

Kenai Peninsula Borough
Planning Department – Land Management Division

MEMORANDUM

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

THRU: Peter A. Micciche, Mayor *PAM*
Robert Ruffner, Planning Director *RR*
Marcus A. Mueller, Land Management Officer *mam*

FROM: Aaron Hughes, Land Management Agent *AH*

DATE: April 20, 2023

RE: Ordinance 2023- 10, Authorizing the Sale of Substandard-sized Lots Obtained by the Kenai Peninsula Borough Through Tax Foreclosure and Previously Retained for a Public Purpose (Mayor)

The Kenai Peninsula Borough (the Borough) Land Management Division has identified certain parcels of Borough-owned land as surplus and thus appropriate for sale. The Borough acquired the subject parcels through tax foreclosure actions. The Borough retained the subject parcels by ordinance for a public purpose because the parcels are substandard in size. The public purpose for retention of the subject parcels can be resolved by sale, conditioned on platting actions resulting in the creation of lots that more closely conform to Borough subdivision code, in order to further promote the purposes of the Borough subdivision code as set forth in KPB 20.10.010.

A sealed bid auction is proposed for eligible bidders from August 1, 2023, through August 31, 2023, with a bid opening date of September 7, 2023. An eligible bidder will be defined as a landowner(s) who owns in fee property adjoining a substandard-sized sale parcel, and who will combine the substandard-sized sale parcel with the adjoining parent parcel(s) by recorded plat prior to closing of the sale as a condition of the sale. A subsequent over-the-counter land sale for parcels not sold in the sealed bid land sale will be offered to eligible bidders from October 2, 2023 to October 20, 2023.

A sale brochure will identify the parcels and provide the terms of the sealed bid sale and subsequent over-the-counter land sale, including reserve amounts for each sale parcel. Notice of the land sale will be mailed directly to eligible bidders and made available on the Borough Land Management Division's Land Sale hub site.

The Planning Commission will hold a public hearing on May 8, 2023, and will forward its recommendations to the Assembly.

Your consideration is appreciated.