

Kenai Peninsula Borough
Planning Department – Land Management Division

MEMORANDUM

TO: Wayne Ogle, Assembly President
Members, Kenai Peninsula Borough Assembly

THRU: Charlie Pierce, Mayor *chi*
Dale Bagley, Assembly Vice-President *DLB*
Brent Hibbert, Assembly Member *B.H.*
Max Best, Planning Director *MB*

FROM: Marcus A Mueller, Land Management Officer *MCM*

DATE: February 21, 2019

RE: Ordinance 2019-03 - Substitute, Authorizing the Sale of Certain Parcels of Borough Land by Sealed Bid Followed by an Over-the-Counter Sale (Mayor, Bagley, Hibbert)

A substitute Ordinance 2019-03 is being proposed for the reasons explained in this memo. This substitute removes two parcels from the sale list and requires deed restrictions for two parcels that will be offered for sale.

- The 19.27-acre parcel in Soldotna was removed so that it can remain in borough ownership for future needs within the community. Additionally, an unresolved parking lot encroachment from the neighboring school use and the current institutional zoning would prevent immediate sale.
- The 80-acre parcel in the K-Beach area was removed to allow time for Land Management to create some low cost development plans for parts of the parcel, which could then be brought back for consideration the following year.
- The 160-acre parcel along Murwood has provisions for a deed restriction to require the property be single-dwelling residential use, to prohibit gravel pits, and to establish the minimum lot size consistent with the borough's subdivision code. Since a DEC registered contaminated site exists just south of this parcel, additional time for a buyer's due diligence is proposed as part of any sale agreement.
- The 40-acre parcel near Tote Road has provisions for a deed restriction on its east half which is primarily wetland habitat. This restriction prohibits buildings and the removal or placement of earthen material to protect habitat and open space values.