

E. NEW BUSINESS

- 6. Ordinance 2021-19-51: An ordinance appropriating funds from the Land Trust Fund, fund balance, for a project to conduct soils investigations and land planning on the 100-acre Unit 395, Juneau Bench, near Cooper Landing.**

Kenai Peninsula Borough

Planning Department – Land Management Division

MEMORANDUM

TO: Brent Johnson, Assembly President
Members, Kenai Peninsula Borough Assembly

THRU: Charlie Pierce, Mayor *AK for CP*
Melanie Aeschliman, Planning Director *MA*
Brandi Harbaugh, Finance Director *BH*

FROM: Marcus Mueller, Land Management Officer *[Signature]*

DATE: April 21, 2022

RE: Ordinance 2021-19-____, Appropriating Funds from the Land Trust Fund, Fund Balance, for a Project to Conduct Soils Investigations and Land Planning on the 1,000-Acre Unit 395, Juneau Bench, Near Cooper Landing (Mayor)

The Kenai Peninsula Borough recently received management authority of the 1,000-acre block of land known as Unit 395, Juneau Bench, east of the Cooper Landing townsite. As DOT will be working in this area for the next few years with the Sterling Highway MP 45-60 realignment, which cuts 2 miles through Unit 395, it is an opportune time to develop a plan for Unit 395.

Understanding how Unit 395 will be used will enable value-added decision making when interfacing with the DOT project. Also, having a high quality multi-disciplinary plan will ensure responsible development and will enable future steps towards development of planned features. In the case of Unit 395, we anticipate planned features will include access routes, utilities, crossings, future residential lots, pedestrian trails, material sites, recreational features, green spaces, and forest lands.

RFP 2022-016 solicited proposals from professional consulting firms for soils investigations and land planning services. An intent to award has been issued to the highest-ranking responsive bidder. An appropriation for the proposed project amount of \$199,900 from the land trust fund is required to engage this project.

Your review and consideration of this ordinance is appreciated.

FINANCE DEPARTMENT FUNDS/ACCOUNT VERIFIED	
Account:	<u>250.27910</u>
Amount:	<u>\$199,999</u>
By: <i>CM</i>	Date: <u>4/20/2022</u>

Introduced by:	Mayor
Date:	5/03/2022
Hearing:	5/17/2022
Action:	
Vote:	

**KENAI PENINSULA BOROUGH
ORDINANCE 2021-19-XX**

**AN ORDINANCE APPROPRIATING FUNDS FROM THE LAND TRUST FUND, FUND
BALANCE, FOR A PROJECT TO CONDUCT SOILS INVESTIGATIONS AND LAND
PLANNING ON THE 1,000-ACRE UNIT 395, JUNEAU BENCH, NEAR COOPER
LANDING**

- WHEREAS,** the Kenai Peninsula Borough (“KPB”) has management authority of the 1,000-acre Unit 395, Juneau Bench, east of the Cooper Landing townsite; and
- WHEREAS,** the Sterling Highway MP 45-60 project will realign the highway through Unit 395, and the highway project will be working within Unit 395 over the next few years as part of the construction effort; and
- WHEREAS,** Unit 395 includes a diverse and scenic landscape with a suite of possible uses and resources that will be important for KPB residents and visitors; and
- WHEREAS,** engaging in a multi-disciplinary land planning project will ensure the KPB can make responsible decisions regarding infrastructure and land use investments which align with land features and community values, and will position the borough to advance development projects in this area; and
- WHEREAS,** RFP 2022-016 solicited proposals for soils investigations and land planning services, and an intent to award was issued to the highest scoring responsive proposer with a proposed contract amount of \$199,900; and
- WHEREAS,** the Land Trust Fund receives reoccurring land management revenues and supports the operations and investments into land through the Land Management Division; and
- WHEREAS,** the KPB Planning Commission, at their regularly scheduled meeting of May 9, 2022, recommended _____;

**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI
PENINSULA BOROUGH:**

SECTION 1. That \$199,900 is appropriated from the Land Trust Fund fund balance account 250.27910 to account 250.21210.22SOL.43011 for the Unit 395 soils investigation and land planning project.

SECTION 2. That appropriations made in this ordinance are project length in nature and as such do not lapse at the end of any particular fiscal year.

SECTION 3. That this ordinance shall take effect immediately upon enactment.

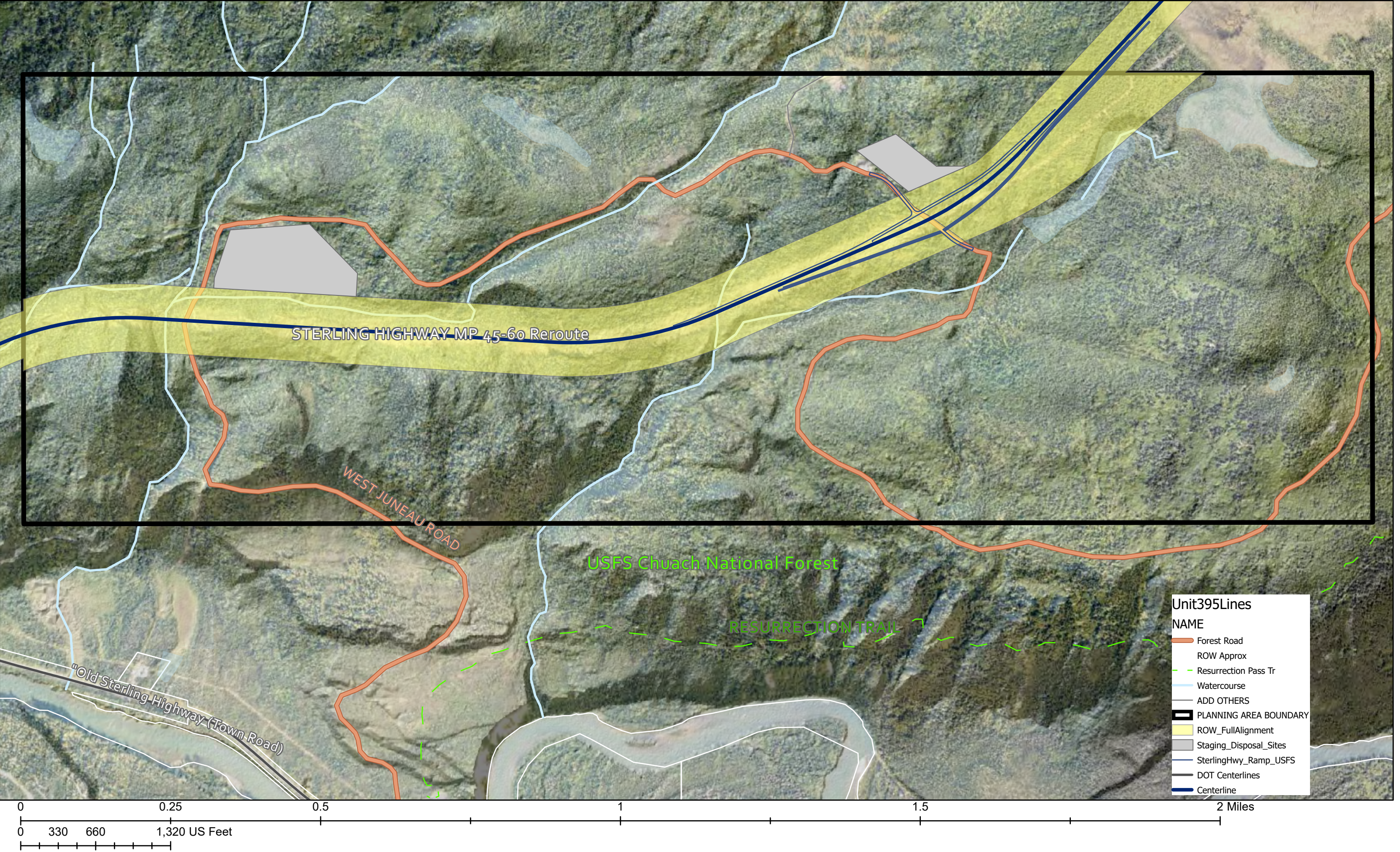
ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 17TH DAY OF MAY 2022.

Brent Johnson, Assembly President

ATTEST:

Johni Blankenship, MMC, Borough Clerk

KPB UNIT 395 PLANNING AREA



UNIT 395: Cooper Landing, Alaska Vicinity

