

E. NEW BUSINESS

4. PC Resolution 2023-12: Hearing on the Planning Commission's order to show cause why the ZipMart building, located at 38525 Swanson River Road in the Sterling area, should not be condemned, and removal recommendation.

Kenai Peninsula Borough

Planning Department

MEMORANDUM

TO: Jeremy Brantley, Planning Commission Chairperson
Members, Kenai Peninsula Borough Planning Commission

THRU: Peter A. Micciche, Borough Mayor

FROM: Robert Ruffner, Planning Director
A. Walker Steinhage, Deputy Borough Attorney

DATE: June 12, 2023

RE: Resolution 2023-12, Recommending an Assembly Order of Condemnation and for Removal of a Hazardous and Dangerous Building, and Hearing Thereon

Whittier Properties, Inc., owned and operated a vehicle fueling station business known as Zipmart, which began operations in 1985. The Zipmart business was located at 38525 Swanson River Road, Sterling, Alaska (KPB PIN 06349049).

According to a report published by the State of Alaska's contractor that was engaged to monitor and perform remediation work at the Zipmart site, soil and groundwater contamination was first discovered in 1995. An assessment performed in 2001 found 13 inches of fuel in groundwater monitoring wells at the Zipmart property. The release of fuel was traced to a break in the gasoline tank fill pipe that caused an estimated 53,000 gallons of fuel to be released to the environment. In early 2002, the State of Alaska's Department of Environmental Conservation (ADEC) assumed management of cleanup activities related to the Zipmart site, soil, and groundwater contamination.

The Zipmart building recently collapsed which has created a hazard to public health, safety, and general welfare. The collapsed Zipmart building is a danger and attractive nuisance to the Sterling area youth and local residents.

During the regularly-scheduled Planning Commission meeting on May 8, 2023, the Planning Commission issued an order to show cause why the Zipmart building should not be condemned as a fire and health hazard and as a public nuisance, and it set this matter for a public hearing during its June 12, 2023. The owner of Zipmart may attend the hearing and may present oral testimony and written documentation for the Planning Commission's consideration. At the hearing, the Planning Commission will also hear from Planning Department staff and any members of the public who provide oral testimony. At the conclusion of the hearing the Planning Commission should consider all information presented, including any written documentation in the packet and oral testimony at the hearing, and determine whether the Zipmart owner has shown cause why the Zipmart building should not be condemned by voting on Resolution 2023-12.

The Resolution recommends the Assembly issue an order of condemnation and removal so that the Borough Administration may immediately proceed with removal of the hazardous building as it is in the best interests of the Borough for the Assembly to issue an order of condemnation and

order the removal of the hazardous Zipmart building in order to protect citizens against threats to public health, safety, and general welfare.

Your consideration is appreciated.

**KENAI PENINSULA BOROUGH PLANNING COMMISSION
RESOLUTION 2023-12**

**A RESOLUTION RECOMMENDING AN ASSEMBLY ORDER OF CONDEMNATION
AND FOR REMOVAL OF A HAZARDOUS AND DANGEROUS BUILDING**

WHEREAS, Zipmart, owned and operated by Whittier Properties, Inc., was a vehicle fueling station business that began operations in 1985; and

WHEREAS, according to a report published by the State of Alaska’s contractor that was engaged to monitor and perform remediation work at the Zipmart site, soil and groundwater was first discovered in 1995, then in 2001 an assessment found 13 inches of fuel in groundwater monitoring wells at the Zipmart property due to a break in the gasoline tank fill pipe which caused an estimated 53,000 gallons of fuel to be released to the environment; and

WHEREAS, in early 2002, the State of Alaska’s Department of Environmental Conservation (ADEC) assumed management of cleanup activities related to the Zipmart site, soil, and groundwater contamination; and

WHEREAS, the Zipmart building recently collapsed which has created a hazard to public health, safety, and general welfare;

WHEREAS, the collapsed Zipmart building is a danger and attractive nuisance to the Sterling area youth and local residents; and

WHEREAS, during its regularly-scheduled meeting of May 8, 2023, the Planning Commission issued an order to show cause why the Zipmart building should not be condemned as a fire and health hazard and as a public nuisance and set this matter for public hearing during its June 12, 2023, regularly-scheduled meeting; and

WHEREAS, the Planning Commission held a public hearing as scheduled on this matter; and

WHEREAS, at the conclusion of the public hearing, the owner of the Zipmart building has not shown cause why the Zipmart building should not be condemned as a fire and health hazard, as a danger, and as a public nuisance; and

WHEREAS. at the conclusion of the public hearing and after considering all information presented at the public hearing, the Planning Commission has concluded the

Zipmart building should be condemned as a fire and health hazard, as a danger, and as a public nuisance; and

WHEREAS, it is in the best interests of the Borough to protect citizens against threats to public health, safety, and general welfare;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That the owner of the Zipmart building did not show cause why the Zipmart building, located at 38525 Swanson River Road, Sterling, Alaska, KPB Parcel Identification No. 06349049, should not show cause why the Zipmart building should not be condemned as a fire and health hazard, and as a danger and public nuisance.

SECTION 2. That the information presented to the Planning Commission at its regularly-scheduled June 12, 2023, meeting demonstrates the Zipmart building, located at 38525 Swanson River Road, Sterling, Alaska, KPB Parcel Identification No. 06349049, is a fire and health hazard, as well as a danger and public nuisance and therefore should be condemned, demolished and removed.

SECTION 3. That a recommendation for an order of condemnation for the Zipmart building, located at 38525 Swanson River Road, Sterling, Alaska, KPB Parcel Identification No. 06349049, be sent to the Kenai Peninsula Borough Assembly.

SECTION 4. That a recommendation for demolition and removal of the Zipmart building be sent to the Kenai Peninsula Borough Assembly for its consideration.

SECTION 5. This resolution is effective immediately upon its adoption.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH THIS 12th DAY OF JUNE, 2023.

Jeremy Brantley, Chairperson
Planning Commission

ATTEST:

Ann Shirnberg
Administrative Assistant

Kenai Peninsula Borough Planning Department

MEMORANDUM

TO: Brent Johnson, Assembly President
Members, Kenai Peninsula Borough Assembly

THRU: Peter A. Micciche, Borough Mayor *PAM*

FROM: Robert Ruffner, Planning Director *SLRR*
Sean Kelley, Borough Attorney *SK*

DATE: May 25, 2023

RE: Resolution 2023- ____, Authorizing the Mayor to Enter into an Agreement with Alaska's Department of Environmental Conservation regarding the Zipmart Site (Mayor)

This Resolution authorizes the Mayor to enter into a Memorandum of Agreement (MOA) with Alaska Department of Conservation (ADEC) to ensure that the Borough will not have liability for the current environmental contamination at the site by using its condemnation powers to potentially demolition and remove the recently collapsed and hazardous Zipmart building.

In the event the Borough moves forward with demolishing and removing the collapsed Zipmart building, it is in the best interests of the Borough to enter into an MOA with the State regarding this site and the current environmental condemnation.

Your consideration is appreciated.

Introduced by: Mayor
Date: 06/06/23
Action:
Vote:

**KENAI PENINSULA BOROUGH
RESOLUTION 2023-_____**

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT
WITH ALASKA’S DEPARTMENT OF ENVIRONMENTAL CONSERVATION
REGARDING THE ZIPMART SITE**

WHEREAS, the Kenai Peninsula Borough (“Borough”) has instituted condemnation proceedings regarding the collapsed Zipmart building in Sterling, Alaska; and

WHEREAS, the Zipmart building sits on a contaminated site due to the release of gasoline into soil, which was first discovered in 2002; and

WHEREAS, the building on the property recently collapsed and the Borough has been working with the Alaska Department of Conservation (“ADEC”) to ensure that the Borough will not have liability for the current environmental contamination at the site by using its condemnation powers to potentially demolition and remove the hazardous building so long as the parameters (no excavation in the contaminated soil) of the Memorandum of Agreement (“MOA”) are adhered to; and

WHEREAS, should the Borough proceed to demolish and remove the building it is in the best interests of the Borough to enter into a MOA with the State regarding this site;

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That the Mayor is authorized to enter into an MOA, in a form similar to the agreement provided with this resolution, and other necessary documents, agreements, or amendments to effectuate the purpose of this resolution which is to facilitate the potential removal of the collapsed Zipmart building with the State of Alaska without the Borough incurring liability for the contaminated site and to also have agreements in place regarding successor liability should the Borough ever decide to take Clerk’s Deed to the property for unpaid real property taxes pursuant to its annual tax foreclosure proceeding.

SECTION 2. That this resolution is effective immediately upon adoption.

**ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS _____
DAY OF _____ 2023.**

Brent Johnson, Assembly President

ATTEST:

Michele Turner, CMC, Acting Borough Clerk

MEMORANDUM OF AGREEMENT

BETWEEN

THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF SPILL PREVENTION AND RESPONSE

AND

THE KENAI PENINSULA BOROUGH

This Memorandum of Agreement (MOA) is made between the Alaska Department of Environmental Conservation (DEC) Division of Spill Prevention and Response (SPAR) and the Kenai Peninsula Borough (KPB) (collectively, the Parties) for the purpose of addressing hazardous substance contamination at the contaminated site known as Zipmart Store-Sterling with DEC Hazard ID 23620 and street address 38525 Swanson River Road, KPB Parcel ID No. 06349049 (Property). The legal description of the Property is:

Sterling Heights Subdivision Addition No. 2 Part 4 Amended Lot 9-
A Block 3. KPB Parcel Number 06349049

A description of the Zipmart site and activities that have been conducted can be found on the Contaminated Sites database at the following URL:
<https://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/23620>

This MOA provides for coordination and commitments between KPB and DEC relating to KPB's intent to:

1. Remove the recently collapsed Zipmart store through condemnation, agreement, or other legal process, and;
2. Possibly acquire the Property through the KPB's annual foreclosure proceeding for nonpayment of taxes pursuant to AS 29.45;

even as DEC continues environmental cleanup and monitoring at the Property, which is the source of contamination at the larger Zipmart site.

BOTH PARTIES MUTUALLY AGREE THAT:

1. The structure located at the Property has collapsed, potentially creating a public health hazard, and KPB has not identified a property owner able to take action to address the structure hazard.
2. KPB intends to remove the collapsed structure, possibly take title to the Property, and implement activity and use limitations but is concerned about liability for the current environmental contamination.

3. DEC wishes to continue remediation and monitoring of contamination on the Property to protect human health and the environment.

NOW, THEREFORE, THE PARTIES AGREE TO THE FOLLOWING:

1. KPB has initiated a process pursuant to KPB Code and its condemnation powers to issue an order of condemnation due to the collapsed Zipmart building being a potential fire hazard, health hazard, or public nuisance. This process may result in the KPB demolishing and removing the building. The building was built in 1985 and it is currently believed that the structure does not contain any asbestos, lead paint, or other hazardous materials. If the KPB does demolish and remove the property, the KPB agrees to be responsible for all costs and requirements related to removing and disposing of the Zipmart building. The KPB will only remove the building to the concrete slab and will not excavate earthen or any contaminated materials on the Property. DEC agrees that, based on the fact that KPB will not excavate, the demolition down to the concrete slab and structure removal activities as described will not make the KPB liable for environmental contamination currently existing at the Property.
2. In future years, the KPB may, but is not required (as part of this MOA) to, obtain a Clerk's Deed to the property pursuant to AS 29.45 and the KPB's annual foreclosure proceeding for unpaid real property taxes. Under the terms of this MOA, KPB is neither committed to, nor required to, take title to the Property.
3. In the event that KPB forecloses on the Property, DEC will not consider KPB liable for environmental contamination at the site that was present prior to KPB taking ownership in accordance with Alaska Statute (AS) 46.03.822(k)¹ as long as KPB does not cause or contribute to the release or threatened release of a hazardous substance at the Property. Continued migration of the plume is documented and expected. The failure to prevent passive leaching or migration at the Property is not considered causing or contributing to the release.

¹ A unit of state or local government that acquired ownership or control of a vessel or facility through bankruptcy, foreclosure, deed in lieu of foreclosure, tax delinquency proceeding, abandonment, escheat, the exercise of eminent domain authority by purchase or condemnation, or circumstances in which the governmental unit involuntarily acquired title by virtue of its function as a sovereign is not liable as an owner or operator under this section unless the governmental unit has caused or contributed to the release or threatened release of a hazardous substance at or from the facility or vessel, in which case, the governmental unit is subject to liability under this section in the same manner and to the same extent, both procedurally and substantively, as any nongovernmental entity. A hazardous substance release shall be determined to have occurred as provided in this section. For purposes of this subsection, "caused or contributed to the release or threatened release of a hazardous substance"

(1) does not include the failure to prevent the passive leaching or migration at or from a facility or vessel of a hazardous substance in the air, land, or water that had first been released to the environment by a person other than the governmental unit that acquired the facility or vessel;

(2) does not include the exercise or failure to exercise regulatory or enforcement authority;

(3) after the ownership or control of the facility or vessel has been acquired by the governmental unit, includes

(A) the spilling, leaking, pumping, pouring, emptying, injecting, escaping, or dumping of a hazardous substance from barrels, tanks, containers, or other closed receptacles; or

(B) the abandonment or discarding of barrels, tanks, containers, or other closed receptacles containing a hazardous substance.

4. In the event that KPB takes title to the Property with a Clerk's Deed, in accordance with AS 46.04.300 and within 120 days, KPB will file an environmental covenant in coordination with DEC. The covenant will provide for activity and use limitations intended to mitigate risk from exposure to contamination at the site and inform potential future owners or operators of the presence of contamination.
5. In the event the KPB takes title to the Property with a Clerk's Deed, the KPB will allow Property access to DEC personnel, contractors, and others approved by DEC for the purpose of operating and maintaining remediation systems, conducting sampling of environmental media, and conducting other cleanup and related activities. When possible, DEC will provide 48 hours' notice to the KPB when DEC needs physical access in and to the Property.
6. DEC will keep KPB informed of the status of DEC's activities at the Property through updates and attachments to the Contaminated Sites database at the URL listed above for Hazard ID 23620. In addition, upon request, the DEC will make available to KPB reports and analytical information produced from investigation, site work and remedial activities.
7. This MOA may be executed in counterparts, and may be executed using verified electronic signatures in compliance with AS 09.80, each of which when so executed will constitute an original and all of which together constitute one and the same instrument.

STATE OF ALASKA

KENAI PENINSULA BOROUGH

Tiffany M. Larson, Director
Division of Spill Prevention and Response
Department of Environmental
Conservation

Peter A. Micciche, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

Sean Kelley, Borough Attorney

ATTEST:

Michele Turner, CMC
Acting Borough Clerk

Kenai Peninsula Borough

Planning Department

MEMORANDUM

TO: Brent Johnson, Assembly President
Members, Kenai Peninsula Borough Assembly

THRU: Peter A. Micciche, Borough Mayor *PAM*

FROM: Robert Ruffner, Planning Director *SLERR*
Sean Kelley, Borough Attorney *SK*

DATE: May 25, 2023

RE: Ordinance 2023- 13, Issuing an Order of Condemnation and Providing an Exception to KPB 21.16.010 to Allow for Expedited Removal of a Hazardous and Dangerous Building (Mayor)

Whittier Properties, Inc. owned and operated a vehicle fueling station business known as Zipmart, which began operations in 1985. The Zipmart business was located at 38525 Swanson River Road, Sterling, Alaska (KPB PIN 06349049).

According to a report published by the State of Alaska's contractor that was engaged to monitor and perform remediation work at the Zipmart site, soil and groundwater contamination was first discovered in 1995. An assessment performed in 2001 found 13 inches of fuel in groundwater monitoring wells at the Zipmart property. The release of fuel was traced to a break in the gasoline tank fill pipe that caused an estimated 53,000 gallons of fuel to be released to the environment. In early 2002, the State of Alaska's Department of Environmental Conservation (ADEC) assumed management of cleanup activities related to the Zipmart site, soil, and groundwater contamination.

The Zipmart building recently collapsed which has created a hazard to public health, safety, and general welfare. The collapsed Zipmart building is a danger and an attractive nuisance to the Sterling area youth and local residents.

This Ordinance provides for an exception to code to waive the requirement to wait 30 days between the Planning Commission show cause hearing and the Assembly's order of removal so that the Borough Administration may immediately proceed with removal of the hazardous building. As additional justification for providing an exception to Borough Code to allow for immediate removal, the Borough will not charge the cost of the removal to the property which is already in significant arrears to the Borough for unpaid property taxes and to the state for costs of site cleanup and remediation. It is in the best interests of the Borough for the Assembly to issue an order of condemnation and order the removal of the hazardous Zipmart building in order to protect citizens against threats to public health, safety, and general welfare.

Your consideration is appreciated.

Introduced by:	Mayor
Date:	06/06/23
Hearing:	06/20/23
Action:	
Vote:	

**KENAI PENINSULA BOROUGH
ORDINANCE 2023-13**

**AN ORDINANCE ISSUING AN ORDER OF CONDEMNATION AND PROVIDING AN
EXCEPTION TO KP.B 21.16.010 TO ALLOW FOR EXPEDITED REMOVAL OF A
HAZARDOUS AND DANGEROUS BUILDING**

WHEREAS, Zipmart, owned and operated by Whittier Properties, Inc., was a vehicle fueling station business that began operations in 1985; and

WHEREAS, according to a report published by the State of Alaska’s contractor that was engaged to monitor and perform remediation work at the Zipmart site, soil and groundwater contamination was first discovered in 1995; in 2001, an assessment found 13 inches of fuel in groundwater monitoring wells at the Zipmart property due to a break in the gasoline tank fill pipe which caused an estimated 53,000 gallons of fuel to be released to the environment; and

WHEREAS, in early 2002, the State of Alaska’s Department of Environmental Conservation (ADEC) assumed management of cleanup activities related to the Zipmart site, soil, and groundwater contamination; and

WHEREAS, the recently collapsed Zipmart building is a hazard to public health, safety, and general welfare; and

WHEREAS, the collapsed Zipmart building is a danger and attractive nuisance to the Sterling area youth and local residents; and

WHEREAS, this ordinance provides for an exception to code to waive the requirement to wait 30 days between the Planning Commission’s show cause hearing and the Assembly’s order of removal so that the Borough Administration may immediately proceed with removal of the hazardous building; and

WHEREAS, as further justification for providing an exception to Borough Code to allow for immediate removal, the Borough will not charge the cost of the removal to the property which is already in significant arrears to the Borough for unpaid property taxes and to the State for costs of site cleanup and remediation; and

WHEREAS, at its regularly scheduled meeting on June 8, 2023, the Planning Commission issued an order for the property owner to show cause why the Zipmart building should not be condemned and set the show cause hearing for June 12, 2023;

WHEREAS, at its regularly scheduled meeting on June 12, 2023, the Planning Commission held a show cause hearing and following the hearing the Planning Commission _____ a resolution recommending the Assembly issue an order of condemnation; and

WHEREAS, it is in the best interests of the Borough for the Assembly to issue an order of condemnation and order the removal of the hazardous Zipmart building in order to protect citizens against threats to public health, safety, and general welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That the Assembly issues this order of condemnation and declares the building, known as the Zipmart building located at 38525 Swanson River Road, Sterling, Alaska, KPB Parcel Identification No. 06349049, to be a health hazard or public nuisance. The Assembly, in consideration of the Planning Commission's recommendation, further orders that the Zipmart building be demolished and removed.

SECTION 2. That, notwithstanding KPB 21.16.010, the Assembly finds it is in the best interest of public safety, health, and general welfare to provide an exception to the requirement to wait 30 days between the hearing before the Planning Commission and the Borough removes or demolishes the collapsed, hazardous building based on the following findings:

1. The Zipmart building is a public health hazard and attractive nuisance that must be removed as soon as possible.
2. The Zipmart owners are not willing or able to take action to address the structure hazard and no longer have site control at the property and have not responded to any Borough notices regarding the condemnation of the building.
3. Upon enactment of this ordinance, the Borough may immediately proceed with demolition and removal of the building on the condition that the charges of the removal will not be charged back to the property.
4. By not charging the removal costs to the property, it is appropriate to provide for an exception to allow the Borough to remove the hazard. The building is not salvageable.

SECTION 3. That Whitter Properties, LLC was first provided notice, by certified mail, of the condemnation proceedings on May 10, 2023.

SECTION 4. That this ordinance shall be effective immediately upon enactment.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS *
DAY OF * 2023.**

Brent Johnson, Assembly President

ATTEST:

Michele Turner, CMC, Acting Borough Clerk

Yes:

No:

Absent:



Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

Peter A. Micciche
Borough Mayor

May 10, 2023

SENT BY CERTIFIED MAIL, RETURN SERVICE

Notice of Condemnation Proceeding before the Kenai Peninsula Borough Planning Commission and Opportunity to Show Cause why the Borough Should not issue an Order of Condemnation recommendation

Attention:
Whittier Properties, Inc.
446 Endicott Dr.
Soldotna, AK 99669

Last Known Registered Agent:
Whittier Properties, Inc. (dissolved)
Lynn Baker
P.O.B. 1102
Sterling, AK 99672

Physical address of property subject to condemnation proceeding:

38525 Swanson River Road, Sterling AK 99672

Legal description of property subject to condemnation proceeding:

Sterling Heights Subdivision Addition No. 2 Part 4 Amended Lot
9-A Block 3. KPB Parcel Number 06349049

The building referred to herein as the ZipMart building located on the above-described property is close to Sterling Elementary School, Sterling Community Center, Sterling Baptist Church and residential properties. The ZipMart building is in irreparable collapse. It is creating a fire and health hazard, it is a public nuisance, and it poses a personal injury threat. There is no site control, and the above-named owner does not appear to be maintaining or securing the property. Photographic evidence of the hazardous condition of the ZipMart building is enclosed.

Pursuant to KPB 21.16.010, the Kenai Peninsula Borough's (Borough) Planning Commission has issued an order to show cause why an order of condemnation of the ZipMart building should not be entered. As you may be aware following our initial conversation, the Planning Commission issued the order to show cause at its regularly-scheduled meeting on May 8, 2023.

The show cause hearing will be held in the Borough Assembly Chambers at the regularly-scheduled Planning Commission meeting on June 12, 2023, at 7:30 p.m. or as soon thereafter as the conduct of business according to the agenda allows. The Planning Commission will conduct a hearing to determine whether the ZipMart building will be condemned. If condemned, removal and demolition of the ZipMart building may occur as soon as June 21, 2023. You are hereby provided notice that the Borough Assembly may grant an exception to code that provides that the owner will have 30 days from the Planning Commission show cause hearing to remove the

Page -2-

Date: May 10, 2023

To: Whittier Properties, Inc./Lynn Baker

RE: Notice of Condemnation Proceeding
and Order to Show Cause

building, and order that the Borough remove the building forthwith and less than 30 days after the Planning Commission hearing due to public safety, health and general welfare concerns and the hazard the building poses.

If a condemnation order is issued and if an exception to Borough code is approved by the Assembly, the Borough may proceed with demolition and removal of the building as soon as June 21, 2023. If an exception to code is granted the removal costs will not be charged to the property.

You are hereby on notice of the following:


Show Cause Hearing Before the Planning Commission: June 12, 2023

Order of Condemnation Hearing before the Borough Assembly: June 20, 2023

You may attend both hearings and present oral testimony and any written documentation you wish to provide.

Please contact Robert Ruffner, Planning Director, at (907) 714-2201 if you have any questions about this proceeding.

Sincerely,



Robert Ruffner
Director of Planning
Kenai Peninsula Borough
Tel. 907. 714-2201

Enc. - stated

Site Photos



View facing Swanson River Road

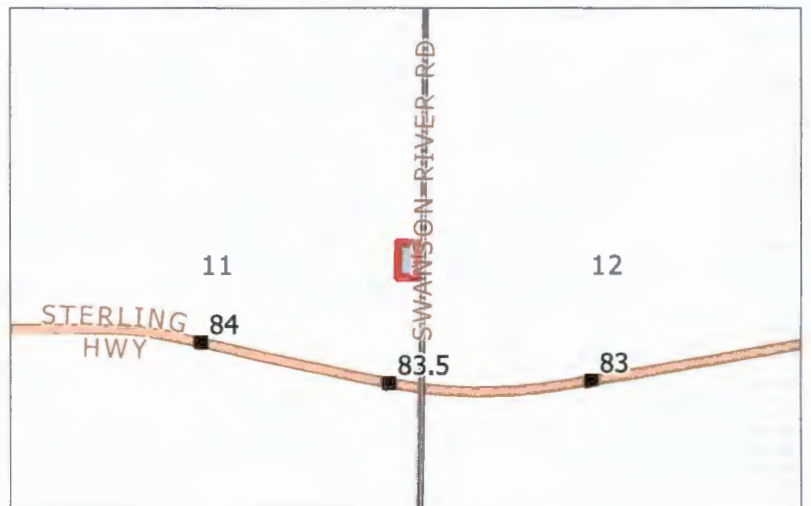


Rear entrance, still standing and nothing to block access



PIN 063-490-49
Zip Mart Location

4/28/2023



KPB PLANNING DEPARTMENT
 144 N. BINKLEY STREET
 SOLDOTNA, AK 99669

CERTIFIED MAIL



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<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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Total Postage and Fees
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Sent To Whittier Properties Inc.
 Street and Apt. No., or PO Box No. 446 Endicott Drive
 City, State, ZIP+4® Soldotna, AK 99669

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 7020 0640 0001 8326 8032

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Postage
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Total Postage and Fees
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Sent To Whittier Properties Inc.
 Street and Apt. No., or PO Box No. 446 Endicott Drive
 City, State, ZIP+4® Soldotna, AK 99669

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address so that we can return the card to you.
- Attach this card to the back of the envelope or on the front if space permits.

1. Article Addressed to:

Whittier Properties Inc.
 446 Endicott Drive
 Soldotna, AK 99669



9590 9402 7411 205

2. Article Number (Transfer from service label)

7020 0640 0001 8326 8032

PS Form 3811, July 2020 PSN 7530-02-000-9053

- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

KPB PLANNING DEPARTMENT
144 N. BINKLEY STREET
SOLDOTNA, AK 99669

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 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____



Postage
\$ _____
Total Postage and Fees
\$ _____

Sent To Lynn Baker - Whittier Properties
Street and Apt. No., or PO Box No. P.O. Box 1102
City, State, ZIP+4® Sterling, AK 99672

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- Complete Items 1, 2, and 3.
- Print your name and address so that we can return this card to you.
- Attach this card to the front of the mailpiece.

1. Article Addressed to:

Whittier P
Lyn
P.O.
Sterling



9590 9402 7

2. Article Number (Transfer from service label)
7020 0640 0001 8326 8049

PS Form 3811, July 2020 PSN 7530-02-000-9053

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Sent To Lynn Baker - Whittier Properties
Street and Apt. No., or PO Box No. P.O. Box 1102
City, State, ZIP+4® Sterling, AK 99672

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Extra Services & Fees (check box, add fee as appropriate)
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DELIVERY

Agent
 Addressee

C. Date of Delivery

Item 1? Yes
below: No

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