

KENAI PENINSULA BOROUGH

PLANNING DEPARTMENT

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
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:  David R. Carey, Borough Mayor

FROM:  Max J. Best, Planning Director

DATE: August 25, 2011

SUBJECT: Resolution 2011-094; Resolution approving the acquisition of a public road easement from Dennis Abrahamson for Road Service Area new construction associated with Capital Improvement Project #S4RID Ridge Street, Ring of Fire Avenue and Spruce Circle Road.

The Planning Commission reviewed the subject resolution during their regularly scheduled August 22, 2011 meeting. A motion passed by unanimous consent to recommend approval of the resolution.

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

AGENDA ITEM I. SPECIAL CONSIDERATIONS

- 3. Resolution 2011-___; Resolution approving the acquisition of a public road easement from Dennis Abrahamson for Road Service Area new construction associated with Capital Improvement Project #S4RID Ridge Street, Ring of Fire Avenue and Spruce Circle Road.

Memorandum reviewed by Max Best

PC Meeting: 8/22/11

This season as the RSA is again working to complete Capital Improvements on our roads, we received property owner requests to realign Ridge St where it passes through the current easement on their property. They were so adamant to move it that they cleared a new full road easement and roughed in the new road prism including cleared ditches to RSA standards at their own cost.

The new proposed easements are adequate and will be an improvement and upgrade over the existing easement. We are unable to obtain either easement as R.O.W. because the DNR Agricultural restrictions on these properties don't allow any parcels to be divided to less than 40 acres.

The property owners Anderson and Abrahamson had a licensed surveyor survey the new easement. This easement change is supported by the property owners, the RSA maintenance contractor for the area, and the RSA inspector.

I also support the proposed route and ask the planning commission to approve the new easements.

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 Holsten moved, seconded by Commissioner Lockwood to recommend approval of Resolution 2011-___; Resolution approving the acquisition of a public road easement from Dennis Abrahamson for Road Service Area new construction associated with Capital Improvement Project #S4RID Ridge Street, Ring of Fire Avenue and Spruce Circle Road.

VOTE: The motion passed by unanimous consent.

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

AGENDA ITEM I. SPECIAL CONSIDERATIONS

- 4. FLOODPLAIN MANAGEMENT; An appeal of an enforcement order for the violation of KPB 21.06.050(B)(1)(b)-Failure to meet residential construction standards. Appellant and Property Owner: Gordon Lee Holden, Soldotna, Alaska; Property Location: Lot 35A, Kenai River Salmon Run Subdivision 2003 Addition, per plat KN 2003-61; KPB Tax Parcel #066-210-17.

Staff Report given by Warrant Finley

PC Meeting: August 22, 2011

Review by: Warren Finley, Code Compliance Officer

Appellant: Gordon Lee Holden
Post Office Box 4414
Soldotna, Alaska 99669
Street Address: 35643 Slack Water Drive

Property Owner: Gordon Lee Holden