



Kenai Peninsula Borough
Planning Department
Land Management Division

MEMORANDUM

**TO: Wayne Ogle, Assembly President
Kenai Peninsula Borough Assembly Members**

THRU: Charlie Pierce, Mayor 

FROM: Max Best, Planning Director 

DATE: February 14, 2018

**RE: Ordinance 2018-10 – An Ordinance Authorizing the Negotiated Lease of Office
and Meeting Space at the Nikiski Community Recreation Center (Mayor)**

The Kenai Peninsula Borough Planning Commission reviewed the subject ordinance during their regularly scheduled February 12, 2018 meeting.

A motion to recommend approval of Ordinance 2018-10, an ordinance authorizing the negotiated lease of office and meeting space at the Nikiski Community Recreation Center to the Alaska Gasline Development Corporation passed by unanimous consent.

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

WHEREAS, the Kenai Peninsula Borough Planning Commission at its regularly scheduled meeting of February 12, 2018 recommended approval.

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

AGENDA ITEM F. PUBLIC HEARINGS

- 3. Ordinance 2018-___; Authorizing the Negotiated Lease of Office and Meeting Space at the Nikiski Community Recreation Center.

Memorandum and Staff Report given by Julie Denison

PC MEETING 2/12/18

The Nikiski Community Recreation Center (“NCRC”) is a former elementary school building that was repurposed and is operated by the North Peninsula Recreation Service Area (“NPRSA”). The Alaska Gasline Development Corporation (“AGDC”) has inquired about renting space within the NCRC for temporary office and meeting space with respect to its current work on the Alaska LNG project. The NCRC affords a central location in relation to the parts of the project that are outlined on the Kenai Peninsula.

The property was jointly inspected and found to be suitable for their intended use of operating a local office with available meeting space and a lease agreement has been drafted for an initial six month period with month-to-month extensions thereafter by mutual agreement.

The lease rental for a 462 square foot room would be \$1,252.02 per month to be received by North Peninsula Recreation Service Area. The lease revenue would help to offset NPRSA’s operational and building costs.

Borough code does not specifically address the leasing of building space. The requirements of KPB 17.10 for the leasing of land are not applicable to the leasing of building space. While KPB 17.10.100(l) authorizes this negotiated lease, the ordinance provides that other provisions of KPB 17.10 including land classification, notice of disposition, lease types, lease terms and conditions, and general conditions are inapplicable here

The attached ordinance would authorize the mayor to lease one classroom space at the NCRC to AGDC for office and meeting space.

The next scheduled meeting of the planning commission is February 12, 2018, at which time it will consider this ordinance and submit its recommendations to the assembly before the February 20, 2017, hearing on this ordinance. Consideration of this ordinance is appreciated.

END OF MEMORANDUM AND STAFF REPORT

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

MOTION: Commissioner Carluccio moved, seconded by Commissioner Ernst to recommend approval of KPB Ordinance 2018-___; Authorizing the Negotiated Lease of Office and Meeting Space at the Nikiski Community Recreation Center per staff recommendations.

VOTE: The motion passed by unanimous consent.

BENTZ ABSENT	CARLUCCIO YES	ECKLUND YES	ERNST YES	FIKES YES	FOSTER YES	ISHAM YES
LOCKWOOD ABSENT	MARTIN ABSENT	MORGAN YES	RUFFNER YES	VENUTI YES	WHITNEY YES	10 YES 3 ABSENT

AGENDA ITEM G. ANADROMOUS WATERS HABITAT PROTECTION (KPB 21.18)

- 1. A Conditional Use Permit (CUP) is requested pursuant to KPB 21.18 to conduct work along two anadromous fish streams within the 50-foot Habitat Protection District (HPD) as established in KPB 21.18.040. The proposal is to improve Beaver Loop Road and add a pedestrian pathway from milepost (MP) 0.0 to MP 3.75. To accommodate the construction season, the applicant is requesting that the expiration date for this conditional use permit be extended to the summer of 2019.

KPB Planning Commission Resolution 2018-02