



## **KENAI PENINSULA BOROUGH**

PLANNING DEPARTMENT

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**MIKE NAVARRE**  
**BOROUGH MAYOR**

### **MEMORANDUM**

**TO:** Blaine Gilman, Assembly President  
Kenai Peninsula Borough Assembly Members

**THRU:** Mike Navarre, Borough Mayor

**FROM:** Max Best, Planning Director 

**DATE:** January 28, 2016

**SUBJECT:** Ordinance 2015-19-21, An Ordinance Authorizing the Acquisition of Real Property Located at 362 Tyee Street, Soldotna Alaska on Behalf of Central Peninsula Hospital for Transitional Housing Purposes, Accepting and Appropriating Grant Funds of \$1,105,000, Appropriating \$395,000 from the CPGH, Inc. Plant Replacement and Expansion Fund for the Purchase and Remodel of the Property, and Authorizing an Amendment to the CPGH, Inc. Lease and Operating Agreement.

The Kenai Peninsula Borough Planning Commission reviewed the subject ordinance during their regularly scheduled January 25, 2016 meeting.

A motion passed by unanimous consent to recommend approval of Ordinance 2015-19-21 authorizing the acquisition of real property located at 362 Tyee Street, Soldotna, Alaska on behalf of Central Peninsula Hospital for Transitional Housing Purposes.

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

*WHEREAS, the Kenai Peninsula Borough Planning Commission, at its regular meeting of January 25, 2016, recommended approval by unanimous consent.*

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

**AGENDA ITEM F. PUBLIC HEARINGS**

- 3. Ordinance 2015-19-21, An Ordinance Authorizing the Acquisition of Real Property Located at 362 Tyee Street, Soldotna Alaska on Behalf of Central Peninsula Hospital for Transitional Housing Purposes, Accepting and Appropriating Grant Funds of \$1,105,000, Appropriating \$395,000 from the CPGH, Inc. Plant Replacement and Expansion Fund for the Purchase and Remodel of the Property, and Authorizing an Amendment to the CPGH, Inc. Lease and Operating Agreement.

Memorandum & Staff Report given by Marcus Mueller

PC Meeting: 1/25/2016

Central Peninsula General Hospital, Inc. (CPGH, Inc.) in partnership with the Foraker Group has evaluated an 11,062 square foot building located at 362 Tyee Street, Soldotna for conversion to a sixteen bed transitional housing facility. The estimated project cost is \$1,604,421. The proposed sale price is \$599,000, which is less than assessed value. Grant funds totaling \$1,105,000 have been awarded to support the purchase and remodel. Additional grant applications have been submitted for this project but no decisions have been received. CPGH, Inc. is requesting appropriation of \$395,000 from the plant replacement and expansion fund to fund this project in the event sufficient funds are not awarded through outstanding grant applications. CPGH, Inc. has supplied a copy of the Foraker report to serve as a basic project concept and is seeking borough approval to move forward with the acquisition, remodel and use of funds, which are elements requiring assembly approval under the Lease and Operating Agreement.

Inspections have recently been done on the property and based on the inspections of the property has turned out to be was anticipated. The recommendation is to move forward.

Mr. Bruce Richards the Government Affairs Liaison for the hospital was available to answer questions.

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 Ruffner moved, seconded by Commissioner Ecklund to recommend approval of Ordinance 2015-19-21, an Ordinance Authorizing the Acquisition of Real Property Located at 362 Tyee Street, Soldotna Alaska on Behalf of Central Peninsula Hospital for Transitional Housing Purposes.

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

CARLUCCIO YES	COLLINS ABSENT	ECKLUND YES	ERNST YES	FOSTER YES	GLENDENING YES	HOLSTEN ABSENT
ISHAM YES	LOCKWOOD YES	MARTIN YES	RUFFNER YES	VENUTI RECUSED	WHITNEY YES	11 YES 2 ABSENT

**AGENDA ITEM F. PUBLIC HEARINGS**

- 4. Ordinance 2015-27; An Ordinance Amending KPB 7.10.20 to Reduce the Minimum Distance Between a liquor licensed Premise and an Established School, Church or Playground from 500 Feet to 300 Feet, and Changing the Method of Measuring the Distance to Match State Statute

Memorandum & Staff Report given by Max Best

PC Meeting: 1/4/2016

This item was postponed from the January 4, 2016 Planning Commission meeting. There has been no additional information received.

Staff Recommends opening the public hearing, take testimony, close the public hearing and forward a recommendation to the Assembly.

The memorandum that was given to the Assembly is following.