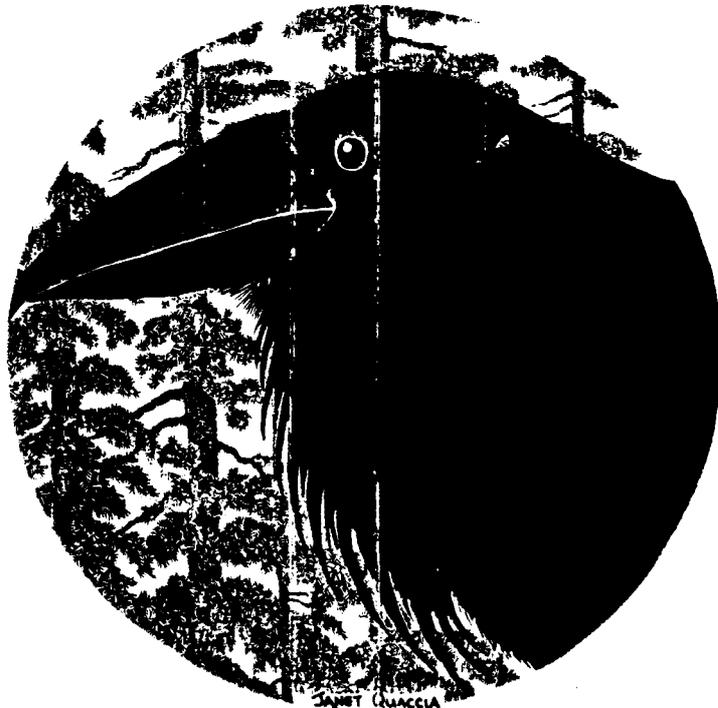


MONASHKA BAY



COMPREHENSIVE PLAN

APRIL 1985

KIBS284857

KODIAK ISLAND BOROUGH
RESOLUTION NO. 85-48-R

A RESOLUTION OF THE KODIAK ISLAND BOROUGH ASSEMBLY ADOPTING THE
MONASHKA BAY COMPREHENSIVE PLAN DATED APRIL 1985.

WHEREAS, a Monashka Bay Planning Group was formed and expressed a
desire and need for a comprehensive plan for this area; and

WHEREAS, the Kodiak Island Borough Community Development Department
provided staff to work with the Monashka Bay Planning Group to prepare a
comprehensive plan for the Monashka Bay area; and

WHEREAS, the Kodiak Island Borough Planning and Zoning Commission
conducted public hearings on February 20, 1985, March 20, 1985, and April 17,
1985 and adopted the plan with revisions based on testimony at the public
hearings.

NOW, THEREFORE, BE IT RESOLVED that the Kodiak Island Borough
Assembly, in accordance with Alaska Statutes Section 29.33.085(b) hereby
adopts the document entitled Monashka Bay Comprehensive Plan, April 1985, and
incorporates same into the Kodiak Island Borough Comprehensive Plan.

PASSED AND APPROVED this 6th day of June, 1985
by the Kodiak Island Borough Assembly.

KODIAK ISLAND BOROUGH

By *Ronald A. Peterson*
Borough Mayor

ATTEST:

By *Shirley Miller, CMC*
Borough Clerk

KIBS284790

AN ORDINANCE OF THE KODIAK ISLAND BOROUGH ASSEMBLY AMENDING CHAPTER
17.02 OF COMPREHENSIVE PLAN OF THE BOROUGH CODE.

The Kodiak Island Borough Assembly Hereby Ordains That:

Section 1. That Chapter 17.02, Comprehensive Plan of the Borough Code is hereby amended as follows:

Chapter 17.02
COMPREHENSIVE PLAN

Sections:

- 17.02.010 Definition
- 17.02.020 Reference and use.
- 17.02.030 Comprehensive plan.

17.02.010 Definition. The comprehensive plan for the Kodiak Island Borough is that compilation of adopted policy statements, goals, standards, and maps for guiding the physical, social, and economic development, both public and private, of the Borough, which may include, but is not limited to, the following topics:

- A. History;
- B. Local government;
- C. Topography;
- D. Geology;
- E. Climate;
- F. Soils;
- G. Vegetation;
- H. Fish and wildlife;
- I. Natural hazards;
- J. Land ownership;
- K. Land use;
- L. Population;
- M. Housing;
- N. Economy;
- O. Transportation;
- P. Community facilities;
- Q. Utilities; and
- R. Growth requirements. (Ord. 82-44-O 21(part), 1982).

17.02.020 Reference and use. In accordance with Alaska Statutes, zoning decisions shall be based upon the recommendations contained in the comprehensive plan. (Ordinance 82-44-O 21(part), 1982).

17.02.030 Comprehensive plan. For the purpose of this title the Kodiak Island Borough comprehensive plan consists of the following adopted documents:

- A. The Kodiak Island Borough Comprehensive Plan, 1968-1999, Part One: General Plan. Prepared by Tryck, Nyman and Hayes. Adopted by Ordinance Number 72-9-O, effective July 1, 1972.
- B. The Kodiak Island Borough Comprehensive Plan, 1968-1999, Part Two: Kodiak Urban Area Transportation and Utilities Plan. Prepared by Tryck, Nyman and Hayes. Adopted by Ordinance Number 72-9-O, effective July 1, 1972;
- C. Karluk Village Relocation Plan. Prepared by Management and Planning Services. Adopted by Resolution Number 78-64-R, dated October 5, 1978;
- D. Near Island Comprehensive Development Plan. Prepared by Tryck, Nyman and Hayes. Adopted by Ordinance Number 80-30-O(A), dated February 1, 1980;
- E. Kodiak Island Borough Comprehensive Parks and Recreation Plan. Prepared by Kramer, Chin and Mayo. Adopted by Ordinance Number 79-9-O, dated January 9, 1981;
- F. Port Lions Comprehensive Development Plan. Prepared by Environmental Science and Engineering. Adopted by Resolution 82-6-R, dated January 6, 1982;
- G. Womens Bay Community Plan. Prepared by Womens Bay Community and Kodiak Island Borough Community Development office. Adopted by Resolution Number 82-17-R, dated March 4, 1982 (Ord. 82-44-O 21(part), 1982);
- H. City of Larsen Bay Comprehensive Development Plan. Prepared by Norgaard Consultants. Adopted by Resolution Number 84-117-R, dated November 1, 1984;

I. City of Ouzinkie Comprehensive Development Plan. Prepared by Norgaard Consultants. Adopted by Resolution Number 84-118-R, dated November 1, 1984; and

J. Karluk Comprehensive Development Plan. Prepared by Norgaard Consultants. Adopted by Resolution 85-14-R, dated February 7, 1985; and

K. Monashka Bay Comprehensive Plan. Prepared by the Monashka Bay Planning Group and the Kodiak Island Borough Community Development Department. Adopted by Resolution Number 85-48-R, dated June 6, 1985.

Section 2. That this ordinance shall be in full force and effect upon passage and approval.

PASSED AND APPROVED THIS 6th DAY OF June, 1985.

KODIAK ISLAND BOROUGH

BY *Roman G. Nelson*
Borough Mayor

ATTEST:

By *Shirley Miller CMC*
Borough Clerk

First Reading, Approval Date: May 2, 1985

Second Reading, Public Hearing, Approval Date: June 6, 1985

Effective Date: June 6, 1985

Prepared by: Community Development Department

Recommended by: Planning and Zoning Commission

ACKNOWLEDGMENTS

Monashka Bay Planning Group

Elayne Hunter-Rennell, Chairperson
Eric Blankenburg
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Cathy Cordry
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Rob Missal
Marcia Oswalt
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Kodiak Island Borough Planning and Zoning Commission

Ken Gregg, Chairman
Mike Anderson
Tim Hill
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Marlin Knight
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Steve Rennell

Kodiak Island Borough Assembly

Tom Peterson, Mayor
Ann Barker
Eric Blankenburg
Frances Cater
Edward Naughton
Donnell Rounsaville
Dave Wakefield
Lorne White

Bayside Fire Department

Kodiak Island Borough Community Development Department

Kodiak Island Borough General Administration Department

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INTRODUCTION

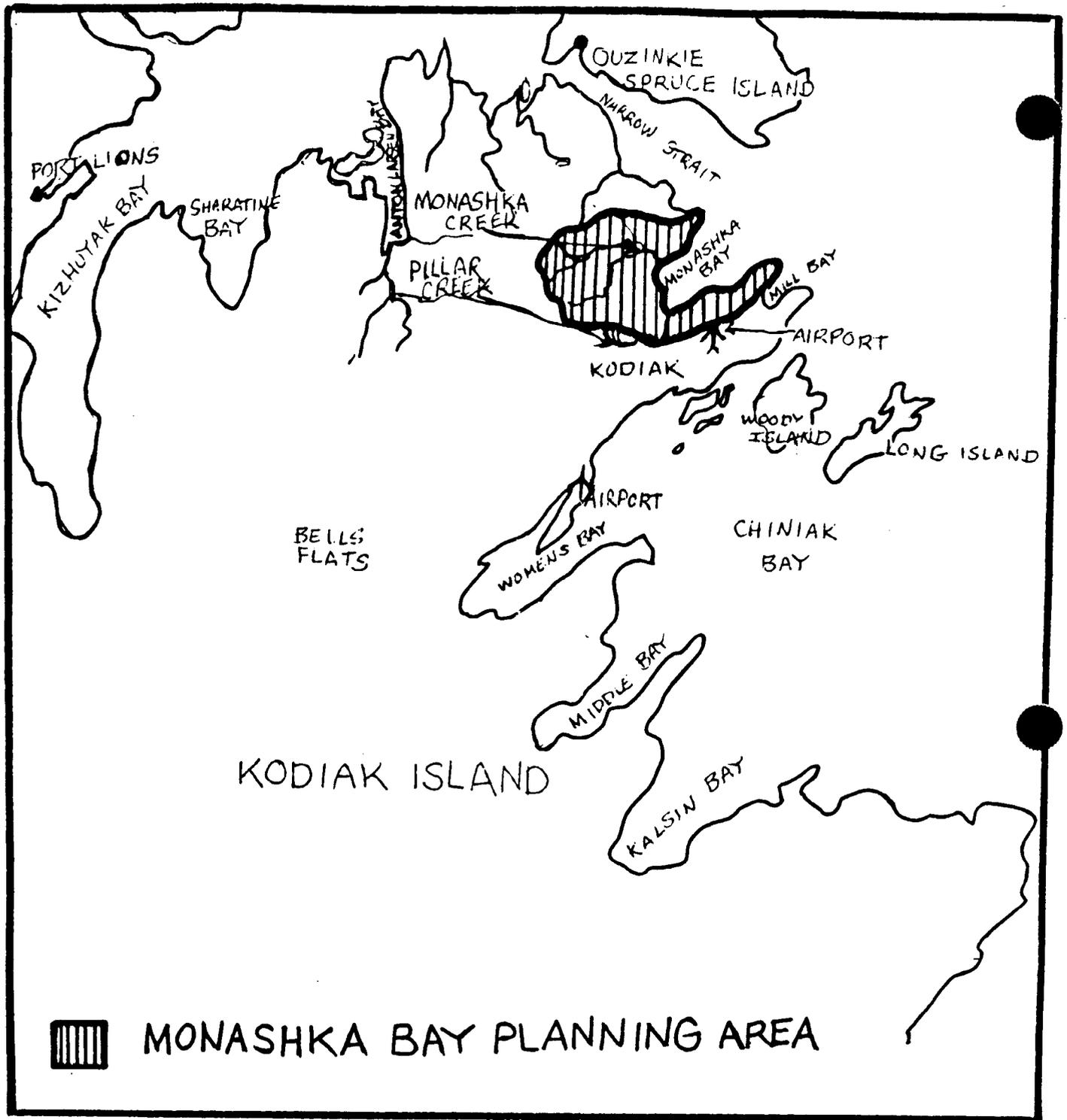
The Monashka Bay area has developed significantly since the adoption of the 1968 Kodiak Island Borough Comprehensive Plan. The 1968 Plan did not wholly address the Monashka Bay area. Due to recent controversial development proposals in the area, a group of residents felt the need for an updated comprehensive plan to guide decision-makers with regard to the type of growth and development in the area.

The Monashka Bay Comprehensive Plan has been developed primarily through the efforts of these residents. Calling themselves the Monashka Bay Planning Group (MBPG), and with assistance from the Kodiak Island Borough Community Development Department, they devoted their time and energy to the preparation of this plan.

The purpose of this plan is twofold. First, to establish goals and objectives for the Monashka Bay area that will be used as a basis for future land use decisions in the area. Second, to recommend changes to Kodiak Island Borough ordinances to insure that these goals and objectives are met.

The Monashka Bay Comprehensive Plan consists of several sections. These include: Description of the Planning Area, Characteristics of the Planning Area, Issue Identification, Goals and Objectives, The Plan, and Implementation.

This document includes one appendix, which contains the results of the survey of property owners in the planning area.



The Monashka Bay planning area runs along the Monashka Bay State Highway from Fort Abercrombie State Park to the end of the road and on to Termination Point. Using the highway as a reference point, the area includes all land on the ocean side of the highway. On the upland side of the highway, the area included roughly runs from the highway to the top of the ridges separating the City of Kodiak from Monashka Bay.

CHARACTERISTICS OF THE PLANNING AREA

A. AREA HISTORY

The Monashka Bay area has served a variety of uses for Kodiak residents during historic time. Village middens denote use by Koniags prior to the 1900's.

No one now recalls exactly when the first trail was made from Kodiak over the mountain to Monashka Bay. People do recall that it was an area where some people chose to fish in lakes or streams. During the time there were beaver in the area there were more larger lakes than most of those which remain today. When the beaver were removed by trapping some lakes drained and became swampy areas. For example, the large meadow area between the sawmill and Marmot Drive was once a good sized lake which contained fish.

In the early 1930's Joe Lohr used a trail (see historical map, page 5) from the old reservoir to Pillar Beach where he had drying racks and a barabara. Mr. Lohr caught and dried fish for winter use.

The Floyd Olson homestead was located at the ocean end of Three Sisters Way. It was reached by a wagon road (see historical map, page 5) which started from the old reservoir, climbed the ridge behind Dark and Island Lakes and then followed the terrain down what is now Three Sisters Way. This approximately one hundred sixty acre homestead roughly covers the areas now known as Marmot Drive, Three Sisters Way, and Parkview Drive.

The homestead had several owners, one of which reportedly planned to use it for a goat farm. Fred Henton purchased the land from Olson and then in turn in the late 1940's sold it to Eugene E. Erwin. While he was owner Erwin also held an 11,000 acre grazing lease. He tried raising thirty head of cattle but deemed it unsuccessful when many cattle succumbed to human predators. In 1973 Erwin sold the land to Al Schafer, Clifford and Henry Reeves of Island Resources, Inc.

On the beach below what is now the sawmill (see historical map, page 5) the Theivik family had a saltery. They fished from dories for cod which they then packed in salt in barrels which they transported by dory to Kodiak for shipment. There was a permanent saltery building which they used each year.

During World War II Fort Abercrombie was an active military site. There were small observation posts located at the ocean end of Three Sisters Way and below the VFW. A buried communication cable came over the mountain from the old reservoir to the saltery beach and then went underwater to Spruce Island. A military road connected Abercrombie and the posts by roughly following the beach and was known to have passed between the current Madsen and Oswalt residences.

Logs from the Monashka area were deemed a desirable shape for house building and were sometimes cut and rafted to Kodiak.

In more recent times (1960-1970) Russell Wright obtained sand for cement from the beach below the VFW.

The extension of the state road into the area in the 1960's coupled with a state land sale opened the area to new residents. Marmot Drive, Three Sisters Way, and Parkview (Mountainview) Drive were subdivided into approximately one acre lots and sold in the mid 1970's.

This information was obtained from the following sources: Eugene E. Erwin, Fostina Johnson, Harold Heglin, Rob Missal, and Reed Oswalt in 1984.

B. ECONOMIC CONTRIBUTION

Prior to the last ten years there is little evidence (see Area History) that the Monashka Bay area contributed significantly to the economy of the City of Kodiak or the Kodiak Island Borough.

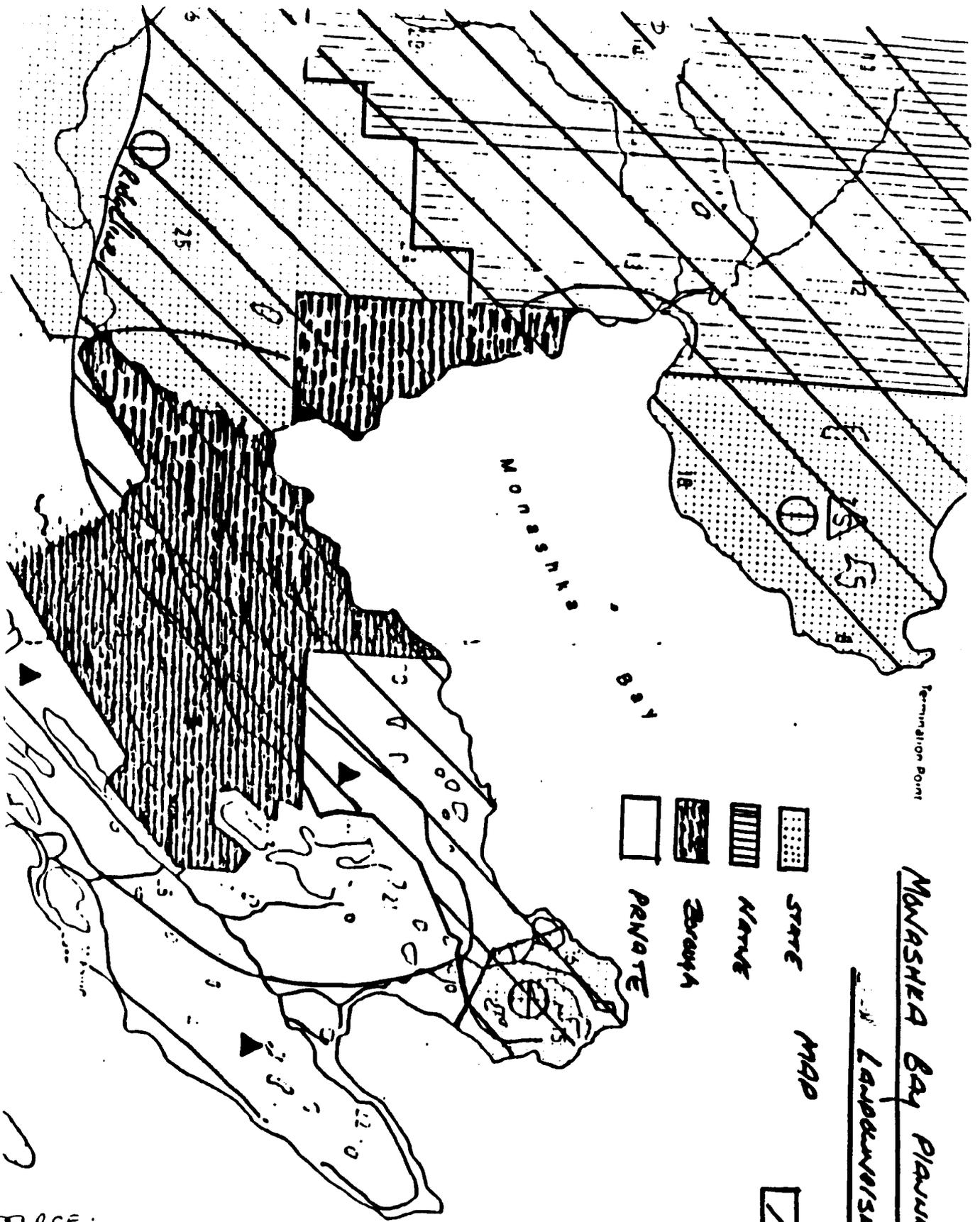
Currently the area contributes some opportunities for employment but serves chiefly as a residential area for residents who are employed outside the area. Some residents operate service-oriented businesses out of their homes.

Three private employers regularly employ one or more persons. The VFW currently has two full-time employees and uses 4 to 5 part-time employees for special functions. Kodiak Sanitation has one full-time employee stationed at the sanitary landfill six hours daily, six days a week. Additional employee time is used to care for the dump area. Timberline, Inc. employs four persons regularly year round, and an additional two to five persons on a seasonal or part-time basis.

Abercrombie State Park has 3 employees who are paid by the State of Alaska. Though parts of the City of Kodiak water storage system are located within the Monashka Bay area, no city employees are assigned to the system full time. This is also true of the Kodiak Island Borough, the Alaska Department of Transportation, the Kodiak Electric Association, Cablevision, Kodiak Island Borough School District, Glacier State Telephone, and other agencies and organizations that provide services to the area.

At least one private quarry operates within the area. As there is a continuing need for rock, this may be a resource which could be developed somewhere within the undeveloped portion of the Monashka Bay area as an economic resource.

In the future, contributions to the economy by the area may be made by businesses which cater to the needs of recreational users. The area has great natural beauty, and there is easy access to beaches and streams. Local residents and tourists currently make recreational use of the area. If businesses are to grow in the area, land must be made available. Currently, although the VFW leases land from the Kodiak Island Borough, the VFW is having difficulty with a proposed plan of expansion because commercial lenders are reluctant to finance the recreational development since it is on leased land.



MASHESHA Bay Planning Area

LAPORATIONSHIP

MAP

-  STATE
-  NATIVE
-  BOROUGH
-  PRIVATE
-  Planning Boundary

SOURCE:
 KODIAK ISLAND BOROUGH
 COASTAL MANAGEMENT PROGRAM
 (APRIL 1982)

C. PHYSICAL ENVIRONMENT

Geology

The bedrock in Monashka Bay is a folded and faulted oceanic complex of slates and argillite. This rock type is common along most of the road system and the east side of the island. The undulating topography of the area and rounded hills are a result of extensive glacial scouring. Surficial deposits are not very extensive here as the glaciers overrode the landmass, depositing material out on the continental shelf. Some glacial debris is found plastered against upland valleys. Evidence of this appears as hummocky, elongated ridges above Monashka Bay. The glacial scouring has also exposed many bedrock outcroppings throughout the area.

Soils

The types of soil present in a location are a reflection of the underlying bedrock and topography. As a result of the scouring nature of glaciers, as well as the short time frame since the disappearance of the last glacial episode, soil depths are fairly minimal in the area. Soil depths have been aided by past volcanic eruptions that have deposited thick layers of ash. High rainfall and leaching of minerals has created a soil acidic in nature.

Vegetation

Monashka Bay is primarily forested by Sitka Spruce. The trees are young in age as a result of the treeline moving in a southerly direction down Kodiak Island. The substory beneath the canopy is brushy and made up primarily of devil's club. Grassy hillsides alternate with the trees in some areas, and cottonwood trees are found along streams.

Water and Wetlands

Although the island receives ample precipitation, steep slopes, typically dense bedrock, and shallow soils cause little absorption, and much of the water runs off to the sea. The many small lakes and ponds that do occur as depressions in the topography are due partly to the introduction of beaver to the area.

Climate

Ocean influences govern the climate of Kodiak. A warm current keeps temperatures relatively stable with summer temperatures in the fifties and winter temperatures averaging around freezing.

A yearly average of fifty-four inches of precipitation in the form of rain falls on the Island in the vicinity of the City of Kodiak, while seventy-four inches of snow accumulates here.

Winds from the northwest predominate at velocities averaging twenty knots. Localized winds can become greatly accelerated due to terrain features.

Hazards

Kodiak Island is situated in a zone of frequent earthquake occurrence. Its ocean location also makes it vulnerable to tsunamis.

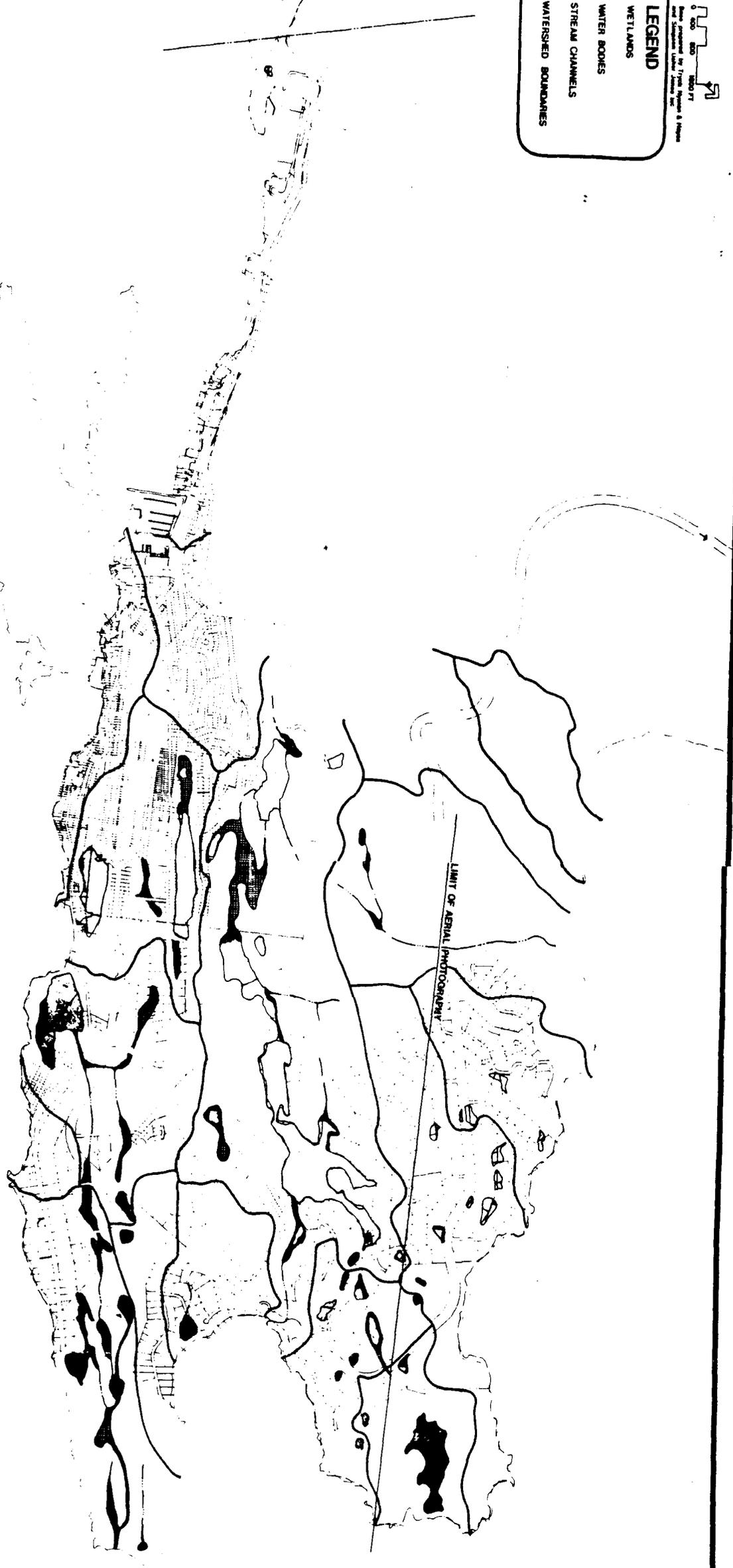
Locally, Kodiak is buffeted by strong storms. Damage from storm waves and flooding also occurs.

The combination of steep topography, intense rain, and fractured rock creates landslide potential. Both large landslides and small slumps may occur in this area.

Scale 1:50,000
North Arrow
Map prepared by the Alaska Department of Community and Regional Affairs

LEGEND

- WETLANDS
- WATER BODIES
- STREAM CHANNELS
- WATERSHED BOUNDARIES



KODIAK ISLAND BOROUGH
Regional Plan and Development
Strategy - Summary Report
(July 1978)

WATER AND WETLANDS
Kodiak Island Borough
regional plan and development strategy

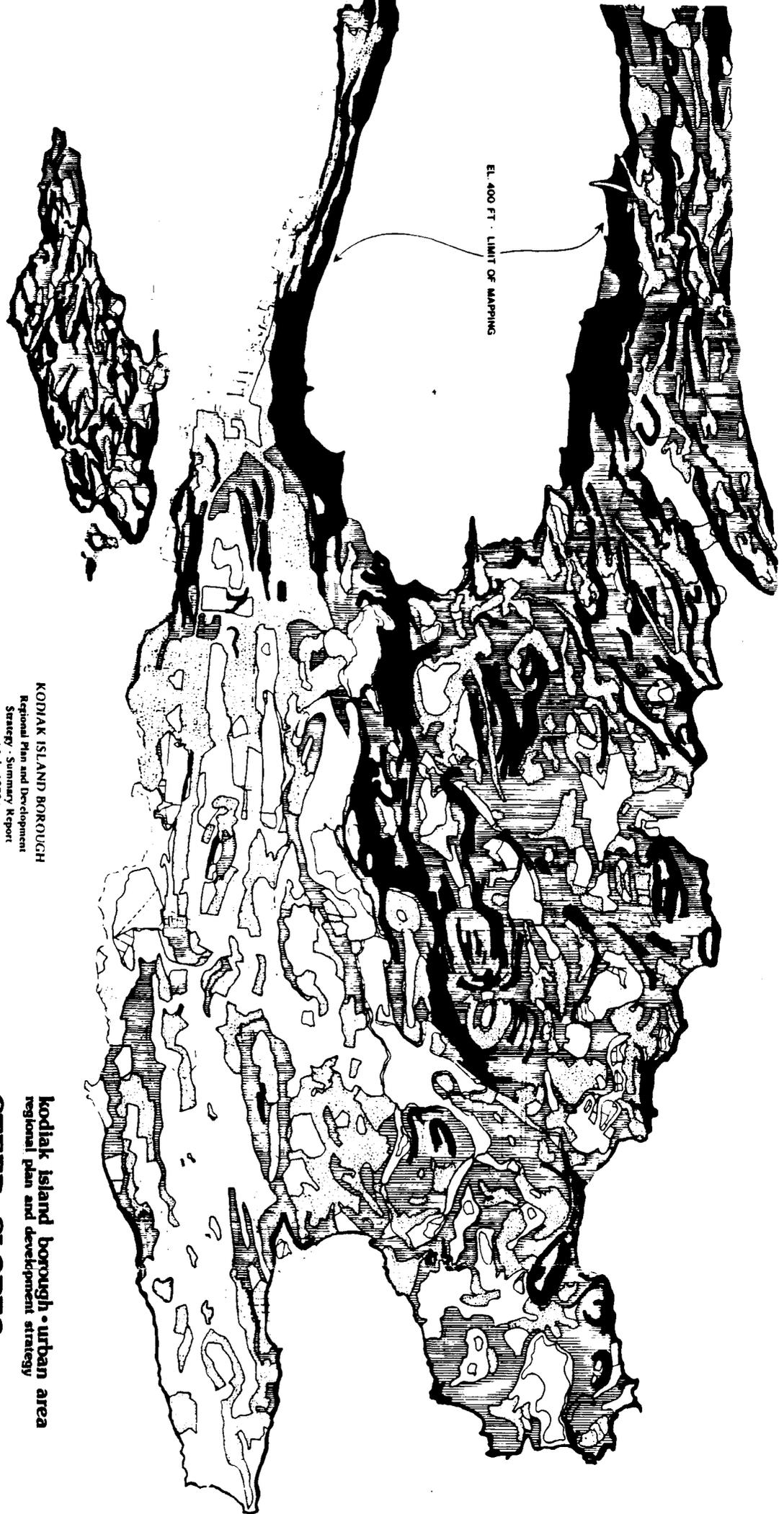
Prepared by Kramer, Chin & Mays, Inc. for Kodiak Island Borough
and the Department of Community and Regional Affairs, State of Alaska

KIBS284869

0 400 800 1600 FT
Map prepared by T. J. K. Brown & Brown
and Simpson Urban Design Inc.

LEGEND

- FLAT <5%
- ACCESSIBLE 5-10%
- BUILDABLE 10-25%
- VERY STEEP >25%



KODIAK ISLAND BOROUGH
Regional Plan and Development
Strategy - Summary Report
(July 1978)

**kodiak island borough • urban area
regional plan and development strategy**
STEEP SLOPES

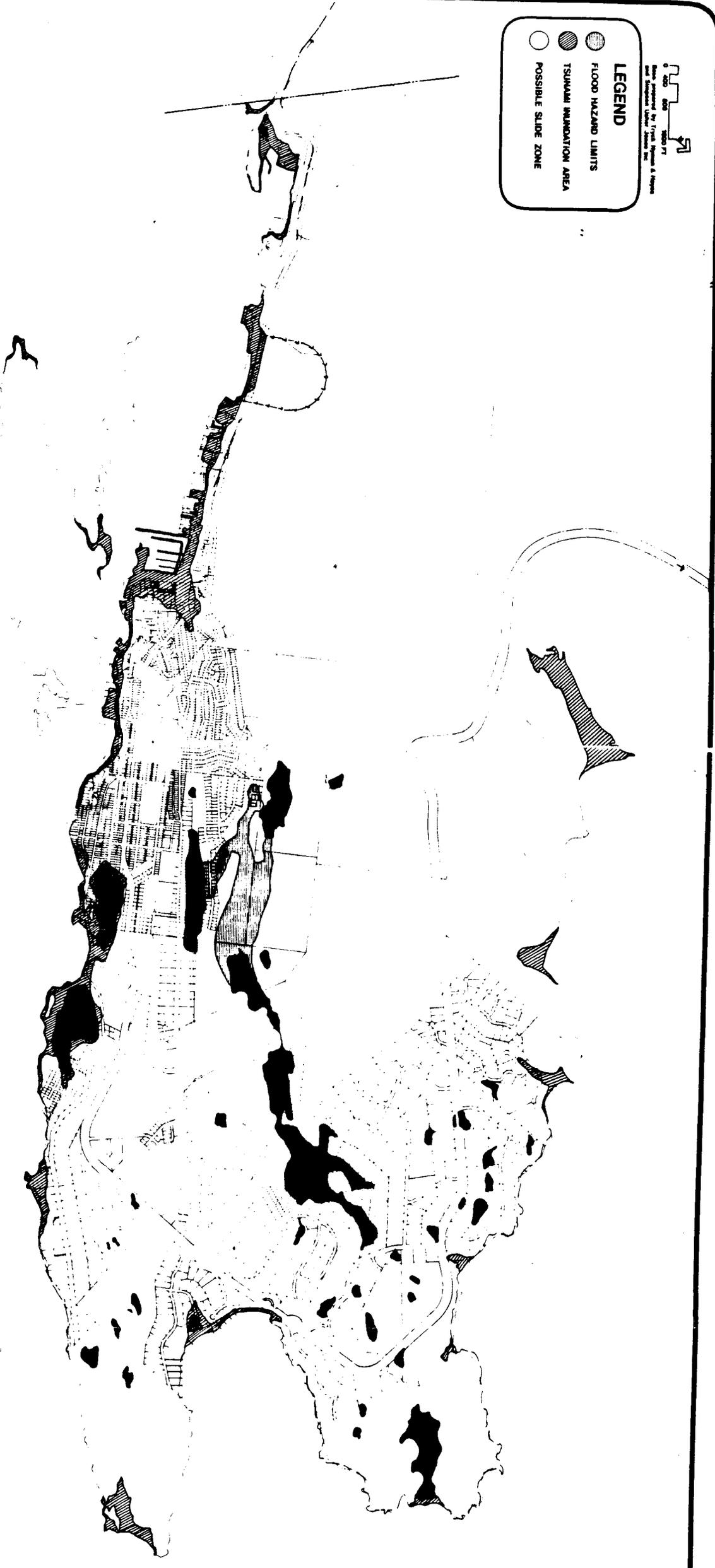
Prepared by Kramer, Chin & Mayo, Inc. for Kodiak Island Borough
and the Department of Community and Regional Affairs, State of Alaska

KIBS284870

0 500 1000 FT
Scale prepared by Frank Thomas & Associates
and Engineering Underwriters Inc.

LEGEND

- FLOOD HAZARD LIMITS
- ▨ TSUNAMI INUNDATION AREA
- POSSIBLE SLIDE ZONE



KODIAK ISLAND BOROUGH
Regional Plan and Development
Strategy - Summary Report
(July 1978)

**KODIAK ISLAND BOROUGH - urban area
regional plan and development strategy**

NATURAL HAZARDS

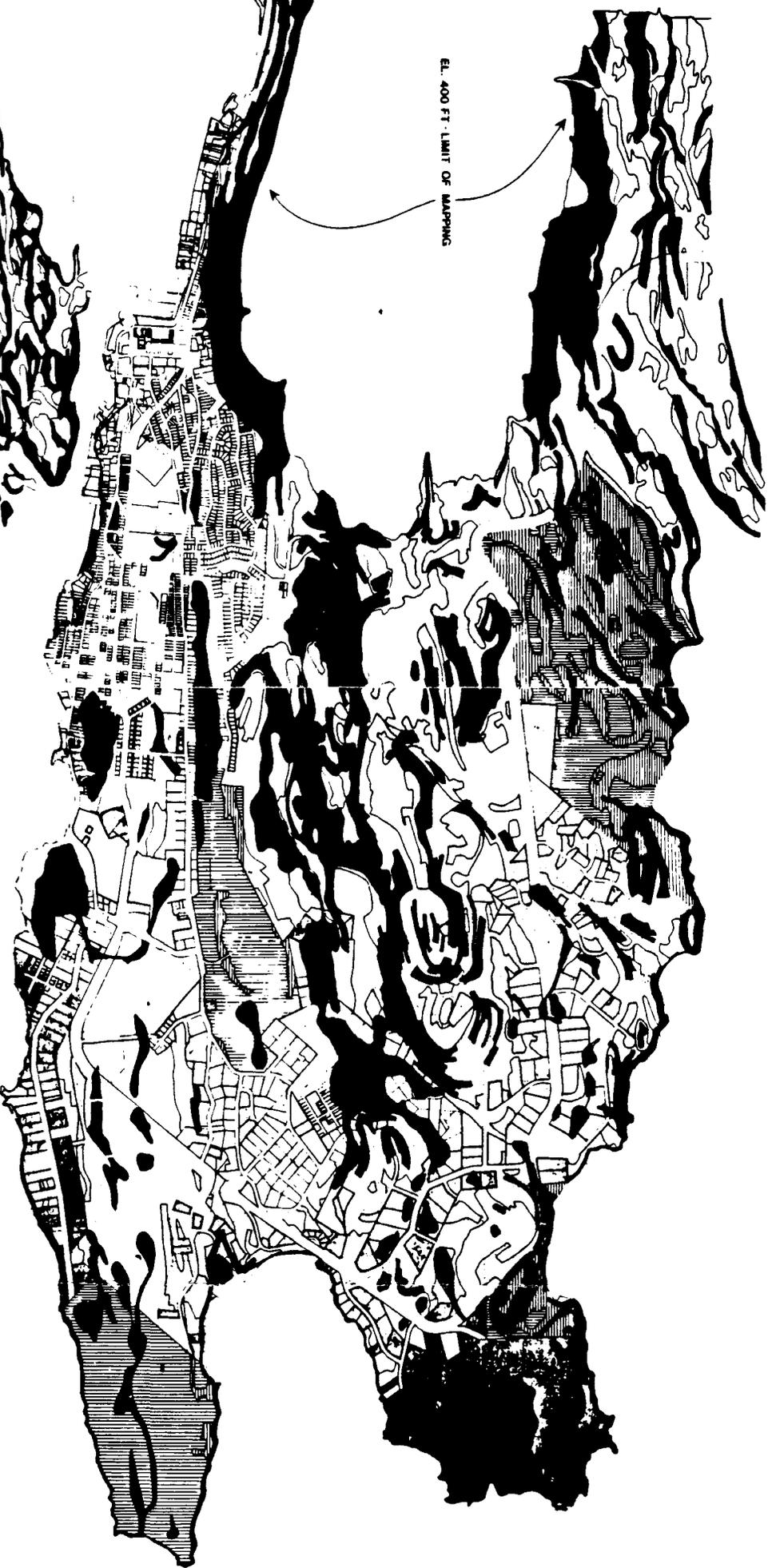
Prepared by Kramer, Chen & Mayo, Inc. for Kodiak Island Borough
and the Department of Community and Regional Affairs, State of Alaska

KIBS284871

0 400 800 1600 FT
 Scale provided by T. Fred Brown & Partners
 and Simpson Urban Design Inc.

LEGEND

- PHYSICALLY UNSUITABLE
- ALREADY DEVELOPED
- UNDEVELOPED - HIGH SUITABILITY
- UNDEVELOPED - LIMITED SUITABILITY
- TRANSITIONAL USE - HIGH SUITABILITY
- TRANSITIONAL USE - LIMITED SUITABILITY



KODIAK ISLAND BOROUGH
 Regional Plan and Development
 Strategy - Summary Report
 (July 1978)

DEVELOPABLE LANDS
 Kodiak Island Borough - urban area
 regional plan and development strategy

Prepared by Kramer, Chin & Mayo Inc. for Kodiak Island Borough
 and the Department of Community and Regional Affairs, State of Alaska

KIBS284872

ISSUE IDENTIFICATION

The following issues have been identified as important to the residents of the Monashka Bay area. The issues were identified through a public participation process, including citizen involvement and a community survey.

The community survey was mailed in July of 1984 to all the property owners in the Monashka Bay planning area, approximately 225 property owners. The survey was prepared, tabulated, and analyzed by the Monashka Bay Planning Group.

The issues identified in this section of the Plan are those that seem to be of the greatest concern to residents in the planning area. The identification and analysis of these issues form the basis for the development of the major portion of the Plan, the goals and objectives.

A. GRAVEL EXTRACTION

According to the responses from the 1984 survey, area residents prefer to live in Monashka Bay for its scenic and secluded qualities. Development of land in residential neighborhoods that is inconsistent with the topography compromises the quality of the traditional Monashka Bay residential lifestyle.

Fifty (50) percent of the area residents responding to the 1984 survey are opposed to commercial gravel extraction in the Monashka Bay area. Many others expressed a preference that if gravel extraction does occur in the area that it occur in specific locations buffered from residential areas. Concerns have been expressed regarding the effects of gravel extraction relevant to the loss of property values, damage to wells and foundations (blasting damage), tree loss, and noise from heavy equipment and truck traffic.

If gravel extraction is to occur in the Monashka Bay area it should be planned for an area that is well buffered and clearly not in conflict with present and future residential areas.

The Ad Hoc Task Force on gravel extraction established by the Borough Mayor investigated this issue in 1984. They reached no conclusions but filed position papers. Subsequently, the Kodiak Island Borough Planning and Zoning Commission and the Kodiak Island Borough Assembly have reviewed the issue and have recommended and made changes to Borough ordinances to address this issue.

Regardless of regulatory changes, commercial gravel extraction should rightly be considered an industrial use and should require appropriate zoning before it is allowed.

B. RECREATION AREAS

The Monashka Bay area is frequently used by City of Kodiak and Monashka Bay residents for its recreational qualities. Its proximity to the Kodiak municipal limits highlights this appeal.

Monashka Bay residents are interested in the development of additional recreational facilities. Residents responding to the 1984 survey identified beach areas, boat launches, picnic areas, and hiking trails as recreational preferences. Although most beach areas are public property, adequate pedestrian access to and public parking near these beaches should be a priority of the Borough. A priority interest of the community is the designation and development of neighborhood park areas to meet the growing needs of the community. Neighborhood parks should be acquired and developed in existing subdivisions and dedicated in new subdivisions. In the future, areas designated for recreational use should be identified whenever Borough land is considered for disposal and/or development.

In addition, the historic areas of Monashka Bay need to be identified and preserved for future generations.

C. MONASHKA BAY SANITARY LANDFILL

The Monashka Bay sanitary landfill, although identified by Arctic Engineers Inc. in April 1982 as the most preferable Kodiak site of those surveyed for a regional landfill, continues to operate without an Alaska Department of Environmental Conservation (ADEC) operating permit. Kodiak Island Borough plans to upgrade the landfill site include \$2.6 million to engineer and implement landfill improvements. Public hearings beginning in September 1984 have been a part of the process to determine what improvements should be made and how the appropriated funds should be spent.

Seventy-one percent of Monashka Bay landowners responding to the 1984 community survey identified pollution of contiguous areas and abundant rodent populations as special problems of the present landfill site. Conversion of the existing landfill site to an ADEC approved landfill site is a must in guarding against the pollution of this parcel of land and contiguous areas. Research by Arctic Engineers indicates that the majority of the present landfill site extending from the existing dumping area to the swamp, streams, and lake is severely contaminated and presently unsuitable for development. Future improvements of the landfill site, (i.e. capping and redirecting water flow,) are expected to reduce pollution and allow the area to regenerate over time. The public should be protected from this area by posted warnings and fencing. Once the area has been cleaned up, this area should be designated for future recreational uses due to the beach frontage and scenic qualities of the site.

The one poorly rated aspect of the Monashka Bay landfill site according to Arctic Engineers, Inc. (1982) was a shortage of topsoil for fill. In planning for the future landfill site, a supply of such topsoil is necessary. Topsoil in the Monashka Bay area is limited and necessary to the preservation of the scenic quality of the area, prevention of erosion, and the revegetation of excavated areas. There is a concern that topsoil should not be removed from the Monashka Bay area because of its need in the area.

D. WATERSHED

A fragile balance existing between the maintenance of good-quality well water and the sometimes inadequate functioning of traditional septic systems. This is a reality which is currently impacting a number of residents in the Monashka Bay area. A more accurate assessment of the causes, treatment and prevention of water contamination in the area is seriously needed.

Additionally, there is a phenomenal expense to a private landowner for the installation of public sewer and water systems. The costs for assessments for such systems would likely compromise the ability of residential areas in Monashka Bay to remain rural (40,000 square foot lots, plus).

Consequently, the enforcement of sanitary codes and the preservation of watershed areas seems imperative at this time. Additionally, the development of functional, alternative sewage and waste water systems needs to be encouraged.

Planning for the Monashka Bay area should include a financial assessment of the cost to connect the main waterline from the reservoir area to Monashka Bay for improved fire protection.

An area has been identified for a reservoir to provide the Monashka Bay area with the potential of developing a gravity flow water system. Additionally, residential development in the elevated areas of Monashka Bay should be limited, thus reducing the risk of further contamination of wells in the lower areas.

E. FIRE PROTECTION

Fire protection is an important service in any community and must be considered when planning for a community's future.

Presently the Monashka Bay area receives fire protection from Fire Protection Service District Number One, which includes all the property from the Kodiak City limits to the Timberline sawmill site. The Fire District is financed by a tax levy along with supplemental state funds.

Fire District resources currently consist of one fire station, which houses one fire engine and one pumper tanker. Additional equipment includes one four-wheel-drive pickup and an assortment of related fire fighting tools.

Manpower is comprised of a volunteer force of 25 along with a full-time fire chief. Regular weekly training sessions are conducted using state standards as the curriculum. Volunteers are notified of an emergency via a paging system which is connected to the 911 emergency center which results in rapid responses.

The Fire District operates under the uniform building and uniform fire codes which helps to reduce the fire loss because of proper building practices.

Water supply plays a critical part in the fire department's ability to suppress fires that do occur. As of the last two years, water lines and fire hydrants have been installed in portions of the area, and in the next few years a large part of the Fire Service District will be served by a public water system. Insurance rates are determined by water accessibility. For areas outside the public water system, water supply plans should be developed to improve natural water sources so that they might be accessed by the fire department in times of an emergency.

With all of these factors in place there is still a need to look to the future so that as the Monashka Bay community grows, so does the assurance that the businesses, homes, and beautiful surroundings of the area are safe from the ravages of fire.

GOALS AND OBJECTIVES

Goals and objectives are the expression of the desires of a community. They serve as the basis for decision-making and the formulation of a land use plan.

The following goals and objectives are derived from the public input received during the planning process and responses from the community survey.

A. LAND USE GOAL: To work towards eliminating existing conflicts in the land use patterns within the Monashka Bay area and to plan for low intensity development that preserves the land use integrity of the residential areas and concentrates commercial and industrial development in strategic locations.

- Objective: Establish zoning patterns to ensure that land use types are separated by natural and man-made boundaries that effectively buffer potentially conflicting land uses from each other.
- Objective: Maintain the scenic/secluded nature of Monashka Bay residential neighborhoods.
- Objective: Promote the development of designated residential lots for residential use only.
- Objective: Discourage residential development that requires significant amounts of extraction and fill.
- Objective: Promote development that is consistent with the contours of the land.
- Objective: Designate areas for future residential development.
- Objective: Promote zoning regulations as a method of implementing these land use goals and objectives, and promote active zoning enforcement.
- Objective: Maintain the general pattern of existing land uses while providing suitable land use areas for expected community growth.

B. PUBLIC LANDS GOAL: To provide adequate public lands for the future use of the people of the Monashka Bay area and the Kodiak Island Borough in a manner consistent with the rural lifestyle in the area and the need for public facilities.

Objective: Designate and develop public lands for hiking trails, beach access, beach/park areas, picnic areas, and a boat launch area with clearly identifiable markers.

Objective: Acquire and develop neighborhood parks in existing residential areas and require dedication of neighborhood parks in new residential areas.

Objective: Identify and preserve historic sites and area landmarks.

Objective: Establish a trail system to include beach and stream access.

Objective: Protect present Monashka Bay watershed areas and allocate public lands for future water and sewer needs.

C. PUBLIC SERVICES AND FIRE PROTECTION GOAL: To identify public service needs and to promote the delivery of these services to meet the needs of area residents (e.g., dog control, police protection, road improvement and maintenance, and garbage removal).

Objective: Upgrade and maintain existing roads year-round to accommodate local traffic.

Objective: Promote the highest available standards of fire protection for all residents in the area.

D. ENVIRONMENTAL GOAL: To ensure that the natural environment of the Monashka Bay area is protected and enhanced by eliminating existing sources of environmental degradation and to discourage future actions by private and public entities that might adversely affect the environmental quality of the Monashka Bay area.

Objective: Promote the conversion of the current Monashka Bay dump site to an Alaska Department of Environmental Conservation approved sanitary landfill site.

Objective: Designate and develop public access to all shorelines and beaches currently in public ownership, when such access will not conflict with adjacent privately owned and used property.

Objective: Require adequate protection for the watershed and water supply sources of the Monashka Bay area.

Objective: Encourage and promote development through local and Borough ordinances that enhance natural land forms, existing vegetation, archaeological resources and other environmental resources of the Monashka Bay area.

THE PLAN

The Monashka Bay Comprehensive Plan provides for a variety of long-term land use designations to meet the goals and objectives of the Plan. This Plan is a general guide for the future development of the Monashka Bay area. It provides for the future development and growth of the area, while at the same time striving to preserve the existing rural residential lifestyle of the area. The Plan reflects a ten (10) year time frame. It should be reviewed and revised, on a periodic basis, as community conditions and desires change.

A. RESIDENTIAL

A portion of the planning area has been designated for residential land use. In order to maintain the rural nature of the area, future residential subdivisions should be designed with large lots (two acres, plus), or connected to public sewer and water systems. Although neighborhood parks are not specifically identified in existing and proposed residential areas, neighborhood parks should be part of every residential area. A new residential area has been designated for property past the VFW site. The area on the ocean side of the highway could be developed for residential land use in the near future, while the property on the opposite side of the road has the potential for use as a natural resource extraction site, prior to being developed for residential use in the long term.

B. BUSINESS

Business areas have been identified in areas close to but not in conflict with the designated residential areas. The business areas have been identified for two general types of functions: small local business to serve the Monashka Bay area, and recreation/tourist oriented businesses to take advantage of the scenic and recreational qualities of the area. The designated business areas provide somewhat of a buffer between the designated residential areas and the area designated for light industrial uses.

C. LIGHT INDUSTRIAL

A fairly large but compact area in the Plan has been designated for light industrial use in order to allow for natural resource extraction that would redevelop the area for other light industrial uses such as warehousing and fishing gear storage and repair. This area has been identified in order to allow for additional economic expansion of the Monashka Bay area.

D. PUBLIC LANDS

These lands include all those lands required in order to provide needed public facilities for both the residents of the area (neighborhood parks and school) and for residents of the Kodiak Island Borough (regional parks and sanitary landfill). These are lands that are in public ownership and should be developed for public use. In the past, Lot 7A, Block 4, Monashka Bay Alaska Subdivision has been identified as a potential school site. Within the time frame of this plan, serious consideration will have to be given to the designation of an adequate elementary school site for the area.

E. WATERSHED

Watershed lands are a specific type of public land separately identified because of their importance to the existing residents of both the Monashka Bay area and the City of Kodiak. Watershed lands form the bulk of the designated land in the planning area. These lands have previously been designated watershed because of their importance to the City of Kodiak's water supply. These areas include the Monashka Creek and Pillar Creek drainages.

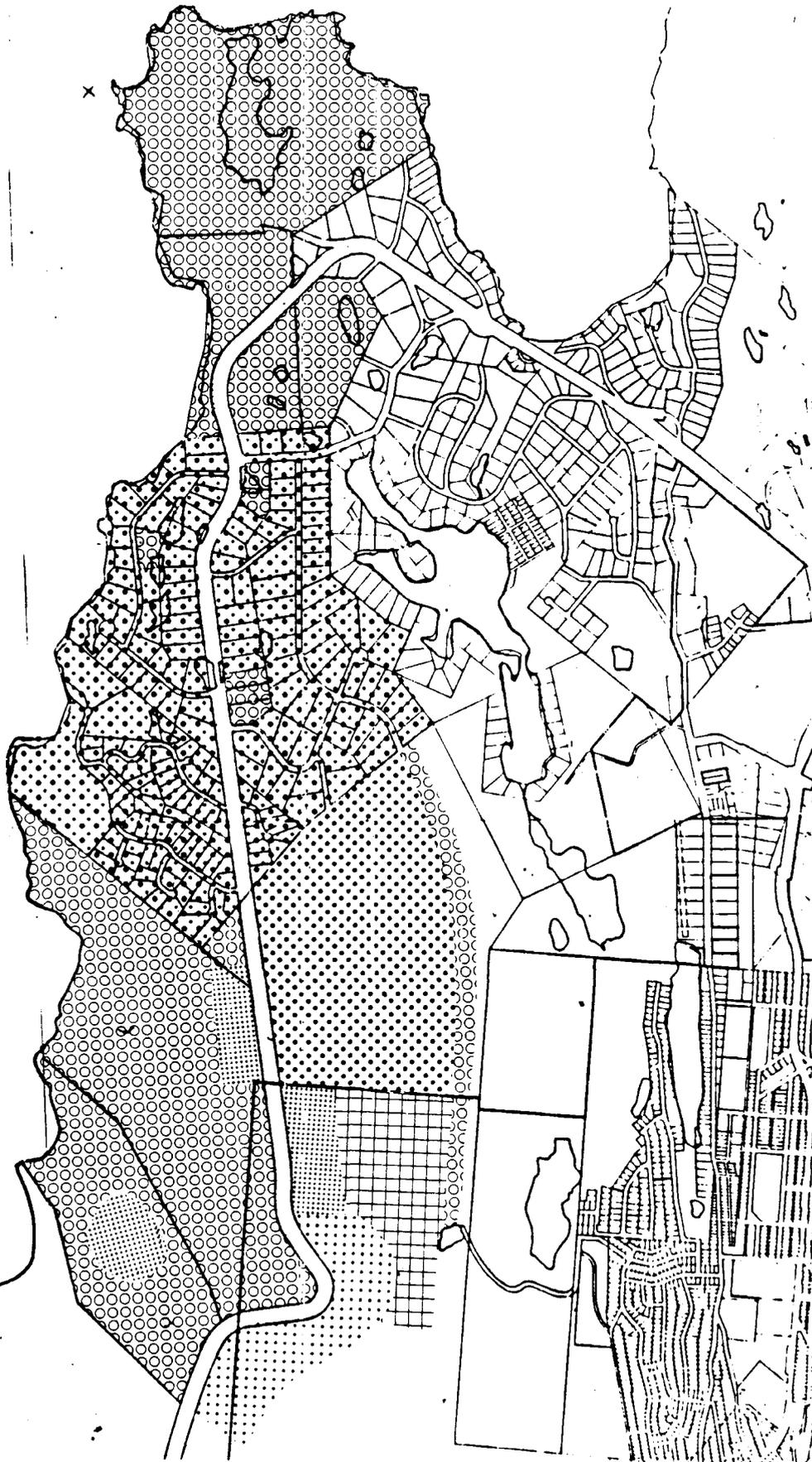
F. RESIDENTIAL RESERVE

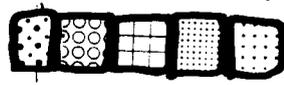
These lands have been identified as watershed because of their general lack of suitable characteristics for development (including very steep topography) and the potential negative impact on existing residential wells if these lands were to be developed. In addition, this area provides the opportunity for developing a gravity-feed water supply system for portions of the Monashka Bay area should the need arise. Within the time frame of this plan, it is not anticipated that these lands will be developed due to the high cost of development. It is recognized, however, that future demand may make this area economically feasible to develop for residential use. This should not occur until the water supply for the existing residential area is assured through supply from a public water system and the residential reserve is provided with public sewer and water service.

G. UNDESIGNATED

These are lands that are not likely to be developed within the next five to ten years. These lands exist beyond the areas designated for specific land uses and are almost exclusively in public ownership. As conditions change and the need for developable land increases (beyond those areas designated in the Plan), these areas should be reviewed for possible land use designation.

MONASHIKA BAY LAND USE PLAN



 RESIDENTIAL
PUBLIC LANDS
WATER SHED
BUSINESS
INDUSTRIAL

 RESIDENTIAL RESERVE

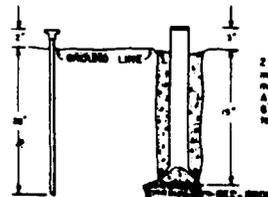
MBP/A-85

KIBS284883

TYPICAL BEARING
TREE TAG

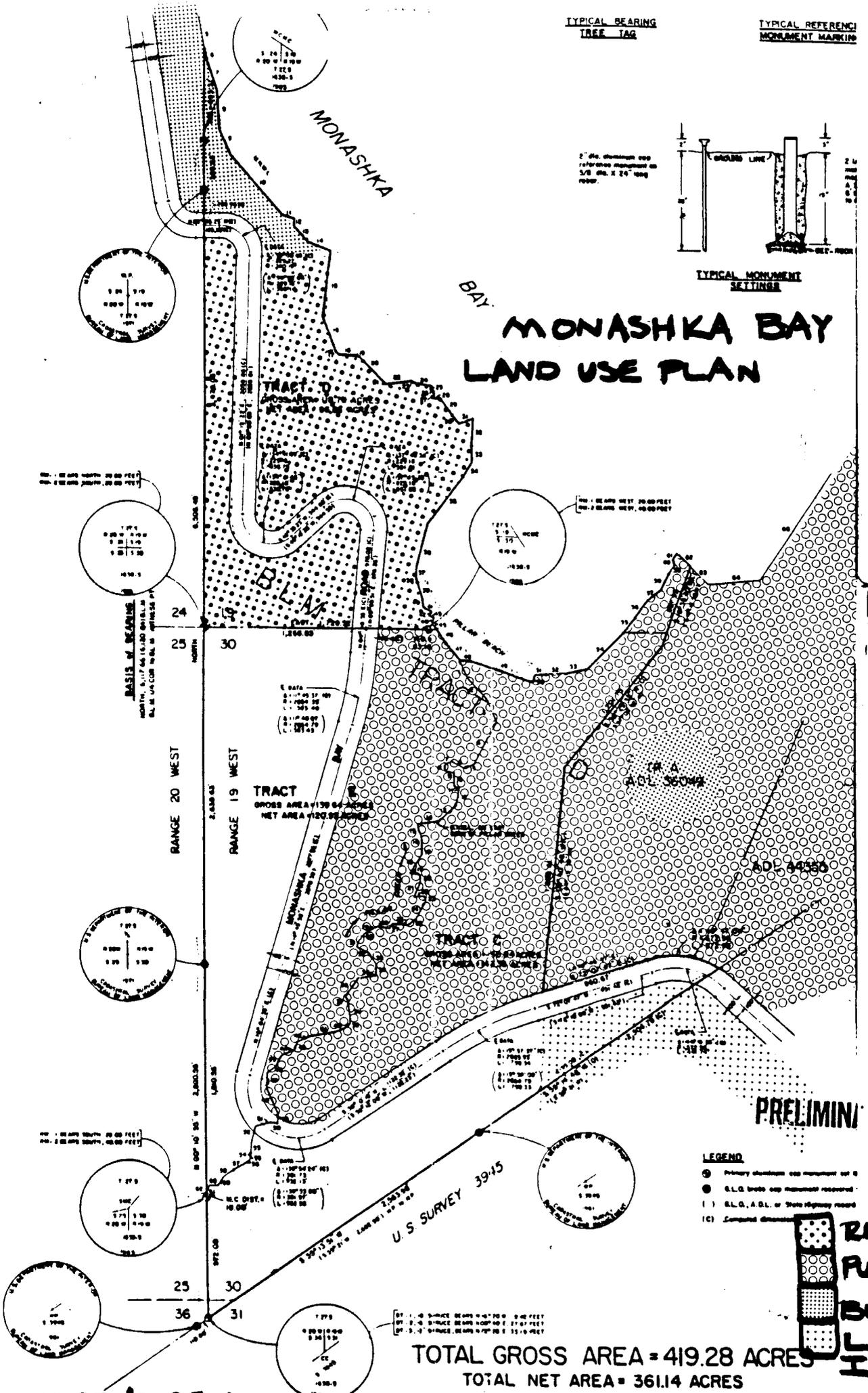
TYPICAL REFERENCE
MONUMENT MARKING

2" dia. aluminum cap
reference monument on
5/8" dia. x 24" long
rebar.



TYPICAL MONUMENT
SETTING

MONASHKA BAY LAND USE PLAN



BASIS OF BEARING
MAGNETIC 10.17' ANGLE FROM
MAGNETIC 10.17' ANGLE FROM
MAGNETIC 10.17' ANGLE FROM

RANGE 20 WEST
RANGE 19 WEST

TRACT
GROSS AREA 1130.64 ACRES
NET AREA 1102.95 ACRES

TRACT C
GROSS AREA 1102.95 ACRES
NET AREA 1075.00 ACRES

TRACT A
GROSS AREA 1102.95 ACRES
NET AREA 1075.00 ACRES

PRELIMINARY

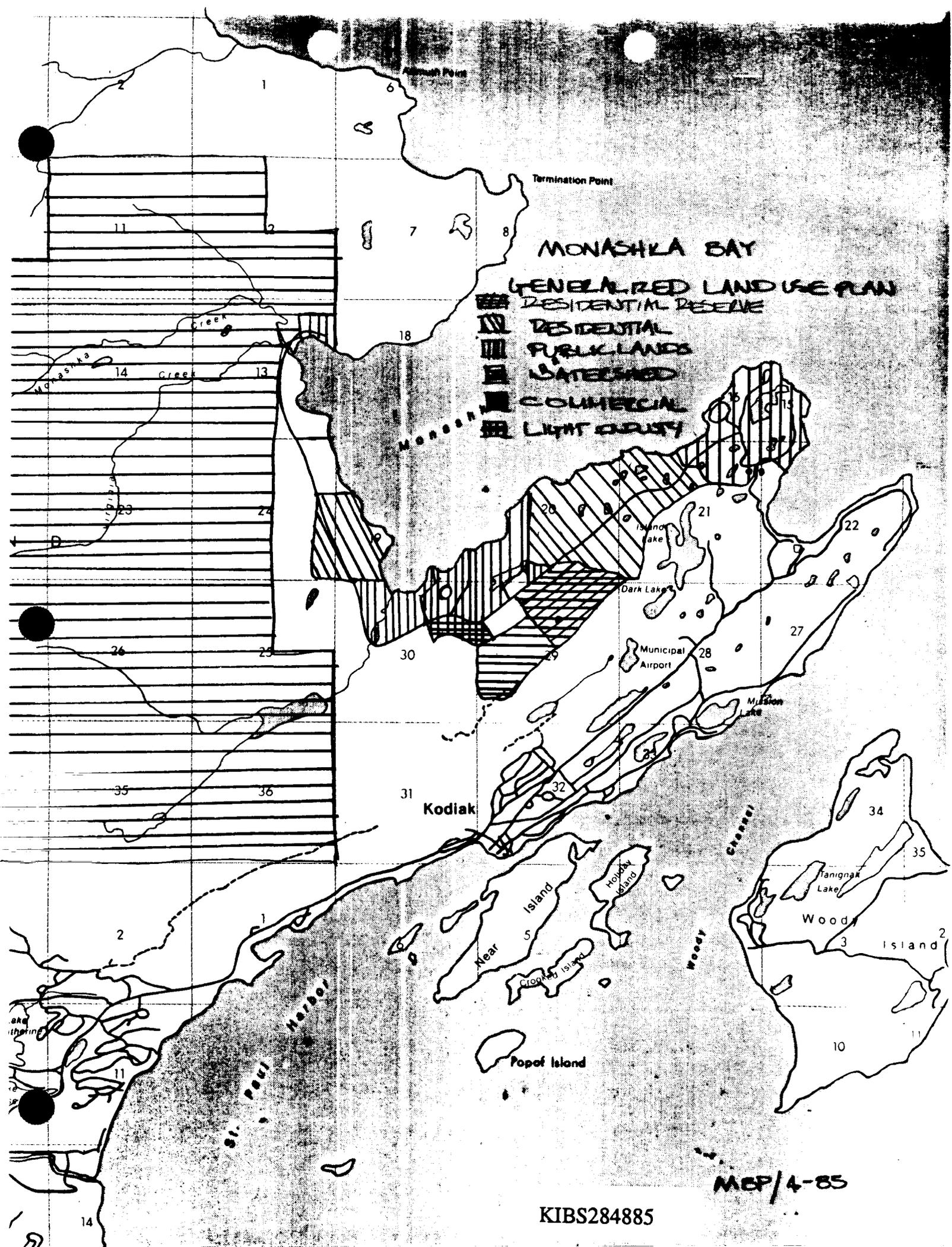
- LEGEND
- (●) Primary aluminum cap monument set
 - (○) S.L.G. (steel cap monument) reserved
 - (|) S.L.G., A.D.L. or State Highway road
 - (C) Contour

KIBS284884

RESIDENT
PUBLIC LANDS
BUSINESS
LIGHT
INDUSTRIAL

TOTAL GROSS AREA = 419.28 ACRES
TOTAL NET AREA = 361.14 ACRES

MBP/3-25



Termination Point

MONASHKA BAY

GENERAL ZONED LAND USE PLAN

-  RESIDENTIAL RESERVE
-  RESIDENTIAL
-  PUBLIC LANDS
-  WATERSHED
-  COMMERCIAL
-  LIGHT INDUSTRY

Kodiak

Popof Island

Woody Island

MBP/4-85

KIBS284885

IMPLEMENTATION

For any plan to be effective it has to be implemented; that is, used, as a decision-making tool. The Kodiak Island Borough has several methods available for implementing any land use plan. The most common and most often thought of tool is zoning regulation, but in the case of the Monashka Bay area, the Borough can also implement the Plan through a comprehensive land disposal program.

Zoning is a much more important tool for plan implementation for those lands that are not controlled by the Kodiak Island Borough through land ownership.

The Monashka Bay Comprehensive Plan is a long-range plan (10 years); therefore, the realization of the land use plan and the goals and objectives of the Plan may take this long to achieve. Since development can take place quicker than this, the plan provides guidelines for land use decisions by both the Kodiak Island Borough Planning and Zoning Commission and the Kodiak Island Borough Assembly.

This plan does not recommend any changes to the existing zoning in the area (see existing zoning map, page 28). It is anticipated that as development pressures on portions of the area become stronger, these areas will be rezoned consistent with the detailed land use plan (see land use maps, pages 23 through 25).

Zoning regulations are ultimately expected to be the major implementing tool for the Plan and the goals and objectives contained in the Plan.

Detailed below are recommended changes to the Borough's zoning and subdivision regulations necessary to adequately implement this Plan.

A. RESIDENTIAL REGULATIONS

1. Create a rural residential zoning district that does not allow less than two-acre lots unless public water service is available (zoning).
2. Prohibit rural residential lots from being clearcut by requiring that at a minimum the standing timber and natural vegetation in the required side yard and rear yard setbacks is preserved (zoning).
3. Require residential subdivisions to dedicate useable acreage for neighborhood parks (subdivision).
4. Require residential subdivisions (where appropriate) to dedicate public access to and along the ocean, lakes, creeks, and streams (subdivision).

B. BUSINESS REGULATIONS

1. Create a new business district that is primarily for "neighborhood commercial uses," services which meet the needs of the local residents (zoning).
- B. Require all business to provide a buffer (preferably natural) adequate to mitigate the sight and noise of the business use (subdivison/zoning).
- C. Create a new "rural business" district that allows the business owner to have a single-family dwelling on the lot (zoning).

C. INDUSTRIAL REGULATIONS

1. Create a "light industrial" district that would permit uses like warehousing, fishing gear storage and repair, and light manufacturing, but would not allow noxious uses, like chemical manufacturing or material fabrication (zoning).
2. Require development standards for natural resource extraction activities including (zoning):
 - a. proper restoration of the site (e.g., slopes that allow for future development and retained topsoil for revegetation);
 - b. established time frames for development/project completion;
 - c. regulation of hours and days of operation to mitigate against adverse impacts on the general area; and
 - d. provide for alternative development of the site for other uses after the completion of the resource extraction.
3. Require all industrial uses to provide a buffer (preferably natural), adequate to mitigate the sight and noise of the industrial use.

D. PUBLIC LANDS REGULATIONS

1. See residential regulations.
2. Create a new zoning district for open space, park and recreation areas that establishes regulations specifically for these uses.

Insert Existing Zoning Map Here.

why not
bottom fish; Coast Guard; tourism
don't know for sure, wish it wouldn't
tourist value
if it has room to expand it will continue to grow
there will continue to be an influx of people from the Lower 48,
as in all of Alaska. Kodiak is attractive to those seeking a
small town habitat.
bottom fish will slowly expand as an industry
the potential in the area is unlimited-the people and resources are
here
economic stagnation
economics
largest coast guard base in U.S.

6. List (in order of importance) the most critical issues for area
planning.
- 1): zoning and land usage
land utilization
compatible zoning
preservation of rural community
maintaining quality living conditions
residential (rural)
keep rock extraction out of area
maintaining scenic, quiet, residential neighborhoods
no more planning for anything but residential
no rock pits
maintain proper zoning - no strip or spot zoning
enforced zoning
government and citizens working together for overall plan that
gives direction, but room to update
Industrial mixed with homes
planning and zoning of residential areas
consistency
consistency
consistency
threat of disruption of environment
maintenance of zoning laws (i.e. industrial uses prohibited)
keeping business contained in one specific area/areas
preservation of natural resources for the benefit of future
generations
segregation of zoned areas (i.e. residential from commercial and
industry)
maintain rural atmosphere
orderly and practical development
open more land for development
development (what)
Borough should survey and sell more land
development
- sewer and water
sewer and water
sewer
water

water
sewer
utilization

retain neighborhood intent
unbiased planners
dog control

- 2): need for commercial business
forbidding commercial rock extraction
keep as basic residential
leaving residential areas scenic
industry in one area, preferably close to town
avoiding over population and crowding of area
community growth
keeping lots 1 acre or larger
restriction of gravel extraction to industrial areas
environment (what happens)
retention of natural setting
time limitation on building permits
allow smaller lots
need for quarry area
unrestricted business (crab pot yards)
consistent planning
good land management
uncontrolled growth
Borough designation of gravel removal areas
less restriction on requirements on building permits
community guidelines as to disposal of wrecked vehicles, junk
yards, and gear storage and other eyesores
adequate shelter for present generation (including water)
rock pits should be reclaimed
keep business developers out
adequate buffer zones between industry, business and RR zones
completing roads in area
street completion
roads
motorcycle and three wheeler misuse on road system

economics
water
designate public recreation areas
sewer
fire protection

- 3): need for rockpits
restricting industrial lands
provide appropriate areas for business and industry
business growth
having developers keep a reasonable number of trees on the property
influence of construction impact
growth management
need for commercial/business area
large green belts between community and residential zoning

no answer - 1

Comments: just because Monashka Bay properties border on the State highway doesn't mean business areas should be designated; business on the sawmill site

8. Should an area be set aside for commercial or governmental rock extraction? See map
Yes - 16 No - 21
no answer - 2
question marks - 2
Unfamiliar with issue - 1
Comment: on the sawmill site
9. Should an area be designated industrial? See map
Yes - 11 No - 29
No answer - 2
10. What public recreation facilities are needed in the area? See map
None - 3
Boat launch - 32
Beach areas - 30
Picnic areas - 25
Hiking trails - 28
Off road vehicle parks - 10
Ball fields - 14
Other: garbage cans in road; dumpsters at beaches; soccer field; track; community gardening (2)
passive park
comments: may stop 3-wheeler activity
biker/jogging trails along road
beach areas and hiking trails; more needed, existing shouldn't be lost
indoor ice-skating rink
picnic areas at Pillar Creek
11. Should the Borough dispose of additional land in the area? See map
Yes - 26 No - 12
No answer - 3
When:
0-one years - 13
three-five years - 1
*No other replies as to "when"
comments: the question should read: should the Borough provide for more housing. Borough doesn't need to dispose of land, people need land for housing.
not until the Monashka Community Group Planners have a better idea of some of the area's long-term needs and goals.
undecided
12. Do you feel the location of the dump poses any special problems for this area?
yes - 27 No - 11
no answer - 4

If yes: polluting streams

rats

Current EPA/DEC considerations

water pollution

sewage is dumped directly into dump

extensive pollution of one creek already

pollution, we need an updated disposal which is not hazardous to environment

I feel that the dump is located on prime residential area and would prefer to see a combined City/Borough/Coast Guard dump in a more suitable area.

best use of land that is now dump question

we should do what Anchorage has done; if the load is not covered then you buy a tarp; most of the garbage along the road has blown out of the back of trucks

pollution and rats

Pollution, air, water and eye-sore

needs strict control of pests and proper sanitation

air pollution, rats

traffic

need to monitor possible pollution

I think it could be located more remote, not right now but with further development

watch for polluting water

expensive to haul in fill; ground water pollution

this is very important. The Borough has long ranged this dump without an environmental impact statement

It is in a good location as to a non- (not legible) but needs to be capped so water does not pollute streams

Water table could or is affected

not yet, but as Kodiak grows possibly move farther out of town present dump is not a problem; it is in awkward location-should the residential areas grow outward. Dump should not be enlarged.

not now-but yes if Borough plans more subdivisions in area maybe in the future

residential areas are affected by health problems and property devalue

continued deflation of limited forest on island; health hazard is great because of closeness to area residents

rats and blueflies

health hazard to streams and rats infiltrating surrounding areas

13. If available would you hook-up to a public system for:

water - 3

sewer - 3

both - 20

neither - 14

cost dependent - 1

no answer - 1

14. Age of respondent:

21-30 - 8

31-45 - 25

45-65 - 8
65 and over - 1

15. Location of workplace:

Monashka area - 3
CGB - 1
Kodiak - 30
Boat - 6
other - Terror Bay; Kitoi

16. Additional topics you feel are of concern in planning for the Monashka Bay Area:

Don't feel we should rush in the planning of Monashka

The bad state of most property in the areas as to
trash;junk;garbage;people should clean up their places before
planning other areas

Organizing a phone tree and using it where issues affecting Monashka Bay
comp. plan is brought to Planning and Zoning and Borough government.

Completion of original subdivision

More community support and involvement

I feel with the dump and Timberline, we are doing our share for the
community; strongly oppose industrial development or rock extraction

Future sale areas should be declared to be open for any development and
to remain free of Planning and Zoning regulation

I would like to see the residents of the area maintain their own entity
in planning for development. I don't want to see this area annexed
to the City of Kodiak or utilities forced upon us.

Independent road service and fire service boards should be continued
under Borough jurisdiction. Any plan should control development
and maintain the present quality of living at lowest possible
cost to residents

Zoning code should be followed by all the residents; not just some
All beach front and termination point should remain in city hands for
recreation facilities, beach front should not be private land

Watershed

Road construction and maintenance

Keep lot size large enough to give sense of distance. The "privacy"
aspect here is so important

Crab pot storage should be set back from the road or covered up (eye
sore)

Utilities: water and sewer would get rid of all the septic tanks which
won't work very good anyway

Less zoning is better zoning

Need for police protection

Evaluate proposed roads for relation to terrain before land sales

Leash laws - dog laws - barking (disturbing the peace), enforce it;
can't or won't without leash laws. ATV laws and enforcement, we
need dog control bad: all areas

Need for a R.V. park; designated camping areas for transients who stay
longer than 2 weeks

Look at environment impact of tree removal. These are only substantial
forests close to Kodiak; should be preserved to insure quality
watershed, prevent erosion, provide spiritual sanctuary for people
of Kodiak

Borough authorities following the ordinances that they ask residents to follow, yet fail to follow themselves

Date Mailed: July, 1984

Mailing sent to approximately 225 area property owners

Questionnaire: Compiled and tabulated by Monashka Bay Planning Group

Date of compilation: September 4, 1984