



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 *MN*

FROM: Max Best, Planning Director *MB*

DATE: October 3, 2016

SUBJECT: Resolution 2016-055; Authorizing the Acceptance of Title to Seven Parcels of Land from the Kenai Peninsula Building Authority, Inc. to be managed in Support of the Kenai Peninsula Borough School District Vocational Education Programs and Other School District Purposes

The Kenai Peninsula Borough Planning Commission reviewed the subject resolution during their regularly scheduled September 26, 2016 meeting.

A motion passed by unanimous consent to recommend approval of Resolution 2016-055; Authorizing the Acceptance of Title to Seven Parcels of Land from the Kenai Peninsula Building Authority, Inc. to be managed in Support of the Kenai Peninsula Borough School District Vocational Education Programs and Other School District Purposes

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

WHEREAS, the Kenai Peninsula Borough Planning Commission, at its regular meeting of September 26, 2016, recommended approval by unanimous consent.

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

VOTE. The motion passed by unanimous consent.

CARLUCCIO YES	COLLINS YES	ECKLUND YES	ERNST YES	FOSTER YES	GLENDENING YES	ISHAM YES
LOCKWOOD YES	MARTIN YES	MORGAN YES	RUFFNER YES	VENUTI ABSENT	WHITNEY YES	12 YES 1 ABSENT

AGENDA ITEM F. PUBLIC HEARINGS

2. Resolution 2016-055; Authorizing the Acceptance of Title to Seven Parcels of Land from the Kenai Peninsula Building Authority, Inc. to be managed in Support of the Kenai Peninsula Borough School District Vocational Education Programs and Other School District Purposes

Memorandum & Staff Report given by Marcus Mueller

PC Meeting: 9/26/16

MEMORANDUM

Seven lots within the City of Kenai are proposed to be transferred from the Kenai Peninsula Building Authority, Inc. ("KPBA") to the Kenai Peninsula Borough ("borough") to support the Kenai Peninsula Borough School District's ("KPBSD") Career and Technical Education Program ("CTE").

KPBA was administered by KPBSD but has been dissolved due to inactivity by the State of Alaska. The Articles of Incorporation provided that if the KPBA were ever dissolved the lots would be transferred to the KPBSD to be used solely for educational purposes.

The school board acting on behalf of KPBA approved the conveyance of the lots purchased by the KPBSD to the KPBA with the provision that when the school board authorizes disposal of the lots the proceeds will be allocated to CTE program. Future management actions for each property would be subject to school district and Assembly approvals.

Consideration of this resolution is appreciated.

STAFF REPORT

These seven parcels were acquired in 1969 and 1981. There were actually 11 parcels that were initially acquired. There was an entity called Kenai Peninsula Building Authority which was an organization that was a subsidiary of the School Board. The School Board members were members of the Kenai Peninsula Building Authority, Inc. The Kenai Peninsula Building Authority was in the process of disbanding.

The Vocational Education Programs that were implemented on some of those parcels included building houses and selling them. There are a few houses out there that were developed by high school vocational education students over the years.

The programs have not been very active in recent years and this proposal would bring these parcels into the name of the Kenai Peninsula Borough. The intent would be to manage those for the School District. Should the School District wish to have those disposed then the intent would be that the proceeds would go to benefit the vocational education programs.

END OF 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 Ecklund moved, seconded by Commissioner Lockwood to recommend approval of Resolution 2016-055; Authorizing the acceptance of Title to seven parcels of land from the Kenai Peninsula Building Authority, Inc. to be Managed in Support of the Kenai Peninsula Borough School District Vocational Education Programs and Other School District Purposes

Chairman Martin remembered watching those buildings being constructed when he attended Kenai High School.

Commissioner Ruffner asked why the Authority didn't sell the properties themselves. Mr. Mueller thought that the School District wasn't ready to give up the opportunity for there to be future building construction projects. The School District doesn't have a rush to dispose of them. They also want to keep all management options open in the future.

Commissioner Ecklund felt that it would be nice if the funds could be spread out a little farther than the Central Peninsula if the properties were sold.

VOTE: The motion passed by unanimous consent.

CARLUCCIO YES	COLLINS YES	ECKLUND YES	ERNST YES	FOSTER YES	GLENDENING YES	ISHAM YES
LOCKWOOD YES	MARTIN YES	MORGAN YES	RUFFNER YES	VENUTI ABSENT	WHITNEY YES	12 YES 1 ABSENT

AGENDA ITEM G. ANADROMOUS WATERS HABITAT PROTECTION (KPB 21.18)

1. Resolution 2016-29; Conditional Use Permit to place structures within the 50-foot Habitat Protection District. This project is located on the right bank of the Kenai River at River Mile 17, Poacher's Cove Planned Unit Development, Section 19, T5N, R10W, SM, KN0870069 AK, (KPB Parcel # 057-489-25). **Petitioner:** John E. Scott, Anchorage, AK.

Project Overview

A Conditional Use Permit is sought in order to place structures on the applicant's parcel within the 50-foot Habitat Protection District.

KPB Planning Commission Resolution 2016-29

Staff Report given by Karyn Noyes

PC MEETING: September 26, 2016

Applicant: John E. Scott
1120 Huffman Rd., Suite 24 -RMB 593
Anchorage, Alaska 99515

Project Location: This project is located on the right bank of the Kenai River at River Mile 17, Poacher's Cove planned unit development amended lot 56, Section 19, T5N, R10W, SM, AK, (KPB Parcel # 057-489-25).

Proposed Action: The KPB Planning Commission is requested to take action on a Conditional Use Permit (CUP) application for placement of two (2) structures within the Habitat Protection District.

Project Details: The project details for the portion of the project that falls within the Kenai River Habitat Protection District (HPD) are:

A. Structures

1. Place a 12-foot by 20-foot cabin within the 50-foot HPD.
2. Place a 10-foot by 16-foot bathhouse partially within the 50-foot HPD.

Proposed mitigation measures:

- a. An existing 14-foot by 35-foot carport and 30-foot travel trailer will be removed.
- b. An existing 4-foot by 8-foot shed will be removed.
- c. An existing wood fence along the south property line will be removed.