

AGENDA ITEM F. PUBLIC HEARINGS

1. Resolution 2016-\_\_\_; Proposed Acquisition of 0.69 Acres of Land in the Anchor Point Area, Pursuant to KPB Code of Ordinances, Chapter 17.10.030(C)4 and 17.10.040

Staff Report given by Marcus Mueller

PC Meeting March 14, 2016

**Introduction**

**Basis for Acquisition:** The proposed acquisition is offered as a donation to the Borough. The Anchor Point Fire & Emergency Medical Service Area would utilize this property for non-hostile fire training exercises and future expansion of their facilities.

**Description of Land for Acquisition:**

PARCEL ID NO.	GENERAL LOCATION	LEGAL DESCRIPTION	ACRES
169-050-18	Anchor Point	Beginning at the East 1/16th Corner of Section 4, Township 5 South, Range 15 West, Seward Meridian, Alaska; thence S 45° 00' W 42.42' to the point of beginning; thence S 00° 01' E 150.00'; thence West 200.00'; thence N 00° 01' W 150.00'; thence East 200.00' to the point of beginning.	0.69

**Overview:** Located in the Anchor Point area, this parcel has road access, utilities available, and contains a residential structure.

**Findings of Fact:**

1. Acquisition / Status: The owner of subject property offered to donate this property to the borough and has signed a Purchase Agreement for this transaction.
2. Property: Subject property contains a two story residential structure built in 1973. This structure is in fair to poor condition and has been partly restored for use as a summer cabin.
3. Site Inspection: A site inspection conducted by the KPB Capital Projects and KPB Risk Management indicates that the residential structure was not constructed to meet any standard building code. (See attached Building Inspection Report and Environmental Evaluation Report)
4. Land Use: No comprehensive land use plan has been developed for this area. Surrounding land use includes commercial, institutional, residential and undeveloped land. Surrounding development includes the Anchor Point Fire Station, a church, and single-family homes.
5. Ownership: Surrounding land ownership includes borough and private land.
6. Access: Access is gained from Milo Fritz Avenue. This road is paved and borough maintained.
7. Utilities: Gas, electric, telephone, and water service is available.
8. Topography: The topography is relatively flat. A developed area has been cleared for the existing structures and yard area. The remainder is predominately treed with spruce and some birch.
9. Soil: The U.S. Natural Resources Conservation Service "Web Soil Survey" identifies the soil for subject property as primarily "Qutal Silt Loam" which is somewhat poorly drained with a depth to water table of 20 to 30 inches. (Note: Soil information is not site-specific and does not eliminate the need for onsite testing and sampling.)

**General Analysis:** The site inspection raised concerns about the well, septic, and structural issues. Because the APF&EMS does not intend to inhabit this property the septic should be removed or properly abandoned. The well should be properly decommissioned per State statutes or properly capped as recommended by the environmental evaluation report. The garage should be demolished and removed. The house should be demolished sometime in the future when it is no longer useful for fire training purposes.

**Value / Cost / Benefit Analysis:**

Value

Current Assessed Value of Property:  
Land - \$16,600  
Improvements - \$60,800

Costs

Acquisition Costs  
Title Services - \$600  
Property Taxes - \$850

Future Cost Estimates for project managed by the APF&ESA  
Demolition, debris removal, grading, utility disconnect, septic abatement, well capping - \$10,000 to \$15,000.

Benefits

- Immediate Use of the Property:  
Acquiring this property and buildings would provide APF&EMSA personnel with a structure to accomplish non-hostile fire training exercises for the next 3 to 5 years to include search & rescue, fire-fighting self-rescue, VEIS (Vent, Entry, Isolate & Search) training, ladder training, and forcible entry training.
- Future Use of the Property:  
The proximity of the proposed acquisition is adjacent to the existing Anchor Point Fire Station and would allow for future expansion of their facilities.

**Conclusions Based on the Findings of Fact and Analysis**

- 1) Acquisition costs are minimal.
- 2) The immediate and future benefits of this property outweigh the acquisition cost and the estimated future costs.

STAFF RECOMMENDATION: Based on the findings of fact, analysis, and conclusions, KPB staff recommends adoption of the resolution for the acquisition of subject property. KPB staff further recommends that the APF&EMSA develop a management plan to address concerns raised by the site inspection if the property is acquired.

Chief Terry from the Anchor Point Fire Service Area was at the meeting and was available to answer questions.

END OF 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 Whitney moved, seconded by Commissioner Holsten to recommend approval of Kenai Peninsula Borough Resolution 2016-\_\_\_; Resolution authorizing the acquisition by donation of 0.69 acres of real property located in the Anchor Point area on behalf of Anchor Point Fire & Emergency Medical Service area.

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

CARLUCCIO ABSENT	COLLINS ABSENT	ECKLUND ABSENT	ERNST YES	FOSTER YES	GLENDENING YES	HOLSTEN YES
ISHAM YES	LOCKWOOD YES	MARTIN ABSENT	RUFFNER YES	VENUTI YES	WHITNEY YES	9 YES 4 ABSENT

AGENDA ITEM F.

PUBLIC HEARING

**From:** [Terry, Alford](#)  
**To:** [Conetta, Dan](#)  
**Subject:** RE: Land Donation  
**Date:** Thursday, October 22, 2015 8:43:27 AM

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Dan

The Anchor Point Service Area Board voted in the affirmative (3Y-0N) to go forward with the acquisition of the piece of property on Milo Fritz Avenue at their regularly scheduled Board Meeting last night.

I will fill out that questionnaire and get it to you today. Since a resolution will have to be passed by the assembly can they also authorize any associated cost to come from the Anchor Point Fund Balance?

Thanks

Al

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**From:** Conetta, Dan  
**Sent:** Monday, October 19, 2015 11:40 AM  
**To:** Terry, Alford  
**Cc:** Mueller, Marcus  
**Subject:** RE: Land Donation

If the service area board says yes you will need to fill out the attached form. We will be comparing the information on the form to the findings of a physical building and site inspection. Another cost that you will incur is the cost to have an As-Built survey done, mainly to uncover any encroachments. We estimate that the cost of the survey would be under \$800.

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**From:** Terry, Alford  
**Sent:** Friday, October 16, 2015 3:08 PM  
**To:** Conetta, Dan  
**Subject:** Re: Land Donation

I'm going to say yes but I will have to bring it to the board on Wednesday. Will let you know for sure Thursday morning.

Thanks

Sent from my iPhone

On Oct 16, 2015, at 14:36, Conetta, Dan <[DCONETTA@kpb.us](mailto:DCONETTA@kpb.us)> wrote:

Al,

The closing cost for title services would be \$570.