



KENAI PENINSULA BOROUGH

PLANNING DEPARTMENT

144 North Binkley Street • Soldotna, Alaska 99669-7520

PHONE: (907) 714-2200 • **FAX:** (907) 714-2378

Toll-free within the Borough: 1-800-478-4441, Ext. 2200

www.borough.kenai.ak.us

DAVID R. CAREY
BOROUGH MAYOR

MEMORANDUM

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

THRU: *DKC* David R. Carey, Borough Mayor

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

DATE: June 29, 2011

SUBJECT: Ordinance 2011-20; An ordinance authorizing the sale of certain parcels of Borough Land by Sealed Bid.

The Planning Commission reviewed the subject ordinance during their regularly scheduled June 27, 2011 meeting.

An amended motion passed by unanimous consent to remove Tax Parcels 119-119-05 (Cooper Landing) and 017-130-11 (North Kenai) from the Sealed Bid sale with the recommendation that the Parcel 119-119-05 (Cooper Landing) be sent back to the Cooper Landing Advisory Planning Commission for recommendations of how to proceed for designation and future disposal of that parcel and with Parcel 017-130-11 (North Kenai) that it be classified as "Preservation" and that it be held.

A main motion as amended passed by unanimous consent to recommend enactment of Ordinance 2011-20 authorizing the sale of certain parcels of Borough land by sealed bid.

In the ordinance, please make the following amendment to the last WHEREAS:

*WHEREAS, the KPB Planning Commission at its regularly scheduled meeting of June 27, 2011, recommended enactment of the ordinance as **amended** by unanimous consent.*

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

AGENDA ITEM F. PUBLIC HEARINGS

5. Ordinance 2011-20; An ordinance authorizing the sale of certain parcels of Borough Land by Sealed Bid.

Memorandum reviewed by Dan Conetta

PC Meeting: 6/27/11

KPB Land Management has identified certain parcels of land that are surplus to the borough's needs which could be prepared for a competitive land sale by sealed bid. Aerial photos showing the location of each parcel were included in the mail out packet.

Minimum bids are set at the existing fair market value as determined in consultation with the KPB Assessing Department and Derry & Associates.

The bid opening is proposed for September 26, 2011. A sale brochure will be prepared which will delineate the parcels and explain the sealed bid procedures. Notice of the land sale will be published in accordance with KPB 17.10.110 and the brochure will be made available on the borough's land management website.

Two of the parcels in this sale are to be classified by resolution later in this meeting.

This ordinance would authorize the Mayor to conduct a sealed bid land sale of 12 parcels of borough land. A resolution to classify these parcels will be introduced concurrent with the scheduled public hearing for this ordinance. Your consideration of this ordinance is appreciated.

END OF MEMORANDUM

Vice Chairman Martin opened the meeting for public comment.

1. Cheryle James, 38498 Snug Harbor Rd, Cooper Landing
Ms. James questioned why parcels were being put up for sale before they are classified.

Mr. Best stated that this would be a recommendation to the Assembly at this time.

2. Ruth Denison, 42311 Kenai Spur Hwy.
Ms. Denison stated she was interested in the parcel that contacts Lots 5, 6 and 18. She expressed concern that this was being put up for bid without it first be classified.

Seeing and hearing no one else wishing to speak, Vice Chairman Martin closed the public comment period and opened discussion among the Commission.

MAIN MOTION: Commissioner Parker moved, seconded by Commissioner Collins to recommend enactment of Ordinance 2011-20 authorizing the sale of certain parcels of Borough Land by Sealed Bid.

Commissioner Tauriainen asked if postponement would be appropriate until the Land Classification hearing has been completed due to the concerns that have been expressed. Commissioner Carluccio suggested that the motion be tabled.

Vice Chairman Martin tabled the motion until Public Hearing agenda item 7. Resolution 2011-____; Resolution to classify certain Borough parcels located in the North Kenai and Cooper Landing Areas, Pursuant to KPB Code of Ordinances, Chapter 17.10.080 was completed.

AGENDA ITEM F. PUBLIC HEARINGS

6. Ordinance 2011-21; Authorizing a ~~Negotiated~~ Sale at Fair Market Value of Lands Described as the NE1/4 NE1/4 and the E1/2 SE1/4 NE1/4 of Section 36, Township 6 North, Range 11 West, S.M. Alaska Containing 60 Acres More or Less to the City of Kenai

AGENDA ITEM F. PUBLIC HEARINGS

- 5. Ordinance 2011-20; An ordinance authorizing the sale of certain parcels of Borough Land by Sealed Bid.

Vice Chairman placed the motion back on the table to open discussion with the Planning Commission.

RESTATED MAIN MOTION: Commissioner Parker moved, seconded by Commissioner Collins to recommend enactment of Ordinance 2011-20 authorizing the sale of certain parcels of Borough Land by Sealed Bid.

AMENDMENT MOTION: Commissioner Parker moved, seconded by Commissioner Carluccio to amend the recommendation on Ordinance 2011-20 by removing Tax Parcels 119-119-05 (Cooper Landing) and 017-130-11 (North Kenai) from the Sealed Bid sale with the recommendation that the Parcel 119-119-05 (Cooper Landing) be sent back to the Cooper Landing Advisory Planning Commission for recommendations of how to proceed for designation and future disposal of that parcel and with Parcel 017-130-11 (North Kenai) that it be classified as "Preservation" and that it be held.

AMENDMENT VOTE: The motion passed by unanimous consent.

BRYSON ABSENT	CARLUCCIO YES	COLLINS YES	ECKLUND ABSENT	FOSTER ABSENT	GROSS YES	HOLSTEN YES
ISHAM YES	LOCKWOOD ABSENT	MARTIN YES	PARKER YES	RUFFNER YES	TAURIAINEN YES	9 YES 4 ABSENT

Commissioner Parker commended the Land Management staff for the work that was done on this Ordinance. She was also thankful that the public came out and identified some of the areas of where they may not have been as diligent in looking at the parcels and protecting future public conflicts.

Commissioner Holsten stated she would rather have this being aired in full light of public review because it was being brought forward in a fair and open way than to find out it was a deal that no one understood and would be gossiped about for the next 25 years.

Commissioner Tauriainen asked why there wasn't a minimum bid noted on the North Kenai parcel. Mr. Best replied that current appraisal was being done by Derry & Associates.

MAIN MOTION VOTE: The main motion as amended passed by unanimous consent.

BRYSON ABSENT	CARLUCCIO YES	COLLINS YES	ECKLUND ABSENT	FOSTER ABSENT	GROSS YES	HOLSTEN YES
ISHAM YES	LOCKWOOD ABSENT	MARTIN YES	PARKER YES	RUFFNER YES	TAURIAINEN YES	9 YES 4 ABSENT

AGENDA ITEM F. PUBLIC HEARINGS

- 8. Ordinance 2011-___; An ordinance increasing the number of Kenai Peninsula Borough Planning Commissioners, reducing the frequency of Planning Commission meetings and giving consideration to travel reduction when choosing Plat Committee members.

Staff Report given by Max Best

PC Meeting: 6/27/11

This ordinance is an ordinance introduced to the Assembly by Mr. Brent Johnson. It is an ordinance amending Chapter 2.4 to increase the number of Kenai Peninsula Borough Planning Commissioners and reduce the frequency of Planning Commission meetings. It is also to give consideration to travel reduction when choosing a Plat Committee.