



KENAI PENINSULA BOROUGH

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MIKE NAVARRE
BOROUGH MAYOR

MEMORANDUM

TO: Dale Bagley, Assembly President
Members of the Kenai Peninsula Borough Assembly

THRU: Mike Navarre, Borough Mayor *mn*
Max Best, Planning Director *mb*

FROM: Marcus A. Mueller, Land Management Officer *ma*

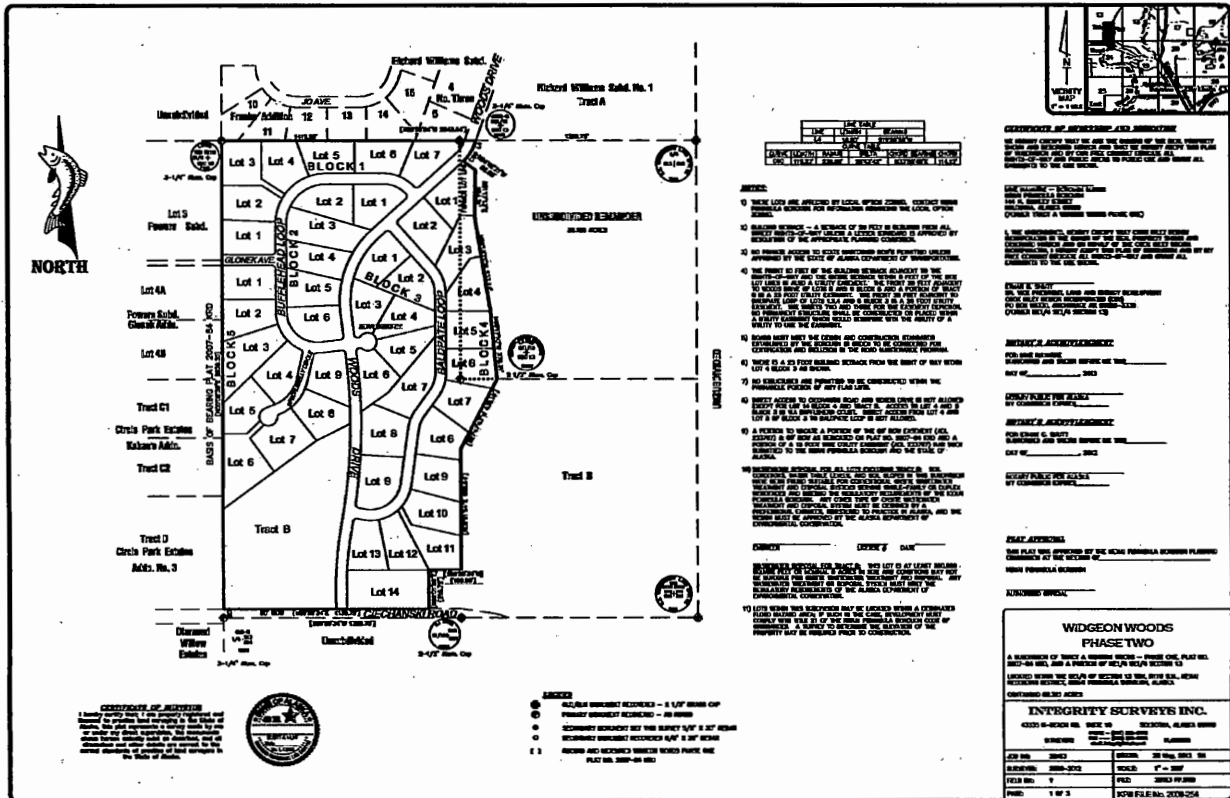
DATE: June 16, 2015

SUBJECT: Widgeon Woods Subdivision Review

Widgeon Woods Subdivision is 42-lot subdivision that began in concept in 2006 with the Road Service Area identifying the potential to realign Woods Drive away from private property and the winding bluff, across adjacent borough land. A partnership between RSA and Land Management formed to jointly plan new infrastructure, implement construction, and vacate former alignments, hoping to achieve greater economies of scale and share resources to accomplish the most beneficial project. In 2007 the borough land was classified as Residential giving direction for the road construction and subdivision project to move forward in tandem. Along the way further partnerships were formed with the private owners, Frank and Doris Lane and Cook Inlet Region Inc in the relocation effort. Ultimately the project allowed for the paving of Woods Drive and a subdivision complete with a subdivision drainage plan, full utilities, side street access to all lots, full utilization of higher value bluff lands, utilization of on-site gravel resources for road construction, and fire hazard mitigation. 19 lots have already sold. It is anticipated that 8 more lots will be added to the next land sale offering as easements along the old alignment of Woods Drive complete the state's vacation process.

By the Numbers:

| | |
|------------------------------------|-------------|
| 2012 Assessed Land Value: | \$177,200 |
| Development Costs: | \$893,245 |
| Current Land Sale volume- 19 lots: | \$647,884 |
| Total Revenues when sold-out: | \$1,409,500 |



Further information can be found on this project:

- Ordinance 2007-18 Land Exchange w/ Lane's
- Ordinance 2007-19 FY08 Budget
- Resolution 2007-053 Land Classification- Residential
- Ordinance 2008-19 FY09 Budget
- Plat 2008-254 Widgeon Woods Phase II Subdivision
- Resolution 2010-083 Woods Drive CIP and Contract Award
- Ordinance 2011-19-10 Supplemental Appropriation
- Ordinance 2012-10 Joint Plan of Subdivision and Exchange w/ CIRI
- PC Resolution 2012-13 Easement Vacation
- Ordinance 2012-20 Local Option Zone- R-1 Single Family Residential
- Ordinance 2012-24 Land Sale
- Plat 2012-037 Easement Vacation
- Ordinance 2013-22 Land Sale
- Ordinance 2014-16 Land Sale