

Kenai Peninsula Borough
Planning Department

MEMORANDUM

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

THRU: Charlie Pierce, Borough Mayor *CP*

FROM: Max J. Best, Planning Director *MB*

DATE: March 2, 2020

RE: Ordinance 2020-08; 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 February 24, 2020 meeting.

A motion passed by unanimous consent to recommend approval of Ordinance 2020-08.

In addition the Kenai Peninsula Borough Planning Commission passed a motion by unanimous consent to recommend parcels 15706215, 16913228, and 16913229 be removed from the lands proposed for sale.

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

WHEREAS, the Planning Commission at its regularly scheduled meeting of February 24, 2020 recommended approval by unanimous consent.

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

AGENDA ITEM G. PUBLIC HEARINGS

3. Ordinance 2020-___; An Ordinance 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 February 24, 2020

This is the annual land sale ordinance. There are two parts to it. It would authorize the sale of the parcels by sealed bid with a proposed bid opening date of May 15, 2020. Any parcels not sold in the sealed bid offering will be moved to an over the counter land sale beginning on October 1, 2020 and closing January 31, 2021.

The land sale proposal includes a list of properties, some of which were offered on the last land sale. Some are from the classification list reviewed on the last agenda item. Some of the properties are general inventory lands that have been previously classified such as those in Hope.

The packet contains a vicinity map that shows the general distribution of the property locations and individual maps.

There are 30 parcels proposed. The last three parcels listed are the ones that were previously recommended to be removed from the classification. It would be appropriate to have a motion to remove them. A couple of the properties have a tax foreclosure history. Sections 4 and 5 of the ordinance address the tax foreclosure status and statutory requirements. Section 5 would be removed if that parcel were removed. Section 8 is a provision for Tract A of Huske-Scout Lake Subdivision. It has evidence of dumping on it and this allows for an extended due diligence period with no penalty to withdraw. Section 9 has to do with the disposition of proceeds from the Ninilchik property. If that parcel is removed then that section will be removed. If that lot is sold, the recommendation is that the proceeds go to the Central Peninsula Hospital Service Area Fund since it was donated to the hospital.

END OF STAFF REPORT

Chair Martin opened the meeting for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Bentz moved, seconded by Commissioner Whitney, to approved Ordinance 2020-___, an ordinance authorizing the sale of certain parcels of borough land by sealed bid followed by an over the counter sale.

AMENDMENT MOTION: Commissioner Bentz moved, seconded by Commissioner Whitney, to amend by removing three parcels, parcel 15706215 in Ninilchik, and parcels 16913228 and 16913229 in Anchor Point.

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

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