

# Kenai Peninsula Borough

## Planning Department – Land Management Division

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### MEMORANDUM

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

**THRU:** Charlie Pierce, Borough Mayor *AK for CP*  
Melanie Aeschliman, Planning Director *MA*  
Marcus A Mueller, Land Management Officer *[Signature]*

**FROM:** Aaron Hughes, Land Management Agent *AH*

**DATE:** April 6, 2022

**RE:** Amendment to Ordinance 2022-06, Authorizing the Negotiated Sale of 183.234 Acres in Cooper Landing as Part of the Sterling Highway Mile Post 45-60 Realignment Project to the State of Alaska Department of Transportation and Public Facilities for a Negotiated Amount Over Appraised Value (Mayor) (Hearing on 04/19/22)

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This amendment to Ordinance 2022-06 is requested due an error discovered in the total acreage of the right-of-way sale parcels (the total acreage is 180.281).

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

- Amend the title, as follows:

AN ORDINANCE AUTHORIZING THE NEGOTIATED SALE OF ~~[183.234]~~ 180.281 ACRES IN COOPER LANDING AS PART OF THE STERLING HIGHWAY MILE POST 45-60 REALIGNMENT PROJECT TO THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES FOR A NEGOTIATED AMOUNT OVER APPRAISED VALUE

- Amend the third Whereas clause, as follows:

**WHEREAS,** DOT&PF has contracted with Black-Smith, Bethard & Carlson, LLC (Anchorage) for independent third-party appraisals of the identified ~~[183.234]~~ 180.281 acres of KPB land (Project Parcels) proposed as right-of-way under this project; and

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**Re: Amendment to O2022-06**

➤ Amend Section 1, as follows:

**SECTION 1.** That the real property described below is owned by or under Management Authority of KPB and is identified by DOT&PF as necessary right-of-way acquisitions for completion of the Sterling Highway MP45-60 project.

<b>Project Parcel</b>	<b>KPB Parent Parcel ID</b>	<b>Classification</b>	<b>Appraisal Effective Date</b>	<b>Right of Way Acreage</b>	<b>Appraised Value</b>
1, 2, 3, 16	11912509 11912614 11912612 11912610	Preservation	2/01/2022	<del>12.626</del> <b>13.279</b>	\$44,200.00
11	11915007	Unclassified	10/25/2021	.28	\$13,700.00
13, 17	11912704	Preservation	2/01/2022	74.167	\$736,400.00
18	11907126	Preservation	12/03/2021	9.177	\$113,300.00
19A, 19B, 20	11907128 11907101	Recreational Preservation	2/01/2022	51.363	\$359,900.00
22	11907133	Recreational	12/03/2021	1.378	\$12,100.00
23	11907136	Residential	12/03/2021	.525	\$9,000.00
24	11907137	Residential	12/03/2021	1.103	\$32,100.00
25	11907138	Residential	12/03/2021	1.631	\$63,900.00
26	11907139	Residential	12/03/2021	1.667	\$55,700.00
27	11907140	Residential	12/03/2021	2.259	\$58,500.00
28	11907141	Residential	12/03/2021	2.325	\$54,900.00
29	11907142	Residential	12/03/2021	.406	\$26,100.00
30, 31	11907144 11907143	Recreational Preservation	12/03/2021	16.457	\$127,400.00
32	11907501(MA)	Recreational Preservation	2/01/2022	4.264	\$15,000.00
			<b>Total:</b>	<del>183.234</del> <b>180.281</b>	<b>\$1,722,200.00</b>

(MA = Municipal Entitlement Management Authority)

Your consideration of the above amendments is appreciated.