



KENAI PENINSULA BOROUGH

Mayor's Office

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DAVID R. CAREY
BOROUGH MAYOR

MEMORANDUM

TO: Gary Knopp, Assembly President
Members of the Kenai Peninsula Borough Assembly

FROM: David R. Carey, Borough Mayor *DR Carey*

DATE: June 21, 2011

SUBJECT: Request for Public Hearing regarding the Proposed Seldovia Recreational Service Area

The Seldovia community has been actively working to find a mechanism to ensure the building vacated by the Seldovia Boys and Girls Club, which sits at the southern portion of the Seldovia school property and is owned by the Kenai Peninsula Borough, is kept open and operational for the community. This building has become a much needed community location to host after-school activities for children and important community events.

The City of Seldovia is supportive of the community creating a Recreational Service Area and attaining the powers to promote and utilize the building, which would otherwise be sitting vacant and unused.

The community has obtained the signatures needed to request the Assembly to consider forming a Recreational Service Area to provide for specific services and to place the question on the ballot asking the voters in the proposed service area whether they approve the service area.

The purpose of this memorandum is to request the Assembly to conduct a hearing pursuant to Kenai Peninsula Borough Code 16.04.070, in or near the proposed service area, to determine the necessity of this request to create a Service Area. This is one of two options the Kenai Peninsula Borough code provides for creating borough service areas. To facilitate the goal of providing for Recreational Services by January 1, 2012, and with the support of the surrounding community, this memorandum also provides information that was provided in the petition method process.

Other details are included and will need to be discussed and considered by the Assembly during the hearing process.

MAYOR'S REPORT TO THE ASSEMBLY

Proposed Seldovia Service Area Boundary

The proposed service area is proposed as follows:

A portion of the Kenai Peninsula Borough described as follows: Beginning at the mouth of the Seldovia River in Kachemak Bay; then southerly along the thread of Seldovia River to the northern shore of Seldovia Lake; then northeast along a non-visible point-to-point line extending to the headwaters of Barabara Creek; then northerly along the thread of Barabara Creek to its intersection with Barabara Creek tributary; then southeasterly along the thread of Barabara Creek tributary to its headwaters; then northeasterly along a non-visible point-to-point line extending to Gunsight Mountain; then southeasterly along the ridgeline of Gunsight Mountain to its end; then southeasterly along a non-visible point-to-point line extending to the headwaters of Windy River; then northeasterly along the thread of Windy River to its intersection with Jakolof Creek; then northwesterly along the thread of Jakolof Creek to Jakolof Bay; then westerly along the southern shoreline of Kachemak Bay to the mouth of Seldovia River; the point of beginning. (see attached map)

Need for Service

The primary reason for establishing this service area is to provide the ability to sustain recreational services in the proposed area through a community center. The service area would provide recreational services within the service area that are based out of, and utilize the Seldovia Community Center, which is presently located on Tract 3 B, Fleming Giles Estates No. 2 Subdivision according to Plat No. 96-1, Seldovia Recording District, Third Judicial District, State of Alaska, or such other facilities as may be authorized by the borough. Services to be provided shall include but are not limited to senior citizen programs, musical instruction and practice, accommodation of visiting schools during "Sea Week" and other Seldovia field trips, facility rental for organizations and individuals for meetings and celebrations, adult education, high speed internet access, community gatherings such as potlucks and dinners, karate instruction, arts and crafts instruction and facilitation, nature education and outdoor activities.

Assessed Value of the Area for FY 2011

There are a total of 1085 parcels, with a Kenai Peninsula Borough assessed value of \$134,878,100, and a taxable value of \$67,194,800. (Values are from the 2011 Certified Real Property Roll.) One mill would equate to \$67,194.00 per year.

Estimated Costs of the Service Area

Service area tax revenue will primarily be used to provide operational monies for the service area. These costs are expected to include office supplies and equipment, utilities, the service area's share for borough insurance assessments, and maintenance expenses associated with equipment. Insurance costs will vary and are estimated to range between \$10,000 to \$15,000 per year.

Population

There are approximately 360 registered voters in the Seldovia Precinct, with a population of 420 persons, according to the 2010 census. (See attached census report.)

Next Steps

It is requested that the Administration and the Assembly hold at least one public meeting in or near the proposed Seldovia Recreation Service Area at least 15 days after presentation of this report to further determine the need for the service area and to identify the boundaries. According to KPB 16.04.040:

- (1) The Assembly shall fix the time and place within the proposed boundaries for a public hearing to consider the necessity for the proposed service area.
- (2) The public hearing may be held by a Special Committee of less than the whole Assembly. The Special Committee must make a report of its findings and recommendations to the whole Assembly at a regular meeting prior to the Assembly's action on the proposed service area. The President of the Assembly appoints the Special Committee.
- (3) As a result of the information received during comments at public hearings, the Assembly may extend or shorten the boundaries of the proposed service area.

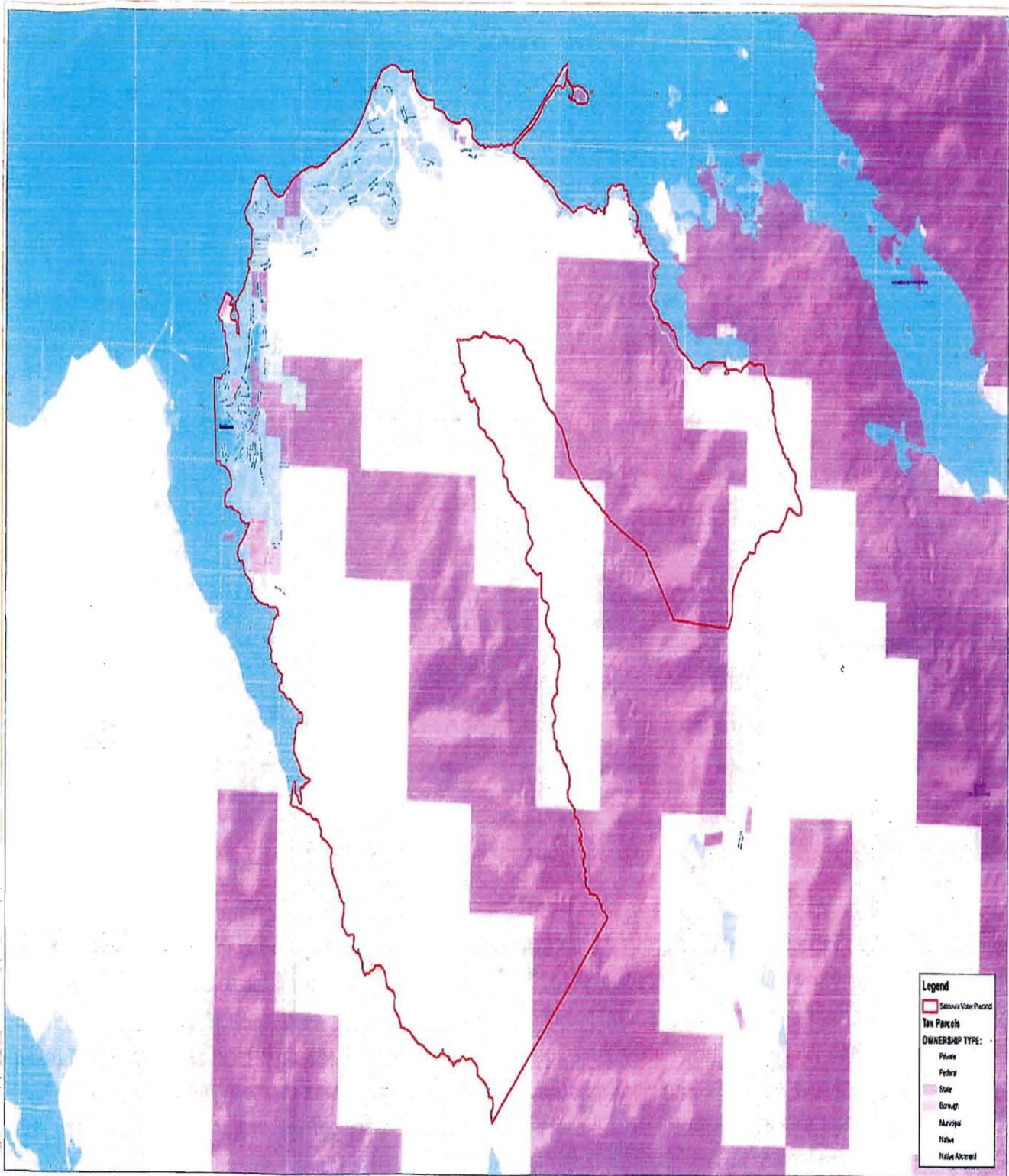
Options for the Assembly to Consider After Public Hearing

Option I: Do not pursue formation of a new service area; maintain status quo.

Option II: Create a new service area pending voter approval. The current plan provides for a board which would be elected simultaneously with the vote on the service area ballot proposition. The new board would determine the level of service to be provided and recommend a budget to the Assembly for FY 2012. The Assembly may want to consider placing a mill levy restriction on operations provided it is clear that the assembly may change the mill levy during the budget process. That issue, as well as the boundaries, would be determined during the community meeting and the public hearings on the ordinance. This option would follow the general philosophy, which has governed the formation of service areas throughout the Borough. It allows for maximum local determination of service and maximum flexibility to provide services.

Summary

With the support of the Seldovia community and the surrounding residents, the administration recommends moving forward with the process of forming a service area. The public hearing process will allow the community to be involved in forming the service area and the voters will have the final approval of authorizing the borough to operate this new service area.



The information displayed herein is for a general informational only and does not constitute any form of public accountancy. The Alaska Department of Public Safety is not responsible for any errors or omissions on this map.

0 0.5 1 2 Miles

Seldovia Voter Precinct



Printed on February 2, 2011

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
7		Alaska Places 2000-2010		April 1	July 1, 2009	July 1, 2008	July 1, 2007	July 1, 2006	July 1, 2005	July 1, 2004	July 1, 2003	July 1, 2002	July 1, 2001	April 1	Change	Change	
8		Vintage 2010		2010	DOLWD	DOLWD	DOLWD	DOLWD	DOLWD	DOLWD	DOLWD	DOLWD	DOLWD	2000	2000-	2000-	
9				Census	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Census	2010	2010	
193																	
194		1964 Kenai Peninsula Borough		55,400	53,578	52,959	52,230	51,467	51,269	51,239	51,454	50,682	50,082	49,691	5,709	1.1	
195																	
196		Kenai-Cook Inlet census subarea		49,733	48,039	47,397	46,664	45,949	45,767	45,764	45,854	45,040	44,425	44,101	5,632	1.3	
197																	
198		Anchor Point CDP		1,930	1,772	1,808	1,785	1,794	1,756	1,831	1,809	1,780	1,809	1,845	85	0.5	
199		Beluga CDP #		20	24	25	19	21	21	26	27	25	24	32	-12	-3.8	
200		Clam Gulch CDP		176	166	159	177	165	171	164	176	173	168	173	3	0.2	
201		Cohoe CDP		1,364	1,332	1,350	1,276	1,275	1,284	1,322	1,209	1,211	1,175	1,168	196	1.7	
202		Diamond Ridge CDP /3		1,156	860	809	778	705	744	769	823	872	1,835	1,802	-646	-3.6	
203		Fox River CDP		685	604	658	631	638	628	614	582	576	594	616	69	1.1	
204		Fritz Creek CDP		1,932	1,818	1,834	1,777	1,734	1,764	1,733	1,743	1,734	1,663	1,603	329	2.1	
205		Funny River CDP		877	796	768	767	734	747	737	707	687	624	636	241	3.0	
206		Halibut Cove CDP		76	27	23	20	24	23	26	27	28	29	35	41	11.7	
207		Happy Valley CDP		593	561	527	507	494	483	528	505	521	505	489	104	2.1	
208	1964	Homer city /2 /3 #		5,003	5,551	5,385	5,454	5,442	5,402	5,355	5,369	5,076	4,070	3,946	1,057	2.7	
209	1961	Kachemak city #		472	430	450	460	463	460	471	478	433	426	431	41	1.0	
210		Kaifomsky CDP		7,850	7,495	7,394	7,151	6,995	6,835	6,644	6,249	6,160	6,017	5,846	2,004	3.4	
211		Kasilof CDP		549	536	504	577	533	510	474	560	501	451	471	78	1.7	
212	1960	Kenai city		7,100	7,115	7,068	6,913	6,797	6,779	6,845	7,130	7,077	6,888	6,942	158	0.2	
213		Nanwalek CDP *		254	226	228	216	228	220	204	214	219	184	177	77	4.4	
214		Nikiski CDP		4,493	4,465	4,413	4,333	4,212	4,186	4,293	4,352	4,362	4,363	4,327	166	0.4	
215		Nikolaevsk CDP		318	315	295	304	297	306	309	315	335	345	345	-27	-0.8	
216		Ninilchik CDP		883	824	836	769	772	788	787	774	762	760	772	111	1.4	
217		Point Possession CDP #		3	--	--	--	--	--	--	--	--	--	--	--	--	
218		Port Graham CDP *		177	137	136	137	136	129	153	165	174	178	171	6	0.4	
219		Ridgeway CDP		2,022	2,050	2,007	1,981	1,972	2,063	2,060	2,020	1,969	1,962	1,932	90	0.5	
220		Salamatof CDP *		980	855	893	882	932	912	920	923	915	912	954	26	0.3	
221		Seldovia * #		427	407	420	423	413	391	423	430	449	435	430	-3	-0.1	
222	1945	Seldovia city		255	241	254	261	249	240	265	279	288	287	286	-31	-1.1	
223		Seldovia Village CDP		165	166	166	182	164	151	158	151	161	148	144	21	1.5	
224	1967	Soldotna city #		4,163	4,021	3,926	3,898	3,762	3,800	3,778	4,001	3,851	3,792	3,758	404	1.1	
225		Sterling CDP		5,617	5,348	5,179	5,132	5,059	4,988	4,924	4,879	4,781	4,756	4,705	912	1.9	
226		Tyonek CDP *		171	166	154	179	199	199	185	192	181	161	193	-22	-1.1	
227		Tyonek * #		171	166	154	179	199	199	185	192	181	161	193	-22	-1.1	
228		Balance of Kenai-Cook Inlet census subarea #		442	138	148	118	153	168	189	195	188	229	227	215	9.5	
229		/3 Homer annexed part of Diamond Ridge and all of Miller Landing 3/2002. The number of people annexed into Homer city from Diamond Ridge was overestimated through 2009.															
230																	
231		Seward-Hope census subarea		5,667	5,539	5,562	5,566	5,518	5,502	5,475	5,600	5,642	5,657	5,590	77	0.1	
232																	
233		Bear Creek CDP		1,956	2,009	2,034	1,951	1,946	1,901	1,906	1,829	1,833	1,836	1,748	208	1.2	
234		Cooper Landing CDP		289	344	357	366	356	343	345	351	370	389	368	-80	-2.2	
235		Crown Point CDP		74	77	77	77	81	82	90	82	88	89	75	-1	-0.1	
236		Hope CDP		192	151	149	145	143	141	166	161	152	145	137	55	4.0	
237		Lowell Point CDP		80	76	94	85	81	96	76	89	108	96	92	-12	-1.3	
238		Moose Pass CDP		219	169	185	199	203	218	220	219	217	206	206	13	0.6	
239		Primrose CDP		78	65	77	75	82	84	91	87	92	99	93	-15	-1.6	
240	1912	Seward city		2,693	2,609	2,561	2,649	2,593	2,598	2,544	2,744	2,755	2,758	2,830	-137	-0.5	
241		Sunrise CDP		18	19	22	22	22	24	19	15	14	16	18	0	0.0	
242		Balance of Seward-Hope census subarea		68	0	6	7	11	15	18	23	13	23	22	46	20.9	
243																	
244		Alaska Native Villages that overlap multiple CDPs															
245		Kenaitze * #		32,902	31,614	31,248	30,818	30,368	30,251	30,233	30,360	29,905	29,551	29,320	3,582	1.2	
246		Ninilchik *		14,512	14,302	14,136	13,942	13,738	13,685	13,677	13,735	13,529	13,368	13,264	1,248	0.9	
247																	
248																	