



KENAI PENINSULA BOROUGH

PLANNING DEPARTMENT

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**MIKE NAVARRE
BOROUGH MAYOR**

MEMORANDUM

TO: Kelly Cooper, Assembly President
Kenai Peninsula Borough Assembly Members

THRU: Mike Navarre, Borough Mayor *mn*

FROM: Max Best, Planning Director *mb*

DATE: May 10, 2017

SUBJECT: Ordinance 2017-10; Authorizing the Exchange of Certain Lands with James Roukema and Elizabeth Ehama near Milepost 7.8 K-Beach Road and Classifying the Property Conveyed to the Borough as Residential.

The Kenai Peninsula Borough Planning Commission reviewed the subject Ordinance during their regularly scheduled May 8, 2017 meeting.

A motion passed by unanimous consent to recommend approval of Ordinance 2017-10, an ordinance authorizing the exchange of certain lands with James Roukema and Elizabeth Ehama near milepost 7.8 Kalifornsky Beach Rd based on staff recommendations.

In the Ordinance, please make the following amendment to the last WHEREAS statement:

WHEREAS, the Planning Commission at its regularly scheduled meeting of May 8, 2017, reviewed this ordinance and recommended approval by unanimous consent.

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

AGENDA ITEM F. PUBLIC HEARINGS

1. Ordinance 2017-10; Authorizing the Exchange of Certain Lands with James Roukema and Elizabeth Ehama near Milepost 7.8 K-Beach Road and Classifying the Property Conveyed to the Borough as Residential.

Memorandum & Staff Report given by Marcus Mueller

PC Meeting: 5/8/17

The Kenai Peninsula Borough ("borough") owns land with over one-eighth of a mile of Cook Inlet bluff frontage along Kalifornsky Beach ("K-Beach") Road. James Roukema and Elizabeth Ehama ("Roukema-Ehama") own a strip of land between K-Beach Road and the borough owned land. The borough's property and the Roukema-Ehama property have limited value and usefulness in the present configuration. However, combining the properties would yield parcels with both good road frontage and good bluff frontage and would substantially increase the value. The Kenai Peninsula Borough Land Management Division and Roukema-Ehama have worked together to develop a mutually beneficial and fair exchange. This exchange would yield an estimated 50 percent increase in value of the lands involved over their existing configuration.

The ordinance authorizes the mayor to enter into an exchange agreement which provides that the borough receive 1.95 acres including enough K-Beach Road frontage to configure three new bluff lots, in exchange for approximately 1.47 acres providing 132-feet of bluff property to be combined with their present land ownership. A plan of survey depicts the intended exchange and shows the proposed lot configurations.

The Borough will end up owning Lots 2, 3 and 4. The way they figured this was that the Borough's land right now would have a present day value of about \$200,000 with three bluff lots having a value of about \$125,000 each or \$375,000. It would basically be a win win by reconfiguring the lots with the neighbor.

The Planning Commission's recommendations will be provided prior to the hearing on the ordinance.

END OF MEMORANDUM & 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 Lockwood moved, seconded by Commissioner Isham to recommend approval of Ordinance 2017-10; authorizing the exchange of certain lands with James Roukema and Elizabeth Ehama near milepost 7.8 Kalifornsky Beach Rd based on staff recommendations.

Commissioner Ecklund suggested changing the word in the title from "Certain" to "Borough" so that they knew that borough land was being traded for private property.

VOTE: The motion passed by unanimous consent.

CARLUCCI YES	ECKLUND YES	ERNST YES	FOSTER ABSENT	GLENDENING YES	ISHAM YES	LOCKWOOD YES
MARTIN YES	MORGAN YES	RUFFNER ABSENT	VENUTI YES	WHITNEY YES		10 YES 2 ABSENT

~~AGENDA ITEM E. PUBLIC HEARING~~

- ~~2. State application for a marijuana establishment license; Nikiski Area~~