

Commissioner Holsten asked what the total cost would be to the Borough taxpayers. She asked if the Borough would end up owning these properties. Mr. Mueller replied that the purchase agreement authorizes up to \$2,500 for closing costs however it should come in at about \$1,500. He stated that the Borough will own all the properties.

Commissioner Tauriainen asked if there were restrictive deeds on the properties now. Mr. Mueller replied that the properties purchased from The Conservation Fund will have deed language similar to the language used when working with the USDA and RCS in the Old Mill Subdivision buyout project. Commissioner Tauriainen asked if it the restriction would be put on the properties as they are purchased. Mr. Mueller replied that was correct.

Commissioner Tauriainen asked about the property that appears to get inundated with flooding. He wanted to make sure they wouldn't be buying property that they don't need to buy. Mr. Mueller replied that all properties are subject to flooding. The flood data that they have shows coverage across all the parcels from previous floods.

Commissioner Foster asked if all the property to the south of Nash Rd was in a flooded area. Mr. Mueller replied yes, everything that was not built up on developed pads was wet.

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

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

BRYSON YES	CARLUCCIO YES	COLLINS YES	ECKLUND YES	FOSTER YES	GROSS YES	HOLSTEN YES
ISHAM YES	LOCKWOOD YES	MARTIN YES	RUFFNER YES	TAURIAINEN YES		12 YES

#### AGENDA ITEM F. PUBLIC HEARINGS

3. Resolution 2012-\_\_\_\_ Authorizing the Lease of Real Property Located at 3800 Sterling Highway in the Diamond Ridge Area for a Temporary Kachemak Emergency Services Fire Station Facility

Memorandum reviewed by Marcus Mueller

PC Meeting: 7/16/12

Kachemak Emergency Service Area (KESA) has a need for housing fire apparatus until the proposed Diamond Ridge Fire Station is complete. Currently this is projected to be 16-18 months.

KESA has identified a suitable facility that can be leased on the Sterling Highway. KESA believes that this location will provide for proper emergency response in the western portion of the service area. The property contains a 2,400 square foot Quonset style garage facility with parking pad ingress/ egress. The building has been inspected by KESA personnel and determined to be readily suitable for fire station purposes. A one-year lease followed by a month to month until terminated has been negotiated with the owner of the property by KESA. The rental cost in the lease would be \$,1,500 per month.

The resolution would authorize the lease of certain real property from Daniel Stanislaw for fire station purposes on behalf of KESA. Consideration 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 Gross moved, seconded by Commissioner Carluccio to recommend approval of Resolution 2012-\_\_\_\_; Authorizing the Lease of Real Property Located at 3800 Sterling Highway in the Diamond Ridge Area for a Temporary Kachemak Emergency Services Fire Station Facility

Commissioner Ecklund expressed concern regarding the site triangles on entrance to the highway. Mr. Mueller replied that the curve was looked at with the ingress and egress being on the inside bend of the Sterling Highway. The Fire Chief spoke with DOT who has offered to install lighted flashing signs at this location to assist with the safety of ingress and egress. Commissioner Ecklund asked if the signs would be lighted and flashed only at certain times or all the time. Mr. Mueller replied he was not sure but assumed that it would probably be similar to the sign that is posted in Seward near the Bear Creek Fire Station.

Commissioner Tauriainen asked if this falls in the regular rents of the area. Mr. Mueller replied that \$1,500 per month is what KES was currently paying at the Ruth Way location. He stated that the current location does not house all their apparatus so this provides an operational advantage to them at the same cost.

Commissioner Holsten asked if the rental cost includes utilities. Mr. Mueller replied that the rental cost would include snow removal and maintenance but utilities would be separately metered.

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

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

BRYSON YES	CARLUCCIO YES	COLLINS YES	ECKLUND YES	FOSTER YES	GROSS YES	HOLSTEN YES
ISHAM YES	LOCKWOOD YES	MARTIN YES	RUFFNER YES	TAURIAINEN YES		12 YES

AGENDA ITEM F.

PUBLIC HEARING

4. Resolution 2012-34; Application for a Conditional Land Use Permit for a 12.8 acre material site located on the West Side of Cook Inlet in the Drift River area on KPB Tax Parcel ID#: 221-110-22; T 6N R 17W SEC 1-12 SEWARD MERIDIAN AN SECS 1 THRU 12 LYING NORTH OF SOUTHERLY MEANDER LINE OF DRIFT RIVER

Staff Report given by Max Best

PC MEETING: July 16, 2012

APPLICANT Curtis Pennington, Superintendent  
Cook Inlet Pipeline Company

OWNER: State of Alaska, DNR  
550 W. 7<sup>th</sup> Ave., Ste. 650  
Anchorage, AK 99501

LOCATION: KPB Tax Parcel ID#: 221-110-22, 4250 acres, Area proposed for material site: 12.8 acres  
T 6N R 17W SEC 1-12 SEWARD MERIDIAN AN SECS 1 THRU 12 LYING NORTH OF  
SOUTHERLY MEANDER LINE OF DRIFT RIVER – **“Material Site A”**

**BACKGROUND INFORMATION:** The applicant wishes to obtain a permit for gravel and riprap extraction on approximately 12.8 acres of the subject parcel. As stated in the transmittal letter accompanying the application, the material is to be used to install new berms and increase the height of the existing flood protection dikes surrounding the storage tanks at the Drift River Terminal. The Alaska Department of Environmental Conservation has set a September 30, 2012 deadline for the dike and berm construction in order to maintain tank farm operations. A copy of the application, including a detailed project description addressing operations, fuel storage, spill control and reclamation is included as **Attachment A**. A Hilcorp project open house announcement, project informational flyer, and open house sign-in sheets are included as **Attachment B**. The proposed material site is intended to be operated as part of a larger project for which the Planning Commission approved two conditional land use permits at the June 25, 2012 meeting. An aerial map is included as **Attachment C**. Area land use and ownership maps are included as **Attachments D and E**.

The subject material site encompasses two existing rock flumes at the base of a cliff face, and material