

# **DESK PACKET**

**(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)**

## **E. NEW BUSINESS**

3. ZipMart Building

Kenai Peninsula Borough  
Kenai Peninsula Borough School District  
Office of Risk Management

---

**MEMORANDUM**

**TO:** Robert Ruffner, Director of Planning  
**FROM:** Teela King, Safety Manager  
**DATE:** May 01, 2023  
**RE:** Sterling ZipMart Building

---

On April 30, 2023, Kenai Peninsula Borough Risk Management examined the building at the following address:

Physical Address: 38525 Swanson River Rd, Sterling AK 99672

Legal Address: T 5N R 9W SEC 11 SEWARD MERIDIAN KN 0860094 STERLING HEIGHTS SUB ADDN NO 2 PART 4 AMENDED LOT 9-A BLK 3

Risk Management observed the building formerly known as ZipMart convenience store and gas station to be in irreparable collapse. The property is in close proximity to Sterling Elementary School, Sterling Community Center, Sterling Baptist Church, and residential properties.

Remnants of the building including conduit, signs, and insulation were found scattered throughout the property. Remaining walls are diverging dangerously outward. The inner and outer walls of the remaining structure are riddled with graffiti, indicating access before and/or after collapse. The rear door of the building was found open, also indicating access. Broken, uninstalled windows and miscellaneous building and supply materials stored near the rear access posed additional hazards.

Kenai Peninsula Borough Risk Management formerly recommends condemnation and removal of the collapsed building due to the hazards posed to the public by the current condition and accessibility of the building.