



# **KENAI PENINSULA BOROUGH**

PLANNING DEPARTMENT

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**JOHN J. WILLIAMS**  
**BOROUGH MAYOR**

## **MEMORANDUM**

**TO:** Grace Merkes, Assembly President  
Kenai Peninsula Borough Assembly Members

**THRU:** John J. Williams, Borough Mayor 

**FROM:**  Max J. Best, Planning Director

**DATE:** June 16, 2008

**SUBJECT:** Ordinance 2008-15 authorizing the negotiated sale at fair market value of Tract 2 New Homer High School No.2, according to PLAT No. 1987-11 excepting therefrom DOT ROW as per Quitclaim Deed recorded in Book 320 Page 38, Homer Recording District within Section 17, T6S, R13W, Seward Meridian, containing 0.61 acres to the Homer Assembly of God

The Planning Commission reviewed the subject ordinance during their regularly scheduled June 9, 2008 meeting. A motion to recommend enactment of the ordinance passed by unanimous consent.

Draft, unapproved minutes of the subject portion of the meeting are attached.

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

BRYSON YES	CARLUCCIO NO	COLLINS YES	FOSTER ABSENT	GROSS ABSENT	ISHAM ABSENT	JOHNSON YES
LOCKWOOD YES	MARTIN YES	MURPHY YES	PETERSEN YES	TAURIAINEN ABSENT		6 YES 1 NO 1 RECUSED 4 ABSENT

**AGENDA ITEM F. PUBLIC HEARINGS**

- Ordinance 2008-15 authorizing the negotiated sale at fair market value of Tract 2 New Homer High School No.2, according to PLAT No. 1987-11 excepting therefrom DOT ROW as per Quitclaim Deed recorded in Book 320 Page 38, Homer Recording District within Section 17, T6S, R13W, Seward Meridian, containing 0.61 acres to the Homer Assembly of God

Staff Report reviewed by Marcus Mueller

PC Meeting: June 9, 2008

The Kenai Peninsula Borough owns the 0.61-acre Tract 2 New Homer High School No.2, which is a remnant parcel and is currently vacant. The parcel's small size, irregular configuration, and topography, limit the usefulness of this property. The Homer Assembly of God church owns the adjacent property, and Greg Newell, Pastor, has submitted an application on behalf of the church to process a negotiated sale under KPB 17.10.100 (l).

The church currently has limited parking and no handicap accessibility. The proposed negotiated sale will allow the Homer Assembly of God church to build a rear entrance to the church for handicap accessibility and additional parking.

The Ordinance would authorize the Mayor to convey 0.61 acres to the Homer Assembly of God, as its interest in Tract 2 New Homer High School No.2, according to PLAT No. 1987-11 excepting therefrom DOT ROW as per Quitclaim Deed recorded in Book 320 Page 38, for \$32,200 which is the fair market value of the property.

**END OF STAFF REPORT**

Chairman Bryson opened the meeting for public comment.

- Marvin Super  
Mr. Super was on the Board of Directors of the Homer Assembly of God church as well as being the Secretary / Treasurer of the church. He urged the Commission to support the resolution. Mr. Super was available to answer questions.

Chairman Bryson asked if there were questions for Mr. Super. 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 Murphy to recommend adoption of KPB Ordinance 2008-15.

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

BRYSON YES	CARLUCCIO YES	COLLINS YES	FOSTER ABSENT	GROSS ABSENT	ISHAM ABSENT	JOHNSON YES
LOCKWOOD YES	MARTIN YES	MURPHY YES	PETERSEN YES	TAURIAINEN ABSENT		8 YES 4 ABSENT

**AGENDA ITEM G. ANADROMOUS STREAM HABITAT PROTECTION (KPB 21.18)**