



KENAI PENINSULA BOROUGH

PLANNING DEPARTMENT

144 North Binkley Street • Soldotna, Alaska 99669-7520

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

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www.borough.kenai.ak.us

MIKE NAVARRE
BOROUGH MAYOR

MEMORANDUM

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

THRU: Mike Navarre, Borough Mayor *MN*

FROM: Max Best, Planning Director *mb*

DATE: June 13, 2012

SUBJECT: Ordinance 2012-23; Authorizing Retention or Sale of Certain Real Property Obtained by the Kenai Peninsula Borough through Tax Foreclosure Proceedings

The Planning Commission reviewed the subject Ordinance during their regularly scheduled June 11, 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 Planning Commission conducted a public hearing on June 11, 2012 and recommended approval by unanimous consent.

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

AGENDA ITEM F. PUBLIC HEARINGS

2. Ordinance 2012-23; Authorizing Retention or Sale of Certain Real Property Obtained by the Kenai Peninsula Borough through Tax Foreclosure Proceedings

Memorandum given by Max Best

PC Meeting; 6/11/12

Pursuant to KPB 17.10.100(A) and tax foreclosure proceedings pursuant to AS 29.45.290 et seq. the borough has obtained a Clerk's Deed to the real property listed in the subject ordinance. Notice of sale was sent to the last owner(s) of record by certified mail within five days after the first publication of the hearing on the ordinance as per AS 29.45.460(c).

A preliminary list of parcels proposed for the 2012 auction was sent for review and comment to the Kenai Peninsula Borough School District, all KPB administrative departments, service areas, and cities. Subject ordinance authorizes 49 parcels to be sold by public outcry auction as shown on Exhibit B. The number of parcels to be sold or retained will change if taxes are paid.

There are 21 parcels proposed for retention for a public purpose with recommended classifications as shown on Exhibit A. These parcels include the following:

- 4 parcels have been identified as wetlands and would not serve a practical purpose in private ownership.
- 16 parcels are less than 40,000 sq. ft. Pursuant to KPB 20.20.190 parcels shall meet minimum acreage to provide for well and septic. Parcels less than 40,000 sq. ft. are generally considered to be "substandard" as they are not large enough to provide for both well and septic. These parcels could be proposed for a borough Substandard Lot Sale in the future and offered to the adjacent property owners who wish to combine it with their land.
- Parcel 01316213 would provide access to a water body leading to Bear Lake for recreational purposes. This parcel is subject to a plat note #2 reserving all open space area for lot owners and would not be practical to have in private ownership. The parcel, once retained, would be open to the public.

Please reference the maps / aerial photos of the parcels listed in the ordinance.

The tax foreclosure auction is scheduled for Saturday, October 13, 2012, in the Soldotna High School Auditorium. The KPB Planning Commission will consider this ordinance at its regularly scheduled meeting of June 11, 2012, and the action taken will be reported to the Assembly.

END OF MEMORANDUM

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 Lockwood moved, seconded by Commissioner Isham to recommend approval of Ordinance 2012-23; authorizing the retention or sale of certain real property obtained by the Kenai Peninsula Borough (KPB) through Tax Foreclosure Proceedings.

VOTE: The motion passed by unanimous consent.

BRYSON YES	CARLUCCIO ABSENT	COLLINS YES	ECKLUND YES	FOSTER YES	GROSS YES	HOLSTEN YES
ISHAM YES	LOCKWOOD YES	MARTIN YES	RUFFNER YES	TAURIAINEN YES		11 YES 1 ABSENT

AGENDA ITEM F. PUBLIC HEARING



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MIKE NAVARRE
BOROUGH MAYOR

MEMORANDUM

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

THRU: Mike Navarre, Kenai Peninsula Borough Mayor *MN*
Craig Chapman, Director of Finance *C Chapman*
Max Best, Director of Planning *MB*
Marcus Mueller, Land Management Officer *MM*

FROM: Dan Conetta, Land Management Agent *DC*

DATE: May 24, 2012

SUBJECT: Ordinance 2012-23, Authorizing Retention or Sale of Certain Real Property Obtained by the Kenai Peninsula Borough (KPB) through Tax Foreclosure Proceedings

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