



KENAI PENINSULA BOROUGH

PLANNING DEPARTMENT

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**MIKE NAVARRE
BOROUGH MAYOR**

MEMORANDUM

TO: Kelly Cooper, Assembly President
Kenai Peninsula Borough Assembly Members

THRU: Mike Navarre, Borough Mayor *MN*

FROM: Max Best, Planning Director *MB*

DATE: May 24, 2017

SUBJECT: Ordinance 2017-12; An ordinance authorizing a cooperative sale and exchange of interests in lands with the State of Alaska Department of Transportation and Public Facilities in the areas of Crown Point and Miller Loop Road.

The Kenai Peninsula Borough Planning Commission reviewed the subject Ordinance during their regularly scheduled May 22, 2017 meeting.

The Moose Pass Advisory Planning Commission has not reviewed the ordinance so staff recommended postponement so that they had time to review and comment on the ordinance.

A motion to postpone the hearing of Ordinance 2017-12 until brought back by staff passed by unanimous consent.

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

AGENDA ITEM F. PUBLIC HEARINGS

- 1. Ordinance 2017-12; An ordinance authorizing a cooperative sale and exchange of interests in lands with the State of Alaska Department of Transportation and Public Facilities in the areas of Crown Point and Miller Loop Road.

Memorandum & Staff Report given by Max Best

PC Meeting: 5/22/17

The Kenai Peninsula Borough ("borough") has received final approval for the conveyance from the state of a 4.14 acre parcel through the municipal entitlement program. The parcel abuts the Alaska Department of Transportation and Public Facilities' ("DOT&PF") Crown Point Maintenance Station and the parcel could be used for expansion of the state's maintenance facility. The borough anticipates patent will be issued in the summer of 2017. The parcel is assessed at \$58,500. Rather than charging DOT&PF the value of the property, Land Management proposes a cooperative exchange of interests, where DOT&PF would release its material site interest in approximately 40 acres of an 80 acre parcel near the proposed LNG site in Nikiski. This would make the land eligible for conveyance to the borough. This 40 acres is valuable land which would not otherwise be available to the borough until the gravel resource is exhausted by DOT&PF.

The Moose Pass Advisory Planning Commission has not had the opportunity to review the ordinance so staff recommends opening the public hearing, take testimony and postpone until brought back by staff. Postponement will give time for the Moose Pass APC to review and comment on the ordinance.

END OF MEMORANDUM & STAFF REPORT

Chairman Martin opened the meeting for public comment. Seeing and hearing no one wishing to speak Chairman Martin closed the public comment period and opened discussion among the Commission.

MOTION: Commissioner Ecklund moved, seconded by Commissioner Morgan to postpone the hearing of Ordinance 2017-12 until brought back by staff.

VOTE: The motion passed by unanimous consent.

CARLUCCIO ABSENT	ECKLUND YES	ERNST ABSENT	FOSTER YES	GLENDENING YES	ISHAM ABSENT	LOCKWOOD YES
MARTIN YES	MORGAN YES	RUFFNER YES	VENUTI YES	WHITNEY YES		9 YES 3 ABSENT

AGENDA ITEM F. PUBLIC HEARINGS

- 2. Vacate a 30' wide portion (approximately 0.113 acres) of Greatland Street Right of Way adjacent to the west boundaries of Lots 18-A and 19-A, as dedicated on Chamberlain and Watson Subdivision, Plat HM 1950-24; located within the NE 1/4 SE 1/4 of Section 19, T6S, R13W, Seward Meridian, Alaska, within the City of Homer and the Kenai Peninsula Borough; KPB File 2017-056V

Staff Report given by Max Best

PC Meeting: 5/22/17

Purpose as stated in petition: This section of right-of-way has been determined to be unnecessary by the City of Homer.

Petitioner: Thomas W. Livingston of Anchorage, AK

Notification: Public notice appeared in the May 11 issue of the Homer News as a separate ad. The public hearing notice was published on May 18 as part of the tentative agenda.

Forty-four certified mailings were sent to owners of property within 300 feet of the parcels. Twenty-two receipts have been returned. Twenty-nine public hearing notices were sent by regular mail to owners within 600 feet of the proposed vacation.