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November 18, 2014

RE: 4. ORDINANCE 2014-32

Kenai Peninsula Borough
Planning Department - Land Management Division
144 North Binkley Street
Soldotna, Alaska 99669
Phone: 907-714-2200 Fax: 907-714-2378
www.borough.kenai.ak.us

Assembly members, good evening and thanks for the opportunity to speak to ordinance 2014-32. I am here to ask you to vote this ordinance down and send the issue back to the administration for a more appropriate resolution.

This is just a bad deal all the way around. The mayor is proposing to trade a \$100,000 piece of property for a drainage easement of 4.3 acres that is virtually useless to the current owners, has no monetary value or public use value to the borough residents. It is simply an old borrow pit alongside the highway that has no outfall for drainage.

The current owners will retain ownership of the entire 9.2 acre parcel that has a current value of \$45,500. The current owners are giving up nothing and the borough would have been better served to negotiate an outright purchase of the entire property. They would then have something to show for their efforts. The purchase may have been made using existing FEMA monies received by the borough for the flooding event and not tax payer dollars.

The parcel of land the borough has proposed to trade is a parcel we had tried to purchase years ago to ensure protection to our properties on either side. Please reference the letter previously submitted by me, the letter from the lands

department dated 1994 and resolution 94-055 designating the parcel as governmental use for drainage easement.

Although the borough's decision to retain the parcel of land we sought to acquire in the past isn't what we had hoped for, we were comforted by the fact that they had chosen to retain it for a drainage easement.

We have consistently over the years expressed an interest in this parcel, and for the administration to ask the assembly to dispose of it now and make an exception to KPB 17.10.110 requiring public notice of disposition of the land is disingenuous.

In section 1(f) of the ordinance in front of you it states the encumbrance imposed on the borough parcel limits its appropriateness for disposition other than by the negotiated exchange.

I find that to be a ludicrous statement. Any reasonable mind would come to the conclusion that if the property had no value or other potential uses, the borough would not be willing to trade for it.

I expect the property will have to be reclassified from governmental to residential during the proposed trade as it will no longer belong to the borough. Since the Keohanes are no longer residents of this state I expect it will be put up for sale and developed.

If the property is sold, traded, or developed it would make Section 2 paragraph 3 an untrue statement. **It will be detrimental** to the adjoining properties.

This is all the more reason not to find exception to KPB 17.10.110 requiring notice of disposition of lands. It is for these reasons I ask you to vote no on this ordinance, continue the discussion and let the people who may be affected by any land swap have a voice on the issue.

The borough in their attempts to help the flooding situation in the K-Beach area has had unforeseen consequences resulting from their actions. They have built ditches down Karluk St, Buoy St, and Trawling St. to the wetlands and are currently assisting in draining the wetlands area. They are sending water to the

highway where it has nowhere to go. They, as of right now, do not have comprehensive plan to handle the water and are doing more harm than good.

Daniel and Teresa Sterchi

4/18/94

RE: 055-360-19 N1/2 Government Lot 19, Sec. 30 T5N, R11W

Meeting with Dan Sterchi, owner of tax parcel no. 055-360-27.

The drainage ditch that runs through the center of subject Gov't Lot 19 fills annually with water at breakup in the spring, and sometimes in the fall. Dan has lived on his lot for the past 12 years. The drainage ditch needs to be retained.

There are two strategies for this lot:

- 1) Retain an easement for the drainage ditch and sell the remainder of the lot to the two adjacent property owners. The easement could be reconveyed back to DOT/P.
- 2) Retain the whole lot and consider conveying the lot back to the State DOT/P for maintenance of the drainage ditch.

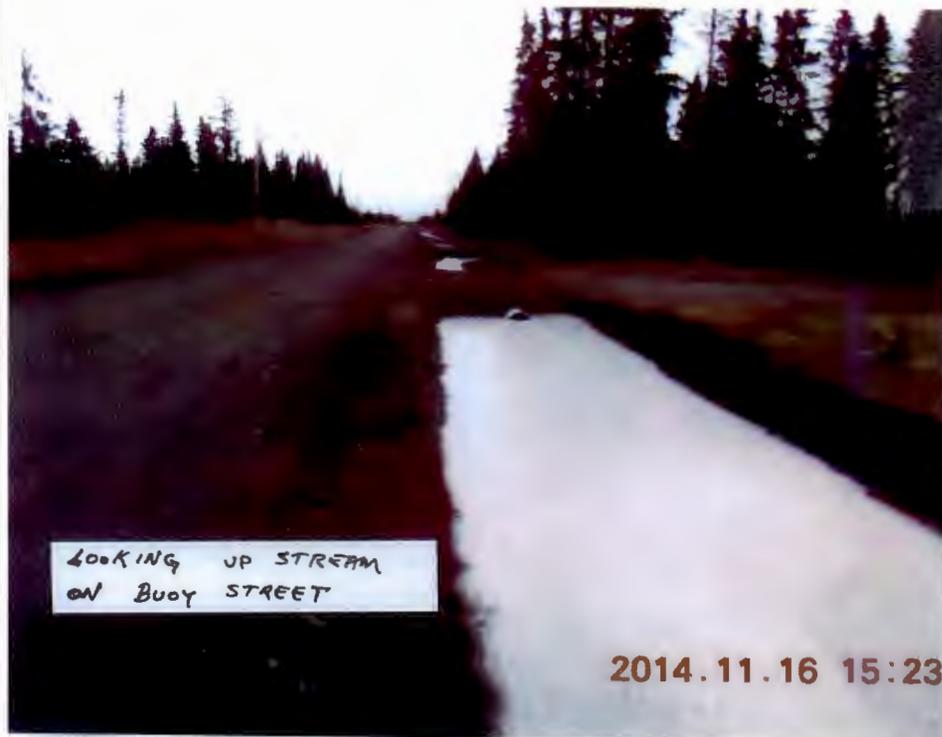


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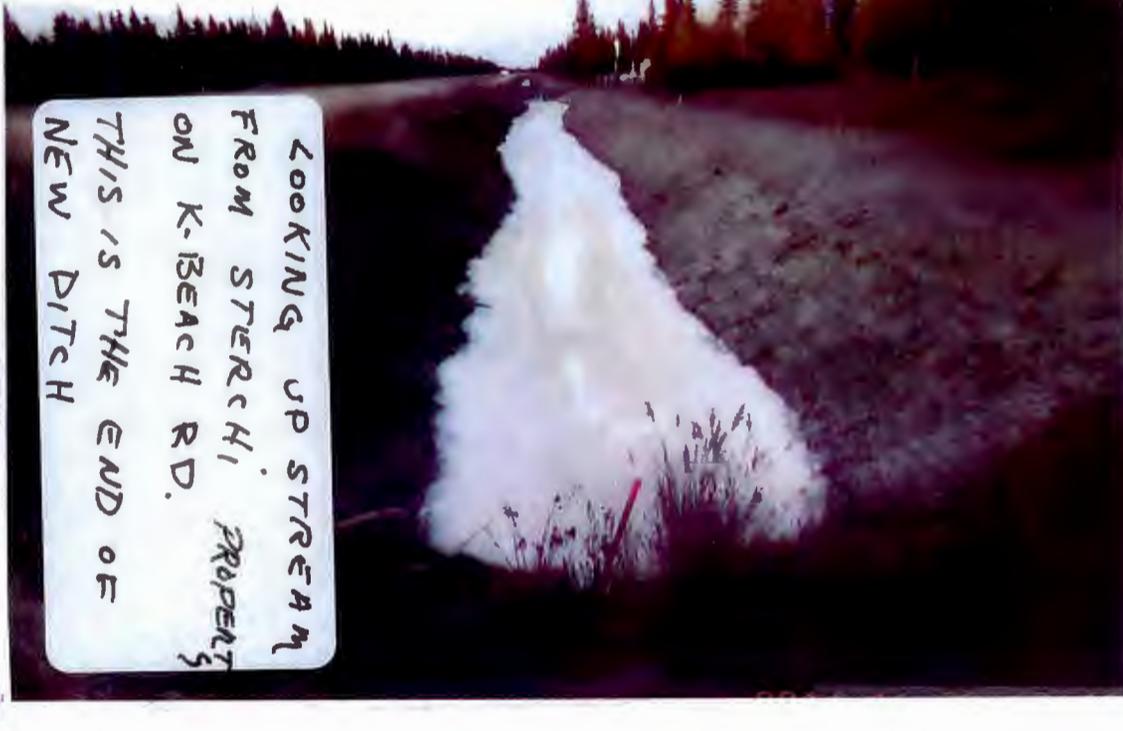
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TUES 104







LOOKING DOWN STREAM
FROM STERCHI PROPERTY



LOOKING UP STREAM
FROM STERCHI PROPERTY
ON K-BEACH RD.
THIS IS THE END OF
NEW DITCH

O2014-32

Public Comment

To All Assembly Members:

Any member that needs additional information on the Ordinance 2014-32 or better yet an on-site inspection of the parcels involved in this exchange with the Keohanes, please contract Daniel Sterchi (the property owner to the north of this parcel) anytime at your convince. I hope to speak with everyone before the assembly meeting on January 20, 2015.

Thank You:

Dan Sterchi

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