Stratman Receives Assembly Blessing on Subdivision

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Erik Wander/KMXT

A Kodiak rancher, who has been involved in litigation with a local Native group over land rights for more than 30 years, is asking the Kodiak Island Borough Assembly to allow rezoning of his property so that he can sell individual parcels while preserving certain natural features of the land.

KMXT's Erik Wander has more.

Chris Beck of Agnew-Beck Consulting of Anchorage, whom Omar Stratman hired for subdividing the lands he now owns, presented the initial plan for the change in zoning of Stratman's roughly 112-acre ranch at the intersection of Pasagshak and Chiniak Roads. Beck said the proposal represents an initial step in the process of subdividing the property.

-- (Beck 1 36 sec. "Under the current zoning ... as a second step.")

Beck said Stratman hired him specifically because of his past experience facilitating what are called "conservation subdivisions," which protect some of the natural aspects of the property for public, recreational use. Beck said Stratman is interested in selling off parcels of his land because of his advancing age.

-- (Beck 2 45 sec. "He wants to subdivide ... that is normally done.")

Stratman explained why he hired a consultant and why it's important to him to use Beck-Agnew's conservationist approach.

-- (Stratman 1 45 sec. "In this subdivision ... picnicking and other things like that.")

Beck said the
process follows a model of what's been done in other municipalities in the state.

-- (Beck 3 40 sec. "One example would be ... small motor control.")

Under current
zoning regulations, subdivision would result in about 30 parcels of 2 and 5 acres each, thus subdividing 100-percent of the property. But with Beck's conservation subdivision approach about 40 parcels of +2 acres each would be created along with the preservation of certain parcels with access to areas such as the lake and creek. It would result in 70-percent of the land being subdivided and 30-percent being preserved. Beck said the main advantage of the conservation subdivision approach is that it provides landowners the opportunity to be flexible in how they lay out a subdivision, so they can both protect sensitive areas and make a good return on the development.

I'm Erik Wander

HOST TAG: The Kodiak Island Borough
Assembly voted unanimously to approve the ordinance at its regular meeting last night.

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