as adequate clean water and areas for future waste disposal.

The 2003 Womens Bay Community Survey asked respondents if they had any environmental concerns. Water quality, ATV impacts, impacts from farm animals, close proximity of septic systems, erosion associated with Russian River and Sargent Creek drainages, and potential industrial pollution were some of the concerns noted.

### **Goal 4. Ensure that Womens Bay Community has adequate public health and safety standards and that the natural environment is protected.**

Objective 4.1 Maintain the high quality natural environment within the planning area.

#### *Actions:*

4.1.1 Follow the intent of both the Alaska Coastal Management Program and the Kodiak Island Coastal Management Program in planning for appropriate coastal zone uses.

4.1.2 Provide comprehensive land, water, and air policies, uses, and zoning recommendations for the area of land and waters within the Womens Bay Community.

4.1.3 Protect the Russian River and Sargent Creek drainages by establishing erosion control measures.

Objective 4.2 Ensure public safety through appropriate measures to protect and mitigate natural hazards.

*Actions:*

- 4.2.1 Minimize development in rivers and creek flood plains, tsunami surge zones or at the bases of unstable quarry or mountain sides.
- 4.2.2 Establish and or maintain tsunami warning sirens, develop tsunami evacuation plans and locate pertinent signs.
- 4.2.3 Restore the Sargent Creek bridge to the Burma Road as an escape route during a tsunami or other emergencies.
- 4.2.4 Research other escape routes.

Objective 4.3      Develop and maintain updated GIS data bases and data maps of the Womens Bay planning area.

*Actions:*

- 4.3.1 Provide GIS support for future land use applications within the Womens Bay planning area.
- 4.3.2 Apply GIS databases and maps to the five-year plan review of Womens Bay Community and other land use considerations.
- 4.3.3 Develop GIS data bases and maps of:
  - 1) natural physical attributes of the Womens Bay planning area including the topography, geology, hydrology and climate;
  - 2) ecological characteristics including maps of anadromous fish streams, wildlife habitat, coastal and freshwater wetlands, etc.
  - 3) natural hazard maps including slope stability, flood, seismic, and tsunami hazard map and GIS databases.
  - 4) natural resources including sand and gravel, quarry rock, surface water, and ground water.
  - 5) infrastructure and land use including transportation, utility, and communication networks, population demographics, existing land uses, value, ownership, etc. and other maps/data bases as needed

Objective 4.4      Ensure adequate public services for the Womens Bay Community.

*Actions:*

4.4.1 Encourage the Service District to Identify and analyze water, sewer, and other utility issues and concerns.

4.4.2 Assist the Service District in identifying and prioritizing needed road improvement projects in the WBC.

4.4.3 Provide adequate funding for improved fire service.

4.4.4 Conduct a voluntary property owner survey to document problems associated with private water/sewer systems.

4.4.5 Protect the watershed so that it can support a municipal water system to facilitate future growth.

4.4.6 Secure a grant to provide a transfer station/recycling center to be located in a central location in Womens Bay Community.

## Chapter 4. Plan Implementation

### Explanation of Implementation Categories:

1. **Action:** the specific task to be accomplished.
2. **Funding Source:** Identification of possible funding sources to accomplish the task.
3. **Lead Department:** Which KIB Department will need to take the lead if the action is pursued.
4. **Time Frame:** What period could be estimated to accomplish the action. Ongoing means the action should be continually a priority for the KIB. Short term means the action could be accomplished with one year; mid-term means two to five years and long term means it would take over five years to accomplish the task.

### Land Use

#### **Goal 1. Guide the use of land in the Womens Bay Community in a manner that provides for orderly and compatible community and regional growth.**

Objective 1.1 Implement the Womens Bay Comprehensive Plan Update.

Action	Funding Source	KIB Lead Department or Commission	Time Frame	Comments
1.1.1 Research and pursue grants for capital improvements and implementation of this plan.	DCED ADEC Denali Comm.	Community Development	On-going	
1.1.2 Update the Womens Bay Comprehensive Plan periodically, every 5 years, or on a needs be basis to provide an up-to-date plan that reflects the needs and desires of Womens Bay community residents.	KIB DCED	Community Development P&Z Comm.	Long Term	

Objective 1.2 Quantify the existing land uses and natural resources within the Womens Bay Community.

Action	Funding Source	KIB Lead Department or Commission	Time Frame	Comments
1.2.1 Inventory and analyze existing land uses the Womens Bay Community Planning boundary and the greater regional planning area.	KIB	Community Development	Mid-Term	
1.2.2 Compile and analyze, through GIS application where available, all data relevant to natural and cultural resources in the WB and greater regional planning area.	KIB DCED	Community Development	Mid-Term	

Objective 1.3 Provide direction for future growth in the Womens Bay Community.

Action	Funding Source	KIB Lead Department or Commission	Time Frame	Comments
1.3.1 Identify areas suitable for future community growth.	KIB	Community Development P&Z Comm. Assessing Dept.	Mid-Term	
1.3.2 Develop a KIB Land Disposal Policy and Procedures Manual, which would establish criteria and outline the process for future land disposal sales in the Womens Bay Community.	KIB	Community Development Assessing Dept.	Short-Term	
1.3.3 Determine if there is a school site available in the Womens Bay Community area and if so designate the property to ensure future availability.	KIB School District	Community Development Assessing Dept.	Short-Term	
1.3.4 Retain lots along Sargent River for uses such as the fire hall, community center and emergency shelter.	KIB	Community Development	Short-Term	
1.3.5 Designate a central location in the Womens Bay Community for a transfer station/recycling center.	KIB Denali Comm.	Public Works	Short-Term	Grant in progress.

Objective 1.4 Identify existing land use conflicts, analyze, and develop methods for mitigating and reducing existing and future conflicts.

Action	Funding Source	KIB Lead Department or Commission	Time Frame	Comments
1.4.1 Conduct an industrial lands capability analysis to determine Borough-wide industrial land use supply and demand, as well as which lands in the Borough may be candidates to support the demand for industrial type land uses.	KIB Industry	P&Z Comm. Community Development Assessing Dept.	Mid-Term	High Priority
1.4.2 Evaluate existing land use and zoning designations and recommend an updated land use plan and zoning map.	KIB	P&Z Comm.	Mid-Term	
1.4.3 Provide adequate funding for the KIB to enforce Borough codes and zoning ordinances and implementation of the Womens Bay Community's Comprehensive Plan and its goals, objectives actions.	KIB	Community Development	On-going	
1.4.4 Create buffer zones between industrial and residential use areas.	KIB	P&Z Comm.	Short-Term	
1.4.5 Determine if a zoning code amendment is needed to protect natural resources from potential adverse impacts from boarding of large animals.	KIB	P&Z Comm.	Short-Term	
1.4.6 Research land ownership and existing land use on the slaughterhouse property.	KIB	Community Development	Short-Term	

Objective 1.5 Maintain rural setting of Womens Bay Community.

Action	Funding Source	KIB Lead Department or Commission	Time Frame	Comments
1.5.1 Evaluate a subdivision code amendment that would require future lot sizes be based on natural constraints such as slope topography, soil and water availability and other conditions.	KIB	P&Z Comm.	Short-Term	

Objective 1.6 Identify and designate areas for public access in Womens Bay.

Action	Funding Source	KIB Lead Department or Commission	Time Frame	Comments
1.6.1 Encourage private property owners to provide public access to the shoreline for recreational purposes and to provide areas for public launch sites for skiffs and small pleasure craft.	Private	Community Development	On-going	

Objective 1.7 Develop a plan for the Salonie Creek Area.

Action	Funding Source	KIB Lead Department or Commission	Time Frame	Comments
1.7.1 Research the feasibility of future gravel extraction activities in the Salonie Creek area.	KIB Industry	P&Z Comm.	Short-Term	
1.7.2 Determine if the management and future land use of the existing rifle range should be reviewed by the KIB and the Womens Bay Community to resolve any land use conflicts.	KIB Private	P & Z Comm. P & R Comm.	Short-Term	

Objective 1.8 Encourage the Parks and Recreation Department and Commission to institute strategies to eliminate conflicts among competitive recreational uses.

Action	Funding Source	KIB Lead Department or Commission	Time Frame	Comments
1.8.1 Encourage the Parks and Recreation Department and Commission develop a parks, trails and recreation plan for the Womens Bay Community area.	KIB	P & R Comm.	Mid-Term	
1.8.2 Support the Parks and Recreation Department efforts to provide transportation trails for non-motorized vehicles (i.e. foot paths, bike paths, horse trails, etc.).	KIB	P & R Comm./ Department	On-going	
1.8.3 Revise the subdivision code to require usable public use areas in future subdivisions.	KIB	P & Z Comm.	Mid-Term	

Objective 1.9 Ensure that the Womens Bay Community land use practices are governed by up to date and adequate ordinances on junk removal, noise, dust, traffic, safety and environmental standards.

Action	Funding Source	KIB Lead Department or Commission	Time Frame	Comments
1.9.1 Scope existing KIB ordinance to determine areas where amendments to existing standards would be appropriate.	KIB	P & Z Comm.	Mid-Term	

## Natural Use Area

**Goal 2. Determine the highest and best use of the surrounding area zoned Natural Use and develop a plan for its future uses and management.**

Objective 2.1 Develop a plan for the Womens Bay Natural Use Area.

Action	Funding Source	KIB Lead Department or Commission	Time Frame	Comments
2.1.1 Pursue needed capital improvements stated in the above referenced plan, which are consistent with the intent and ordinances of the Natural Use (NUA) zoning district (Chapter 17.12 of the Kodiak Island Borough codes).	KIB State and federal agencies. Land/Water Conservation Private	Community Development	Mid-Term	

Objective 2.2 Resolve user conflicts between motorized and no motorized activities in the NUA.

Action	Funding Source	KIB Lead Department or Commission	Time Frame	Comments
2.2.1 Analyze and evaluate the zoning code for the natural use area to determine if a zoning code amendment is necessary.	KIB	P & Z Comm.	Mid-Term	
2.2.2 Research changing the area's name to Womens Bay Park or Womens Bay Natural Use Park to help identify the area to borough residents.	KIB	P & R Comm.	Short-Term	

Objective 2.3 Provide KIB support for regulations, enforcements and planning products.

Action	Funding Source	KIB Lead Department or Commission	Time Frame	Comments
2.3.1 Ensure that KIB Departments have adequate funding to carry out public services in the Natural Use Area.	KIB	Community Development Assessing Police	On-going	

Objective 2.4 Establish a policy for land disposal sales in the Natural Use Area.

Action	Funding Source	KIB Lead Department or Commission	Time Frame	Comments
2.4.1 Develop a KIB Land Disposal Policy and Procedures Manual that establishes the public policy direction for land disposal procedures in the Natural Use Area.	KIB	Community Development Assessing	Mid-Term	
2.4.2 Include the 1989 boundaries and intent for the Womens Bay Natural Use Area* (WBNUA) and protect it from any future Kodiak Island Borough (KIB) land disposals in that area. (*Jack & Lee Lakes area and proximity.)	KIB	P & Z Comm.	Mid-Term	

Objective 2.5 Provide GIS databases and mapping products for the Natural Use Area.

Action	Funding Source	KIB Lead Department or Commission	Time Frame	Comments
2.5.1 Support the completion of the Womens Bay GPS/GIS trails mapping and assessment project and the development of a Kodiak Island Road System Trails Plan that will provide for methods to address community priorities in the Natural Use Area.	KIB DCED	Community Development	Long-Term	

## **Industrial Land Use and Gravel Material Sources and Extraction**

### **Goal 3. Guide gravel material sources and extraction operations in Womens Bay Community in a manner that is mutually beneficial to residents and industry.**

Objective 3.1 Convene a Task Force comprised of industry, landowners, and others to be charged with investigating and providing recommendations to the KIB Planning and Zoning Commission on the gravel operations.

<b>Action</b>	<b>Funding Source</b>	<b>KIB Lead Department or Commission</b>	<b>Time Frame</b>	<b>Comments</b>
3.1.1 Research the feasibility of alternative sites within the KIB for material extraction operations and related material industrial operations.	KIB Industry	P & Z Comm.	Mid-Term	Highest Priority
3.1.2 Identify sites for material extraction within the Womens Bay planning area.	KIB Industry	P & Z Comm.	Mid-Term	Highest Priority
3.1.3 Determine the feasibility of viable gravel sources on property owned by native organizations and state or federal land.	KIB DNR	P & Z Comm.	Mid-Term	Highest Priority
3.1.4 Fund an engineering study to determine the quantity and quality of gravel sources in the WBC and other identified sites within the KIB.	KIB Industry	P & Z Comm.	Mid-Term	Highest Priority
3.1.5 Investigate the feasibility of gravel extraction projects in the Russian River and Sargent Creek areas that address multiple management objectives including material extraction, habitat enhancement and floodplain improvements.	KIB ADF&G	P & Z Comm.	Mid-Term	Highest Priority
3.1.6 Determine whether to phase out the current gravel leases on the B Tracts after the current leases expire.	KIB	P & Z Comm.	Mid-Term	Highest Priority
3.1.7 After the gravel extraction operations are finished, utilize existing water filled pits for fishery enhancement and adjacent areas for park designation and some adjacent areas could be developed for residential lots as long as lots were large enough and well planned in conjunction with a park.	KIB	P & Z Comm.	Mid-Term	Highest Priority

## **Public Health/Safety and Environment**

**Goal 4. Ensure that Womens Bay Community has adequate public health and safety standards and that the natural environment is protected.**

Objective 4.1 Maintain the high quality natural environment within the planning area.

<b>Action</b>	<b>Funding Source</b>	<b>KIB Lead Department or Commission</b>	<b>Time Frame</b>	<b>Comments</b>
4.1.1 Follow the intent of both the Alaska Coastal Management Program and the Kodiak Island Coastal Management Program in planning for appropriate coastal zone uses.	KIB State/federal agencies. ACMP program	Community Development	On-going	New regulations due to HB 191, will require updated plan.
4.1.2 Provide comprehensive land, water, and air policies, uses, and zoning recommendations for the area of land and waters within the Womens Bay Community.	KIB	P & Z Comm.	On-going	
4.1.3 Protect the Russian River and Sargent Creek drainages by establishing erosion control measures.	KIB	P & Z Comm.	Mid-Term	

Objective 4.2 Ensure public safety through appropriate measures to protect and mitigate natural hazards.

<b>Action</b>	<b>Funding Source</b>	<b>KIB Lead Department or Commission</b>	<b>Time Frame</b>	<b>Comments</b>
4.2.1 Minimize development in rivers and creek flood plains, tsunami surge zones or at the bases of unstable quarry or mountain sides.	KIB Private	P & Z Comm. Assessing Community Development	On-going	
4.2.2 Establish and or maintain tsunami warning sirens, develop tsunami evacuation plans and locate pertinent signs.	ADES KIB	Public Safety	Mid-Term	
4.2.3 Restore the Sargent Creek bridge to the Burma Road as an escape route during a tsunami or other emergencies.	ADES KIB	Public Safety	Long-Term	
4.2.4 Research other escape routes.	ADES KIB	Public Safety	On-going	

Objective 4.3      Develop and maintain updated GIS data bases and data maps of the Womens Bay planning area.

Action	Funding Source	KIB Lead Department or Commission	Time Frame	Comments
4.3.1 Provide GIS support for future land use applications within the Womens Bay planning area.	KIB DCED NOAA	Community Development	Long-Term	
4.3.2 Apply GIS databases and maps to the five-year plan review of Womens Bay Community and other land use considerations.	KIB DCED NOAA	Community Development	Long-Term	
4.3.3 Develop GIS data bases and maps of: 1) natural physical attributes of the Womens Bay planning area including the topography, geology, hydrology and climate; 2) ecological characteristics including maps of anadromous fish streams, wildlife habitat, coastal and freshwater wetlands, etc. 3) natural hazard maps including slope stability, flood, seismic, and tsunami hazard map and GIS databases. 4) natural resources including sand and gravel, quarry rock, surface water, and ground water. 5) infrastructure and land use including transportation, utility, and communication networks, population demographics, existing land uses, value, ownership, etc. and other maps/data bases as needed.	KIB DCED NOAA	Community Development	Long-Term	

Objective 4.4 Ensure adequate public services for the Womens Bay Community.

<b>Action</b>	<b>Funding Source</b>	<b>KIB Lead Department or Commission</b>	<b>Time Frame</b>	<b>Comments</b>
4.4.1 Encourage the Service District to Identify and analyze water, sewer, and other utility issues and concerns.	Service District	Service District	On-going	
4.4.2 Assist the Service District in identifying and prioritizing needed road improvement projects in the WBC.	Service District	Service District	Short-Term	
4.4.3 Provide adequate funding for improved fire service.	Service District	Service District	On-going	
4.4.4 Conduct a voluntary property owner survey to document problems associated with private water/sewer systems.	KIB DEC	Community Development Assessing	Short-Term	
4.4.5 Protect the watershed so that it can support a municipal water system to facilitate future growth.	KIB Private	Community Development Assessing	On-going	
4.4.6 Secure a grant to provide a transfer station/recycling center to be located in a central location in Womens Bay Community.	Denali Comm.	Public Works	Short-Term	Grant in progress.

## Chapter 5. Public Participation

A Womens Bay Community Survey was distributed from March 11, 2003 to April 10, 2003. The complete, unedited survey and the written responses to the survey are in the appendix of this document.

### **A. March 11, 2003 Town Meeting Synopsis**

#### **Background**

On March 11, 2003 from 5 p.m. to 9 p.m., the community of Womens Bay came together at a Town Meeting. Over 58 people attended this meeting to participate in the Womens Bay Community Plan Update.

From 5 p.m. to 6 p.m. people filled out surveys and put their thoughts down on flip charts placed around the room each with a specific issue. From 6 p.m. to 9 p.m. the community addressed the following questions in a facilitated group session.

This report is a compilation of the responses directly from the meeting, without editing. This input from the Town Meeting will provide the basis for developing goals, objectives and actions for the plan update.

The Kodiak Island Borough Planning Commission will review the Town Meeting Report and the survey responses and emails at their April 30, 2003 worksession. The public is invited to attend the worksession. To obtain a copy of the complete Town Meeting Report, with the survey responses and emails, please call the KIB Planning Department. Copies of the report can also be obtained at the Womens Bay Community Firehouse.

#### **What do you consider the boundaries of WBC?**

- Wilderness areas, Jack Lake area and rivers
- Part of Coast Guard – area that is not the main Coast Guard Base
- Areas that can be accessed or have been developed
- Keep existing boundary
- Marine Hill
- Salonie Creek
- Wilderness areas behind the Natural Use Area
- Need topographic map of the 1982 metes and bounds description
- The area included in the 1987 Natural Use Plan
- Use watershed boundaries
- Do not include Salonie Creek drainage

#### **What do you like about living in WBC?**

- Rural Residential atmosphere, Quiet, Large lots
- Lack of streetlights.

- Agricultural environment
- People stay in area
- No overhead utilities
- Ability to keep horses
- Likes the shooting range near by
- Clean lakes, Clean air
- The views and mountains
- No traffic
- Close to creeks and rivers, Close proximity to wilderness
- Remoteness, away from town
- Large natural recreation area
- Homes that blend in with the natural terrain
- Wildlife in the back yard
- People are tolerant, "live, and let live", People are neighborly
- Comfortable raising a family
- Low crime, Feel safe

**What do you not like about WBC?**

- Soil Remediation Plant nearby
- Salonie Creek drainage beach not accessible due to fumes
- No greenbelts/parks for children
- Dangerous/industrial areas
- Roads too narrow for walking
- Litter – have to clean up road sides
- Access to Salonie Creek range is not accessible to the public
- Small lot sizes
- Substandard well and septic systems
- Lack of setbacks
- Lack of getting along with neighbors
- Utilities not being buried deep enough
- Industrial zone in residential area
- Current noncompliance with Borough "natural use area" zoning regarding no motorized vehicles, signage, etc.
- The fact that Womens Bay gets all the junk and unsightly development that other parts of the KIB do not want in their neighborhood
- Garbage dumpsters and broken promises to fix it
- Dump located on livestock area
- No lights near the dumpsters
- Noise – area easily impacted due to development
- Fire trucks are old
- No year round fire reservoir
- Misuse of land – too many animals on small lots
- Lack of buffer zones between different zoning uses
- No room on sides of roads to walk on
- Boasts/docks at head of bay are dilapidated and derelict
- Attitude of "we have our nice to place to live and other people can find some place else to live".

**Comment:** I remember this was stated in the meeting but can't remember what it meant

- Visual impact of heavy industrial
- Lack of public ownership of beaches
- Unpaved roads
- Gated Salonie Creek Valley – public access gate is located one mile from range
- Other people's animals running loose
- Noise from all terrain vehicles and shooting range
- Utility easements drawn on maps do not fit the topography, need feasible easements

### **What Types of Land Uses Should be encouraged in WBC?**

- Leave Natural Use Area undeveloped (as is)
- Have agricultural co-op clean up recycling property site
- Turn the soil remediation plant property into a park as that property was designated in the 1975 comp plan
- Sargent Creek needs to be regarded to fix flooding
- Any more development of Natural Use area will cause drainage and congestion problems
- Large lot residential single family should be encouraged
- More trails or access between areas besides the main skinny roads
- No more development in Natural Use area – no more residential or industrial uses
- Land by fairgrounds should be left as recreational and not developed
- See if KIB can buy property by fairgrounds for residential uses
- Develop bike trails, no motorized access uses
- Salonie Creek is a potential industrial site
- Determine how much gravel is left at current extraction sites
- Land uses that should be developed are: commercial, business, industrial and residential uses
- Keep recreational land use, less residential development
- Policing misuse of land.
- Bike trails, No motorized access, along the highway too
- Look for alternative industrial areas away from residential and park areas
- Historical, commercial, business, rental, storage, sport uses should be encouraged
- Residential uses
- Ball fields
- Gravel extraction areas converted to salmon ponds
- Russian Creek side- convert to residential
- Determine what types of land uses are compatible
- Require that cable and telephone lines be installed below ground
- Parks and trails
- Organized centralized recycling
- Single family residential uses
- Grade school
- Sewer and water systems
- Require 40,000 square feet minimum lot sizes
- Rezone business district into residential zoning district
- Community building
- Lighted waling path
- Keep all utilities below ground

- Develop platted roads

### **Recreation Issues**

- Develop soil remediation area as a park, with a lake and a shelter
- Access to natural use area must be maintained
- All user groups should be considered in Salonie Creek, not one use
- Maintain Womens Bay Natural Use area
- Develop parks for kids, multiple parks
- Borough is working on comprehensive trails plan eventually leading to a recreation plan
- Fairground area may be potential site for recreational area, not residential uses

### **Salonie Creek Issues**

- This is a very wild area that should be protected, it has bears, foxes, otters, salmon and other wildlife
- Potential as a Borough land disposal area
- Four wheelers behind range is an issue
- Should fence the area behind the range
- Noise from shooting range an issue
- Shoot range is too loud
- This area could be designated as a natural use area
- Why is the gate to the shooting range a mile from the lease?
- Could be a good location for an industrial zone
- Road should be open to the public.
- Salonie Creek should be accessed as a potential gravel site
- Consider a day use fee system for shooting range
- The shooting range is a good thing
- Concerned regarding shooting hazards
- The gate is at Salonie Creek because of insurance

### **Quality of Life Issues**

- Do not agree with the 1982 Plan which states that industrial and residential uses should be segregated
- Rezone industrial property in Womens Bay to residential
- Change the Brechan property into a park as per their original lease
- Do not increase density, keep as Rural Residential I
- USR – Go away
- Clean up entrance to Sargent Creek

### **Government Issues**

- Democracy is an issue, Womens Bay Community is not able to vote on the issues
- Require that all developments are required to go through the Coastal Management Plan permitting process
- Enforce existing regulations in Natural Use area

- Determine the population and demography of Womens Bay Community
- Womens Bay Community grew according to the 2000 US Census as opposed to rest of island

### **Economy Issues**

- Economy has changed since 1982 comprehensive plan
- State/Borough/USCG extraction areas could be used for salmon ponds
- Bleak
- Salmon spawning ponds would be economic development
- Infrastructure costs
- Industry is important to economy
- Natural use area
- Waterfowl viewing and other environmental tourism
- Industrial activities that are compatible should be encouraged
- Infrastructure issues
- Gravel sites need to be found
- Lakes are important for recreational uses

### **History/Cultural Resources Issues**

- Old military sites – inventory what is there
- How do they decommission what remains?
- Fairgrounds use to be a dairy and then a golf course
- Cliff point important archeological site
- Salonie Creek range is a historical site

### **Environment and Coastal Resources Issues**

- Leave Natural Use area as is
- Natural Use area should remain a park
- Should be as it says – Natural use- as in nature – to enjoy without changing

### **Land Use Issues**

- Soil remediation plant
- Land disposal area
- Turn soil remediation property into a park as per the 1975 plan
- Do not develop the Natural Use area
- Density
- Poor use of land – too many animals on too small of a space

### **Transportation and Utility Issues**

- Continue well and septic – and clean air and water standards to protect these utilities
- Gravel/mining
- Brechan has extracted about 1 million cubic yards of gravel since 1982

- Bells Flats contains very good gravel
- Other sources of gravel are not as economical due to poorer quality and greater haul distance
- There is enough gravel to last until approximately 2015
- Brechan is looking towards the plan to know if residents want the pits to become recreational lakes; this makes a difference in how deep they are mined
- KIB needs to find new sources of gravel
- It takes approximately 13 months for permits once a site is identified and then one year to develop

### **Miscellaneous Issues**

- Establish a flood plain boundary
- Prepare a hazard mitigation plan
- Develop alternative emergency access
- Planning is essential
- Find alternative gravel sites

## B. May 10, 2004 Open House - Survey Results

The Kodiak Island Borough held an Open House on May 10, 2004, at Peterson Elementary School from 6 p.m. to 9 p.m. Approximately 48 people attended the Open House. The following comment sheets were distributed at the Open House and available on the KIB website. Forty-four people completed the comment sheets. The following results will be included in the Womens Bay Comprehensive Plan update.

The results for each alternative were computed by calculating the percentage of responses for each preference from Do Not Support through No Opinion. If a question was left blank, it was scored under the No Opinion column. Written comments are included with a ***bold italic*** font and repeated verbatim under each alternative as provided by the respondent.

### 1. Land Use Issues

Lands in the immediate WB community area are currently zoned industrial, business, rural residential (RR1), public use, conservation and natural use.

How would you rank the following alternatives?

		Percentage of Responses				
		Do not Support	Low Priority	Medium Priority	High Priority	No Opinion
A.	Leave the existing land use and zoning map designations as they currently are.	32%	11%	7%	36%	14%
B.	Update the zoning districts to rezone industrial lots to residential or recreation – grandfather in existing industrial uses, but provide a method of phasing out industrial uses.	36%	2%	11%	48%	2%
C.	Create buffer zones between existing industrial and residential use areas.	16%	9%	18%	50%	7%
D.	Require larger minimum lot sizes for any future subdivisions of land. <b><i>- Where, not enough land available now?</i></b>	16%	7%	25%	34%	18%
E.	Implement and enforce junk removal standards and ordinances in Womens Bay.	7%	7%	32%	55%	0%

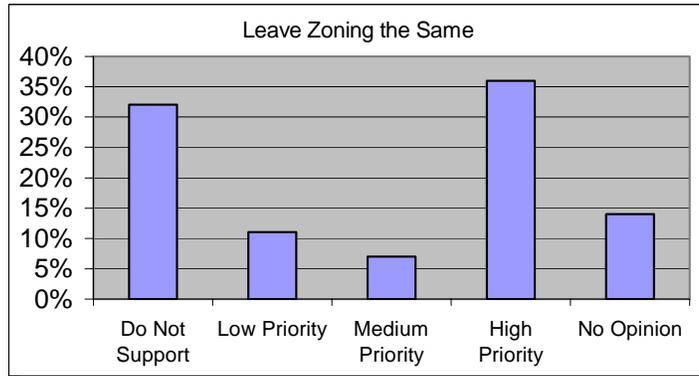
	- This is being done at present.					
F.	Provide for noise, dust, traffic, safety, and environmental standards in Womens Bay.  - Already in place thru State regs.	14%	14%	23%	50%	0%
G.	Review KIB conditional land use procedures and applicable codes.  <b>- And appeal process.</b>	11%	16%	23%	41%	9%
H.	Determine who has authority for the mooring and/or sinking of derelict vessels in Womens Bay.  <b>- This is a Coast Guard problem.</b>  <b>- Womens Bay is not in the KIB jurisdiction it is a water way under federal regulations.</b>	9%	16%	34%	34%	7%
I.	Establish criteria for future State and Borough land disposal programs in the Womens Bay area.	9%	9%	34%	48%	0%
J.	Develop a plan for the Salonie Creek Area, including the feasibility of future gravel extraction in this area and the future use and management of the existing rifle range.  <b>- Not enough scope for high powered guns – need to change direction.</b>  <b>- Leave as is.</b>	7%	14%	23%	48%	9%
K.	Other land use alternative that should be considered?  <b>- Preservation of Watershed</b>  <b>- Public Use</b>  <b>- Lots on reverse of this page designated for school (from reverse: 507 Sargent Creek Rd, 449 Sargent Creek Rd, 10626 Middle Bay Dr.)</b>					

<ul style="list-style-type: none"> <li>- Lots 2, 3, 4 along the river by fire hall be retained for community center and emergency shelter.</li> <li>- Swap asphalt plant for land leased at end of Middle Bay to Brechen.</li> <li>- Garbage disposal area – centrally located for both sides of flats.</li> <li>- Land use for large animals – horses, cows, goats, etc. should be scrutinized so as not to denude the trees, and kill water resources as has happened at Orbin Lake.</li> <li>- No subdivisions allowed under one acre, even if we get sewer or water system.</li> <li>- Rezone wetlands to Natural use or wildlife habitat.</li> <li>- What is happening at the slaughterhouse? Are those lands in private ownership vs. the co-op? Make them responsible for the cleanup near the salmon stream. Building a fence is not enough.</li> <li>- Can the entrance to Sargent Creek side be cleaned up? Do those trucks need to be parked there?</li> <li>- Include historical input from 7/23/1984 WB Comp Planning Committee:  “B) Acknowledging the need for new parks, and identifying possible site is only part of the questions. A Borough approved mechanism for actually setting land aside for parks is vital. 5% of future large land offerings by the Borough is our current consensus.”  5% is now too low.</li> <li>- Parkland, non-motorized in Nat. Use (Lake Areas)</li> <li>- Phase out of gravel pits</li> <li>- Phase out of junkyard in agriculture.</li> <li>- Set up another soil burning plant.</li> <li>- Need another concrete plant.</li> <li>- The Coast Guard should monitor sunken hazards.</li> </ul>					
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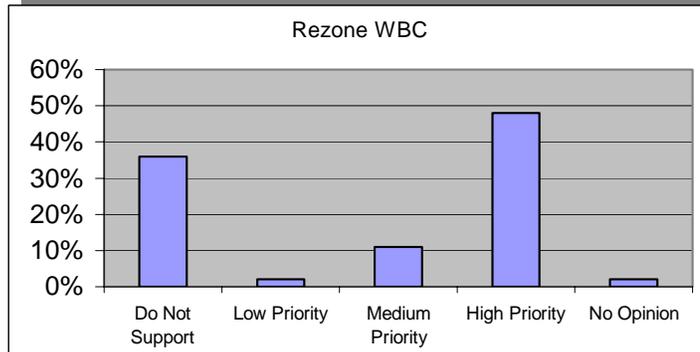
**- Any further land development (any type) will reduce the appeal that the Bells Flats area has.**

**Land Use Alternatives**

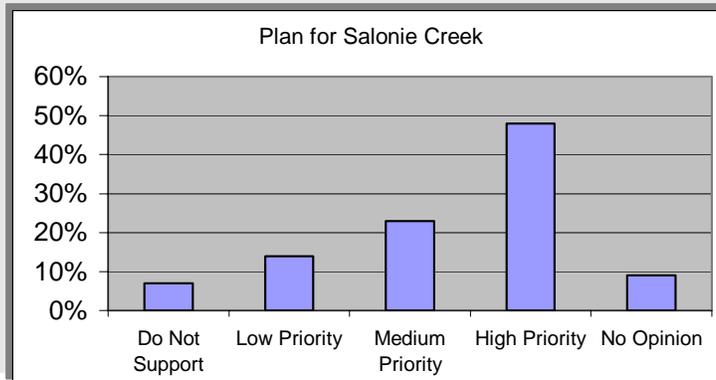
Leave the existing land use and zoning map designations as they currently are.



Update the zoning districts to rezone industrial lots to residential or recreation – grandfather in existing industrial uses, but provide a method of phasing out industrial uses.



Develop a plan for the Salonie Creek Area, including the feasibility of future gravel extraction in this area and the future use and management of the existing rifle range.



**2 Natural Use Area**

A Natural Use Area ordinance was adopted in 1989 and both Borough and State land in the Womens Bay regional area were zoned Natural Use in 1989. An initial plan

was drafted in 1997 for the area, but was never finalized or reviewed and adopted by the Borough Planning Commission or Assembly.

Which of the following alternatives do you support? What should be the priority uses in the Natural Use Area?

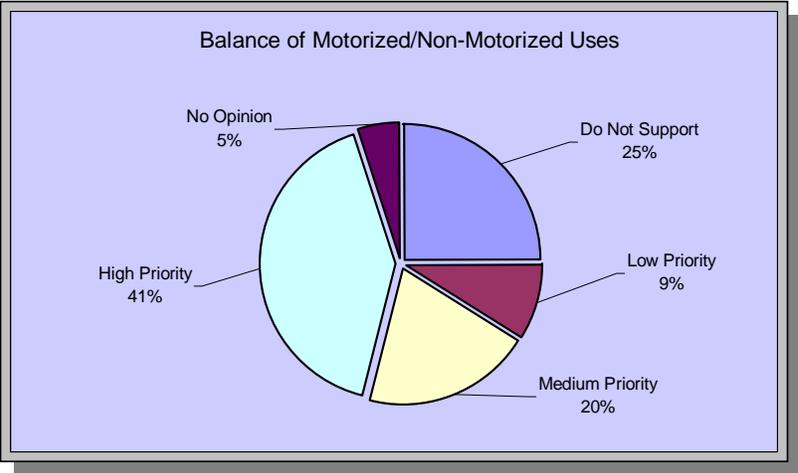
		Percentage of Responses				
		Do not Support	Low Priority	Medium Priority	High Priority	No Opinion
A.	Determine the highest and best use of the Natural Use Area and develop a plan for its future uses and management.	7%	11%	16%	57%	9%
B.	Initiate a Borough land disposal sale in the Natural Use Area in the next five years for residential uses.	64%	14%	9%	7%	7%
C.	Initiate a land disposal sale in the Natural Use Area in the next five years for commercial and/or industrial uses.	70%	7%	7%	11%	5%
D.	Develop a parks, trails and recreation plan for the Womens Bay area with a focus upon the Natural Use Area.	9%	14%	18%	55%	5%
E.	Support the completion of the Womens Bay GPS/GIS trails mapping and assessment project and the development of a Kodiak Island Road System Trails Plan that will provide for methods to address community priorities, especially in the Natural Use Area.	11%	23%	27%	36%	2%
F.	Expend KIB resources for stricter management and regulation in the Natural Use Area per existing KIB code.	18%	14%	27%	39%	2%
G.	Hiking and other non-motorized activities should be the highest priority uses in the Natural Use Area.  <b>- Need non-motorized trail also.</b>	23%	11%	7%	55%	5%
H.	ATV/ORV riding and other motorized activities should be the highest priority uses in the Natural Use Area.	61%	11%	16%	7%	5%

I.	Equestrian riding should be the highest priority use in the Natural Use Area.	23%	23%	36%	9%	9%
J.	A balance of motorized and non-motorized activities should be the priority uses in the Natural Use Area.	25%	9%	20%	41%	5%
K.	<p>Other alternative for the Natural Use Area that should be considered?</p> <p><b>- Leave it natural, duh!</b></p> <p><b>- Natural use area is now a <u>natural abuse area</u>. There has to be some way to enforce the violation of use in this area and to develop a little caring of the environment in the area.</b></p> <p><b>- Looks like the Borough has not ever managed the natural use area.</b></p> <p><b>- Add green belt to codes to protect housing areas.</b></p> <p><b>- Expand the Boundaries. 1.1sq mi is not large enough to “develop the firing”. If you take land away then you should add land elsewhere – the other sides or in the back.</b></p> <p><b>- Reservoir for water supply.</b></p>					

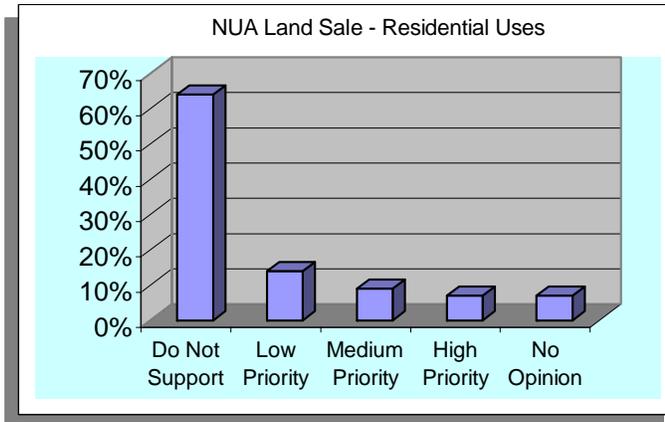
<p><b>- Let Ted Nugget film “Spirit of the Wild” there!</b></p> <p>- Designation of areas within NU area encompassing the “lakes area” for ATV use and prohibiting other similar areas. E.g., protect the Cicely, Aurel, Caroline Lakes’s area, but provide for ATV use on existing “historical” trails near Jack and Lee Lakes. Prevent the expansion of trails.</p> <p><b>- Prohibit discharge of firearms in vicinity of heavily used areas e.g., the area used for target practice adjacent to Sargent Creek near Jack and Lee Lakes.</b></p> <p>- Also determine who owned the derelict cars at the end of Sargent Creek Rd – Natural Use Area.</p> <p><b>- Put up a pipe fence that will keep out cars and trucks but will let hikers, horses, 4-wheelers, snow machines, that will keep down the dumping in the natural use area.</b></p>					
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**Natural Use Area Alternatives**

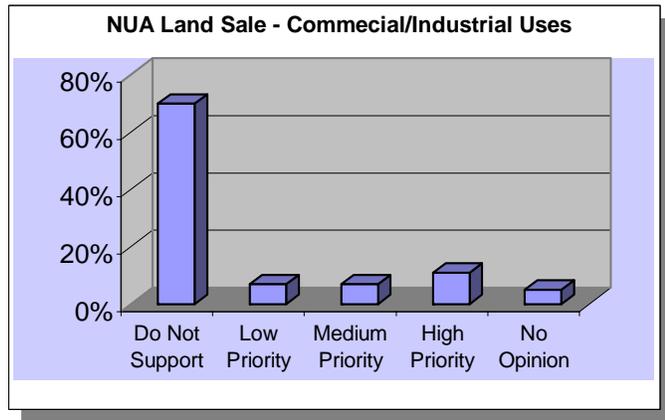
A balance of motorized and non-motorized activities should be the priority uses in the Natural Use Area.



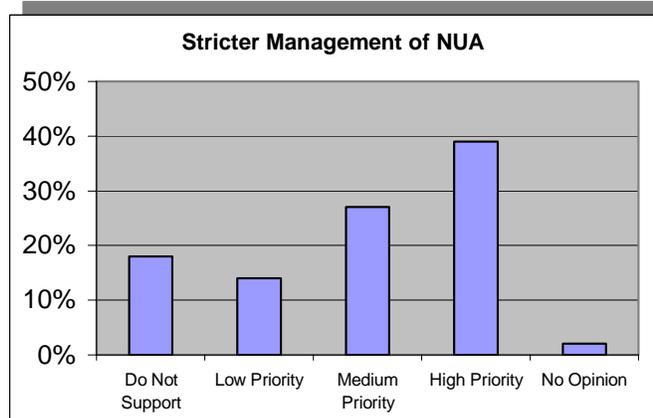
Initiate a Borough land disposal sale in the Natural Use Area in the next five years for residential uses.



Initiate a land disposal sale in the Natural Use Area in the next five years for commercial and/or industrial uses.



Expend KIB resources for stricter management and regulation in the Natural Use Area per existing KIB code.



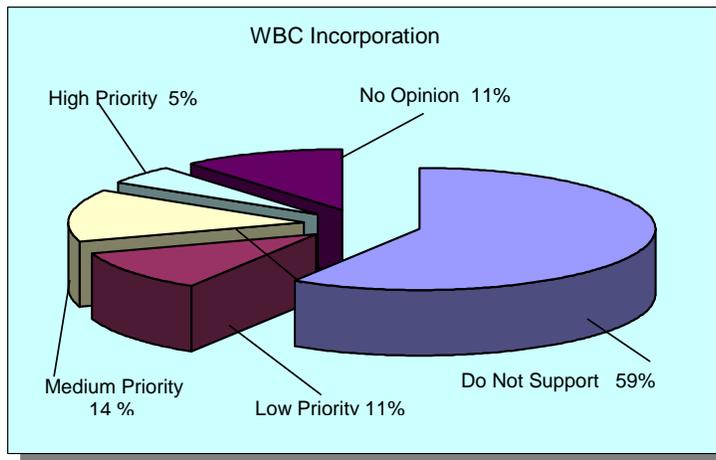
**3. Incorporation of the Womens Bay Community as a second-class city.**

The 1982 Womens Bay Comprehensive Plan considered the incorporation of Womens Bay into a second-class city. Do you favor the investigation of second-class city incorporation for Womens Bay, or do you NOT favor pursuing this issue?

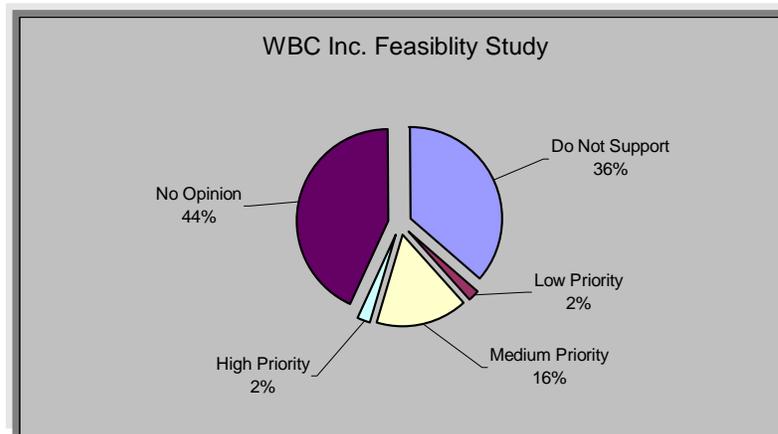
		Percentage of Responses				
		Do not Support	Low Priority	Medium Priority	High Priority	No Opinion
A.	Do you support expending Kodiak Island Borough resources to further investigate incorporation of Womens Bay as a second-class city? If yes, answer Question B.	59%	11%	14%	5%	11%
B.	Assuming you support the investigation such as a feasibility analysis, should the Kodiak Island Borough <b>actively</b> research the matter and conduct a feasibility study during the next 1-2 years?	36%	2%	16%	2%	43%
C.	Other alternative that should be considered under this issue?  <b><i>- I agree with questions B only if the Boro allows the community to do most of the research and does not take over the investigation. They can guide the research, but should not be allowed to dictate its outcomes for their own narrow minded priorities (land &amp; money grabbing for interested businesses!)</i></b>  <b><i>- Expand the service district powers to include planning.</i></b>  <b><i>- Incorporation is not feasible at this time but needs to be mentioned in the plan because it might be necessary when this plan gets revised in the future.</i></b>  <b><i>- Get a grant to do it without the Borough they will lie.</i></b>  <b><i>- Stop taking tax base from Womens Bay See E.</i></b>  <b><i>- B Parcel residential, Lash Dock, Cliff Point.</i></b>					

## Womens Bay Community Incorporation Alternatives

Do you support expending Kodiak Island Borough resources to further investigate incorporation of Womens Bay as a second-class city?



Assuming you support the investigation such as a feasibility analysis, should the Kodiak Island Borough **actively** research the matter and conduct a feasibility study during the next 1-2 years?



#### 4. Gravel Material Sources and Extraction

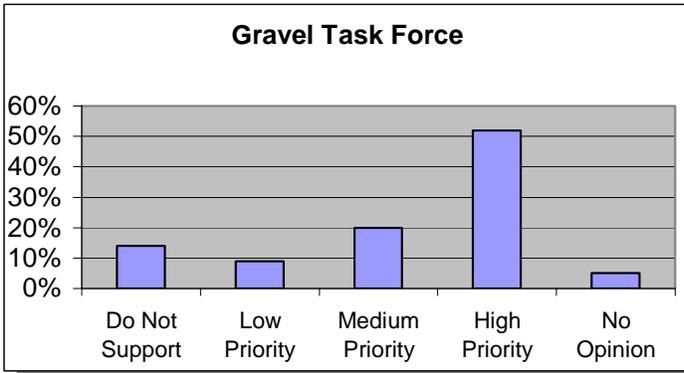
Gravel mining operations in Bells Flats started in approximately 1965. Brechan Enterprises, Inc. currently operates an asphalt batch plant on land owned by Brechan Enterprises, Inc. along Sargent Creek Road, and gravel mining extraction operations in upper Bells Flats, under permit from the Kodiak Island Borough. The four tracts, B-1, B-2, B-3 and B-4 total approximately 75 acres. These four tracts are leased from the Kodiak Island Borough, and the lease expires in 2007. Brechan Enterprises, Inc. estimates there is sufficient gravel to extend operations through the year 2020. Gravel material is a critical Borough-wide need for roads and other forms of construction on Kodiak.

		Percentage of Responses				
		Do not Support	Low Priority	Medium Priority	High Priority	No Opinion
A.	<p>Convene a Task Force comprised of industry, landowners, and others to be charged with investigating and providing recommendations to the KIB Planning and Zoning Commission on gravel material resources, location, development and operations.</p> <p><b>- Is this the gravel committee we've been saying needs to be developed?</b></p>	14%	9%	20%	52%	5%
B.	<p>Research the feasibility of alternative sites within the KIB for gravel material extraction operations and related gravel material industrial operations.</p> <p><b>- Re: 4B – BEI has in staff to do this.</b></p>	11%	2%	14%	70%	2%
C.	<p>The KIB should fund an engineering study to determine the quantity and quality of gravel sources in the WBC and other identified sites within the KIB.</p>	25%	5%	27%	39%	5%
D.	<p>Investigate the feasibility of gravel extraction projects in the Russian River and Sargent Creek areas that address multiple management objectives including material extraction, habitat enhancement and floodplain improvements.</p> <p><b>- I don't like this question. I don't like the first half but I do like the other half.</b></p>	27%	7%	18%	39%	9%

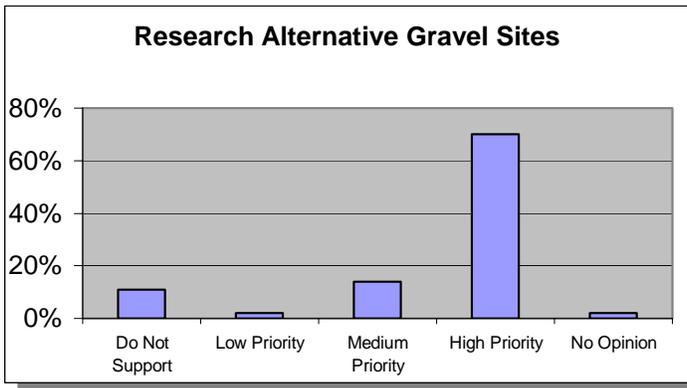
E.	Determine the feasibility of viable gravel sources on property owned by native organizations and state or federal land.	11%	9%	32%	45%	2%
F.	Phase out gravel operations on the B Tracts in the Womens Bay Community (WBC) after the current leases expire.  <b>- When the development plan is in place.</b>  <b>- Do 4F as soon as possible.</b>  <b>- Re: 4F – sell as planned since 1983 as residential lots.</b>	41%	2%	9%	45%	2%
G.	The KIB should conduct an industrial lands capability analysis to determine Borough-wide industrial land use supply and demand, as well as which lands in the Borough may be candidates to support the future demand for industrial type land uses.	9%	16%	18%	50%	7%
H.	Other alternative that should be considered under this issue?  <b>- Prioritize locating gravel extraction <u>away</u> from residential land.</b>  <b>- If you control 75 acres you should be taxed accordingly.</b>  <b>- The Borough was instrumental in creating, and more importantly perpetuating incompatible land uses and should be charged with finding and funding alternatives. - Neither residential or industrial landowners should suffer financially.</b>  <b>- Start a plan to work out gravel problem and river enhancement with all parties who border this river and with Fish &amp; Game to enhance this area to the advantage of all. This would be a win-win on all sides.</b>  <b>- Do not allow the Boro to give any more land away to Brechan, they wouldn't own their asphalt plant site if the Manager hadn't sold it to them.</b>					

<p><b>- Have Brechan pay for the cost of viable gravel sources in D &amp; E above, the Boro has allowed them to be a monopoly, let them pay for it.</b></p> <p><b>- Work with ADF&amp;G on the options – develop a plan for “D” then you might not need the gravel task force. You can determine the gravel quality and quantity in these areas.</b></p> <p><b>- From the 7/23/84 WB Comp Planning Committee: ...and when the Borough opens up more land in our area they’ll need cheap gravel too, or repeat the expensive lesson learned the last time, that is “expensive gravel = costly road construction = expensive land. There is no reason for Public land to sell for as dear a price as inflated private lands.</b></p> <p><b>- Therefore, a <u>public gravel source</u> looks to be a smart move on the Borough’s part, and would be a real boon to the people of the Valley who spend their tax dollars to maintain Borough-owned roads.</b></p> <p><b>- The Borough should convene a professional study of the gravel situation – not a function of volunteers or entrenched industrial users.</b></p> <p><b>- After phase out of gravel extraction operations, utilize existing water filled pits for fishery enhancement and adjacent areas for park designation perhaps some adjacent areas could be developed for residential lots as long as lots were large enough and well planned in conjunction with a park.</b></p> <p><b>- An area like Salonie Creek with Less recreation and no residents seems like a much better place for industrial use, the shooting area could be reorganized to be compatible with gravel extraction.</b></p>					
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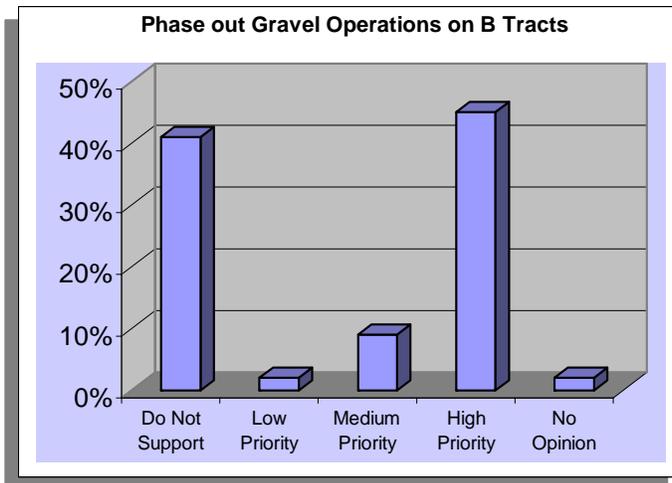
## Gravel Material Sources and Extraction Alternatives



Convene a Task Force comprised of industry, landowners, and others to be charged with investigating and providing recommendations to the KIB Planning and Zoning Commission on gravel material resources, location, development and operations.



Research the feasibility of alternative sites within the KIB for gravel material extraction operations and related gravel material industrial operations.



Phase out gravel operations on the B Tracts in the WBC after the current leases expire.

## 5. Public Health/Safety and Environmental Issues

The WB residential community has grown significantly during the last 10 years. There are concerns related to public health and safety, such as adequate clean water and areas for current and future waste disposal. There are also environmental concerns such as water quality, ATV impacts, impacts from farm animals, close proximity of existing septic systems, erosion associated with Russian River and Sargent Creek drainages, and potential industrial pollution from former and existing industrial activities to name a few.

How would you rank the following public health/safety and environmental priorities?

### Percentage of Responses

Do not Support    Low Priority    Medium Priority    High Priority    No Opinion

		Do not Support	Low Priority	Medium Priority	High Priority	No Opinion
A.	Update the 1991 feasibility study of a public water and sewer system for the Womens Bay Community (WBC), and if feasible develop a public water/sewer system in the WBC.  - Update the 1991 study (#A above) in a future comp plan revision, include the info (1991) in our current plan but don't act on it.	34%	20%	27%	16%	2%
B.	Identify and prioritize needed road improvement projects in the WBC.	5%	25%	34%	30%	7%
C.	Provide better fire service.	5%	16%	36%	34%	9%
D.	Analyze the impacts of motorized off-road vehicles on the greater Womens Bay area, including the Natural Use Zoning District.	9%	11%	27%	48%	5%
E.	Protect the Russian River and Sargent Creek drainages by establishing erosion control measures. - This should be part of a plan to extract gravel, protect land owners, enhance fish runs and stabilize the river and creek from erosion, all party's should try to work for the benefit of the whole area and toward a win, win situation as much as possible. All side must work hard to accomplish this and must be open to lots of hard work.	2%	14%	48%	23%	14%

Percentage of Responses

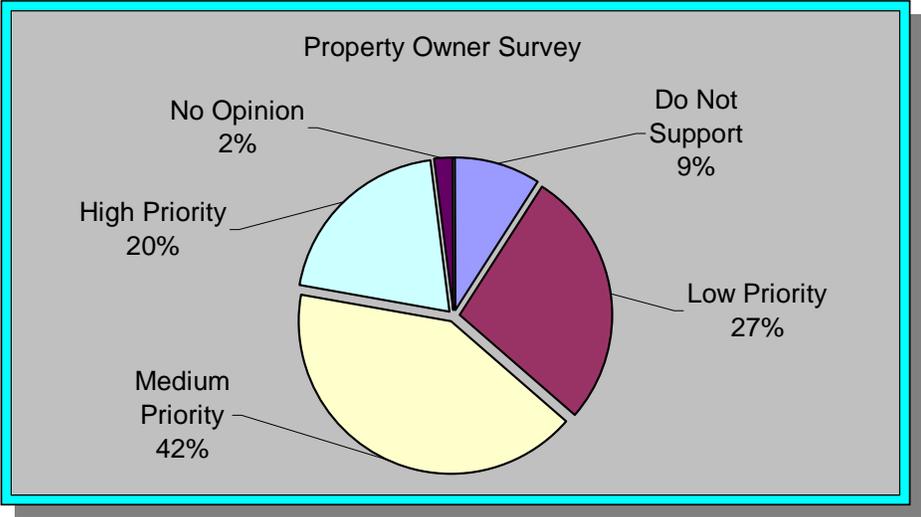
Do not Support    Low Priority    Medium Priority    High Priority    No Opinion

		Do not Support	Low Priority	Medium Priority	High Priority	No Opinion
F.	Analyze the level of industrial pollution from the industrial uses in the WBC.	11%	23%	20%	43%	2%
G.	Conduct a property owner survey to document problems associated with private water/sewer systems.	9%	27%	41%	20%	2%
H.	<p>Other alternative that should be considered under this issue?</p> <ul style="list-style-type: none"> <li>- <b>Currently there is little to no enforcement of state, federal or local regulations regarding private wells and septic systems or industrial uses. Establish enforcement.</b></li> <li>- <b>Location of dumpsters evaluated.</b></li> <li>- <b>Limit lot size and population to protect water supply.</b></li> <li>- <b>I would like to have a bike path from Womens Bay to town. This could be used by locals and tourists!! It would make riding a bike much safer and enjoyable.</b></li> <li>- <b>Set aside area for proper, clean adequate waste disposal.</b></li> <li>- <b>Land use for large animals – horses, cows, goats, etc. should be scrutinized so as not to denude the trees, and kill water resources as has happened at Orbin Lake – perhaps an open range acreage designation for those who want more than one horse per acre.</b></li> <li>- <b>Any land disposals should thoroughly evaluate water flow/drainage issues. E.g., Will development alter historical water flow patterns and if so, how will the alterations affect other established residences. Are proposed lots in a potential flood zone?</b></li> <li>- <b>Stop heavy trucking on local roads.</b></li> <li>- <b>Investigate pollution from junkyard on Russian River.</b></li> </ul> <p>- Include the comments enclosed from the 1984 Planning committee. From the 7/23/84 WB Comp Planning</p>					

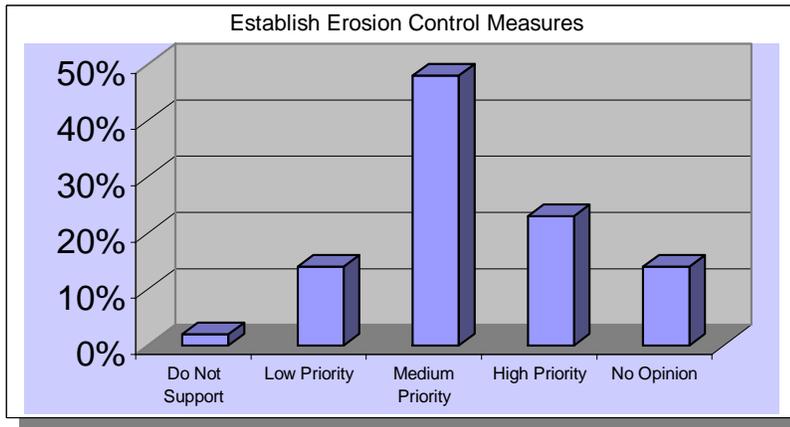
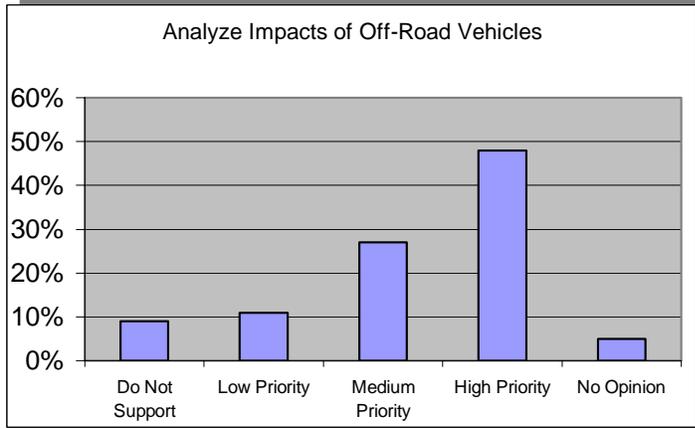
<p>Committee: B) Sewage disposal has been a subject treated lightly until recently. The project in Monashka Bay has gotten our attention due to the huge costs and resultant monthly bills to consumers. The Comprehensive Plan Committee is studying the feasibility of restoring the old Military drainage system, and using that in conjunction with domestic septic tanks and drain fields. The idea is to hook each leach field and run this effluent throughout the restored Military collection system. With only this low grade liquid effluent it is possible that we may be able to discharge into the ocean using only a sand filter or equivalent. We have sent away for information on a new product that restores underground lines without excavating. We will also be working up an approach to the Alaska Department of Environmental Conservation concerning them doing a feasibility study on this idea.</p>					
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Public Health/Safety and Environmental Alternatives

Conduct a property owner survey to document problems associated with private water/sewer systems.

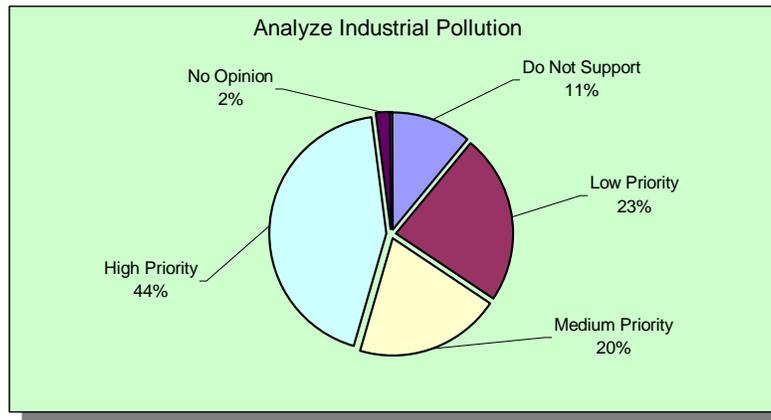


Analyze the impacts of motorized off-road vehicles on the greater Womens Bay area, including the Natural Use Zoning District.



Protect the Russian River and Sargent Creek drainages by establishing erosion control measures.

Analyze the level of industrial pollution from the industrial uses in the WBC.



6. Other Comments and Issues

1. In the beginning there were large tracts of land located well outside city limits and general population. Time passes this land is utilized as industrial and residential. As residential population increases land use controversies grew. Unfortunately our government chose to ignore the early rumblings, or at best endorsed meager cures. Now we have a major clash between industrial use and residential. In a comp plan the government hopes to placate the differences. In truth the Borough needs to aggressively pursue elimination of incompatible uses. Industry is not the villain and rightfully is protective of a status quo as change will most probably cost them. I feel over the years and changes in government personnel the competing uses have been exacerbated by borough decisions to sell more residential land, allow further subdivisions and yet allow extended and expanded non-residential uses (soil remediation and junkyard). The Borough needs to own up and accept the economic brunt of solving this issue.
2. I think some real good will come out of this the identification of problems will lead slowly to improvement and will help all as time goes on. The first thing to remember is to go slowly and think out the problems as they arise. This is a place for the old adage "haste makes waste." I want to thank the hard work of people who have worked on this project and hope they will continue on as this is the first phase and will take a lot of continuing work. We will gain by what has taken place and will in the future thank those who have worked so hard.
3. Do not develop the current natural use zone. More development in this area will negatively impact the watershed supporting existing development. Some mechanism needs to be developed and enforced to manage ATV use in the natural use zone. Develop a facility to receive trash and garbage other than dumpsters. This should include a recycling collection facility as well.
4. I do not support the development of the Natural Use Zones. Many are water shed areas essential to maintaining the success of wells on currently developed lots. Lots sizes should remain at least 1 acre to support well and septic systems. Development of hiking/biking trails in Natural Use areas would enhance public use. (keep motorized areas separate from hiking trails) and exercise maintenance of these areas. Moving dumpsters to "LASH" docks area has helped tremendously but an effective trash collection facility w/recycling capabilities would serve our community best.
5. Consider land for community center and enlarged firehouse. Develop a better garbage collection system.
6. Close the asphalt batch plant site and swap land for other tracks. Use batch plant land for community center or park.
9. Comp plan area should include all land area in the Womens Bay drainage area. Only planning for the developed areas will just grow the same problems we have now to the new areas. Industrial areas need to be buffered by a non-residential

business area. There is a fire protection and life safe problem with the dead end roads.

10. I would hope some recognition of the Womens Bay Community Council as an elected body interested in the well being of the community is important. I would also like the feasibility of a community library and public meeting area to be considered. If we got a public library grant from the state and help from the Boro, an addition could be built to the fire house that would provide such an information source as well as a venue to hold meetings and training. Meeting & voting in the fire bay is just not encouraging to interested community members.
11. Thank you for including the Womens Bay Comprehensive Planning Committee notes from July 23, 1984. Many of their comments should be included in our current plan: the need for a public gravel source (page 4); set aside land for parks "5% of future large land offerings by the Borough is our current consensus."

I am still confused about our boundaries. We should use our historical boundaries that our U.S. Census figures are based on: either the 1990 Census, 44.9 square miles or the 2000 Census 43.7 square miles. Calling the boundaries a drainage area is too limiting. If it was called a Basin or a Bowl then it would follow the natural visual boundary. You could see the whole area from the road and know the boundaries.

The Natural User Area and Salonie Creek should be left as is in this Plan revision. No future development should be here for at least 20 years. It should be left alone for future generations to develop only if it is necessary. Gravel extraction should not be studied in the Salonie area for this plan revision. Because these two areas need to be protected from residential development we should follow the original plan to develop residential areas in the B parcels. I don't favor a park in the B parcels because it is already developed.

Thank you for holding this information meeting and I appreciate being able to add comments.

12. The unresolved dumpster problem – where to locate? Lift stations? Abandoned cars, junk cars. The "Recycle Center" located on "agricultural land," adjacent to a salmon stream. At time bomb, and huge liability. Unbridled ATV usage, environmental degradation.
13. Thank you for putting this survey together. Some of the questions were hard to answer because they were "yes" and "no" at the same time but I did my best. Other Issues: 1) It would be nice if ATV users had areas to go to that would not disturb homeowners or wreck the land. 2) What to do with abandoned "junk" or vehicles not on KIB land? How do we clean up? (Example – Abandoned cars on road to beach that is Leisnoi or Federal land). 3) There should be constraints on industrial use in the midst of residential neighborhoods!!! They are not usually good neighbors since they don't live here!

14. The Borough has problems funding their present obligations to its' citizens so leave Womens Bay Community alone. If you aren't happy here you have the freedom to move. I have a view of Womens Bay, Orbin Lake and Brechan's batch plant. It doesn't bother me. We need industry on Kodiak. It would be a financial hardship to move the plant. Disband the Womens Bay Community Council. All they seem to want to do is create needless hysteria and propose things to the Borough that will cause property taxes to rise.
15. Possibly the continued clean up of WWII remnant and hazardous materials.
16. Land Use Issues/Natural Use Area – KIB needs to fulfill it's responsibility to provide recreational park lands to the growing Community of Womens Bay. Monashka community has Mill Bay Beach, Termination Point/White Sands Beach area, and the State Park. Downtown has Mission Beach, Near Island, Gibson Cove, etc.

Womens Bay Community has its very small Natural Use area. We need signs, trail maintenance and education.....not more houses developed on the "fringe". Whoever put forth the notion that developing houses in the park would help protect it, is making a big assumption that the purchasers of those houses won't have several ATV's parked in their driveways.

Another recreation area that should be given open access is Salonie Creek. NO more locked gate. People need to be able to access the area on a safe road with a route behind the rifle range, not a route that has them sneaking past down range on ATV trails.

The Borough must not give conditional use permits to operations in Conservation zoning that borders the Maritime National Wildlife Refuge in Womens Bay to industry that produces noxious fumes and odors. Our public access beach located at the bottom of Marine Hill was rendered unusable due to the fumes generated by the soil burner there.

I understand that that business has gone bankrupt. While that location is private land, please do not repeat that shortsighted zoning decision. Conditional use permits for that area should be sensitive to goals and objectives of Coastal Zone, management and the Refuge system. Legitimate recreational area's need protection. KIB should not expect it's residents to trespass on private property for their recreation needs.

Gravel Extraction – Other areas should be investigated. There should also be a plan on how the current leases must be left. There has been damage to the rivers, silting and a change in the water table in that area. If the area is re-leased to a company for gravel extraction when Brechan's current lease expires, there must be a clear and developed plan for how the area is to be ecologically enhanced during the lease and how it shall be left.

Public Health & Environmental Issues – The “dump” located at the Slaughterhouse grounds needs some oversight due to its close proximity to the river and groundwater issues affecting domestic wells.

Zone out stationary asphalt plants from below residential areas within ½ mile. At the very least, purchase some air quality meters for specific locations upwind (on a normal summer day, breeze coming in off the Bay) for any future heavy asphalt seasons.

Neighborhoods on the ridge above Brechan's Asphalt plant should be able to document unsafe air quality instead of being dismissed as whiners and complainers. An air quality standard could be enforced when meters showed weather conditions were not conducive to cooking asphalt on a particular day.

If this negatively impacted Brechan's business at that location, they then might have the financial incentive to move their asphalt operation away from residential.

Other – Set aside land for future municipal needs such as garbage transfer station, schools, community centers and or building should Womens Bay incorporate as a city 20 years from now.

17. The B parcels designated as a gravel resource, with future development as residential lots in 1983 with a completion date in 20 yr. There is 75 acres at stake. As stated by the borough excess land should be transferred to public ownership. This area is very valuable as a tax base & cash. 30 lots sold @ (low) 35,000 = \$1.15 mil for borough. 30 lots assessed at (low) \$175,000/with houses 5.25 mil in taxable properties at 9.25 mills = \$48,562 per year in revenue. This isn't for a few years it's forever BEI needs to be closely monitored to insure this long term resources is not lost.
18. Womens Bay has changed over the years and in now primarily a residential rural neighborhood. This is less compatible with industry than it was in the past. The Salonie Creek area seems more compatible with the industry that utilizes the Flats (gravel and pavement preparation). ATV use is on the rise and while I don't think it should be restricted, it should be controlled to maximize safety and minimize habitat destruction.

## Appendix

- A. Goals and Objectives – KIB Planning Commission
- B. Goals and Objectives – WBC Council
- C. KIB Study – Potential Incorporation Revenues
- D. Memo from KIB Assessing Department
- E. WBC Newsletter No. 1, March 2003.
- F. WBC Newsletter No. 2, August 2003.
- G. WBC Survey, Spring 2003.
- H. Future Project Funding Recommendations.
- I. Chapter 5 Chapter 5. Future Situation – Womens Bay Water and Wastewater Facilities Plan.

## A. Goals and Objectives – KIB Planning Commission

Approved by KIB Planning and Zoning Commission on October 15, 2003 Regular Meeting

GOALS AND OBJECTIVES	ALTERNATIVE	RATIONALE
<b>Planning Area Definition Goals</b>	<ol style="list-style-type: none"> <li>1. Establish a community planning boundary encompassing the landowners and residents of Womens Bay.</li> <li>2. Establish a sub-regional planning boundary that extends beyond the core community planning area and includes lands and waters of regional significance.</li> </ol>	<p>There has been a considerable amount of public discussion surrounding the definition of the WB planning area boundary. The 1982 planning area boundary included the Bells Flats and Russian Creek subdivisions, as well as the borough-owned lands in the Natural Use District, portions of the Salonie Creek valley, fairgrounds and other surrounding borough lands.</p> <p>This goal alternative identifies a two tier planning area approach: (1) the existing lots of the WB community; and (2) the greater surrounding planning area that represents a number of regional public and private lands, issues and interests. Separating the two areas allows for the development of goals and objectives that are unique to the two different planning areas.</p>
<b>Planning Area Objectives</b>	<ol style="list-style-type: none"> <li>1. Include the Bells Flats and Russian Creek subdivisions in the core Womens Bay community planning area.</li> <li>2. Include the Natural Use District, Salonie Creek, the fairgrounds and other appropriate lands and waters within the watersheds surrounding the Womens Bay community in the regional planning area.</li> </ol>	<p>Based upon AK DOL 2002 projections, the Bells Flats and Russian Creek subdivisions represent a population of approximately 750 persons. These two main subdivisions are primarily residential, with some lands also zoned and used for business and industrial uses.</p> <p>This alternative emphasizes the importance of comprehensive planning on a community scale, while also recognizing the need to plan for the greater sub-regional area that surrounds the WB community.</p>

GOALS AND OBJECTIVES	ALTERNATIVE	RATIONALE
<b>Land Use Goals</b>	1. Guide the use of land in a manner that provides for orderly and compatible community and regional growth.	The population of WB has fluctuated since 1991. The highest reported population for the area was 843 in 1991; and the lowest reported figure during the last 12 years has been 662 in 1997. Residential development of the area has increased substantially over the last 10 years through increased subdivision and home building activities.
<b>Land Use Objectives</b>	<p>1. Inventory and analyze existing land uses within the WB Community Planning boundary and the greater regional planning area.</p> <p>2. Compile and analyze (through GIS application where available) all data relevant to natural and cultural resources in the WB and greater regional planning area.</p> <p>3. Identify existing land use conflicts and analyze and develop methods for mitigating and reducing existing and future conflicts.</p> <p>4. Evaluate existing land use and zoning designations and recommend an updated land use plan and zoning map.</p>	<p>A thorough background study and inventory of existing land uses would provide data on the type and intensity of land uses in both planning areas. This in turn would be useful in analyzing the significance of the existing zoning designations and for the development of a future land use plan and zoning map on a community and regional level.</p> <p>The Borough has recently begun a GPS/GIS study of trail locations and conditions in the Natural Use District. Other relevant data the borough will be incorporating into its GIS system includes: soils, hydrology, vegetation, wetlands, geology, topography, fish and wildlife habitat information, natural hazards areas, natural resources such as sand and gravel areas, and cultural features such as existing roads, parks, other community facilities, and infrastructure needs.</p> <p>A thorough study of lands currently zoned industrial as well as other potential resource lands, would provide information useful to the planning process. Specifically, existing and potential gravel material resource areas should be identified on a regional basis and analyzed for their potential development opportunities and constraints.</p> <p>Lands in the immediate WB community area are currently zoned industrial, business, rural residential (RR1), public use, conservation and natural use. Public input received at the 3/11/03 Town Meeting conducted by ASCG/Bechtol clearly demonstrated that citizens who live in the area value a rural residential lifestyle. Additionally, the 1982 WB Plan identified a philosophy of "maintaining a rural residential area with decisions about the community to be based on this premise and commercial and industrial area segregation". It should also be noted that some industrial use landowners and operators have also voiced concerns through the planning process over the maintenance of the existing industrial zoning. Criteria and policies should be developed through the planning process that will establish a preferred land use plan and zoning map</p>

GOALS AND OBJECTIVES	ALTERNATIVE	RATIONALE
<b>Land Use Objectives (Cont'd)</b>	5. Evaluate short-term and long-term community facilities and infrastructure needs.	for the WB core and regional area.  Many school-age children within the WB core area currently attend Petersen Elementary School or Kodiak Middle and High schools. The WB fire station/community hall and Panamaroff Creek Park are the only existing community facilities. There is additional vacant land in the WB area zoned Public Use Land. Existing population needs, trends and projections should be considered to plan for any future community needs and facilities.
<b>Government Goal</b>	1. Investigate the costs and benefits involved in the incorporation of the WB community as a second-class city.	The objective of potentially establishing a portion of the area as a second-class city in the future has been discussed in the past. A water and sewer study that may be relevant to this analysis was completed by HDR in 1991 for the Womens Bay area.  This goal recognizes current governmental responsibilities and identifies the need to further document the relevant issues, costs and benefits associated with the potential future establishment of a second-class city in the WB area.
<b>Public Health and Safety Goals</b>	1. Identify and analyze water, sewer, utilities, and road and fire service area issues and concerns.	The WB residential community has grown significantly during the last 10 years. As part of the "background study", this goal addresses the need for adequate data to support the analysis of issues related to public health and safety, such as adequate clean water and areas for future waste disposal.
Natural Use Area Goal	1. Determine the highest and best use of the surrounding area zoned Natural Use and develop a plan for its future uses and management.	The attached maps depict the boundaries of the areas zoned Natural Use in 1989. An initial plan was drafted in 1997 for the area, but was never finalized or reviewed and adopted by the Borough Assembly. This goal recognizes the intent of the Natural Use Zoning in these areas, and the need to inventory and analyze the resources and existing uses in this area, and to prepare a plan for future land uses and land management.

## B. Goals and Objectives – WBC Council

**Abstract:** The following set of draft goals and objectives was jointly developed by the Womens Bay Community Council and various residents of the Community. This serves as a draft for an update of goals and objectives to the original Womens Bay Community Plan, which originally was prepared by the Womens Bay Community and the Kodiak Island Borough Community Development Department. (Adopted by Resolution No. 82-6-R, dated March 4, 1982.)

### Goals and Objectives for the Womens Bay Comprehensive Plan 2003 Revised Draft

1. **Goal:** Provide comprehensive land, water, and air policies, uses, and zoning recommendations for the area of land and waters within the Womens Bay watershed including the marine waters of Womens Bay.

#### Objectives:

- a. Maintain the high quality natural environment within the planning area.
- b. Cluster like zoning districts together whenever possible and avoid mixing them in an unplanned manner in adjacent areas. (*Move toward creation of buffer zones between industrial and residential areas*).
- c. Phase out existing conflicting zoning designations on B-Parcels that do not provide buffer zones between residential and other zoning designations.
- d. Work toward change zoning of B Parcels to public use, natural use, or conservation areas zoning classification.
- e. Update the Womens Bay Comprehensive Plan periodically (e.g. every 5 years) or on a needs be basis to provide an up-to-date plan that reflects the needs and desires of Womens Bay community residents.
- f. Identify and designate sites for material extraction within the Womens Bay planning area.
- g. Follow the intent of both the Alaska Coastal Management Program and the Kodiak Island Coastal Management Program in planning for appropriate coastal zone uses. Prohibit the mooring and or sinking of derelict vessels in Womens Bay.
- h. Protection of the watershed is imperative for future growth to support a municipal water system.
- i. Encourage KIB to research and pursue grants for funding of capital improvements and implementation of this plan.

2. **Goal:** Include the 1989 boundaries and intent for the Womens Bay Natural Use Area\* (WBNUA) and protect it from any future Kodiak Island Borough (KIB) land disposals in that area. (\*Jack & Lee Lakes area and proximity.)

#### Objectives:

- a. Develop a plan for the WBNUA. Then provide for needed capital improvements stated in that plan which are consistent with the intent and ordinances of the

Natural Use (NU) zoning district (Chapter 17.12 of the Kodiak Island Borough codes).

- b. The WBNU Plan should be completed by 2004 with final adoption approved by KIB Planning and Zoning Commission and Assembly. The area's name could be changed to Womens Bay Park or Womens Bay Natural Use Park to help identify the area to borough residents.
- c. Natural Use zoning matches the area's past and present best uses by the protection of watershed, fish and wildlife habitat, and low impact recreational uses.

3. **Goal:** Criteria for land disposal needs to be developed prior to any KIB land sales

**Objectives:**

- a. A portion of the KIB money derived from land disposals must be earmarked for use by the Womens Bay Road and Fire Service Districts for the added areas of service coverage.
- b. Lot sizes could vary from 40,000 sq ft to 5 acres depending on topography, slope, water availability, soil depth, etc.
- c. Platted roads should be developed to Borough code prior to land sales.

4. **Goal:** Minimize development in river/creek flood plains, tsunami surge zones or at the bases of unstable quarry or mountain sides.

**Objectives:**

- a. Establish and or maintain tsunami warning sirens, develop tsunami evacuation plans and locate pertinent signs. Restore the Sargent Creek bridge to the Burma Road as an escape route during a tsunami or other emergencies.

5. **Goal:** Maintain rural setting of Womens Bay Community.

**Objectives:**

- a) Develop light and noise standards within the planning area.
- b) Develop transportation trails for non-motorized vehicles (i.e. foot paths, bike paths, horse trails, etc.)
- c) Industrial uses will operate within noise standards established by the Kodiak Island Borough.

6. **Goal:** Identify and designate areas for public access in Womens Bay.

**Objectives:**

- a. Provide areas for public launch sites for skiffs and small pleasure craft.
- b. Provide public access to the shoreline for recreational purposes.

7. **Goal:** Provide for enforcement of the Womens Bay Community's Comprehensive Plan and its goals and objectives.

**Objectives:**

- a. Encourage the KIB to enforce Borough Codes and zoning ordinances.

- b. Eliminate illegal vehicle usage on borough and state roads, and on road less borough lands in the planning area.
- c. Request that Alaska State Troopers enforce laws regarding illegal usage of vehicles on both State and borough paved roads.
- d.. Work to eliminate conflicts among competitive recreational uses.

8. **Goal:** Develop and maintain updated GIS data bases and data maps of the Womens Bay planning area in support of future land use application within the Womens Bay planning area. Apply these databases and maps to the 5-year plan review (1e above) and other land use considerations.

**Objectives:**

- a. Develop GIS data bases and maps of:
  - 1) natural physical attributes of the Womens Bay planning area including the topography, geology, hydrology and climate;
  - 2) ecological characteristics including maps of anadromous fish streams, wildlife habitat, coastal and freshwater wetlands, etc.
  - 3) natural hazard maps including slope stability, flood, seismic, and tsunami hazard map and GIS databases.
  - 4) natural resources including sand and gravel, quarry rock, surface water, and ground water.
  - 4) infrastructure and land use including transportation, utility, and communication networks, population demographics, existing land uses, value, ownership, etc. and other maps/data bases as needed

## C. KIB Study – Potential Incorporation Revenues

Table 2. Potential Municipal Incorporation Revenues

<i>Subdivision</i>	<i>Status</i>	<i>Size (acres)</i>	<i>Value</i> <sup>1</sup>
Regional Plan Area	Mixed	9,290.00	unassigned
Bells Flats	Taxable	446.00	
Russian Creek	Taxable	303.00	
Russian River	Taxable	11.50	\$42,753,037.00
	<b>Total Taxable</b>	<b>760.50</b>	
	<b>% Taxable</b>	<b>0.0819</b>	
		Tax Revenue	\$534,412.96
		Net of KIBSD	\$80,161.94
Lash Terminal	Taxable	7.20	\$3,905,327.00
Seaview Sub	Taxable	34.50	\$1,260,900.00
USS 2539 Lt 34	Taxable	44.94	\$511,000.00
Cliff Pt Est	Taxable	430.00	\$3,660,300.00
			\$9,337,527.00
		Tax Revenue	\$116,719.09
		Net of KIBSD	\$17,507.86
Total Potential Revenue Available to Fund new city			<b>\$97,669.81</b>

<sup>1</sup> Source: KIB Assessors Data 2003

**D. Memo from KIB Assessing Department**



## *Kodiak Island Borough*

### *Assessing Department*

710 Mill Bay Road

Kodiak, Alaska 99615

Phone (907) 486-9351 Fax (907) 486-9395

E-mail: [rscholze@kib.co.kodiak.ak.us](mailto:rscholze@kib.co.kodiak.ak.us)

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Date: April 30, 2003

To: Planning and Zoning Commission

From: Resource Management/Assessing Department *rscholze*

Re: Womens Bay Community Plan: Borough Lands

The Planning Commission and Assembly should periodically review public property to determine, in light of changing circumstances and evolving land development patterns, whether land characterized as public by ownership and zoning remains appropriately designated for a public purpose. This is consistent with the Assembly's strategic plan, which states as a General Administration and Finance Goal: "Continue to review and implement land sale strategies that are in balance with the real estate market and provide the transfer of developable public lands to the private sector in a cost effective manner."

The successful Borough land sale conducted in 2001 included properties along Sargent Creek Road that were designated as surplus to a public purpose, subsequently rezoned residential and subdivided. Four of those five lots now contain houses. New home construction spurred by attractive rural financing over the past few years has seen a build-out of the majority of available residential lots in the Womens Bay area. Land disposal not only helps satisfy this market demand, but also fulfills the Borough's Municipal Lands Entitlement trust to transfer parcels not needed for public purpose into private ownership. That is, in fact, the mechanism by which virtually all residential properties in the Bells Flats area became privately owned, many then further subdivided by the original owners who acquired the properties at KIB land sale.

Four other properties in Womens Bay were also designated surplus to a public purpose at that time and await rezone and subdivision to be ready for a future land sale. These are Lots 15 and 19 in Russian Creek Subdivision on Noch Drive, and Tracts G and H bordered by Alitak and Chiniak Drives in Sargent Creek Subdivision. Tracts G and H underscore another reason for

transfer of appropriate parcels into private ownership, which is prevention of indiscriminate destruction of ground cover, vegetation and water courses by unauthorized off-road vehicle activity.

There are also other parcels in the Womens Bay area, especially those adjacent to established infrastructure, that merit consideration of appropriateness for future disposal. These include tracts within the Natural Use Area at its fringe along upper Sargent Creek Drive and Middle Bay Drive, presently maintained by the road service district. Low density residential could readily be designed in a way that would compromise neither the integrity of the 5,000 acre Natural Use Area nor its intent to protect the Jack/Lee Lake system and the watershed.

This planning process is an opportunity to explore that potential without foreclosing on any possibilities, remaining consistent with the Kodiak Island Borough Comprehensive Plan as well as the Assembly's Strategic Plan.

CC: Borough Assembly and Manager  
Womens Bay Service Area Board





# Womens Bay Community

August 2003

Newsletter Number 2

**WOMENS BAY COMMUNITY PLAN**  
KIB PLANNING + ZONING COMMISSION WORKSESSION  
**AUGUST 27<sup>TH</sup>, 2003 AT 7:30 P.M.**  
KIB ASSEMBLY CHAMBERS

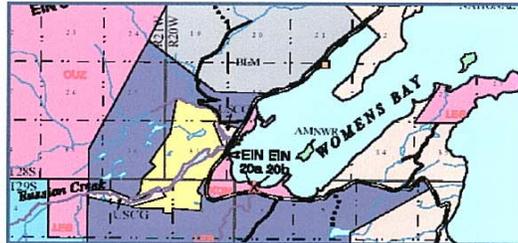
## Womens Bay Community Plan Update [www.kib.co.kodiak.ak.us](http://www.kib.co.kodiak.ak.us)

The Kodiak Island Borough, and its consultant, ASCG Incorporated, held a Town Meeting in March 2003 to obtain community input for the draft goals and objectives of the Womens Bay Community Plan.

Phase I of the community plan update included the Town Meeting and the consultant's preparation of a Town Meeting Report for distribution to interested parties and the general public. A synopsis of public input received at the Town Meeting was mailed to interested parties in April 2003. ASCG Inc. also made a presentation on the Town Meeting Report to the KIB Planning + Zoning Commission during April 2003. A worksession was also held with the Commission in May 2003 to discuss the major issues documented during the planning process and a list of potential goals and objectives.

The major issues and draft goals and objectives in the Town Meeting Report packet were obtained from the following sources:

- ✓ Public input from the March 2003 Town Meeting
- ✓ Responses to a survey distributed during March and April 2003
- ✓ Letters and emails received on Womens Bay Community issues
- ✓ Goals and objectives prepared by members of the Womens Bay Community
- ✓ Goals and objectives prepared by the Womens Bay Community Council
- ✓ 1982 Womens Bay Community Plan



The Womens Bay Community Plan update is intended to be a collaborative process involving the public along with the Kodiak Island Borough, the KIB Planning and Zoning Commission, Womens Bay Service District, Womens Bay Community Council, Native and other landowners, state and federal agencies. The purpose of the plan update is to reflect the current conditions and future needs of the community.

The Kodiak Island Borough Planning + Zoning Commission will hold a worksession on the draft goals and objectives document on **Wednesday August 27<sup>th</sup> at 7:30 p.m.** in the Borough Assembly Chambers. You are invited to attend this work session to contribute your input and ideas.

The Town Meeting Report and other materials related to the planning process can be found on the KIB website at [www.kib.co.kodiak.ak.us](http://www.kib.co.kodiak.ak.us)

## Project Contacts

### Have Questions? Contact Us!

Do you have questions, comments, or would you like to be added to the mailing list? Please contact the following contacts by mail, phone, fax or e-mail as listed below:

**Michelle R. Stearns, Director**

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**Eileen R. Bechtol, Project Planner**

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## G. WBC Survey, Spring 2003

# Womens Bay Community Survey

The Kodiak Island Borough has hired ASCG Incorporated to update and amend the existing 1982 Womens Bay Community Plan. The following are visioning questions that will help determine the draft goals and objectives of the Womens Bay Community Plan:

- ◆ *What do you consider the boundaries of WBC?*
  
- ◆ *What do you like about living in WBC?*
  
- ◆ *What do you not like about WBC?*
  
- ◆ *What types of land uses should be encouraged in WBC?*
  
- ◆ *Do you have environmental concerns?*
  
- ◆ *What, roads and utilities, such as sewer and water, are needed?*
  
- ◆ *What recreational facilities, parks and trails are needed?*
  
- ◆ *How should the public property at Salonie Creek and the natural use area be used in the future?*
  
- ◆ *What is your 20-year vision for WBC?*

**(Optional)**

Name _____	Phone _____
Address _____	Fax _____
_____	E-mail _____

*Note: To mail, fold sheet in half and tape or staple so the Bechtol Planning & Development address shows.*

The following, unedited survey responses to the WBC survey were received during the period from March 11, 2003 to April 10, 2003.

**What do you consider the boundaries of WBC?**

- If a homeowner can hear it (Fairgrounds, Salonie Creek) smell it or see it, the land "it" sits on belongs in the boundary.
- Between Fairgrounds and the west side of Kashavorak Mountain. This, of course, does not include Salonie Creek.
- The watershed for Womens Bay. Follow Old Womens Mountain to all ridge/mountain tops down to Cliff Point.
- Womens Bay encompasses all the area from the Coast Guard Base to Cliff Point and drainage areas.
- Womens Bay – or the area from Buskin River to Cliff Point (the drainage areas drawn on the map).
- 11,000 acre existing area.
- From top of Marine Hill – entire watershed to beginning of industry where (unreadable) is.
- Don't know
- All area that drains into Womens Bay.
- Having knowledge of the boundaries of the area, the boundaries must expand to allow for increased tax base and development.
- Marine Hill, land beyond Jacks Lake, Old Womens Mountain.
- Valley and flats bounded by Cope and Kashavarof Mountains.
- Salonie, Russian and Sargent Creek watersheds/drainage areas.
- Along the coast from the bottom of Marine Hill to the Lash Dock inland to the uppermost end of Salonie Creek and inland on the uppermost end of Russian and Sargent Creek drainage, i.e. drainage divide – watershed, entire drainage area.
- We should go as far as Coast Guard to Lash Dock as that area is used for industry.
- The head of Womens Bay from Salonie Creek to the fairgrounds back to Jacks Lake.
- From the Coast Guard to Marine Hill.
- Land surrounding the shoreline of Womens Bay.
- I believe that the watershed determines the boundaries. From my best understanding, Salonie Creek (or perhaps Kashavarof) to the Fairgrounds or Lash Docks.
- From Coast Guard base to southwest of Cliff Point Center Mountain, Sheratin Range for watershed runoff.
- Lash Dock to Salonie Creek.
- From the Coast Guard gate to the west side of Cliff Point essentially the watershed behind Bells Flat, to the granite spine.
- Just the residential area. Not up to Salonie Creek.
- I believe I consider the boundaries to be from the fair grounds and Burma Road around the mountain peaks to Cliff Point. This would include Bells Flats, Jack Lakes recreation area, and Salonie Creek recreational area.
- Sargent Creek and Russian River Valleys, Salonie Creek Valley.

- The two roads leading into Bells Flats form a boundary. Sargent Creek Road to Russian Creek Road.
- From the fairground to Salonie Creek (inclusive of Sargent Creek/Russian River Valley).
- The watershed enclosed by Old Woman Mountain, Cope Mountain, and Kashaverof Mountain.
- Sargent Creek to Rendezvous to Lope Mountain.
- Cope Mountain, rodeo grounds, Jack Lakes, Salonie Creek (lower Kashevarof) and head of Womens Bay.

### **What do you like about living in WBC?**

- Beautiful scenery, minimum density of homes, fresh air (not lately) and ability to keep agricultural animals; goats, sheep, horses, chickens, etc.
- Close proximity to the airport and close to Anton Laison and Chiniuk/Pubnagshak.
- Scenic, clean air, space, places to recreate.
- The quiet, the fresh clean air that we to have – the lack of industry and commercial activity.
- Rural – quiet – large lots – access to natural use area and recreation areas – low traffic – clean air/water.
- Rural type area.
- Quiet, large lots no apartments, few duplex, very little transient homeowners.
- Lack of development. Large lot size requirement. Hiking and crosscountry ski trails access.
- We like the country life style. Not having neighbors too close. Having livestock. Large areas for gardening. Feeling of community with the neighbors.
- Rural, less population density, more stable population.
- Out of town. Close knit atmosphere, with knock on your neighbor door for help. Quiet at night. No electric streetlights.
- I live in Monashka Bay Subdivision.
- Views, quiet most of the time, underground utilities, RRI zoning, large lots, access to Natural Use area, underground utilities.
- Rural setting, large lot size.
- Good neighbors. Country setting/rural setting, wildlife, clean air, quiet.
- When the Brechans pit is not operating, which won't be at all this summer, I enjoy the quiet and peace. I also enjoy the feeling of community conveyed by most of the residents. Rural residential living, 360 degree scenery.
- The RRI lot size and the low noise level.
- Quiet, space from neighbors, friendly people.
- Well – what I should say is - I did love the beauty, peace and quiet, close access to the feeling of being in the wilderness. I like the larger lot requirements. As a homeowner, this is part of what drew me to the area.
- Space, peacefulness (when firearms not being used at Salonie Rifle Range) view, the wildlife seen close by, fresh air, not smog laden.
- Wide open spaces, large building lots.
- The people and the natural beauty.

- Quiet; beautiful neighborhood; easy access to hiking, snowshoeing; convenience to Base.
- I like the low population density and large 40,000 square feet lots for RR1. I like having Jack Lakes and the land around them for recreation such as hunting and fishing. Also horseback riding and ATV use.
- Large spaces, large lots, low density.
- Quiet. Rural. Nearby access to countryside. The people and the distance from people.
- The large lots, the rural "feel", proximity to lakes/rivers/ocean and view. Low density (or lower than most places although is constantly growing).
- Relatively sparse population. Usually quiet.
- Quiet community, close access to hiking and fishing.
- Backcountry access, open views, and vistas winter and summer, no streetlights so night sky is unencumbered.

### **What do you not like about WBC?**

- Heavy polluting industry in the neighborhood, rampant 4-wheeler abuse of natural use area. Unsightly junk yard industry. Topography amplifies noise pollution.
- Overloaded Brechan trucks exceeding the 25 mph speed limit and busting up Bells Flat Road. Four-wheelers being driven on roads, typically at high speeds, are a danger to themselves and others.
- Increase in new homes over the past 20 years. The Borough does not enforce illegal vehicular use and ATV use in the Womens Bay Natural Use Area.
- I dislike the way it is developing into an area that gets stuck with all the crap no one else wants in their community – industry, rifle range and race track.
- Industrial residential conflicts – noise – legal pollution, increased traffic/dust/activities – remote setting in mountain valley.
- Noise from industrial site – dust from trucks in summer – speeding cars, trucks, ATVs (on roads), possible pollution issues (asphalt plant).
- Industrial zone in midst of community. People who misuse the land with too many animals on RR1 lots. Poor use of land near the slaughterhouse – looks like a dump. Dumpsters at entrance to community. Noise for 4-wheelers and shooting range.
- Increasing development, becoming too residential. I do not like the fact that the borough is considering changing the zoning of natural use areas, specifically Jack Lake.
- Land reserved for schools and other public use land being sold for housing or industrial use. NO buffer zone between industrial and residential use lands. Not following the present community plan in issues such as conservation lands and zoning. Lots are too small to allow for wells and septic. Lots should have a 2 acre minimum with 5 acre preferred.
- Excess use of off-road vehicles/poor knowledge of residents regarding where the tax dollars are spent/lack of involvement.
- SPI. Fire trucks outdated. Too many junk cars and heavy equipment.
- Willy-nilly development.

- Industrial gravel pits/batch plant/truck traffic/waste metal junk yard/marine boat graveyard.
- Industrial zoned land – it has to go from anywhere near residential areas. Gravel Pit – it must be phased out ASAP, new gravel site away from residents needed.
- Industry is too close. The quality of life that you seek when you go there is being “squeezed” out due to the increase of industry.
- The 4-wheelers on the roads and beaches, the race track.
- Industrial uses.
- The lack of protection we receive from governmental agencies such as KIB & DEC, when it comes to concerns expressed about industrial activity. Fire protection is a concern – lack of equipment that is functional and updated.
- The evolving industry that imposes on our health and welfare by continuing to attempt more and more development in a residential area.
- How it seems to be caught up in a good ol’ boy – Borough power plan that doesn’t really consider the health and well being of the majority of people living there. The community has grown and the zoning should reflect this (we need to keep intact a semblance of rural community).
- Seeing the dumpsters and the “recycling” facility as I turn into Sargent Creek. Dogs running and roaming freely. Garbage and lack of maintenance on homes.
- I don’t like any industrial areas to be incorporated in the future. I don’t like that the industrial areas such as the recycling company make the area look like a dump. I don’t like the trash dumpsters to never be cleaned and messy. I don’t like the poor aesthesis of the area as you turn on the highway on Sargent Creek Road.
- Street/yard lights, mixed industrial/residential proximity, junkyard.
- ATV trails everywhere, SPI so close, habitat distraction on salt flats of Womens Bay and Jack Lake area from ATVs.
- The recent surge of cookie cutter homes/illegal four wheeler use. Street and yard lights 24 hours per day. Mixed industrial with residential (SPI/Brechan). AK trucks etc. on entrance/ Reesers junkyard on agricultural land.
- Industrial activity. 4-wheeler abuse, i.e. unsafe use on roads and trespass on private property.
- The distance from shopping and the amount of industry.
- The “I got mine” attitude and “take Bells Flats access for granted” by industry.

### **What Types of Land Uses Should be encouraged in WBC?**

- Rural homes, recreation property, some commercial and light industry compatible with neighborhoods and homes.
- Heavy industrial use as we currently have should be excluded from the residential area. This is, no remediation, no gravel extraction, no batch plant, etc.
- Not
- Rural housing, parks and natural use areas.
- Rural residential (single family) – natural use – recreation – trails.
- Residential, parks, natural use area.

- Residential – in subdivisions and light home occupation type usage. Industry should move to Salonie Creek. Business on highway.
- Public use and park/recreational. Natural use area (specifically Jack Lake) should be turned into a park. If land disposal is necessary, open Salonie Creek, NOT Jack Lake.
- Residential, commercial, industrial lands that are buffered from residential, recreational, green belts, etc.
- Residential/recreational/conservation – some business/light industrial.
- Limited residential. More parks, community center. Natural land left for recreation.
- Homes, low density multiple person dwellings, recreation.
- Reduce heavy industrial use.
- Rural residential for all of Russian and Sargent Creek Valleys except business along highway.
- Residential to an extent. I would like to see greenbelts around storage areas.
- Rural residential with limited neighborhood business. Large undeveloped areas should be reserved for wilderness enjoyment.
- Residential, recreational, light industrial.
- Residential and recreation.
- Residential, conservation, recreational, perhaps some business, community center, school.
- Parks, recreational, trails and campsites.
- Minimal development, no further land opened to lots, particularly the Jacks Lake area.
- Natural use.
- Recreation, hunting, fishing and outdoor hiking.
- Recreation, residential, business – non-conflicting interface.
- Hiking, quiet, wildlife viewing, large space delegated to lot owners. Keep one acre lots.
- Recreation, residential, business. Non conflicting and done in a manner that encourages community interaction and neighborhoodness.
- Recreational – fishing further up in watershed. Addition of park. Further private land use would destroy benefits of living in the Flats.
- Recreation.
- Some industry, manufacturing homes, backcountry recreation, hiking, skiing, ATVs, hunting/fishing.

### **Do you have environmental concerns?**

- Absolutely . . . Borough and industry have treated us like a dumping ground for “stuff” that City dwellers in neighborhoods would object to. But we area neighborhood too.
- Brechan has made a mess of the pit near the batch plant. They have been filling the pit with “who knows what” for many years. I would not be surprised if toxic materials haven dumped in the pit. I guess it will just be a matter of time before toxins leach into our wells.
- Water quality i.e. is 40,000 square feet enough space for septic systems.
- Yes – industry, pollution, noise pollution.

- Industrial pollution.
- Absolutely.
- Impact of large farm animals on too small space. Impact of industry and poor practices on health of human and animals.
- Yes. The soil decontamination project. 4-wheel trail damage. Erosion. Old military remains along Sargent Creek.
- Yes, the present industrial sites placed in the middle of residential areas have caused a potential hazard to the safety and welfare of the residents of the community. ATVs are tearing up the terrain. The close proximity of septic systems to neighbor's wells is becoming a concern.
- Existing industrial uses causing possible sources of contaminants. Unregulated recycling business. Has a complete clean up of USTs been performed by the Army Corps?
- Industrial pollution.
- Yes, maintain open space in Sargent Creek. Natural Use Area. Destruction of flats by vehicular use.
- Yes, soil remediation plant, 4-wheeler ATV in salmon streams, gravel sediments getting into salmon streams, military waste.
- Yes – many – 1) groundwater – very shallow and limited capacity for septic 2) watershed protection – highly erode able soils 3) air quality – enclosed valley with frequent inversions, 3) wildlife especially in Natural Use area, Lake Orbin, River and Bay margin-emperor geese 4) Natural use area (Jack Lake area) control 4 wheelers, they are causing much damage.
- Yes! Our water is in danger of being contaminated. Based on increase in industry the birds are far and few behind. Geese don't bring and have babies on the lake.
- Yes. I fear that both WWII activities and current industrial uses on Brechan land and the slaughterhouse tract has/will cause pollution of our water table.
- Noise and the use of motorized vehicles on beaches, wetlands and trails.
- Yes, what is dumped in Brechan Pit Pond, Recycling center and its debris?
- YES!!!! I sure do wonder why, when the community plan that was created before contained a downsizing and probable relocation of the industrial zoned areas (as I understand) – Why did note of that happen . . . instead great growth. The agencies that are there to protect us do not. They skirt that responsibility by "legalities" and appear to bow down to the big business.
- Plenty! I've seen concrete being hosed off trucks near a fish breeding stream, I've seen the huge inversion layer of bad smelling air low in the valley, I've seen streams being blocked so fish can no longer migrate.
- No further industrial development.
- ABSOLUTELY – we need to move the asphalt plant. We need to keep the Womens Bay Natural use area in tact and not infringe upon the water table with any kind of development in terms of housing (also Salonie critical habitat to be lift in tact).
- Yes – there are oil drums containing who knows what all over. Old cars and trucks sitting in yards can be seeping toxins into land and water supplies. People burn things in their yards and the smoke has colors in it . . . What toxins are being given off there?

- I'm concerned about the Borough putting in more residences anywhere around Jack Lakes and the end of Sargent Creek Road. I am concerned that the increased housing and septic with negatively impact the environment. I'm concerned about lack of EPA enforcement of the recycling center.
- Yes – lots of WWII “time bombs”. Agriculture land that has become a waste dump. Industrial infill of unknown origin/provenience.
- But of course! Especially in Jack Lake/Caroline Aural Cecily Lake area.
- YES!! WWII poison/toxic waste! Where? Everywhere! Agricultural land used as a dump (recycle facility – ha!). Industrial use and dumping on who knows what over past decades!
- I am concerned about contaminants (both airborne and water) from the soil processing and paving plant.
- Yes, with SPI and the asphalt production.
- Yes – industry and LUSTs (leaking underground storage tanks) and their effect on ground water.

**What roads and utilities, such as sewer and water, are needed?**

- Keep problem areas in large enough lots to retain septic system roads/utilities are fine as they are.
- I do not know who is in charge of the road district but they are not doing their job! The first ½ mile of Bells Flat Road is full of large holes making it impossible to drive at more than 3 or 4 mph without destroying your vehicle. Could you please repair the road so we can drive on it?
- None, it is a rural community.
- Public water system – sewer is way too expensive.
- Paved roads, sewer and water.
- Upgrade gravel roads with pavement – no lights sidewalk. Would like to see water but no sewer.
- I have no needs as least on Sargent Creek Road. Other than that I'm not sure.
- Paving of the roads. Good winter maintenance of roads. A long proposed bridge at the back of the Flats to allow escape between the Sargent Creek side of the Flats with the Russian River side. In the event of a tidal wave our bridges along the existing highway would be washed out. This would eliminate two dead-end roads and allow quicker response for emergency services. Commercial and industrial areas should provide their own water supply for fighting fires (tanks or drafting sites).
- Upgraded paving – further residential development may require sewer and water.
- If development is limited, wells and septic should continue. Pave all roads.
- Pave remaining high use dirt roads, improve fire response/fighting capabilities.
- We need to protect the water we have. I can live with roads and utilities that we have as long as we take measures to protect water.
- Current on site well and septic are adequate. For future expansion safe community water supply might be needed.
- None.
- Pave Bell's Flat Road and others; get truck traffic off the road.
- Road maintenance to fix potholes – signs to mark roads. At some future point, I would guess sewer and water will be needed – not yet.

- Better maintenance of current roads, water currently available as long as it doesn't become contaminant from industry currently in operation.
- Wells and septic are fine, need some more of the main roads paved.
- None.
- Sewer and water would be nice. I know there are concerns about wells and water quality. Also, the speed limits need to be enforced. The roads are dangerous to walkers.
- None.
- Not sure.
- Absolutely none but continued inspection of septic/water systems for quality maintenance.
- I do not want to drink chlorinated water! I like having a well. This won't continue if density continues to increase. Not sure about sewer and would like water checked in general.
- Municipal sewer and water would be nice, but not likely. Regular road maintenance seems sufficient.
- Water and sewer!
- Cemetery, marked hiking trails, maybe water, but NOT sewer, NOT streetlights, maybe small hydro power.

### **What recreational facilities, parks and trails are needed?**

- Need walking, horseback, pack animal trails where people will not be molested by the 4-wheeler crowd. Ball field/soccer field for kids to play and adults sports.
- There are plenty of trails. We could use a nice park, I suppose, for the kids to play. As far as recreational facilities – I'd like to see continued use of Salomie Creek rifle range as a priority, exclusive use.
- We need areas for parks and recreation – also we need room to walk along the road-sides.
- Excess Coast Guard property near rodeo grounds kept for park ties into existing trails, i.e. Burma Road.
- Parks, a ball field, maintained trails.
- Continued maintenance of what we have, discourage misuse of land by 4-wheelers.
- Jack and Lee Lakes area should be rezoned as recreational/park.
- Upgraded facilities, walking trails for residents – more small parks.
- Indoor gym.
- Marked trails, designated areas for ORUS (??)
- Define stream crossing areas, limit ATV destruction of habitat.
- Community hall, place for community meetings, bike, walking and horse trails – separate four wheeler trails.
- I would like to see the areas around the lake reserved for parks and trails. Not only for that but for birds/wildlife and protection of our water.
- Conversion of gravel site to park use.
- Protect existing resources.
- Natural use area needs parking, marked trails, parks/equipment for kids, a community center.

- We need a community center in WBCC! I would not like lots of parks and trails development because of the need for upkeep and vandalism.
- Leave foot trail on Kashavarof and to Jack Lakes. Baseball field, more parks with safer fire pits, floodlights on Lake Orbin for ice skaters, more hiking trails. No further needed.
- Lets take care of the "park" we have now – Womens Bay Natural Use Area. Enforce the existing Borough regulation of no motorized vehicles.
- A playground is desperately needed. Lots of people with kids need a place to go. A trail would make me feel safer on walks.
- Jack and Lee Lakes area and the end of Sargent Creek Road need to be left as areas for recreation, hiking and outdoors activity only. The area is adequate as it is and no changes should be made at all.
- Bike paths – (non-motorized) horse trails.
- I'd like to see designated hiking trails and designated ATV trails. Concentrate on Caroline, Aural, Cecily Lake area.
- I think the SPI/Brechan site is perfect for a community building – park/picnic/ball and play area. A walking/biking trail would be a nice "luxury". Non-motorized by homes!!
- A park with basketball court would be nice on the Sargent Creek side as well as an area for children to play.
- A park with a playground and baseball diamond.
- The granite spine of the island is accessible via Kasavarof Mountain this needs trail development to turn this to more of an asset.

**How should the public property at Salonie Creek and the natural use area be used in the future?**

- It is being monopolized by one user group as it is. Gate with key system keeps people out of the area or makes them access via dangerous route. Areas should be managed for all recreation users.
- Keep it as a shooting range. I think it is a good idea to allow the military to practice shooting there. The noise is not a problem, it is so far away from the current houses in the flats that it can barely be heard.
- Depends. It might be nice to keep it rural but if we could move the industry out of our community – it could be used for that.
- Leave natural use area alone or develop as park – move industrial activities to Salonie specifically to include gravel removal – develop salmon pond in conjunction.
- Move industrial use to Salonie Creek, no development of natural use area.
- Industry, recreation.
- I think it should remain as natural as possible, however, if land disposal in WBC is necessary, Salonie Creek would be my choice.
- Shared recreational/residential use.
- Possible move industrial use towards Salonie Creek.
- Recreation, included expanded shooting and archery ranges.
- Keep the rifle range, move firing area to other end of range, would allow for access up river.

- Natural Use area – should become a regional park – go after Federal Land and Water grant. Salonie Creek – possible industrial, light industry, gravel mining, rifle range for recreational use, no military training.
- That would be an area to look close at for industrial use.
- Natural use should remain as wilderness. If legally possible Salonie Creek should be multi-use, gravel extraction, rifle range, and hiking.
- It should be kept in its present state but the gate should be removed.
- Recreation/Salonie – gravel if there.
- Not for military training – could be the next site for gravel.
- Be maintained as natural use or converted to a park.
- Salonie Creek should be reopened to the general public, as it is, KISA controls the gate. Jacks Lakes should be left undeveloped.
- The public property in Salonie should be designated park, get rid of the firing range so all users can enjoy the area. Don't raid the Womens Bay Natural Use Area.
- Only for recreation and very limited to RR1 on large acreage lots. This is only the Salonie Creek Valley. No further development should be done in Sargent Creek and Jack Lakes area.
- Salonie Creek = residential, business, industrial (as a trade-off from Bells Flats). Natural use = Jack and Lee Lakes = recreational.
- I don't have a problem with the existing rifle range. It would be a crime to let navy seals use the area though. It is too close to residential areas.
- Salonie Creek – Not sure//maybe would like to see Brechan move there. Natural use should stay that way. The P & Z on this island is outrageous!!! They have no long term cohesive plan and personal interest interferes with benefit to communities. I am so concerned that we have discussed selling our lovely 5 acre home with a view and leaving this island.
- I support gun range use but I could see benefit of changing the direction of use 180 degrees, i.e. shoot toward Hettman Mountain to increase safety for recreational users of Salonie Creek. I also support more industrial uses below the road, i.e. processing soil where it currently is.
- I would support industry develop such as soil processing.
- Access must be maintained (currently is not).

### **What is your 20-year vision for WBC?**

- A more rural-type of neighborhood with industry that pollutes and cause interference of “enjoyment of life and property” located elsewhere.
- Will probably be a city.
- Maintain original Womens Bay Natural Use area. Have plan and capital improvement funds from Kodiak and Borough. Keep land disposal to Salonie Creek. Develop those lands there. Rezone behind rifle range to Natural Use all of upper valley. Maybe move rifle range.
- To move industry out of our community.
- Rural residential community – no industry.
- Residential community with parks, large lots, few people and no industry.
- I think that growth and development in Womens Bay has reached its limit. If further development is necessary, land disposal should take place in the Salonie

- Creek area or further out of town. More focus should be placed on protecting the Jack Lake personal use area by rezoning it to park status.
- We don't want to see lots of changes to the community in which we have chosen to live. We would be happy to see the industrial areas relocated away from residential areas and their sites turned into residential or recreational. Commercial business will present a clean tidy appearance to the public. Recreational areas need to be more clearly defined with riding and hiking trails. Defined ATV area. A community center. Our own elementary/secondary schools.
  - Residential development, sewer, water.
  - More of a residential community.
  - Reduce heavy industrial use near residential areas.
  - Thriving rural residential community, with business strip along highway.
  - WBC cannot continue to grow as it has the last 10 years as the land and users are not there. WBC has grown on its own into a quiet residential area. The growth is natural and should continue as residential community with parks and greenbelts.
  - About 1/3 growth in residential. Conversion of industrial areas to residential.
  - Should be kept as RRI.
  - A rural residential community.
  - That industrial zone be relocated to a site away from residential. The conservation area be left as is. Fire service receives new trucks and equipment.
  - Second class city, schools, medical clinic, post office, community center for gatherings/meetings, track for runners.
  - Hopefully not look significantly different than it does today.
  - Not pretty if we don't wake up and get our priorities straight. We have reached critical mass here on Kodiak. We don't need development for the sake of development. We need to retain our unique identity as an environment worthy of maintaining.
  - I'd like a cleaner place – our ditches are not dumpsters. I'd like to see it be a more family friendly area to walk around and play in.
  - For the community to remain residential. For Salonie Creek to be developed separate from the area behind current housing in Bells Flats.
  - Gloomy.
  - In ten words or less? A twenty year plan is definitely needed and consensus is essential in preparing such a plan. I don't have a clear vision yet of where I'd like to see this community in 20 years. If the Borough continues to sell property in this area, I see a school as a necessary dollar commitment. For now, the maintenance and upkeep of the Fire Department facility is very important – roads, public water and sewer are low on my priority list.
  - Similar sized population, less industry.
  - An area focused on family and community and less on industry and commercial development.
  - Hydro-power and hiking access to granite spine and industry located along Chiniak Highway.

### **More Comments**

- Unresponsive Borough government. Feel they do not or respect WBC as a community force nor recognize that they are recognized by their residents as an entity.
- I would like to see the RRI zoning changed to RR. This would preclude subdivision of lots less than 40,000 square feet should public sewer and water be extended to the area.

**Comments submitted by letter:**

Womens Bay Community Plan Update:

1. In the contract (11/02) awarded to Arctic Slope Consulting Services (ASCG) the primary scope of services is to provide an update to the 1982 Womens Bay Community Plan. The legal scope of that plan was limited to the Bells Flats-Russian River Subdivisions. Is that the area focused for the update for this plan?
2. Will the selection of the final plan be democratic i.e. one vote for each registered voter in the Kodiak Island Borough? And will the plan identify options or alternative various scenarios?
3. If not how will you fairly incorporate input from the public?
4. The Kodiak Island Borough Assembly and Borough Manager are planning land disposals for the summer 2003. Are any of those areas within the Womens Bay planning area and will they be identified in your plan?
5. If land disposals occur in the Womens Bay area what will the money collected by the KIB be earmarked for? Will any go back to support roads, services, parks, etc.?
6. Why did recent sales of KIB land in the Bells Flats-Russian River Subdivision leave nothing for the Womens Bay Road Service District to deal with increased maintenance? Will that situation happen again here with future KIB land sales in the Womens Bay Area?
7. An issue of great concern to many KIB residents is the protection of the (a.k.a. "Jack and Lee Lakes") from land disposals. This area was identified as a watershed in the 1982 Womens Bay Community Plan. How will the plan justify KIB land disposals in the borough's most protective zoning district? Can "the people" reverse the present KIB government desires in the updated plan?
8. The plan should address the desires of other land owners in the planning area, particularly the native lands.
9. The impact on available lands for disposal as a result of Lesnoi decertification should also be evaluated in the plan.

**Email responses.**

Please consider this my response to your Womens Bay Community Survey:

My main concern for the development of a new comprehensive plan for the area is the need to consider the long-term impact on all residents of Kodiak and not only those ideas of the residents of Bells Flats. The current comprehensive (1982 ed.) plan states residents of Bells Flats occupy approximately 10% of the area covered by the plan. Presently those residents represent less than 1% of the population affected by the future plan for the area.

Salonie Creek area lies a minimum of one and a half miles from the Bells Flats residential area. Salonie Creek is valley separated from Bells Flats by a natural formation of hills. There are no private residences in the Salonie Creek area although there is a caretaker's residence for the KISA rifle range. Over a long term stretching back to pre-statehood the Salonie Creek area has been an area for military and civilian firearm owners to enjoy shooting sports.

Residents of Kodiak Island have historically used and presently use a portion of the area for shooting sports and similar recreation activities. Simply stated there is no other designated area on the road system where the public may participate in shooting sports. Currently the variety of activities is limited to a rifle range due to the lack of other developed facilities. A larger variety of activities can only take place if a designated use are is available for those type of uses is provided.

A comprehensive plan for Womens Bay must consider all the residents of the Borough and their need for a variety of recreational uses. Elimination of an area to provide a variety of outdoor shooting activities would be a travesty impacting all residents of the island. On the contrary the establishment of a larger area such as all of Salonie Creek for recreation shooting activities will lead to future improvements and additional types of uses. There should be a compelling factor in consideration for the new comprehensive plan the simply recognizes the need for an area large enough to provide for the recreational use of firearms in a safe and sane manner. Kodiak is an island where hunting is one of the major attractions of the life style of a large portion of the population.

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Hello:

With regards to the e-mail that was sent concerning this meeting and suggestions for input, I would like to offer the following.

Consider a National Flood Insurance Program for Woman's Bay residents.

This is a program that will provide flood insurance to all residents of a community that live in a flood plain at a reasonable and substantial discount from that of private/commercial insurance- if it can be purchased at all. Most insurance companies that provide homeowners insurance, do not provide any type of flood insurance.

The National Flood Insurance Program (NFIP) is a Federal program enabling property owners in participating communities to purchase insurance as a protection against flood losses in exchange for State and community floodplain management regulations that reduce future flood damages. Participation in the NFIP is based on an agreement between communities and the Federal Government. It is my understanding that the borough was approached by representatives of NFIP this past summer and asked if Kodiak would like to participate in this program. To the best of my knowledge residents of the community was not given an opportunity to voice or form an opinion on this issue one way or the other. Neither was the community given a chance to become educated about the program and the requirements. Consequently, the Borough did not respond positively and as such, we can not apply for this program of flood insurance.

If a community adopts and enforces a floodplain management ordinance to reduce future flood risk to new construction in floodplains, the Federal Government will make flood insurance available within the community as a financial protection against flood losses. This insurance is designed to provide an insurance alternative to disaster assistance to reduce the escalating cost of repairing damage to buildings and their contents caused by floods.

The program "grandfathers" existing structures so homeowners do not have to be concerned about "updating" their present residence to comply to program standards. However, the program does require as with any new construction that is permitted, compliance with codes that is in the interest of the homeowner that provides protective measures incorporated in the building to safeguard against floods.

A private individual can not purchase NFIP insurance. It is only available to private / community residents if that community participates in the above mentioned plan. It is of my opinion that not only the residents of Woman's Bay but residents throughout the Borough, the villages and city should have this type of insurance available to them considering the coastal environment and geographic area we live. It is irresponsible of the Borough if this program was made available to the residents of Kodiak and the borough rejected this request without first confronting the residents. As a result, the flooding that the community experienced this pass fall / winter storms, causing the President to declare Kodiak a Disaster area and making FEMA funds available, residents who live in the borough and sustained damages to their property have no recourse for assistance and have sustained considerable financial losses. There was no reason for the residents to suffer this loss. Residents pay taxes on their land most of which is adjoined by borough property. The Borough has a responsibility to provide the necessary support and protection of private property through their government infrastructure.

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Hello:

I attended the workshop last night & heard all the comments pertaining to the desires and development of woman's bay community. One issue that you could add to the list is as follows:

Plans need to be developed to incorporate flood control, bank restoration and protection of private property along the Russian River. This can be done by working with DNR to develop plans that would include gravel extraction while at the same time creating spawning holes for salmon & during the gravel extraction process, stair step the gravel extraction in a process that would control river flow during flooding conditions. The extraction of the rock would be done at various locations up and down the river. The community would be able to use the rock for industrial use; i.e. roads, concrete, etc. The extracted gravel would replenish itself by rock from the surrounding mountains that fall to the river bottoms from rains & floods and snow. While developing an extraction plan for gravel the process would include engineering plans for fish and wildlife habitat and spawning grounds. Both processes would insure measures are taken to keep the natural flow of water in the middle of the river thus providing maximum protection possible from future flooding. Low level and at risk properties should have bank restoration and rehabilitation plans included in the gravel removal that would provide some means of protection to private property.

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Dear Survey Committee,

I understand that a survey is being done for Salonie creek and Womens Bay area. My concern is with Salonie creek rifle and pistol range. It is very important that this range continue to be made available for recreational shooters. It is a safe place to bring the family on weekends to practice shooting skills and prepare for shooting competitions. It is more dangerous to the entire Kodiak community if an established shooting range is not made available to them, as people would be setting up make shift targets and impromptu ranges in the woods or on the beaches, or around other multi use areas where there may be a higher degree of risk to bystanders. I have seen this already happen in places like Washington State. The people just set up make shift shooting ranges behind in the woods and nearby logging roads. Shooting is a safe and fun recreation and sport and there needs to be a safe place to do it. Keep Salonie creek available.

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I would like to see Salonie Creek water shed area left alone. The shooting area available to the public is the only place where a person can sight in a rifle at 500 yards. Salonie Creek can be developed into a great area for winter and summer sports.

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I understand Bechtol Planning and Development is conducting a survey on a Womens Bay Comprehensive Plan and offer my comments.

The Womens Bay area has seen uncontrolled development in the Bell's Flats area since the divestiture of the property from the U.S. Navy in 1972. Over the last 15 years residential homes development in this area has significantly increased with no reasonable restrictions resulting in crowding and a poor match of industrial, commercial, recreational, and residential use.

Of specific concern to me is the encroachment on the historical rifle range at Salonie

Creek. Kodiak needs a safe place to shoot and the Salonie Creek rifle range is a safe place to shoot. With the growth of Kodiak's population and a growth in tourism the rifle range should be expanded for additional shooting sports. Because of the development in the Bell's Flats area the rifle range area needs a large land buffer. I suggest the entire Salonie Creek area be designated a shooting sports area.

Any additional federal lands in the Womens Bay area that are divested should be retained for recreational use.

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As a resident of Kodiak, it is my opinion that the existence of a public shooting range needs to continue, and that additional lands need to be made available to help encourage the long term development of additional shooting sports activities in the Kodiak area.

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As the duly elected president of the Kodiak Island Sportsman's Association, I am writing to you about the concerns of the people in our club. Our club is 183 members strong, with 64 of them being residents of Bells Flats.

Our first concern is the fact that the Land and Water Conservation Fund Grant, LWCG, which governs the use of this land, gave us 688 acres of land to use as a range. Out of these 688 acres, we are now using 310.58 acres. We are afraid that if Woman's Bay Community Counsel has their way, we will never be able to use the remainder of the acreage. I have been told numerous times by members of the counsel that they would just as soon move us completely out of the area.

Also noted was the fact that the use of the land in the Salonie Creek drainage is regulated by the LWCG, and thus should not be included in the comprehensive plan. Plans being made do not correspond with the uses described in the LWCG. If this area is included in the comprehensive plan, it should remain in use according to the LWCG, so that we don't all lose the use of this property. This means no gravel pits, no industrial use, and no residences.

Please do not get me wrong, we would like to be included in the comprehensive plan, but also we would like to retain use of this land for all borough residents.

We realize how this land has been zoned by the borough, but we also know that no matter how this land is zoned, the property must be in compliance with the LWCG, unless the people of the borough want to pay off this grant. (\$120,000)

We also know that the noise is a concern to the residents of Bells Flats. This area has been in use as a range since 1942, and is protected by AS34.75.010 against any civil or criminal actions, or any noise control laws that may be enacted in the future.

We have proposed turning the range to lessen the noise, and to add to the safety of the people who live in Bells Flats, but they have fought us on all solutions that we have suggested. The only suggestion they have offered, as a group, was to close the range.

We would also like to have it noted that the road to the range is not a public access road. The gate is on our leased land, and we have paid all expenses incurred reclaiming, rebuilding, and maintaining this road. We have never kept anybody from using this road, but we do restrict motorized vehicle traffic, due to vandalism and safety concerns.

There are no public access roads into the Salonie Creek range area, except for the 4-wheeler/hiking trail on the opposite side of the valley, which we have never restricted access to. This trail does not enter our live fire area. We do post signs on the borders of our leased area warning people that they are entering a live fire area. These signs have been torn down and vandalized to a point where safety, and peoples lives have been at risk.

Thank you for taking this into consideration.

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Dear Sirs:

I am a resident of Kodiak and I believe the best planned usage for the Salonie Creek Rifle Range is just that. Leave it as a Rifle range for shooters to go to and shoot. It is a wise use of land and keeps the shooters safe by providing a designated area to go to.

Thanks. If you have questions please me. Later...

*What do you consider the boundaries of WBC?*

I have always thought of the WBC to encompass the land adjacent to the Russian River and Sargent Creek drainages where citizens have residences. I consider the upstream areas of the drainages more like "park lands" for compatible recreation purposes. For example, the Carolyn, Cicely, Aurel, Lee and Jack Lake vicinities – always figured the land in this area would remain undeveloped and do not support additional residential or commercial construction in these areas.

*What do you like about living in WBC?*

The space is important to me. In other words, the ability for some privacy and opportunity to see wildlife on my property and be in the vicinity of great hiking, fishing, and, generally, beautiful surroundings. I also like the passion people have for the community.

*What do you not like about WBC?*

I lived on Russian Creek Road near Russian River from 1989-1996. During that time, there really wasn't anything I didn't like about WBC. Perhaps, some of the junk folks had in their yards was an eyesore, but other than that it was great. I moved to town in 1997 (due to reasons beyond my control), but continued to spend a great deal of time recreating in WBC. During the period from 1997-2003, the community grew rapidly and the "feel" changed quite a bit. There has been a large influx of ATV users and many of

the areas I like to recreate in have been trashed by the ATV use. I now own a home on Sargent Creek Road and have noticed a lot of illegal ATV use of the road and also see much more trash and additional damage on trails by ATVs. I haven't spent a summer in my new home, but while under construction last fall, the soil remediation facility was spewing a lot of smoke and was fairly noisy. I am pleased that this will be the last summer of the operation. The Brechen operation is not as big a concern in the summer: however, when the leaves fall in the autumn, the gravel pits and all the debris around them a huge eyesore. I really feel that they should reclaim their pits when done with them and perhaps turn the area into a park and even stock the old pits with fish.

*What types of land uses should be encouraged in WBC?*

I would really hate to see the current construction and land disposal continue at its present pace. WBC has always been a unique place, very unlike the City of Kodiak or the other communities near the city. Let's keep WBC unique, rather than make it more like the city. I am opposed to punching more roads in and, in particular, development anywhere near the lakes that I referred to earlier. I don't want sidewalks, streetlights, ball fields, etc. Let's keep it rural. I would like to see Brechen relocate. It is unfortunate that this noisy, dirty, busy commercial enterprise is situated right in the middle of the WBC. I encourage more land preservation to protect the fish and wildlife resources and provide ecologically friendly recreational opportunities. I believe there should be designated ATV use areas and other areas where their use is limited.

Do you have any environmental concerns?

As I previously mentioned, many of the traditional hiking trails have been trashed by ATVs. The area near Jack and Lee Lake has historically been used by ATVs; however, there are now expansive areas where ATV trails have been developed without any thought of environmental damage. There need to be designated trails, with bridges, and other materials to protect the land. I am also concerned about the Brechen enterprise. They have had a history of habitat degradation. For example, a couple years ago, they were releasing materials into Russian River, which caused severe turbidity in the stream and probably impacted salmon. I am also very concerned about the ATV activity in the stream drainages. It is illegal to operate ATVs in salmon streams; however, there is not any enforcement presence to keep this from occurring. The area needs designated stream crossings. There also should be some monitoring of livestock impacts to streams. The KIB and other landowners should also be aggressive about WWII clean up sites. There are still many sites within the WBC that have not been cleaned up.

*What roads and utilities, such as sewer and water, are needed?*

Again, let's keep WBC rural. If we curb development, then wells and septic systems should suffice, as is currently the practice for water and sewer. The current roads should be maintained and improved where necessary; however, there is no need to widen or pave every road. The culverts should be improved and added in some areas. For example, in the area where I live (Sgt. Creek Road), some culverts need to be replaced and the ditches need to be excavated to prevent flooding. There was a flood event at my property during construction due to these deficiencies.

*What recreational facilities, parks, and trails are needed?*

I am all in favor of parks with walking trails; however, I would suggest improving what are currently used rather than constructing new ones. The old Brechen pits would be the ideal place for a new park in the future.

How should the public property at Salonie Creek and the natural use are be used in the future?

I am not opposed to residential development in this area, if planned properly. However, a better alternative would be to relocate Brechen to this area and keep the Russian River and Sargent Creek parts of community commercial free and rural. One consideration is the impacts of any development to the Salonie Creek wildlife and fish habitat. This is an important anadromous salmon system and also a deer over-wintering area and bear transit area. Again, long-term planning is needed with an open public forum.

*What is your 20-year vision for WBC?*

I envision WBC to remain a rural area with much the same "personality" it has today, with less habitat degradation by ATVs, very little commercial activity, and a beautiful, scenic community with healthy fish and wildlife populations. Ideally, Brechen would be relocated and the area the company has occupied would be reclaimed into a natural area. The areas upstream of the Russian and Sargent Creeks would remain natural, with limitations on ATV use, and restored from the damage incurred.

Thank you for the opportunity to comment.

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## H. Future Project Funding Recommendations

Grant Name	Program/Timeline	Agency Contact
Alaska Coastal Management Program – Special Project Grants	Grants to rewrite coastal plans and comprehensive plans, and implementation measures, such as mapping.  Spring 2004	Dept. of Community and Economic Development Division of Community Advocacy John Gliva, Planner III 550 W. 7th Ave., Suite 1790 Anchorage, AK 99501-3510 Phone: 907-269-4588 Fax: 907-269-4539 Email: <a href="mailto:john_gliva@dced.state.ak.us">john_gliva@dced.state.ak.us</a> <a href="http://www.dced.state.ak.us/cbd/grt/allgrants.htm">http://www.dced.state.ak.us/cbd/grt/allgrants.htm</a>
Alaska Coastal Management Program – The Enhancement Grants Program	Intended to improve the effectiveness of CMP.  Spring 2004	Department of Natural Resources Office of Project Management & Permitting Katharine Heuman, ACMP Planner 302 Gold Street, Suite 202 Juneau, AK 99801 Phone: 907-465-3075 Fax: 907-465-3075 <a href="mailto:Katharine_Heumann@dnr.state.ak.us">Katharine_Heumann@dnr.state.ak.us</a> Web: <a href="http://www.dnr.state.ak.us/">http://www.dnr.state.ak.us/</a>
Alaska Human Resource Investment Council	Grants, Technical Assistance, Data/Information	Alaska Dept. of Labor and Workforce Development 550 W. 7th Ave., Suite 1830 Anchorage, AK 99501 Phone: 907-269-7485 Fax: 907-269-7490 E-Mail: <a href="mailto:ahric@dnr.state.ak.us">mailto:ahric@dnr.state.ak.us</a>
Alaska Regional Development Organization	Technical Assistance, Data/Information	Dept. of Community and Economic Development Division of Community Advocacy Midge Clouse, Program Coordinator 550 W. 7th Ave., Suite 1790 Anchorage, AK 99501-3510 Phone: 907-269-4587 Fax: 907-269-4539 <a href="mailto:midge_clouse@dced.state.ak.us">mailto:midge_clouse@dced.state.ak.us</a> <a href="http://www.dced.state.ak.us/cbd/grt/allgrants.htm">http://www.dced.state.ak.us/cbd/grt/allgrants.htm</a>
Alaska Scenic Byways Program	Scenic Byway Grants can be used for developing corridor management plans.  Annual basis	Alaska Department of Transportation and Public Facilities Diane Regan, Scenic Byways Coordinator 3132 Channel Drive Juneau, AK 99801 Phone: (907) 465-4070 Fax: (907) 465-6984 Email: <a href="mailto:scenic_byways@dot.state.ak.us">scenic_byways@dot.state.ak.us</a> Web site: <a href="http://www.byways.org">http://www.byways.org</a>
Brownfields Economic Development Initiative	Grants	U.S. Department of Housing and Urban Development - Community Planning and Development (CPD) Contact: CPD Representative 949 E. 36th Ave., Suite 401 Anchorage, AK 99508-4399 Phone: 907-271-3669 Fax: 907-271-3667 Web: <a href="http://www.hud.gov/cpd/cpdhome.html">http://www.hud.gov/cpd/cpdhome.html</a>
Cadastral Project	Grants for cadastral projects, land ownership records and database/website development	Dept. of Natural Resources Land Records Information Section Attn. Elena Cogdill 550 West 7 <sup>th</sup> Avenue

Grant Name	Program/Timeline	Agency Contact
	Spring 2004	Anchorage, Alaska 99501 Email: <a href="mailto:Elena_cogdill@dnr.state.ak.us">Elena_cogdill@dnr.state.ak.us</a> Web: <a href="http://www.dnr.state.ak.us/">http://www.dnr.state.ak.us/</a>
Capital Matching Grants - Unincorporated Communities	Enhance the role of communities in initiating and prioritizing capital projects.  Annual lump-sum appropriations are made by the Legislature.	Division of Community & Business Development Department of Community Advocacy Tena Hart, Grants Administrator P.O. Box 110809 Juneau, AK 99811-0809 Phone: (907) 465-4731 Fax: (907) 465-5867 e-mail: <a href="mailto:tena_hart@dced.state.ak.us">tena_hart@dced.state.ak.us</a> Web: <a href="http://www.dced.state.ak.us/cbd/grt/communitygrants.htm">http://www.dced.state.ak.us/cbd/grt/communitygrants.htm</a>
Community Development Block Grant (CDBG)	Grants, Technical Assistance, Grant-Writing Workshops  August 30, 2003	Dept. of Community and Economic Development Division of Community Advocacy Jo Cooper, Program Coordinator 209 Forty Mile Ave. Fairbanks, AK 99701-3110 Phone: 907-452-4468 Fax: 907-451-7251 Email: <a href="mailto:jo_cooper@dced.state.ak.us">mailto:jo_cooper@dced.state.ak.us</a> Web: <a href="http://www.dced.state.ak.us">www.dced.state.ak.us</a>
Community Development Block Grant (CDBG)	Grants, Technical Assistance, Grant-Writing Workshops  August 30, 2003	U.S. Department of Housing and Urban Development - Community Planning and Development (CPD) Program Contact: CPD Representative 949 E. 36th Ave., Suite 401 Anchorage, AK 99508-4399 Phone: 907-271-3669 Fax: 907-271-3667 Web: <a href="http://www.hud.gov/cpd/cpdhome.html">http://www.hud.gov/cpd/cpdhome.html</a>
<b><u>Community Mapping Grants – Initiative for Accelerated Infrastructure Development (IAID)</u></b>	Funds available for community profile maps.  Ongoing	Dept. of Community and Economic Development Division of Community Advocacy Keith Jost, Planner III 550 W. 7th Ave., Suite 1790 Anchorage, AK 99501-3510 Phone: 907-269-4588 Fax: 907-269-4588 Email: <a href="mailto:keith_jost@dced.state.ak.us">keith_jost@dced.state.ak.us</a> Web: <a href="http://www.dced.state.ak.us/cbd/grt/allgrants.htm">http://www.dced.state.ak.us/cbd/grt/allgrants.htm</a>
Conservation Technical Assistance	Technical assistance, Data/Information, Training Web: <a href="http://www.nrcs.usda.gov/">http://www.nrcs.usda.gov/</a>	U.S. Department of Agriculture - Natural Resources Conservation Services Contact: State Resource Conservationist 949 E. 36th Ave., Suite 400 Anchorage, AK 99508 Phone: 907-271-2424 Fax: 907-271-3951 E-Mail: <a href="mailto:john.copeland@ak.usda.gov">mailto:john.copeland@ak.usda.gov</a>
<b>Disaster Recovery Initiative</b>	Grants	U.S. Department of Housing and Urban Development - Community Planning and Development (CPD) Contact: CPD Representative 949 E. 36th Ave., Suite 401 Anchorage, AK 99508-4399 Phone: 907-271-3669 Fax: 907-271-3667 Web: <a href="http://www.hud.gov/cpd/cpdhome.html">http://www.hud.gov/cpd/cpdhome.html</a>

Grant Name	Program/Timeline	Agency Contact
Economic Development Initiative	Grants	U.S. Department of Housing and Urban Development - Community Planning and Development (CPD) Contact: CPD Representative 949 E. 36th Ave., Suite 401 Anchorage, AK 99508-4399 Phone: 907-271-3669 Fax: 907-271-3667 Web: <a href="http://www.hud.gov/cpd/cpdhome.html">http://www.hud.gov/cpd/cpdhome.html</a>
Economic Development Loan Guarantee (Section 108)	Grants	U.S. Department of Housing and Urban Development - Community Planning and Development (CPD) Contact: CPD Representative 949 E. 36th Ave., Suite 401 Anchorage, AK 99508-4399 Phone: 907-271-3669 Fax: 907-271-3667 Web: <a href="http://www.hud.gov/cpd/cpdhome.html">http://www.hud.gov/cpd/cpdhome.html</a>
Economic Development Districts; Redevelopment Areas	Grants for regional economic development planning.  \$50,000 to \$60,000 annually.	Economic Development Administration U.S. Department of Commerce Berney Richert 550 W. 7th Ave., Suite 1780 Anchorage, AK 99501 Phone: (907) 271-2272 Fax: (907) 271-2274 e-mail: <a href="mailto:berney@alaska.net">berney@alaska.net</a>
Education, Research and Public Service	Technical Assistance, Data/Information	University of Alaska Contact: Vice President, University Relations 910 Yukon Dr. Fairbanks, AK 99775 Phone: 907-474-7582 Fax: 907-474-7570 E-Mail: <a href="mailto:wendy.redman@alaska.edu">mailto:wendy.redman@alaska.edu</a> Web: <a href="http://www.uaa.alaska.edu/">http://www.uaa.alaska.edu/</a>
Flood Mitigation Assistance	Grants available to write flood mitigation plans \$10,000/plan  Ongoing	Dept. of Community and Economic Development Division of Community Advocacy Christy Miller, Planner III 550 W. 7th Ave., Suite 1790 Anchorage, AK 99501-3510 Phone: 907-269-4588 Fax: 907-269-4539 <a href="mailto:mchristy_miller@dced.state.ak.us">mailto:mchristy_miller@dced.state.ak.us</a> Web: <a href="http://www.dced.state.ak.us/cbd/grt/allgrants.htm">http://www.dced.state.ak.us/cbd/grt/allgrants.htm</a>
Historic Preservation Grants-In-Aid	Matching grants for the survey and inventory of historic properties, historic preservation planning, and for restoration of historic properties.	Division of Parks & Outdoor Recreation Department of Natural Resources Judy Bittner, State Historic Preservation Officer 550 W. 7th Ave., Suite 1310 Anchorage, AK 99501-3565 Phone: (907) 269-8721 Fax: (907) 269-8908 e-mail: <a href="mailto:oha@alaska.net">oha@alaska.net</a> Web: <a href="http://www.dnr.state.ak.us/parks/oha_web/shpo.htm">http://www.dnr.state.ak.us/parks/oha_web/shpo.htm</a>
Information Applications Assistance	Technical Assistance, Data/Information	Alaska Department of Natural Resources - Public Information Center Contact: Public Information Officer

Grant Name	Program/Timeline	Agency Contact
		550 W. 7th Ave., Suite 1260 Anchorage, AK 99501 Phone: 907-269-8400 Fax: 907-269-8901 Email: <a href="mailto:pic@dnr.state.ak.us">mailto:pic@dnr.state.ak.us</a> Web: <a href="http://www.dnr.state.ak.us/">http://www.dnr.state.ak.us/</a>
Land Resources and Community Development	Technical Assistance, Data/Information, Training/Workshops	Dept. of Community and Economic Development Division of Community Advocacy Jim Sanders, Local Government Specialist 550 W. 7th Ave., Suite 1770 Anchorage, AK 99501-3510 Phone: 907-269-4591 Fax: 907-269-4563 E-Mail: <a href="mailto:jim_sanders@dced.state.ak.us">mailto:jim_sanders@dced.state.ak.us</a> Web: <a href="http://www.dced.state.ak.us/mra/mrad_lga.htm">http://www.dced.state.ak.us/mra/mrad_lga.htm</a>
Mini-Grant Program	Intended to improve community economy in a significant and long lasting way. August 1, 2003	Dept. of Community and Economic Development Division of Community Advocacy Jo E. Grove, Grant Manager 209 Forty Mile Ave. Fairbanks, AK 99701-3110 Phone: 907-452-4468 Fax: 907-451-7251 Email: <a href="mailto:Jo_grove@dced.state.ak.us">mailto:Jo_grove@dced.state.ak.us</a> Web: <a href="http://www.dced.state.ak.us/cbd/grt/allgrants.htm">http://www.dced.state.ak.us/cbd/grt/allgrants.htm</a>
Municipal Issues	Technical Assistance, Data/Information	Alaska Municipal League Kevin Ritchie, Executive Director 217 2nd St., Suite 200 Juneau, AK 99801 Phone: 907-586-1325 Fax: 907-463-5480 E-Mail: <a href="mailto:kevinr@pobox.alaska.net">mailto:kevinr@pobox.alaska.net</a> Web: <a href="http://www.akmunileague.org/">http://www.akmunileague.org/</a>
Outdoor Recreation Land and Water Conservation Fund Grants	Recreation plans, acquisition, and development of outdoor recreation areas and facilities. State only is eligible for planning money. Borough would be eligible for acquisition and development money.	Division of Parks & Outdoor Recreation Department of Natural Resources Joy Bryan-Dolsby 550 W. 7th Ave., Suite 1380 Anchorage, AK 99501 Phone: (907) 269-8692 Fax: (907) 269-8907 e-mail: <a href="mailto:joy_bryan-dolsby@dnr.state.ak.us">joy_bryan-dolsby@dnr.state.ak.us</a> <a href="http://www.dnr.state.ak.us/parks/grants/index.htm">http://www.dnr.state.ak.us/parks/grants/index.htm</a>
Rasmuson Foundation	Grants  Ongoing	Rasmuson Foundation Attn. Grants Coordinator 301 W. Northern Lights Blvd., Suite 443 Anchorage, AK 99503 Phone: 907-297-2870 Fax: 907-279-2870 E-Mail: <a href="mailto:rasmusonfdn@ak.net">mailto:rasmusonfdn@ak.net</a> Web: <a href="http://www.rasmuson.org/">http://www.rasmuson.org/</a>
Recreational Trails Grant Program	Trail development, trail maintenance, environmental protection or safety education programs relating to trail use.  Applications available on the Web site between July 15 and September 30th.	Dept. of Natural Resources Alaska State Parks Kim Kruse 550 W. 7th Ave., Suite 1380 Anchorage, AK 99501-3561 Phone: (907) 269-8704 Fax: (907) 269-8907 e-mail: <a href="mailto:kim_kruse@dnr.state.ak.us">kim_kruse@dnr.state.ak.us</a> Web site: <a href="http://www.dnr.state.ak.us/parks/grants/trails.htm">http://www.dnr.state.ak.us/parks/grants/trails.htm</a>

Grant Name	Program/Timeline	Agency Contact
Resource Conservation and Development	Technical Assistance, Data/Information Grant Writing Assistance Web: <a href="http://www.nrcs.usda.gov/">http://www.nrcs.usda.gov/</a>	U.S. Department of Agriculture - Natural Resources Conservation Services Contact: Assistant State Conservationist 800 W. Evergreen, Suite 100 Palmer, AK 99645 Phone: 907-761-7700 Fax: 907-761-7790 E-Mail: <a href="mailto:jim.schmidt@ak.nrcs.usda.gov">mailto:jim.schmidt@ak.nrcs.usda.gov</a>
<b>Rural Business Opportunity Grant</b>	Grants	U.S. Department of Agriculture - Rural Development Contact: Guaranteed Unit Loan Manager 800 W. Evergreen, Suite 201 Palmer, AK 99645 Phone: 907-761-7722 Fax: 907-761-7783 E-Mail: <a href="mailto:dstewart@rdmail.rural.usda.gov">mailto:dstewart@rdmail.rural.usda.gov</a> Web: <a href="http://www.nrcs.usda.gov/">http://www.nrcs.usda.gov/</a>
Rural Housing and Economic Development Program	Grants, Technical Assistance	U.S. Department of Housing and Urban Development - Community Planning and Development (CPD) Division Contact: CPD Representative 949 E. 36th Ave., Suite 401 Anchorage, AK 99508-4399 Phone: 907-271-3669 Fax: 907-271-3667 Web: <a href="http://www.hud.gov/cpd/cpdhome.html">http://www.hud.gov/cpd/cpdhome.html</a>
Rural Alaska Broadband Internet Access Grant Program	Acquire and install equipment, facilities and systems to provide local Internet access in qualifying communities in rural Alaska.  Applications are available from the RCA: <a href="http://www.state.ak.us/rca/usda/grant.htm">http://www.state.ak.us/rca/usda/grant.htm</a>	Regulatory Commission of Alaska Catherine Sabrowski 701 West 8th Ave., Suite 300 Anchorage, AK 99501 Phone: (907) 276-6222 Fax: (907) 276-0160 e-mail: <a href="mailto:catherine_m_sabrowski@rca.state.ak.us">catherine_m_sabrowski@rca.state.ak.us</a> Web site: <a href="http://www.state.ak.us/rca">http://www.state.ak.us/rca</a>
Rural Business Opportunity Grants	Economic development planning	USDA Rural Development U.S. Department of Agriculture Dean Stewart 800 W. Evergreen, Suite 201 Palmer, AK 99645 Phone: (907) 761-7722 Fax: (907) 761-7793 e-mail: <a href="mailto:dstewart@rdmail.rural.usda.gov">dstewart@rdmail.rural.usda.gov</a> Web site: <a href="http://www.rurdev.usda.gov">http://www.rurdev.usda.gov</a>
Snow Survey and Water and Climate	Technical Assistance, Data/Information	U.S. Department of Agriculture - Natural Resources Conservation Services Contact: State Conservation Engineer 949 E. 36th Ave., Suite 400 Anchorage, AK 99508 Phone: 907-271-2424 Fax: 907-271-3951 E-Mail: <a href="mailto:jay.cobb@ak.usda.gov">mailto:jay.cobb@ak.usda.gov</a> Web: <a href="http://www.ak.nrcs.usda.gov/">http://www.ak.nrcs.usda.gov/</a>
Solid Waste Program	Technical Assistance, Data/Information	Alaska Department of Environmental Conservation - Environmental Health Contact: Program Manager 410 Willoughby Ave., Suite 303

Grant Name	Program/Timeline	Agency Contact
		Juneau, AK 99801 Phone: 907-465-5350 Fax: 907-465-5164 E-Mail <a href="mailto:solid_waste@dec.state.ak.us">mailto: solid_waste@dec.state.ak.us</a> Web: <a href="http://www.state.ak.us/dec/deh/solidwaste">http://www.state.ak.us/dec/deh/solidwaste</a>
Unified Planning Work Program	Transportation Plans  Spring 2004	Department of Transportation and Public Fac. Attn. Rex Young, Kodiak Area Planner P.O. Box 196900 Anchorage, Alaska 99519-6900 Phone: 907-269-0507, Fax: 907-269-0521 Email: <a href="mailto:rex_young@dot.state.ak.us">mailto:rex_young@dot.state.ak.us</a> Web: <a href="http://www.dot.state.ak.us/">http://www.dot.state.ak.us/</a>
VISTA (Volunteers In Service to America)- Village Council Management Program	Technical Assistance, Data/Information	Rural Alaska Community Action Program – Community Development Contact: Rural Development Coordinator-VISTA Leader P.O. Box 200908 Anchorage, AK 99520 Phone: 907-279-2511 Fax: 907-278-2309 Web: <a href="http://www.ruralcap.com/">http://www.ruralcap.com/</a>
Watershed Protection Programs	Financial assistance  Small Watershed Program – prevention. Emergency Watershed Protection (EWP) Program - imminent hazards. Ongoing	Alaska State NRCS Office U.S. Department of Agriculture Shirley Gammon, State Conservationist 800 W. Evergreen, Suite 100 Palmer, AK 99645 Phone: (907) 761-7780 Fax: (907) 761-7790 e-mail: <a href="mailto:shirley.gammon@ak.usda.gov">shirley.gammon@ak.usda.gov</a> Web site: <a href="http://www.ak.nrcs.usda.gov">http://www.ak.nrcs.usda.gov</a>
Wetlands Program Development Grants	Grants	U.S. Environmental Protection Agency - Alaska Operations Office Contact: Wetlands Grant Coordinator 222 W. 7th Ave., #19 Anchorage, AK 99513 Phone: 907-271-5083 Fax: 907-271-3424 E-Mail <a href="mailto:jen.mark@epa.gov">mailto: jen.mark@epa.gov</a> Web: <a href="http://www.epa.gov/">http://www.epa.gov/</a>

# I. Chapter 5. Womens Bay Water and Wastewater Facilities Plan (1991)

## Population Projections

The current population estimate for the area, based on approximately 190 homes and assuming 3.5 persons per home, is 665. If the Womens Bay study area had full build out and the 339 currently platted lots were occupied in the same manner, (i.e. 3.5 persons per home) the area's population would be approximately 1187. The possibility for higher density (i.e., subdivisions of some existing lots) occurring if a community water and sewer system were to be constructed was discussed at the public meetings; however, this is not addressed in this plan due to the speculative situation.

The following table summarizes the populations figures derived above:

PLANNING PERIOD	Phases 1-111
Immediate	665
Ultimate (Yr. 2010)	1187

These figures were used to calculate water demands and wastewater flows in this chapter. For planning purposes, it is assumed that the existing subdivisions will be fully developed by year 2010, these lots will not be further subdivided, and limited industrial/commercial development will occur .

## Land Use/Development

The Womens Bay study area land use is designated as primarily single family residential on the KIB Zoning Map. There is a large parcel north of the state highway, in the southern portion of the study area, that is zoned for business. There are two industrial tract areas, one is along Sargent Creek, the other is north of Russian Creek. In addition, the study area has several land parcels designated as public use, and much of Russian Creek and its floodplains are designated a Conservation District. Lands bordering the study area on the north are designated "Natural Use" .

A community, volunteer fire department station is located in the study area along Sargent Creek Road.

During the military build-up for World War II, the U.S. Army and U.S. Navy developed rather extensive facilities<sup>4</sup> in the Womens Bay area. These facilities were abandoned in the 1960's, however much of the present-day road system utilizes the roadbeds from the original Naval Shore Station. The military facilities were served by community water and sewer systems; the sewer and larger water lines were wood stave, and smaller water lines were wrought or galvanized iron. These systems are undersized and in a complete state of disrepair, and do not meet ADEC and U.S. EPA requirements for water and wastewater systems. Because of this situation, there was no consideration of re-use of any old military piping in the alternative analysis. An

additional re-use consideration for the old piping included lining with a thermo-setting membrane, which proved to be not feasible.

## Design Flows

### Wastewater Flows

A wastewater collection system, including all connecting house services, would be new construction. Infiltration should not be a major problem during the 20-year planning period with good construction practices and use of ductile iron or HDPE piping materials a conservative figure of 130 gallons per capita per day (gpcd) is used for domestic waste flows to allow for some winter bleeding. An additional allowance of 40 gallons per house per day (gphd) is used for minor infiltration and inflow (1/1) from potential unauthorized connections of foundation sump pumps and/or roof drains to service lines. These flow assumptions compare closely to serviced areas of Kodiak as well as similar Alaskan communities. The "Population Projections" section of this Chapter established a figure of 3.5 people per dwelling for the study area.

Commercial and industrial sewage flow in the study area is minimal at present. The conservative values used in this study to estimate wastewater flows are more than adequate to include sewage generated from sources other than the residential development that may occur in the future, assuming there will not be a major industrial or commercial flow contributor .

The average daily flow is calculated as follows:

$$(130 \text{ gpcd} \times 3.5 \text{ people/dwelling} \times \text{no. dwellings}) + (40 \text{ gphd} \times \text{no. dwellings})$$

(domestic wastewater) (1/1)

Peak daily flows were calculated using a factor of 1.5 times average daily domestic flows, plus the 1/1.

The "instantaneous" peak flows, which are used to confirm gravity piping size requirements in a "flowing full" design condition. were calculated using a factor of 4.0 times average daily domestic flows. plus the 1/1.

The following table summarizes the wastewater flow calculations:

Phases 1-111		
FLOWS (gallons/day)	IMMEDIATE	ULTIMATE
Average Daily	94.050	167.805
Peak Daily	137.275	244.928
Instantaneous Peak	353.400	630.540

Water Demands

The per capita domestic water usage is set at 130 gpcd. which is reflective of consumption rates for similar communities in Alaska with new systems that are not subject to excessive leakage. This is the same figure used for calculating domestic wastewater flows.

The maximum daily consumption is calculated using a factor of 1.5 times average daily use. or 195 gpcd. The peak hourly consumption is calculated using a factor of 1.75 times average daily use or 228 gpcd.

To convert the above factors to water usage per household. it is assumed that there are 3.5 people per dwelling unit in the study area; therefore, the usage figures for existing and future dwelling units

- Average Daily Use =  $130 \times 3.5 = 455$  gallons per household per day (gphd).
- Maximum Daily Use =  $195 \times 3.5 = 683$  gphd.
- Peak Hourly Use =  $228 \times 3.5 = 798$  gphd.

For commercial and light industrial operations, a typical average daily water usage figure for employees is 40 gallons per person per day. Due to the conservative domestic per capita usage figures. the estimated residential water demand calculations include a very adequate allowance for any present or future commercial/light industrial activities in the study area.

The following table summarizes the water usage calculations:

PHASES 1-111

USAGE (gallons per day)	IMMEDIATE	ULTIMATE
Average Daily	86,450	154,245
Maximum Daily	129,770	231,537
Peak Hourly	151,620	270,522

The fire flow requirements for the study area are as follows:

- Residential area fire flows: 1,000 gpm for two hours duration with a minimum residual pressure of 20 psi.
- Commercial/light industrial: 3,500 gpm for three hours duration with a minimum residual pressure of 20 psi.

The water storage volumes necessary to meet minimum storage requirements for fire protection are:

- Residential Fire Demand = 120,000 gallons

- Commercial/Light Industrial Fire Demand = 630.000 gallons

In addition, a storage volume equal to a minimum of one peak day demand is required to assure "set aside" of the fire flow storage during periods of high domestic use. The recommended storage requirements are:

- Phase 1-111 (immediate) with Residential Fire Capabilities = 250.000 gallons\*
- Phase 1-111 (ultimate) with Residential Fire Capabilities = 400.000 gallons
- Phase 1-111 Commercial/Light Industrial Fire Capabilities = 1,000.000 gallons

\* This tank sizing will be used for estimating system construction costs. If full build out occurs, additional tanks can be added at the same site.

## **Future Environment with and without Improvements**

### Wells

Currently the residential water supply in Womens Bay is provided by individual wells and water. The wells range from depths of 20 to 250 feet, according to a survey sent out to homeowners in August, 1990. Some wells may be even deeper. Some homeowners are using a surface water source for their water supply

The survey also covered quantity and quality of water. Homeowners indicated that, at present, both are poor. With the area's relatively shallow bedrock in the uplands and high water table in the lower areas; this situation can only become worse. Of the responses returned, 24 out of 32 reported at least one kind of problem with their water supply. These problems range from just needing filters, to bad odors and very poor water quality or quantity, and even potential health hazards. Some of these problems could be caused by poor design, construction, or maintenance.

With on-site septic systems and increased development of the subdivisions, there is a growing potential for even worse water quality and health hazards.

### On-Site Wastewater Disposal

Most of the residences in the study area have individual septic tanks. Homeowners did not report as many problems as there were with water wells. Of the 32 respondents, seven reported problems with their septic system. These problems ranged from odor to fluid surfacing and running down hillsides.

ADEC Wastewater Disposal Regulation 18 AAC 72, requires a minimum distance of six feet from the bottom of a soil absorption system to any bedrock, clay, or other impermeable layer; and a minimum of four feet clearance from maximum water table elevation. The distance to bedrock in Womens Bay is less than six feet in many upland areas. State regulations also require permeable soils for the leachfield, and a minimum cover of two feet. This creates the need for a mound-type septic system on several of the platted upland lots. Some septic systems in the lower areas are faced with high

groundwater levels causing periodic operational problems, and mound-type systems could be required in those areas.

The geologic nature of the study area along with the high rainfall makes it necessary for an on-site septic system to be properly designed, constructed, and maintained. In general, this is not the situation now.

### Individual Hardship

The current on-site water and wastewater situation in the study area could cause an economic hardship to individuals wishing to sell their homes and businesses. Most lending agencies will not approve a home loan without an engineered and approved septic system, and sometimes, a new well. The other option is connection to community water/wastewater systems. Costs for constructing all approved mound-type septic system have been as high as \$52,000.

### Proposed Community Water and Wastewater Systems

The benefits of constructing either, or both, community water and wastewater systems to serve the Womens Bay study area are obvious. The following are immediate incentives for installing the system:

- Problems with contaminated wells, possible waterborne disease and low yields will be eliminated.
- Malfunctioning septic tanks would be upgraded or abandoned (depending on selected wastewater I collection alternative) .
- Homeowners would realize an immediate benefit in lower fire insurance rates. By increasing the coverage from a Zone 819 to a Zone 4, insurance rates for a nominal \$125,000 house would drop from approximately \$800 to \$350.
- A community sewer and water system would meet lender's requirements and allow resale and development of residential and commercial properties in the study area.

Aside from the typical Inconvenience during pipeline construction (i.e. short-term traffic disruption, dust, noise, etc.) the following aspects of a community system should be considered:

Monthly user charge to homeowners to operate and maintain wastewater and water systems.

- Repayment of debt for construction of the wastewater and water systems. The project could be partially or completely funded by State revolving loan funds or Municipal Bonds. Sources of revenue can include tap-on charges. property tax assessments monthly user fees or a special district levy.

- Possible need for negotiated agreements with the Coast Guard if Womens Bay is served by either the Buskin Lake water plant or the wastewater treatment facility (near the airfield). The Coast Guard has expressed a definite reluctance to serve Womens Bay. The KIB may be required to own/operate the existing base treatment facilities as a condition to serving the study area.
- Strong planning and zoning regulations would be needed to maintain the existing lot size and designated land use in the study area.

There should be no adverse environmental impacts from the utility project if proper construction methods and clean-up are followed.

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