

E. NEW BUSINESS

- 3. ZipMart Building – 38525 Swanson River Rd.
Sterling Area**

AGENDA ITEM G OTHER

**ITEM 1 - ZIPMART BUILDING
38525 Swanson River Road; Sterling Area
Order to show cause why the Zip Mart building should not be condemned**

21.16.010 Order of Condemnation Issued

A structure located at 38525 SWANSON RIVER RD should be declared condemned as a health hazard and a public nuisance. Pursuant to KPB 21.16.010, the planning commission must first issue an order to the owner to show cause why the building should not be condemned. Should the planning commission issue the order to show cause, then per code, notice will be provided to Whittier Properties, Inc. and a public hearing will be held on June 12, 2023 on the order and at that time the planning commission will make a recommendation on removal or demolition of the old ZipMart building. The recommendation of the planning commission will be provided to the assembly and the assembly will determine whether or not to order the building removed or demolished.

Property Background

In 2001, ADEC discovered contamination at the ZipMart gas station. Monitoring and remediation ensued and a consultant to the State reported 53,000 gallons of gasoline were released over a period of time. ADEC assumed site control in 2002. The owner of ZipMart property is listed as Whittier Properties, INC., and has not paid property taxes for many years. The KPB has not foreclosed on the property due to concerns of liability related to the contamination.

Recent developments

The building collapsed in late April of 2023 and is an attractive nuisance and public safety hazard. Youth have been reported to frequent the building and evidence was confirmed and documented with a site visit by the Planning Director on 4/27/2023 (photos included).

Recommendation

The Planning Commission issue an order declaring KPB's intention to condemn the building. The order will be mailed to the Property Owner of Record and any agent of said property. The order will provide the owner the opportunity to show cause why the structure should not be condemned.

Site Photos



View facing Swanson River Road



Rear entrance, still standing and nothing to block access



Vicinity Map



PIN 063-490-49
Zip Mart Location

4/28/2023

