



## **KENAI PENINSULA BOROUGH**

PLANNING DEPARTMENT

144 North Binkley Street • Soldotna, Alaska 99669-7520

PHONE: (907) 714-2215 • FAX: (907) 714-2378

Toll-free within the Borough: 1-800-478-4441, Ext. 2215

[www.kpb.us](http://www.kpb.us)

**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:** July 19, 2017

**SUBJECT:** Ordinance 2017-20; An ordinance authorizing retention or sale of certain real property obtained by the Kenai Peninsula Borough through Tax Foreclosure Proceedings.

The Kenai Peninsula Borough Planning Commission reviewed the subject Ordinance during their regularly scheduled July 17, 2017 meeting.

A motion passed by unanimous consent to recommend approval of Ordinance 2017-20 thereby authorizing retention or sale of certain real property obtained by the Kenai Peninsula Borough through Tax Foreclosure Proceedings.

In the Ordinance, please make the following amendments to the last WHEREAS statement:

*WHEREAS, the Planning Commission conducted a public hearing on July 17, 2017, and recommended approval unanimous consent.*

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

**AGENDA ITEM F. PUBLIC HEARING**

- 2. Ordinance 2017-20; An ordinance authorizing retention or sale of certain real property obtained by the Kenai Peninsula Borough through Tax Foreclosure Proceedings.

Memorandum given by Dan Conetta

PC Meeting: July 17, 2017

Pursuant to AS 29.45.290 et. seq. and KPB 17.10.100(A) regarding tax foreclosure proceedings the borough has received Clerk's Deeds for the real property listed in the subject ordinance. Pursuant to AS 29.45.460(c) notice of the sale is sent to the last owner(s) of record by certified mail within five days after the first publication of the hearing on the ordinance.

A preliminary list of parcels proposed for the 2017 auction was sent for review and comment to the Kenai Peninsula Borough School District, all borough administrative departments, cities, and borough service areas. The subject ordinance proposes to authorize certain parcels to be sold by public outcry auction as shown on Exhibit B and proposes to authorize certain parcels for retention for a public purpose with a classification recommendation as shown on Exhibit A. The number of parcels to be sold or retained will change if taxes are paid.

Included for reference is a table of parcel map links utilizing the borough's parcel viewer on the borough's web page.

The tax foreclosure auction is scheduled for Saturday, October 28, 2017 in the Soldotna High School Auditorium. The Planning Commission will consider this ordinance at its regularly scheduled meeting of July 17, 2017 and the action taken will be reported to the assembly.

**END OF MEMORANDUM**

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 Carluccio to recommend approval of Ordinance 2017-20, authorizing retention or sale of certain real property obtained by the Kenai Peninsula Borough through Tax Foreclosure Proceedings.

**VOTE:** The motion passed by unanimous consent.

CARLUCCIO YES	ECKLUND YES	ERNST ABSENT	FIKES ABSENT	FOSTER ABSENT	ISHAM YES	LOCKWOOD YES
MARTIN YES	MORGAN YES	RUFFNER ABSENT	VENUTI YES	WHITNEY ABSENT		7 YES 5 ABSENT

**AGENDA ITEM F. PUBLIC HEARING**

- 3. Resolution 2017-\_\_\_; Classifying 66.5 acres of Borough Land in the Cooper Landing area as Recreational.

Staff Report given by Keith Snarey

PC Meeting July 17, 2017

**Petitioners:** Cooper Landing Advisory Planning Commission

**Basis for Classification:** Subject land is being considered for lease for the purpose of a shooting range. Classification provides guidance for the management of borough land. KPB land must be classified prior to lease pursuant to KPB Code of Ordinances, Chapter 17.10.080. The land being considered for a recreational classification is adjacent to a State of Alaska gravel site commonly known as the Dave's Creek Pit at milepost 40 of the Sterling Highway. The Cooper Landing Gun Club has prepared a development plan for this land