



KENAI PENINSULA BOROUGH

PLANNING DEPARTMENT

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DAVID R. CAREY
BOROUGH MAYOR

MEMORANDUM

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

THRU: *DC* Dave Carey, Borough Mayor

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

DATE: October 30, 2008

SUBJECT: Ordinance 2008-19-29; Authorizing the acquisition of certain real property at 38910 Sterling Highway for a Central Emergency Services Fill Site and Future Fire Station purposes and appropriating funds for the acquisition.

The Planning Commission reviewed the subject Ordinance during their regularly scheduled October 27, 2008 meeting. A motion to recommend adoption of the Ordinance passed by unanimous consent.

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

AGENDA ITEM F. PUBLIC HEARINGS

- 5. Ordinance 2008-19-29; Authorizing the acquisition of certain real property at 38910 Sterling Highway for a Central Emergency Services Fill Site and Future Fire Station purposes and appropriating funds for the acquisition.

Staff Report given by Marcus Mueller

PC Meeting: 10/27/08

Central Emergency Services (CES) has developed an Insurance Services Office (ISO) plan to optimize fire response capabilities within the service area. Additionally, the Land Management Division conducted an analysis to determine optimal locations for future fire stations to ensure proper placement for maximum response coverage.

CES has budgeted for a high volume fill site development in the FY09 budget. CES intends to acquire sites that are appropriate for future fire stations in the long term, and to develop those sites in the near term with high-volume water supply capabilities. CES, Land Management, Capital Projects, and the administration have worked together to identify an appropriate site along the Sterling Highway near Forest Lane for which a purchase agreement has been successfully negotiated.

The ordinance would authorize the acquisition of a 4.76-acre parcel at mile 89.6 of the Sterling Highway from the Church of Christ at Funny River Road, Inc. The proposed purchase price is \$150,000, with closing costs not to exceed \$2,500. CES through the ordinance would have the funds appropriated for the purchase. They have \$310,000 budgeted for the development of this site.

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 Murphy moved, seconded by Commissioner McClure to recommend the Assembly enact Ordinance 2008-19-26.

Chairman Bryson asked what the proximity of this parcel was to the existing CES Fire Station. Mr. Mueller replied that this property was almost 5 miles from the Soldotna station and the Sterling Station.

Chairman Bryson asked if the negotiated price was based on an appraisal. Mr. Mueller replied there was an appraisal done after the purchase price was negotiated and the appraisal confirmed that value.

VOTE: The motion passed by unanimous consent.

BRYSON YES	CARLUCCIO YES	COLLINS ABSENT	FOSTER YES	GROSS YES	ISHAM YES	JOHNSON YES
LOCKWOOD YES	MARTIN YES	MCCLURE YES	MURPHY YES	PETERSEN YES	TAURIAINEN YES	12 YES 1 ABSENT

AGENDA ITEM F. PUBLIC HEARINGS

- 6. Ordinance 2008-31 Authorizing an Addendum of the Option to Lease Ladd Landing Between the Kenai Peninsula Borough and PacRim Coal, LP to Remove the Ninety Day Notice Requirement for Exercise of the Option

Staff Report given by Marcus Mueller

PC Meeting: 10/27/08

The administration, in working through the Option to Lease Ladd Landing, has identified that a 90-day notice requirement to exercise the lease option has no benefit to either party, and the deletion of the notice requirement will best serve the interests of the borough. The notice requirement has been an artificial time