

KENAI PENINSULA BOROUGH PLANNING COMMISSION  
ASSEMBLY CHAMBERS  
GEORGE A. NAVARRE ADMINISTRATION BUILDING  
144 NORTH BINKLEY STREET  
SOLDOTNA, ALASKA 99669

March 28, 2011 - 7:30 P.M.

UNAPPROVED MINUTES

AGENDA ITEM A.      CALL TO ORDER

Chairman Bryson called the meeting to order at 7:30 p.m.

AGENDA ITEM B.      ROLL CALL

*Commissioners Present*

Paulette Bokenko-Carluccio, City of Seldovia  
Philip Bryson, City of Kenai  
JoAnne Collins, Anchor Point / Ninilchik  
Rick Foster, Homer City  
Mari Anne Gross, Southwest Borough  
Sandra Holsten, East Peninsula  
Jim Isham, Sterling  
Harry Lockwood, Ridgeway  
Blair Martin, Kalifornsky Beach  
Lisa Parker, Soldotna City  
Robert Ruffner, Clam Gulch / Kasilof  
Jason Tauriainen, Northwest Borough

With 12 members of a 13 member Commission in attendance, a quorum was present.

*Staff Present*

Max Best, Planning Director  
Crista Cady, Planner  
John Czarnetzki, Donald E. Gilman River Center Planner  
Patti Hartley, Administrative Assistant  
Carrie Henson, E911 Addressing Officer  
Marcus Mueller, Land Management Officer  
Colette Thompson, Borough Attorney  
Paul Voeller, Platting Officer

*Others Present*

John & Delores Lindeman

AGENDA ITEM F.      PUBLIC HEARINGS

1. Resolution 2011-\_\_\_ Authorizing the Acquisition of Real Property at 166 W. Corral Avenue, Soldotna on Behalf of the Central Peninsula Hospital, Inc.

Memorandum reviewed by Marcus Mueller

PC Meeting: 3/28/11

The Central Peninsula Hospital is operated by Central Peninsula Hospital, Inc. (CPH) under a Lease and Operating Agreement with the Borough. CPH desires to expand its campus with the purchase of real property located at 166 W. Corral Avenue, Soldotna (see letter of February 23, 2011 from Ryan

Smith, CEO of the CPH). In accordance with the current Lease and Operating Agreement, the lessee (CPH) shall request the Borough to purchase property and such property shall be owned by the Borough.

Subject property has been offered for sale by the owner, Michelle Medley. The property lies within Soldotna City limits and is zoned as Limited Commercial which is appropriate for hospital related uses. Subject property also lies within the proposed Health Care Overlay district (See Exhibit A -- Proposed Land Use Concepts Map). See Also Exhibit B -- Area Map. The real property includes a single family residential structure. The property would be used for long term future hospital expansion and relieve anticipated space issues with new physician clinics opening in the near future.

A building and site inspection was conducted on March 16, 2011 by borough personnel from the Maintenance Dept., Capital Projects Dept. and Risk Management. The inspections concluded that there were no material issues to be addressed. See Field Report of March 17, 2011 from Dan Park, Building Inspection Report of March \_\_, 2011 from Scott Griebel, and Memorandum of March \_\_, 2011 from Dave Gottschalk.

Aided with a 2010 appraisal by Derry & Associates, Inc. the CPH and Ms. Medley negotiated a purchase price. On March 31, 2011 the CPH held a board meeting and recommended \_\_\_\_\_ for subject acquisition per CPH Resolution 2011-\_\_\_\_. The CPH also proposes funding through its Plant Replacement and Expansion Fund. On April 18, 2011 the Borough's Central Kenai Peninsula Hospital Service Area Board held a meeting and recommended \_\_\_\_\_ for subject acquisition. The attached KPB Resolution would authorize the acquisition of subject property on behalf of the CPH for a purchase price not to exceed \$200,000 plus closing costs not to exceed \$2,500 with funding coming from the CPH's Plant Replacement and Expansion Fund.

END OF MEMORANDUM

Chairman Bryson read the rules by which public testimony was taken.

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 Martin moved, seconded by Commissioner Isham to recommend adoption of Resolution 2011-\_\_\_\_; authorizing the Acquisition of Real Property at 166 W. Corral Avenue, Soldotna on Behalf of the Central Peninsula Hospital, Inc.

Commissioner Parker abstained from voting because she worked with an entity that was interested in potentially operating, maintaining or purchasing the hospital. Chairman Bryson ruled that her abstention stands.

Commissioner Ruffner asked if he should abstain from voting due to his wife working for the hospital. Chairman Bryson ruled there was not conflict of interest and allowed him to discuss and vote on this item.

Commissioner Tauriainen asked if the hospital was pursuing the purchase of properties along Corral Avenue. Mr. Mueller replied yes, the general intention of the hospital was to pursue the acquisition of the properties along Corral Avenue as they become available. Last year, there was property purchased on the corner of Corral and Fireweed so this would be the second acquisition along that strip. The general intent would be to work towards the acquisition of the strip.

**VOTE:** The motion passed by unanimous consent.

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

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