



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 *MN*

FROM: Max Best, Planning Director *MB*

DATE: June 13, 2012

SUBJECT: Ordinance 2012-24; Authorizing the Sale of Certain Parcels of Borough Land in the Widgeon Woods Phase Two Subdivision by Sealed Bid Procedures

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

3. Ordinance 2012-24; Authorizing the Sale of Certain Parcels of Borough Land In the Widgeon Woods Phase Two Subdivision By Sealed Bid Procedures

Memorandum given by Max Best

PC Meeting: 6/11/12

The Widgeon Woods Subdivision Project is an 80 acre subdivision that is owned by the Borough and nearly completed. All roads are constructed and electric and gas utilities are installed. Twenty-nine lots are available to be marketed. Thirteen additional lots will be available after easements have been vacated.

As an approach to achieve multiple goals with the sale of lots within Widgeon Woods Subdivision, a sealed bid land sale offering eight lots from the pool of twenty-nine available lots is recommended and proposed. This sale approach would establish a single minimum bid of \$33,000 per lot for the sale. Bidders would bid on the pool of available lots and the choice of lot would go to the bidders, in high bid order, until eight lots are sold.

The lots along the bluff are not currently for sale due to an easement vacation process that they are going through with the State of Alaska.

The bid opening is proposed for September 20, 2012. 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.

Consideration of this ordinance is appreciated.

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 Ruffner moved, seconded by Commissioner Martin to recommend approval of Ordinance 2012-24; authorizing the sale of certain parcels of Borough land in the Widgeon Woods Phase Two Subdivision by sealed bid procedures.

Commissioner Tauriainen drove down the nice, well built road and was glad that it was getting paved.

Commissioner Holsten asked if walkways were included connecting trails along the road. Mr. Best replied there were no walkways or trails associated with the road construction. Commissioner Holsten asked if there was an easement providing for walkways. Mr. Best replied no.

Commissioner Ruffner asked for clarification regarding the easement in Block 4 that is being worked out with the State with those lots eventually being put up for sale. Mr. Best replied that the power line was moved over and buried along Woods Dr in addition to obliterating the road and restoring it back to its natural condition. Commissioner Ruffner asked what the hang up was with the easement. Mr. Best replied that when the property was conveyed to the Borough, the condition was that they have an ADL or Alaska Division of Lands easement associated with the conveyance so they were subject to the easement as established by the State. They have to go through the State process to extinguish that easement which can take quite some time. Commissioner Ruffner asked if staff expects that to happen. Mr. Best replied yes and that they will eventually sale those properties.

Commissioner Tauriainen was surprised that there wasn't any kind of bike or path along the road. He asked what the shoulder would be on that road. Mr. Best believed that it was a 22 foot pavement top with 1 foot shoulders; it is 24 foot travel surface right now. Commissioner Tauriainen asked why they didn't get the two foot shoulders. It would be nice for the residents in a residential area. Mr. Best believed when they started this subdivision that the road standards were not as stringent as they are now. He stated that staff had already designed a road that was of a width that wasn't quite wide enough for pavement which is why they ended up with a little less of a shoulder. Commissioner Tauriainen asked if there was a way that could be

fixed at this point. Mr. Best replied that there is a possibility that they could add some material to the shoulders to widen it out which could create drainage issues.

Commissioner Holsten stated that everything that she has read and looked at shows that property values increase at a minimum of 10% if they are connected by a neighborhood trail. It will be difficult to go in later and ask property owners to give up property to create walkways. She urged staff to keep those walkways and bike paths in mind when the subdivisions are being developed.

Commissioner Tauriainen agreed that it would help the sale of the land if there was a marked bike path. He felt this is something that should be looked at. If it can be done reasonably then potentially they may be able to make some money back in property values.

There being no further comments or questions, the commission proceeded to vote.

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 HEARINGS

4. Ordinance 2012-20; An Ordinance approving Widgeon Woods R-1, Single Residential Local Option Zoning District and amending KPB Chapter 21.46.030.

Memorandum given by Crista Cady

PC Meeting: 6/11/12

This ordinance would approve the formation of a Single Family Residential (R-1) Local Option Zoning District (LOZ). The sole landowners of the subject property are the Kenai Peninsula Borough (KPB) and Cook Inlet Region, Inc. (CIRI). The proposed LOZ is currently described as: Widgeon Woods Phase Two Subdivision located within the SE1/4 of Section 13 T5N, R11W S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska, KPB File No. 2008-254, excluding lot 14 Block 4, and Tract B.

Pursuant to KPB 21.44.010, property owners may petition the assembly for greater restriction on land use that otherwise provided in Title 21 of the KPB Code. Furthermore, the proposed LOZ is consistent with Goal 6.5 of the 2005 KPB Comprehensive Plan which is to maintain the freedom of property owners in rural areas of the borough to make decisions and control use of their private land.

The LOZ petition was submitted by the KPB Land Management division and CIRI. Also submitted was a map showing the vicinity of the proposed R-1 LOZ district, the plat depicting lots in the LOZ boundary, and a definition of R-1, Single-Family Residential according to KPB code.

On June 11, 2012, the KPB Planning Commission will hold a public hearing and make a recommendation regarding the formation of the R-1 district. That recommendation will be reported to the Assembly on July 7, 2012.

Thank you for your consideration of this ordinance.

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 Collins moved, seconded by Commissioner Holsten to recommend approval of Ordinance 2012-20; an ordinance approving Widgeon Woods R-1, Single Residential Local Option Zoning District and amending KPB Chapter 21.46.030.