



KENAI PENINSULA BOROUGH

PLANNING DEPARTMENT

144 North Binkley Street • Soldotna, Alaska 99669-7520

PHONE: (907) 714-2200 • **FAX:** (907) 714-2378

Toll-free within the Borough: 1-800-478-4441, Ext. 2200

www.kpb.us

**MIKE NAVARRE
BOROUGH MAYOR**

MEMORANDUM

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

THRU: Mike Navarre, Borough Mayor *MN*

FROM: Max Best, Planning Director *MB*

DATE: July 7, 2016

SUBJECT: Ordinance 2016-29; An Ordinance authorizing a ten year extension to the General Electric Company Leases

The Kenai Peninsula Borough Planning Commission reviewed the subject ordinance during their regularly scheduled June 27, 2016 meeting.

A motion passed by unanimous consent to recommend approval of Ordinance 2016-____; an ordinance authorizing a ten year extension to the General Electric Leases.

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

AGENDA ITEM F. PUBLIC HEARINGS

1. Ordinance 2016-___; An Ordinance authorizing a ten year extension to the General Electric Company Leases

Memorandum & Staff Report given by Max Best

PC Meeting: 6/27/16

General Electric Company (GE) is Lessee under two certain commercial-industrial leases serialized as KPBL# 82-0128-01 (ADL 17215) and 82-0128-02 (ADL 17216) which affect Lot 11 and 12, Bernice Lake Alaska Industrial Subdivision, as shown on Plat No. 1560, Kenai Recording District. Said leases will expire on September 14, 2016.

GE desires to extend the leases for a period of up to ten years for the sole purpose of completing petroleum contamination remediation. As background, a building formerly known as the TBE Machine Shop was constructed on the site in 1966. It was discovered in 1992 that a 1,000 gallon diesel underground storage tank (UST) was leaking and had released petroleum products. GE worked with the Alaska Department of Environmental Conservation (ADEC) to complete the work necessary to remove the tank and properly dispose the contaminated soil. ADEC granted No Further Action status to the former diesel UST release in 1998.

In a 1999 Release Investigation, ADEC noted impacts to soil and groundwater in excess of regulatory cleanup levels. Ten monitoring wells were installed between 1999 and 2002 to evaluate impacts to soil and groundwater at the site. In 2013, one additional monitoring well and two injection wells were installed. The injection wells were installed for the bioremediation of chlorinated solvents and petroleum products, in a plan approved by ADEC. In 2014 GE razed the former TBE Machine Shop building.

GE is currently in good standing with the terms of their leases and continues to work towards remediating the petroleum contamination noted on site. This ordinance extends the term of GE's leases for ten years for the purpose of completing groundwater clean-up activities. This lease extension is consistent with Goal 7.2, Objective 5(A) of the Kenai Peninsula Borough Comprehensive Plan which encourages responsible parties to fund and implement cleanup programs.

END OF MEMORANDUM & STAFF REPORT

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 Carluccio moved, seconded by Commissioner Whitney to recommend approval of Ordinance 2016-___; ordinance authorizing a ten year extension to the General Electric Company leases.

VOTE: The motion passed by unanimous consent.

CARLUCCIO YES	COLLINS YES	ECKLUND YES	ERNST ABSENT	FOSTER YES	GLENDENING YES	HOLSTEN ABSENT
ISHAM YES	LOCKWOOD ABSENT	MARTIN YES	RUFFNER YES	VENUTI YES	WHITNEY YES	10 YES 3 ABSENT

AGENDA ITEM F. PUBLIC HEARINGS

2. Ordinance 2016-27; An Ordinance Amending KPB 2.56.040 to Incorporate the Soldotna Streets Inventory and Management Plan, the Soldotna Utility Master Plan, the City of Soldotna Downtown Improvement Plan, the Soldotna Safe Routes to School Plan, and the Soldotna Recreation & Trails Master Plan as Elements of the Official Comprehensive Plan for that Portion of the Borough within the Boundaries of the City of Soldotna

Memorandum and Staff Report given by Max Best

PC Meeting: 6/27/16