MEMORANDUM

TO: Milli Martin, Assembly President
    Kenai Peninsula Borough Assembly Members

THRU: David R. Carey, Borough Mayor

FROM: Max J. Best, Planning Director

DATE: April 16, 2009

SUBJECT: Resolution 2009-34 Authorizing the Lease of Real Property Located at 40948 Ruth Way in the Diamond Ridge Area for a Temporary Kachemak Emergency Services Fire Station Facility

The Planning Commission reviewed the subject resolution during their regularly scheduled April 13, 2009 meeting. A motion to recommend adoption of the resolution passed by unanimous consent.

Draft, unapproved minutes of the subject portion of the meeting are attached.
Resolution 2009-___ Authorizing the Lease of Real Property Located at 40948 Ruth Way in the Diamond Ridge Area for a Temporary Kachemak Emergency Services Fire Station Facility

Kachemak Emergency Service Area (KESA) includes the Diamond Ridge area outside the city limits of Homer. In 2006, land was purchased upon which KESA intends to build a fire station as soon as funding can be obtained, which KESA estimates will occur in the next two years. In the interim, KESA contracts with the City of Homer to provide services to the Diamond Ridge area. KESA desires to provide service to Diamond Ridge as soon as practical and can do so from a rented facility.

KESA has identified a suitable facility that can be leased on Ruth Way. KESA believes that this location will provide for proper emergency response in the western portion of the service area. The property contains a 2,500 square foot garage facility and 1,200 square feet of modular living quarters situated on a two-acre parcel. The buildings have been inspected by KESA personnel and determined to be readily suitable for fire station purposes. A one-year lease with four one-year renewal options has been negotiated with the owner of the property by KESA.

The resolution would authorize the lease of certain real property from Samantha Cunningham for fire station purposes on behalf of KESA. Your consideration is appreciated.

STAFF RECOMMENDATIONS: Staff recommends the Planning Commission recommend to the Assembly approval of the resolution.

END OF MEMORANDUM

Chairman Bryson opened the meeting for public comment.

1. Milli Martin

Ms. Martin stated she was a resident of the Kachemak Emergency Service area. Kachemak Emergency Service area and the Kenai Peninsula Borough administration have come to the conclusion, after reviewing the contract, equipment and volunteers, that KESA will be able to provide service to whole service area beginning July 1, 2009. To that end they have notified the City of Homer.

Ms. Martin stated the one thing that was lacking was a building on the west side which they do have the land for a fire station. KESA is in the process of looking for grants in order to build a fire station. However, in order to accommodate and be able to accomplish this on July 1, they would require a building. A building has been located which satisfies their needs. It is a wonderful situation and is located at the proposed facility on Ruth Way. She asked the Commission to consider and recommend adoption of the proposed resolution.

Ms. Martin stated that Scott Simmons, President of the Kachemak Service Area Board was present at the meeting and was available to answer questions. She was also available to answer questions.

Chairman Bryson asked if there were questions for Ms. Martin. Hearing none the public hearing continued.

2. Scott Simmons

Mr. Simmons was the chairman of the Kachemak Emergency Service Area board. He asked for consideration for the resolution for the lease of the Ruth Way property for a temporary fire station. They are looking forward to breaking away from the City of Homer by providing complete emergency services to the service area. This facility would enable them to do that in a more immediate timeframe. Mr. Simmons pointed out that they will be able to provide emergency services to the west side. He was available to answer questions.
Chairman Bryson asked if there were questions for Mr. Simmons. Hearing none the public hearing continued.

Seeing and hearing no one else wishing to speak, Chairman Bryson closed the public comment period and opened discussion among the Commission.

**MOTION:** Commissioner Carluccio moved, seconded by Commissioner Isham to recommend adoption of Resolution 2009-_____; Authorizing the lease of real property located at 40948 Ruth Way in the Diamond Ridge area for a temporary Kachemak Emergency Services Fire Station facility.

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

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**AGENDA ITEM F: PUBLIC HEARINGS**

5. Rename existing streets in conjunction with the Enhanced 911 Street Naming and Addressing Project within the Kenai Peninsula Borough. Streets under consideration at this meeting are described as follows:

a. **CIRROSTRATUS LOOP** dedicated within Skyline Heights Estates (HM70-358), T 6S R 14W SECTION 09 & 10, Seward Meridian, AK; Off of Stratus Rd in the Diamond Ridge community; ESN 202

b. **UNNAMED 60’ PUBLIC ROW** dedicated within Tulin Skyline Heights Estates #2 (HM2008-90) T 6S R 14W SECTION 10, Seward Meridian, AK, Off of Cirrostratus Loop in the Diamond Ridge community; ESN 202

Staff Report reviewed by Carrie Henson  
PC Meeting: 04/13/2009

**Applicant:** Kenai Peninsula Borough

**Existing Right-of-way Name:** CIRROSTRATUS LOOP & UNNAMED 60’ PUBLIC ROW

**Names Proposed by Staff:** CIRROSTRATUS AVE, CUMULUS ST, & NIMBUS AVE.

**Reason for Change:** To bring this street into compliance with KPB Code

**Background:**

CIRROSTRATUS LOOP was dedicated within Skyline Heights Estates (HM70-358), UNNAMED 60’ PUBLIC ROW was dedicated within Tulin Skyline Heights Estates #2 (HM2008-90), Due to the way the unnamed public row was represented on the plat it appeared to be an extension of Cirrostratus Loop but in fact could not be because Cirrostratus loop takes a 90 degree turn to the North.

Per 2003 satellite imagery, Cirrostratus Loop is partially constructed and the unnamed 60’ public ROW is not constructed.

Faith Lane has 49 adjoining parcels (3 Property Owners). All 49 parcels are vacant.

There are no 911 Situs Addresses issued to Cirrostratus Loop or the Unnamed 60’ Public ROW