

Kenai Peninsula Borough
Planning Department

MEMORANDUM

TO: Wayne Ogle, Assembly President
Kenai Peninsula Borough Assembly Members

THRU: Charlie Pierce, Borough Mayor *CP*

FROM: Max Best, Planning Director *MB*

DATE: March 27, 2019

RE: Ordinance 2019-03 Substitute; An Ordinance Authorizing the Sale of Certain
Parcels of Borough Land by Sealed Bid Followed by an Over-The-Counter Sale

The Kenai Peninsula Borough Planning Commission reviewed the subject Ordinance during their regularly scheduled March 25, 2019 meeting.

A motion passed by unanimous consent to recommend approval of Ordinance 2019-03 Substitute, an ordinance authorizing the sale of certain parcels of borough land by sealed bid followed by an over-the-counter sale.

In the Ordinance, please add the following WHEREAS statement:

WHEREAS, the Kenai Peninsula Borough Planning Commission conducted a public hearing on March 25, 2019 and approved the substitute ordinance by unanimous consent.

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

AGENDA ITEM G. PUBLIC HEARING

3. Ordinance 2019-03; An Ordinance Substitute authorizing the sale of certain parcels of Borough land by sealed bid followed by an over-the-counter sale.

Staff Report given by Marcus Mueller

PC MEETING: March 25, 2019

This is a second review of the Ordinance as requested by the Assembly. There is a memo in the packet that outlines the changes that have been proposed since the Planning Commission reviewed the Ordinance on February 4, 2019.

Parcel 055-072-13 "East 80"

This is 80 acres off of K-Beach. The Planning Commission recommended on February 4, 2019 to remove the parcel from the sale list. The substitute ordinance does have this parcel removed from the 2019 sale list but with the classification proposed it is expected that the eastern 10 acres will be seen on next year's land sale.

Parcel 055-074-01

This is 160 acres on K-Beach in the Murwood area. The Planning Commission recommended it be removed from the sale list. The substitute ordinance reduces the proposed sale area to 120 acres. The 40 acres being removed from the 160 acres is near an Alaska Department of Environmental Conservation registered contamination site. The sale ordinance will require a residential deed restriction that will be superseded by the adoption of a residential local option zone district. The local option zone was heard by the Planning Commission at the March 11, 2019 meeting and the recommendation has been forwarded to the Assembly. The price was also adjusted based on the acreage to \$400,000.

Parcel 059-302-07

This is 20 acres in Soldotna. The Planning Commission recommendation on February 4, 2019 was to remove the parcel from the sale list. The substitute ordinance removes the parcel from the sale list.

Parcel 131-170-04

This is 40 acres near Tote Road. The Planning Commission recommended on February 4, 2019 to remove the parcel from the sale list. The ordinance substitute provides for the sale subject to a preservation deed restriction on the east half.

Parcel 055-0540-22

This is .46-acre lot in the Ciechanski area. This was part of group of three lots in the original ordinance. The substitute ordinance removes this lot from the sale to allow for a negotiated sale to the owner of adjacent Lot 5, Ravenwood Subdivision, which has a septic tank encroachment onto this parcel. The remaining two lots of the three lot group will be combine to .92 acres with a price adjusted to \$15,000.

END OF STAFF REPORT

Chair Pro Tem Foster opened the meeting for public comment. Seeing and hearing no one wishing to speak, the public hearing was closed and discussion was opened among the commission.

MOTION: Commissioner Bentz moved, seconded by Commissioner Carluccio to approve Ordinance 2019-03; An Ordinance Substitute authorizing the sale of certain parcels of Borough land by sealed bid followed by an over-the-counter sale.

MOTION PASSED: Seeing and hearing no discussion or objection the motion passed by unanimous consent.