

## Public Notice of Proposed Release of a Deed Restriction

Pursuant to Kenai Peninsula Borough (KPB) Code of Ordinances, Chapter 17.10.130(f), the Kenai Peninsula Borough is considering release of a deed restriction on the use of a parcel of land owned by the Shirley Ann Kuznicki described as Tract D-2, Quartz Creek Subdivision James Addition.

The Borough encourages you to review the proposed ordinance and submit written comments. Written comments must be received no later than close of business August 3, 2022, to be included in the Planning Commission packet for its public hearing. Written comments may be sent to the following address: Kenai Peninsula Borough, Land Management Division 144 N. Binkley Street, Soldotna, AK 99669-7599

**Description of Property:** 21899 Sterling Highway, Cooper Landing, AK 99572 and being legally described as:

Tract D-2, Quartz Creek Subdivision James Addition, according to the official plat thereof, filed under Plat Number 2005-14, Records of the Seward Recording District, Third Judicial District, State of Alaska. (KPB Parcel ID: 119-124-21)

**Basis For Proposed Action:** Parcel No. 119-124-21 was deeded from the Kenai Peninsula Borough on August 21, 2000 as Book 102, Page 68 in the Seward Recording District, pursuant to KPB Ordinance 99-55, subject to the following Commercial Deed Restriction:

*“FURTHER SUBJECT TO The real property described in this conveyance instrument shall be used primarily for commercial purposes, and any other uses shall be compatible with commercial uses. The use of the land for any other purpose, incompatible with commercial use, is prohibited.”*

Shirley Ann Kuznicki, the current owner of Tract D-2, and Onie Ray Wilkes, an interested party, have petitioned the Kenai Peninsula Borough to release the above commercial deed restriction in order to provide for residential use and lending.

The proposed action by would remove the commercial use deed restriction on Tract D-2, allowing the petitioner unrestricted use.

The public is invited to give testimony at the following meetings. Public meetings will be held as shown unless otherwise advertised.

Cooper Landing Advisory Planning Commission Public Hearing: August 3, 2022, 6:00 p.m. at the Cooper Landing Community Hall or Via Zoom <https://us06web.zoom.us/j/2045581076>

KPB Planning Commission Public Hearing: August 8, 2022, 7:30 p.m. at the KPB Administration Building, 144 N. Binkley Street, Soldotna, AK 99669 or via Zoom <https://kpb.legistar.com/Calendar.aspx>

KPB Assembly Meeting: August 23, 2022, 6:00 p.m. at the KPB Administration Building, 144 N. Binkley Street, Soldotna, AK 99669. <https://kpb.legistar.com/Calendar.aspx>

**Additional Information:** For further information contact Aaron Hughes, Land Management Division at 907-714-2205, or toll free within the Borough 1-800-478-4441, ext. 2205.

The Kenai Peninsula Borough reserves the right to waive technical defects in this publication.

