

Kenai Peninsula Borough  
Planning Department – Land Management Division

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**MEMORANDUM**

**TO:** Kelly Cooper, Assembly President  
Members, Kenai Peninsula Borough Assembly

**THRU:** Charlie Pierce, Mayor *JCB*  
Marcus Mueller, Acting Planning Director *[Signature]*  
Marcus A Mueller, Land Management Officer *[Signature]*

**FROM:** Julie Denison, Land Management Technician *JD*

**DATE:** June 25, 2020

**RE:** Ordinance 2020-34, Authorizing a Negotiated Sale of Tract E, Alaska State Land Survey 2003-5, Plat No. 2006-21, Seward Recording District to Jerry and Cheryle James at Fair Market Value (Mayor)

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Jerry and Cheryle James submitted an application for the negotiated sale of Tract E, Alaska State Land Survey 2003-5, Plat No. 2006-21, Seward Recording District (PIN 11911905) ("the parcel"), and shown on the attached site map. Land Management staff reviewed the application and prepared a staff report with relevant findings.

In summary, the parcel is substandard in size. Easements have been reserved on the parcel to provide legal access to all adjoining properties. A roadside trail easement is planned based on consultation with the Cooper Landing Advisory Planning Commission in furtherance of the Cooper Landing Walkable Community Plan. The property is otherwise considered to be surplus to borough needs. A note on Plat No. 2006-21 reports a restriction against conveying the property separately.

The sale of the land to the James' with a requirement that property be combined with the James' adjoining property would be consistent with the plat note and the borough's management practices for substandard lots. The other adjoining property owners have submitted letters of non-objection to a sale of the land to the James.

The property was appraised taking into account the impacts of easements on the property by the borough assessing department. The drafted purchase agreement allows for partial assignment to an adjoining owner if necessary to achieve platting design standards.

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This ordinance is scheduled to be heard by the Cooper Landing Advisory Planning Commission on July 8 and the Planning Commission on July 13. The recommendations of both commissions will be provided to the assembly prior to the scheduled hearing on this ordinance

Your consideration of this ordinance is appreciated.