

Kenai Peninsula Borough  
Planning Department

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**MEMORANDUM**

TO: Brent Hibbert, Assembly President  
Kenai Peninsula Borough Assembly Members

THRU: Charlie Pierce, Borough Mayor *ch.*

FROM: Melanie Aeschliman, Planning Director *MA*

DATE: February 23, 2021

RE: Ordinance 2021-08: Authoring Leases of Space at the Kenai River Center building with the State of Alaska Department of Fish & Game and Department of Natural Resources and Repealing Ordinance 2020-30

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The Kenai Peninsula Borough Planning Commission reviewed the subject ordinance during their regularly scheduled February 22, 2021 meeting.

A motion passed by unanimous vote (9 Yes, 0 No, 2 Absent) to recommend approval of Ordinance 2021-08.

In the ordinance please amend the last WHEREAS statement:

WHEREAS, the Kenai Peninsula Borough Planning Commission at its regularly scheduled meeting of February 22, 2021 recommended approval by unanimous vote.

Attached are the unapproved minutes of the subject portion of the meeting.

considering wildfire, beetle kill, new road construction, land development and other changes that have occurred. Borough imagery is extremely important to public safety, general government, landowners, and a wide variety of public uses and private business matters. For instance, KPB online viewers are used more than 200K times per year.

GIS and Assessing have come together with a strategy to accomplish the objective of general imagery updating combined with Assessing's specifications for continuing the geographically rotating 5-year canvas schedule.

The attached ordinance would appropriate funds in addition to those already available in the GIS budget to accomplish a spring 2021 imagery capture and would approve a sole source award to EagleView™ for a multi-year purchase of pictometry imagery. The approval is contingent on annual appropriation of funding by the Assembly. The GIS Division will provide internal services to budget for and manage the contract specifications and deliverables.

**END OF STAFF REPORT**

Chair Martin opened the item for public comment. Hearing no one wishing to comment, Chair Martin closed public comment and opened discussion among the Commission.

**MOTION:** Commissioner Venuti moved, seconded by Commissioner Bentz to forward to the Assembly a recommendation to adopt Ordinance 2020-19-20: Appropriating \$63,791.65 from the Equipment Replacement Fund for imagery acquisition and approving a sole source award to EagleView for the purchase and implementation of pictometry imagery.

Commissioner Martin asked Mr. Mueller if he knew what kind of aircraft will be used to capture the imagery and how low the flyover will be. Mr. Muller replied that he did not know the specific type of aircraft that will be used. Typically it will be a small aircraft that will fly at anywhere between 1,000 to 3,000 feet. Commissioner Martin then asked what would be the resolution of the imagery. Mr. Mueller replied the imagery would consist of top/down and obelisk photos at different resolutions. He then noted on the parcel viewer the imagery on the eastside of the peninsula is from 2020 and is at a one-meter resolution. The new imagery will have similar high resolution.

**MOTION PASSED:** Hearing no discussion or objection, the motion was carried by the following vote.

Yes	9	No	0	Absent	2
Yes	Bentz, Brantley, Carluccio, Chesser, Fikes, Gillham, Martin, Morgan, Venuti				
No					
Absent	Ecklund, Ruffner				

**5. Ordinance 2021-08: Authorizing leases of space at the Kenai River Center building with the State of Alaska Department of Fish & Game and Department of Natural Resources and repealing Ordinance 2020-30**

Staff report given by Marcus Mueller

Ordinance 2020-30 authorized the mayor to enter into cooperative leases and a share services agreement for multi-agency occupancy and use of space at the Kenai River Center facility. During lease negotiations, the terms and lease package changed from the package authorized in Ordinance 2020-30 to an extent that it seemed necessary to repeal that ordinance and replace it with this ordinance authorizing the lease packages as negotiated.

The leases were re-arranged to a more traditional lease form using a set lease rate. The set rate is substantially similar to contribution amounts calculated under the former shared services agreement. Rents under the lease are subject to adjustment in 5-year intervals.

**END OF STAFF REPORT**

Chair Martin opened the item for public comment. Hearing no one wishing to comment, Chair Martin closed

public comment and opened discussion among the Commission.

**MOTION:** Commissioner Bentz moved, seconded by Commissioner Brantley to forward to the Assembly a recommendation to adopt Ordinance 2021-08: Authorizing leases of space at the Kenai River Center building with the State of Alaska Department of Fish & Game and Department of Natural Resources and repealing Ordinance 2020-30

**MOTION PASSED:** Hearing no discussion or objection, the motion was carried by the following vote.

Yes	9	No	0	Absent	2
Yes	Bentz, Brantley, Carluccio, Chesser, Fikes, Gillham, Martin, Morgan, Venuti				
No					
Absent	Ecklund, Ruffner				

**6. Ordinance 2021-09: Authorizing a Community Trail Management Agreement with Snomads, Inc.**

Staff report given by Marcus Mueller.

Snomads, Inc., a non-profit organization, ("Snomads") develops, maintains and manages snow machine trails on borough land near Homer. Snomads has applied for a Community Trail Management Agreement ("CTMA") to continue its trail management activities into the future.

A CTMA has been prepared that provides a framework and set of management tools that can be used to implement a Trail Management Plan (TMP) in balance with other interests of the Kenai Peninsula Borough.

The trail facilities proposed are year-round, motorized and non-motorized, and human-powered uses which would be groomed in the winter and maintained in the summer. The TMP would allow for administrative amendments where modifications are consistent with the general scope authorized by the assembly. Major amendments that introduce significant changes in location, use, fees, or regulations, would go before the assembly for additional approval.

This proposal considers authorizing the trail manager to implement a trail regulation restricting public use in the form of prohibiting motorized wheeled vehicles on groomed trails during the winter season. Your consideration is appreciated.

**END OF STAFF REPORT**

Chair Martin opened the item for public comment. Hearing no one wishing to comment, Chair Martin closed public comment and opened discussion among the Commission.

**MOTION:** Commissioner Gillham moved, seconded by Commissioner Bentz to forward to the Assembly a recommendation to adopt Ordinance 2021-09: Authorizing a Community Trail Management Agreement with Snomads, Inc.

**MOTION PASSED:** Hearing no discussion or objection, the motion was carried by the following vote.

Yes	9	No	0	Absent	2
Yes	Bentz, Brantley, Carluccio, Chesser, Fikes, Gillham, Martin, Morgan, Venuti				
No					
Absent	Ecklund, Ruffner				

**AGENDA ITEM G. PLAT COMMITTEE REPORT**

Commissioner Carluccio report that the committee reviewed and approved five preliminary plats.

**AGENDA ITEM H. OTHER**