



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Lands Committee

*Brent Johnson, Chair*  
*Kenn Carpenter, Vice Chair*  
*Norm Blakeley, Member*

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Tuesday, March 17, 2020

3:00 PM

Betty J. Glick Assembly Chambers

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### PUBLIC HEARINGS ON ORDINANCES

4. [2020-08](#) An Ordinance Authorizing the Sale of Certain Parcels of Borough Land by Sealed Bid Followed by an Over-the-Counter Sale (Mayor)

Attachments:

[Ordinance 2020-08](#)  
[Amendment Memo](#)  
[Planning Commission Recommendation](#)  
[Memo](#)  
[Land Sale Vicinity Map](#)  
[Land Sale Maps](#)

### UNFINISHED BUSINESS

#### Postponed Items

- a. [2019-34](#) An Ordinance Amending KPB 21.46.040 to Create the Kalifornsky Center Single Family Residential R-1 Local Option Zoning District on an Approximately 55-Acre Borough-Owned Parcel (Mayor) [Tabled on 01/07/20]

Attachments:

[Ordinance 2019-34](#)  
[LAYDOWN Request for Postponement 031720](#)  
[Request to Table \(Dealt with 01/07/20\)](#)  
[Kalifornsky APC & Planning Commission Recommendation](#)  
[Memo](#)  
[Map](#)  
[Plat Prelim](#)  
[Public Comment 01072020](#)  
[Classification Map and Resolutions](#)

- b. [2020-06](#) An Ordinance Authorizing a Community Trail Management Agreement on Borough Land within the City of Soldotna with Shimai Toshi Garden Trails, Inc. (Mayor)

Attachments:

[Ordinance 2020-06](#)  
[Memo](#)  
[Modified Trail Plan](#)  
[Community Trail Management Plan](#)  
[Trail Plan Map](#)  
[Community Trail Management Agreement](#)  
[Location Map](#)  
[Scope of Application](#)  
[Fair Market Value Analysis](#)  
[Planning Commission Recommendation \(Dealt with on 02/25/20\)](#)  
[Public Comment 022520](#)

- c. [2019-24](#) An Ordinance Adopting KPB 20.80, Subdivision Private Streets and Gated Subdivisions (Mayor)

Attachments:

[Ordinance 2019-24 SUB](#)  
[SUB REPLACEMENT Amendment Memo 031720](#)  
[SUB Amendment Memo 022520 \(Replaced by 03/17/20 Memo\)](#)  
[Memo SUB](#)  
[SUB Dunne Amendment Memo](#)  
[LAYDOWN SUB City of Kenai Memo 031720](#)  
[Ordinance 2019-24 \(Amended by Substitute\)](#)  
[Memo](#)  
[City of Soldotna Resolution](#)  
[Kachemak City Letter](#)  
[City of Kenai Resolution](#)  
[City of Homer Resolution](#)  
[City of Homer Memorandum](#)  
[eComment 100819](#)  
[Public Comment 120319](#)  
[SUB Planning Commission Recommendations 120319 \(Dealt with 12/03/19\)](#)  
[Dunne Amendment Memo \(Dealt with 11/21/19\)](#)  
[Planning Commission Recommendations 092319 \(Dealt with 11/21/19\)](#)  
[Request for Postponement \(Dealt with on 10/08/19\)](#)

**NEW BUSINESS**

## 1. Resolutions

- \*b. [2020-020](#) A Resolution Classifying Certain Parcels of Borough Owned Land in Kalifornsky, Sterling, and Homer Areas (Mayor)

Attachments: [Resolution 2020-020](#)  
[Memo](#)  
[Staff Report](#)  
[Planning Commission Recommendation](#)  
[Property Owner Letter - PIN 06314145](#)

## 3. Other

- \*b. [KPB-2500](#) Petition to Vacate the entire 66-foot-wide Culhane Avenue right-of-way between Hostetter Street and Issermoyer Street Running East to West, Including all Associated Utility Easements Adjoining the Right-of-Way as Granted per Right-of-way Map Recorded as Plat No. 84-115 in the Homer Recording District. The Right-of-way Being Vacated is Unconstructed and Located within the SW ¼ NW ¼ & NW ¼ SW ¼ of Section 20, Township 2 South, Range 12 West, Seward Meridian, Alaska, within the Kenai Peninsula Borough. KPB File 2020-014V. Petitioner: Rick Bailey and Jerri Chivers of Soldotna, Alaska.

[Clerk's Note: The Planning Commission approved the above referenced petition to vacate at its February 24, 2020 meeting by unanimous consent.]

Attachments: [Petition to Vacate](#)