

Kenai Peninsula Borough
Planning Department – Land Management Division

MEMORANDUM

TO: Peter Ribbens, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor *PM*
Robert Ruffner, Planning Director *RR*
Aaron Hughes, Land Management Officer *AH*

FROM: Jennifer Shields, Land Management Agent *JS*

DATE: June 5, 2025

RE: Amendment to Ordinance 2025-10 Authorizing the Sale of Certain Parcels Owned by the Kenai Peninsula Borough Via Live Public Outcry/Simulcast Online Auction Followed by a Secondary Online-Only Auction (Mayor)

In 2022, KPB deeded a 0.395-acre portion of parcel 11915007 to the State of Alaska for highway right-of-way purposes related to the Sterling Highway Milepost 45-60 Project. The following amendments to Ordinance 2025-10 reflect a corrected legal description and acreage total for parcel 11915007 based upon this conveyance.

[Please note the bold underlined language is new and the strikeout language in brackets is to be deleted.]

- Amend **SECTION 2**, specific to KPB Parcel ID No. 11915007, as follows:

...

Parcel No.	Acres	Legal Description	General Location	Reserve Amount
11915007	[3.84] <u>3.45</u>	LOT FIFTEEN (15) OF U.S. SURVEY NO. 2688, ALASKA, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON D.C. ON JULY 7, 1948, <u>IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES BY QUITCLAIM DEED FILED ON MAY 13, 2022, WITH A RECORDING SERIAL NO. OF 2022-000476-0, IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.</u> (KPB PIN 11915007)	Cooper Landing	\$136,300

June 5, 2025

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Re: Amendment to O2025-10

An amended parcel map for Parcel 11915007 is attached to reflect the above-referenced changes and an added disclosure that, per the Alaska Office of History and Archaeology (OHA), the parcel bisects a known homesteading site (SEW-01198).

An amended parcel map for Parcel 11907106 is attached to reflect an added disclosure that, per the OHA, the parcel is located within the Sqilantnu Archaeological District (SEW-00282) as shown on the attached map.

Your consideration appreciated.



Parcel No. 11915007

Cooper Landing



(Pictometry Oblique View)

MINIMUM BID: \$136,300

Acres: 3.45

Legal Description: LOT FIFTEEN (15) OF U.S. SURVEY NO. 2688, ALASKA, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON D.C. ON JULY 7, 1948, IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES BY QUITCLAIM DEED FILED ON MAY 13, 2022, WITH A RECORDING SERIAL NO. OF 2022-000476-0, IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 11915007)

Topography: Sloping lot with an uphill grade beginning on the southern side and a mixed stand of spruce and birch.

Special Features: Within 1/4 mile of Kenai Lake.

Disclosures: Possible utility encroachment by the neighboring Lot 14. In 2022, KPB deeded a 0.395-acre portion of the original Lot 15 to the State of Alaska for highway right-of-way purposes related to the Sterling Highway Milepost 45-60 Project. Per the Alaska Office of History and Archaeology (OHA), the parcel bisects a known homesteading site (SEW-01198).

Access: Potential access may be by way of the Sterling Highway. A driveway approach permit will be required from the State of Alaska DOT and PF. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Electric utility is available in the area.

Land Affordability Program: Not eligible.



Parcel No. 11907106

Cooper Landing



MINIMUM BID: \$176,000

Acres: 2.02

Legal Description: LOT THIRTEEN B (13B) OF U.S. SURVEY 3306, ALASKA, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON JANUARY 24, 1955. (KPB PIN 11907106)

Topography: Sloping lot with varied terrain of slopes/benches and a mixed stand of spruce and birch.

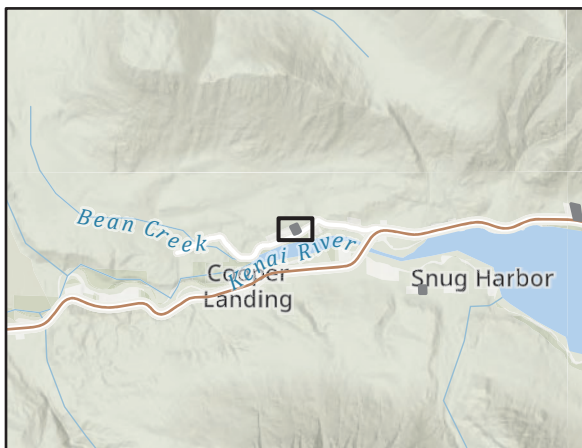
Special Features: Possible mountain and river views with proper site preparation. In close proximity to recreational activities.

Disclosures: 10-foot wide Telecommunications Easement along the south property boundary. Existing driveway encroachment use by neighboring Lot 13A. Survey corners identified. Per the Alaska Office of History and Archaeology (OHA), the parcel is located within the Sqilantnu Archaeological District (SEW-00282).

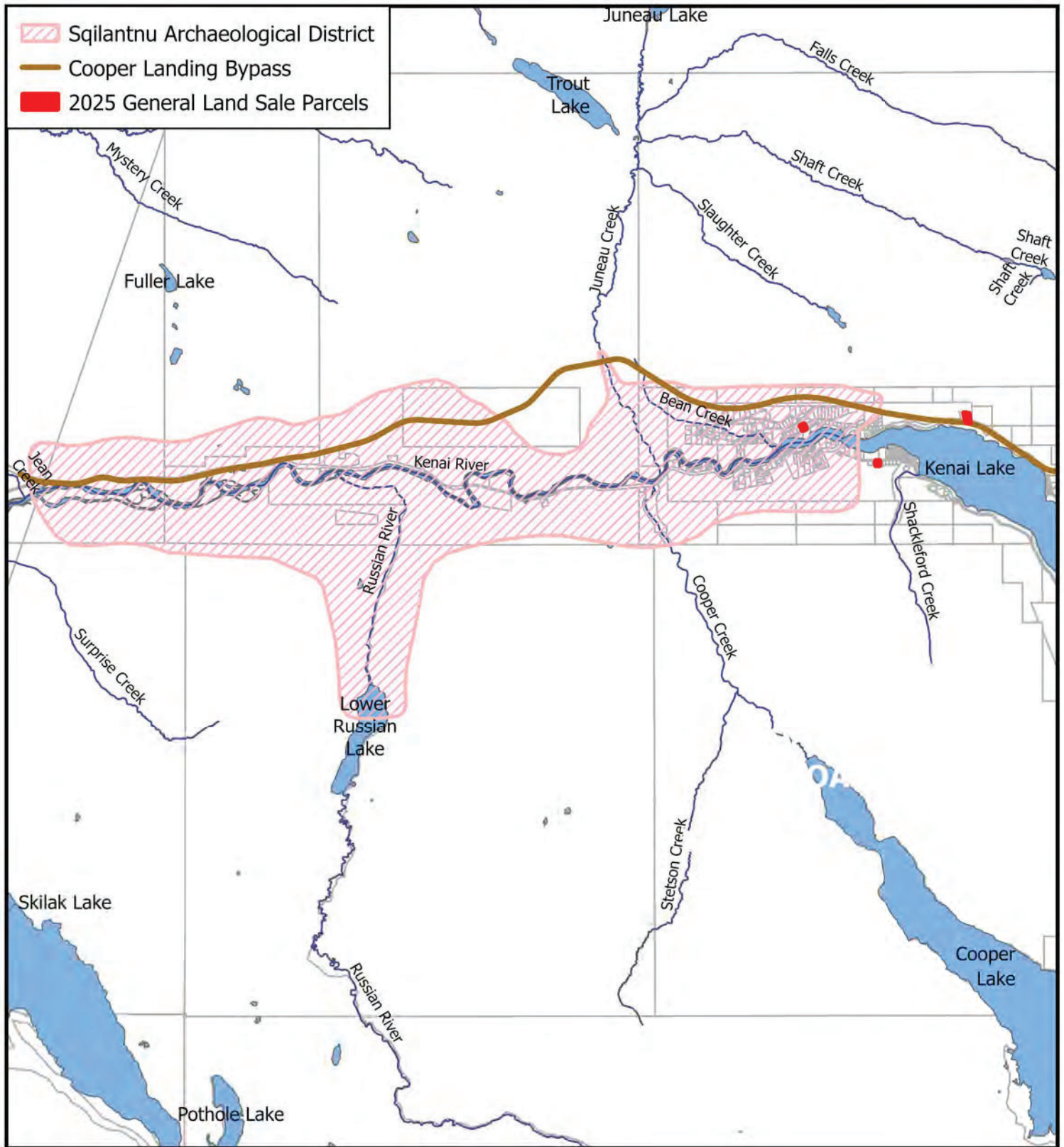
Access: Potential access may be by way of the Sterling Highway to Bean Creek Road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Electric utility is available in the area.

Land Affordability Program: Not eligible.



(Pictometry Oblique View)



0 1 2 3
Miles

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

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