



KENAI PENINSULA BOROUGH

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MIKE NAVARRE
BOROUGH MAYOR

MEMORANDUM

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

THRU: Mike Navarre, Mayor *MN*
Max Best, Planning Director *MB*
Marcus A Mueller, Land Management Officer *MAM*

FROM: Dan Conetta, Land Management Agent *DC for DC*

DATE: April 20, 2017

SUBJECT: Ordinance 2017-10, Authorizing the Exchange of Certain Lands with James Roukema and Elizabeth Ehama Near Milepost 7.8 Kalifornsky Beach Road (Mayor)

The Kenai Peninsula Borough ("borough") owns land with over one-eighth of a mile of Cook Inlet bluff frontage along Kalifornsky Beach ("K-Beach") Road. James Roukema and Elizabeth Ehama ("Roukema-Ehama") own a strip of land between K-Beach Road and the borough owned land. The borough's property and the Roukema-Ehama property have limited value and usefulness in the present configuration. However, combining the properties would yield parcels with both good road frontage and good bluff frontage and would substantially increase the value. The Kenai Peninsula Borough Land Management Division and Roukema-Ehama have worked together to develop a mutually beneficial and fair exchange. This exchange would yield an estimated 50 percent increase in value of the lands involved over their existing configuration.

The attached ordinance authorizes the mayor to enter into an exchange agreement which provides that the borough receive 1.95 acres including enough K-Beach Road frontage to configure three new bluff lots, in exchange for approximately 1.47 acres providing 132-feet of bluff property to be combined with their present land ownership. A plan of survey depicts the intended exchange and shows the proposed lot configurations.

The Planning Commission's recommendations will be provided prior to the hearing on this ordinance.