

Kenai Peninsula Borough
Planning Department

MEMORANDUM

TO: Brent Johnson, Assembly President
Kenai Peninsula Borough Assembly Members

THRU: Charlie Pierce, Borough Mayor

FROM: Robert Ruffner Planning Director *RR*

DATE: May 25, 2022, 2021

RE: Resolution 2022-038 A resolution classify and reclassifying certain borough managed land in the Moose Pass area.

The Kenai Peninsula Borough Planning Commission reviewed the subject resolution during their regularly scheduled May 23, 2022 meeting.

A motion passed by majority vote recommending the adoption of the subject resolution (9-Yes, 1-No, 1-Absent, 3-Vacant).

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

WHEREAS, the Kenai Peninsula Borough Planning Commission at its regular scheduled meeting of May 23, 2022 recommended approval by majority vote.

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

**ITEM E4 – ORDINANCE 2022-14
 AUTHORIZING THE SALE OF CERTAIN PARCELS OF BOROUGH-OWNED LAND BY LIVE OUTCRY
 AUCTION FOLLOWED BY A SUBSEQUENT ONLINE-ONLY UCTION LAND SALE**

Staff report given by Land Management Agent Aaron Hughes.

Chair Martin open the item for public comment. See and hearing no one wishing to comment, public comment was closed and discussion was opened among the commission.

MOTION: Commissioner Brantley moved, seconded by Commissioner Fikes to forward to the Assembly a recommendation to adopt Ordinance 2022-14, authorizing the sale of certain parcels of borough-owned land by live outcry auction followed by a subsequent online-only land sale.

Commissioner Morgan noted that the Moose Pass APC requested that parcels 125-160-05 & 125-160-07 be pulled from the land sale. The area residents are interested in pursuing a LOZD and would like these lots to be zoned before the sale.

AMENDMENT MOTION: Commissioner Morgan moved, seconded by Commissioner Horton to recommend removing parcels 125-160-05 & 125-160-07 from the land sale ordinance.

Hearing no objection or further discussion, the motion was carried by the following vote:

AMENDMENT MOTION PASSED BY UNANIMOUS VOTE:

Yes - 10	Bentz, Brantley, Fikes, Hooper, Horton, Martin, Morgan, Stutzer, Tautfest, Venuti
Absent - 1	Gillham

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED AS AMENDED BY UNANIMOUS VOTE:

Yes - 10	Bentz, Brantley, Fikes, Hooper, Horton, Martin, Morgan, Stutzer, Tautfest, Venuti
Absent - 1	Gillham

**ITEM E5 – RESOLUTION 2022-XX
 CLASSIFYING AND RECLASSIFYING CERTIN BOROUGH-MANAGED LAND
 IN THE MOOSE PASS AREA**

Staff report given by Land Management Officer Marcus Mueller.

Commissioner Stutzer asked staff if the corridor areas highlighted in yellow on the map on page E5-28 are the only lands being classified/reclassified as utility/transportation. Mr. Mueller replied that is correct, and the corridor areas amount to approximately 13.3 acres

Commissioner Horton asked staff if the Iditarod Trail in this area was managed by borough of the state. Mr. Mueller replied that the historic Iditarod Trail is a commemorative trail and is in the process of being developed and while some sections of the trail have been developed other have not. The Chugach Nation Forest is the agency overseeing this project. The landowners of the parcels that the trail runs through are Chugach National Forest, the State of Alaska and the Kenai Peninsula Borough.

Chair Martin open the item for public comment.

Mike Salzetti, Manager of Fuel Supply & Renewable Energy Development, HEA; 280 Airport Way, Kenai, AK 99669: Mr. Salzetti spoke to the history of this project and the project development plans. He requested that the commission recommend adopting the resolution.

Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the commission.

MOTION: Commissioner Brantley moved, seconded by Commissioner Commission Fikes to forward to the Assembly a recommendation to adopt Resolution 2022-XX, classifying & reclassifying certain borough-managed land in the Moose Pass area.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY MAJORITY VOTE:

Yes - 9	Bentz, Brantley, Fikes, Hooper, Horton, Martin, Stutzer, Taufest, Venuti
No - 1	Morgan
Absent - 1	Gillham

AGENDA ITEM F. PLAT COMMITTEE REPORT

Commissioner Brantley reported the plat committee reviewed ten plats, granted preliminary approval to nine, and one plat was postponed.

AGENDA ITEM G.

1. Plat Committee – June 13, 2022
 - Commissioner Venuti
 - Commissioner Brantley
 - Commissioner Hooper
 - Commissioner Martin

AGENDA ITEM H. PUBLIC COMMENT/PRESENTATIONS

Chair Martin asked if there was anyone from the public who would like to comment on anything not appearing on the agenda. No one wished to comment.

AGENDA ITEM I. DIRECTOR'S COMMENTS

Planning Director Ruffner reviewed his director's report with the commission.

AGENDA ITEM J. COMMISSIONER COMMENTS

Commissioner Stutzer informed the commission that he will not be able to attend the June 13, 2022 Planning Commission meeting as he will be out of the country.

AGENDA ITEM K. ADJOURNMENT

Commissioner Brantley moved to adjourn the meeting 9:42 PM.

Ann E. Shirnberg
Administrative Assistant