



KENAI PENINSULA BOROUGH

PLANNING DEPARTMENT

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MIKE NAVARRE
BOROUGH MAYOR

MEMORANDUM

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

THRU: Mike Navarre, Borough Mayor *P.O. for M.N.*

FROM: *MB* Max Best, Planning Director

DATE: April 26, 2012

SUBJECT: Ordinance 2012-10; authorizing a land exchange to facilitate a joint plan of subdivision with Cook Inlet Region, Inc. for Widgeon Woods Phase 2 Subdivision.

The Planning Commission reviewed the subject ordinance during their regularly scheduled April 23, 2012 meeting. A motion passed by unanimous consent to recommend adoption of the ordinance.

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

WHEREAS, the KPB Planning Commission at its regularly scheduled meeting of April 23, 2012, recommended adoption by unanimous consent.

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

AGENDA ITEM F. PUBLIC HEARINGS

2. Ordinance 2012-10; authorizing a land exchange to facilitate a joint plan of subdivision with Cook Inlet Region, Inc. for Widgeon Woods Phase 2 Subdivision.

Staff Report given by Marcus Mueller

PC Meeting: 4/23/12

The Woods Drive relocation and Widgeon Woods Subdivision project is nearly complete. Approximately 3,000 feet of Category IV road was realigned onto KPB owned land in 2011. Roads and utilities have been installed to serve a 45-lot subdivision that was designed in cooperation with the adjacent owner, Cook Inlet Region, Inc. The original alignment of Woods Drive intersected approximately one-quarter mile of Cook Inlet Region, Inc. ("CIRI") land. By relocating Woods Drive and combining CIRI's useable land with KPB land in the same subdivision, the parties are able to maximize the value and utility of the land for their respective purposes.

The resulting subdivision created six lots that created joint ownership. Three are to be owned by CIRI and three are to be owned by KPB. Approximately three acres are subject to the exchange with each party receiving interest in approximately 1.5 acres.

The ordinance authorizes the Mayor to enter into an agreement to exchange KPB's interest in three parcels of land for CIRI's interest in three parcels of land in Widgeon Woods Subdivision. Your consideration of this ordinance is appreciated.

END OF STAFF REPORT

Chairman Bryson opened the meeting for public comment. Seeing and hearing no one wishing to speak, Chairman Bryson closed the public comment period and opened discussion among the Commission.

MOTION: Commissioner Gross moved, seconded by Commissioner Isham to recommend adoption of Ordinance 2012-10, authorizing a land exchange to facilitate a joint plan of subdivision with Cook Inlet Region, Inc. for Widgeon Woods Phase 2 Subdivision.

Commissioner Tauriainen asked if the land was developed. Mr. Mueller replied that the infrastructures are in place but the land is not developed. It is ready to be split into the lots. He referred to page 50 of the packet which shows the resulting configuration of the property.

Commissioner Tauriainen asked why the lots being exchanged weren't contiguous. Mr. Best replied that the acreages worked out better and they gave CIRI the opportunity to pick up to three of the bluff lots, which is why it ended up being lots that were not contiguous.

Commissioner Ecklund asked who owns the subdivision. Mr. Mueller replied that the Borough is the primary owner of the subdivision with CIRI owning just a couple of acres. Commissioner Ecklund understood that the Borough changed the road and thereby needed to expand property so the lots were large enough for development. Mr. Mueller replied yes.

VOTE: The motion passed by unanimous consent.

BRYSON YES	CARLUCCIO YES	COLLINS YES	ECKLUND YES	FOSTER ABSENT	GROSS YES	HOLSTEN ABSENT
ISHAM YES	LOCKWOOD YES	MARTIN YES	RUFFNER YES	TAURIAINEN YES		10 YES 2 ABSENT

AGENDA ITEM G. ANADROMOUS STREAM HABITAT PROTECTION (KPB 21.18)

AGENDA ITEM H. VACATIONS NOT REQUIRING A PUBLIC HEARING

AGENDA ITEM I. SPECIAL CONSIDERATIONS