

Public Meeting #1 Public Comments

General Theme	
Summary Comment	
Actual Comment	

Comment Summary

Response to Comment

**LIMITED AVAILABLE LANDS**

**Near Island has limited land left to develop and/or protect so we need to get this plan right.**

What is left on Near Island is near and dear to citizens now and in the future.

Does the City have land elsewhere that less desirable uses, like residential, could go on? The city only has so much land.

We write to encourage you to take steps to protect the remaining undeveloped areas on Near Island. We have been disappointed to see the encroachment that has occurred in the haul out area across from the harbor, as well as the area adjacent to the float plane facility. Near Island is the only large wilderness area remaining within the City of Kodiak, an area that is used extensively by Kodiak citizens as an easily and quickly accessible place for hiking and other activities. It would be a tragedy to see additional sections of it used for industrial purposes such as gravel extraction.

Near Island has been rather haphazardly developed since the bridge went in and I am glad to see that the City is making an effort to develop a plan for future development. The gravel pit has become an expanding eyesore that got out of control without adequate permitting.

**The City should retain ownership of lands on Near Island and lease land for commercial and industrial uses.**

It is in city's best interest to keep and lease all industrial and commercial lands. Do not sell land.

Limited available ground on waterfront. Hold onto commercial lands, don't sell them - lease instead.

The City of Kodiak should not sell any more land outright on Near Island. All remaining commercial and light industrial land should be leased only.

Any land that the city has should be leased instead of sold.

I don't think the City of Kodiak should sell any more land on Near Island. What remains as commercial and light industrial should be leased.

ECONOMIC DEVELOPMENT	
<b>There is value in setting aside natural areas for residents and visitors.</b>	
There is a real value, both economic and aesthetic, in a community setting aside natural areas for their citizens enjoyment and use. We encourage you to take this opportunity to do so while you still can.	
While development and services are foundation to a strong community, so are recreational opportunities and parks. Near Island, in particular, offers amazing hiking, picnicking, and subsistence activities right in town! Being able to hike from Northend Park, to Rotary Park, and then to the south end of the island with the extraordinary wildflower meadow is awesome. I also gather spruce tips and salmonberries on Near Island. It is great to have a place to enjoy nature and hike right in town with no bears!	
<b>The trident float plane facility is important assett for Near Island.</b>	
Good thing to have float plane facility.	
Float plane base has economic value for the city.	
There are only 3 airstrips on Kodiak.	
Near Island provides only float plane access that is accessible by road (ice-free road access), surface water (ice-free year round), and is sheltered.	
<b>Development on Near Island should generate revenues for the City.</b>	
How much money currently generated from uses?	<i>Aimee confirmed property tax is 2 mils.</i>
How much property tax for Near Island?	<i>Less than \$1 million annually.</i>
Development should not be a bunch of monuments (large buildings). Boat lift, etc. is an encroachment on private industry. Cost to tax payers not considered.	
Large part of fishing fleet at St. Herman Harbor, fishing tax (raw fish tax), and Borough landing tax.	
PARKS, TRAILS, and OPEN SPACE	
<b>Land zoned Conservation Area should be rezoned to Natural Use.</b>	
Rezone dark green color on zoning map to presevation open space, keep green space for enjoyment of all.	
Would like to see all of the island under a conservation easement, a little piece of bear-free heaven. Near Island is the only bear-free zone for people to recreate.	
The expanded gravel operations have already severely degraded these areas, and the trails and wildlife habitat in the area. I request that the remaining land that is zoned "Conservation" be rezoned to "Natural Use" and that the South End be officially designated as an official park.	
Specifically, we ask that you rezone land that is currently zoned "Conservation" to "Natural Use". Doing so would ensure that the remaining undeveloped areas would be preserved as they are, protecting the natural environment and trails as well as fishing and wildlife habitat.	

I would like to see the north and south ends zoned from "Conservation" to "Natural Use". I know there are people who don't like to see land tied up for natural use. They prefer to leave it open for development or resource mining as in the current gravel pit. However, I am involved in the tourism industry and see a value in keeping the Near Island lands undeveloped and more protected than they are now. Many tourists visit Near Island and use those trails. I have had B&B clients and cruise ship passengers use those trails and comment on their beauty and accessibility.	
I ask that the remnant, unencumbered area within the southern end of Near Island, and that area between the North End and South End be rezoned to "Natural Use". My request is motivated by the need to protect and keep these areas as undisturbed as possible. The above request includes the need to terminate the existing potential for use of Near Island lands for the mining of materials such as gravel with the zoning designation of "Conservation".	
All land zoned "Conservation" should be rezoned to "Natural Use". The only development on the lands currently zoned "Conservation" and "Natural Use" should be foot trails or parks.	
The majority of the "Conservation" use land in the middle of the island should be converted to "Natural Use" land.	
Retain natural area identified as green on the zoning map under a conservation easement (strengthens tourism).	
Gravel pit conflict, remaining "Conservation" zoned lands should be rezoned to "Natural Use". Excavation has negative impact on harbor windbreak.	
All the land presently zoned "Conservation" should be rezoned to "Natural Use" and the only development on the land zoned "Conservation" and "Natural Use" should be hiking trails or parks.	
<b>The area known as South End should be designated official as official park.</b>	
We ask that you designate the area known as "South End" an official park.	
Would like to see South End Park dedicated as official park land.	
The expanded gravel operations have already severely degraded these areas, and the trails and wildlife habitat in the area. I request that the remaining land that is zoned "Conservation" be rezoned to "Natural Use" and that the South End be officially designated as an official park.	
<b>Preserve greenbelt connecting South End to North End.</b>	
I feel it is important that the remaining areas of south end area and those connecting north to south are preserved in perpetuity.	
<b>Trail system should be completed and should be protected.</b>	
The pristine Near Island trails are within walking distance of town and are used by elders like myself and hikers of all ages. Friends and visiting guests always use these trails for a hike and enjoy the pristine beauty of views, flowers, and wildlife.	

Trails shown as "proposed" should be constructed, including a reroute of the trail that used to go through where the gravel pit now exists.	
Further develop/improve the foot trails on the island.	
Limit to pedestrian trail access only	
Recreational trails must be a priority, as they allow people that live in town or visitors staying in town, access to lovely hiking and views without having to drive miles to state parks or other trails. Proposed trails should be constructed.	
<b>There should be balanced growth on Near Island.</b>	
Please keep a balance between industrial use and access to hiking trails and natural beauty.	
<b>ZONING and LAND USE</b>	
<b>Existing gravel extraction boundary should be limited to what is approved and not expanded.</b>	
The gravel pit should not be allowed to extend beyond the boundaries that are currently approved.	
I believe enough gravel excavation has already occurred on Near Island and it should not be allowed to extend any farther. It has already encroached upon the trails, obliterated one, and greatly impacted the scenic beauty of the island. Enough is enough.	
We write to encourage you to take steps to protect the remaining undeveloped areas on Near Island. We have been disappointed to see the encroachment that has occurred in the haul out area across from the harbor, as well as the area adjacent to the float plane facility. Near Island is the only large wilderness area remaining within the City of Kodiak, an area that is used extensively by Kodiak citizens as an easily and quickly accessible place for hiking and other activities. It would be a tragedy to see additional sections of it used for industrial purposes such as gravel extraction.	
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<b>Trident Basin area should retain light industrial zoning designation, but the area should not be expanded.</b>	
The area of Trident Basin zoned "light industrial" should retain that zoning. The current area should not be expanded.	
Trident Basin should retain zoning of "light industrial" and should only be expanded with a thorough environmental review.	
<b>Land zoned comercial should be limited to existing area and no more.</b>	

<p>The land that is currently zoned "commercial" should stay "commercial". No more land should be zoned "commercial" beyond what is already designated.</p>	
<p>Land that is currently zoned "commercial" should stay "commercial" and no additional land should be zoned "commercial" beyond what already is.</p>	
<p><b>Consider the potential for creating conflicting uses prior to new residential development.</b></p>	
<p>No residential living units on the island.</p>	
<p>I do not support subdividing and the selling of individual lots of any Near Island land for housing. Private housing would not be appropriate there.</p>	
<p>There is a residential subdivision plat that exists. Float plane operations make a lot of noise, trees help buffer noise. Adjacent businesses and residential development may be in conflict with float plane base. Reduce possibilities for conflict of uses.</p>	

HARBOR NEEDS	
<b>Industrial lands to support the harbor area needed.</b>	
Allow some fishing related/fishing support businesses to lease the land where the quarry is, once operations stop there.	
Agreement had been made by Kodiak Fisheries Work Group long-term plan was to reserve lands for infrastructure in industrial zone.	
Keep flexibility to accommodate expansion, as it may be needed and desired in the future.	
Specifically, we ask that you rezone land that is currently zoned "Conservation" to "Natural Use". Doing so would ensure that the remaining undeveloped areas would be preserved as they are, protecting the natural environment and trails as well as fishing	
Utility Systems need to be sized appropriately.	
<b>Facilities to support small boat owners is needed.</b>	
Island needs a co-op processing facility. Small boat owners have to travel to Oscar's dock - ice house. There is need for a personal crane (electric) - use for gill nets, etc.	
Icehouse much needed.	
Not all boats have access to RSW system.	
Downtown Waterfront Plan (1987) demonstrates uses that are needed.	
I support development of the area near the boat lift for commercial and subsistence fishermen. A small crane, buildings for boat maintenance and repair, and cold storage are all appropriate for this area.	
Need to support small fisherman needs (laundromat, shower, cold storage, etc.).	
Could develop a kayak put-in area.	
I am not opposed to development of Near Island and support more infrastructure for small boat users such as a small crane, a maintenance building, cold storage, and ice facility.	
Lack of infrastrucutre to support port, rural designated community, and no crane for industrial use.	
Smaller boat and subsistence users should be considered.	
GENERAL COMMENTS	
Ethnic/low-income residents not represented on TAC or at meeting. This is a user group who uses the area.	
Sold Development of Near Island to get bridge.	
Utility Systems need to be sized appropriately.	
Supports institutional corridor.	