

Introduced By: City Manager  
Date: December 9, 2009  
Public Hearing: January 13, 2010  
Action:  
Vote:

CITY OF SOLDOTNA  
ORDINANCE 2009-048

AN ORDINANCE AUTHORIZING A LAND SWAP WITH THE KENAI PENINSULA BOROUGH  
TO FACILITATE THE REALIGNMENT OF FUNNY RIVER ROAD

WHEREAS, the City of Soldotna has acquired properties west of the Donald E. Gilman River Center and secured funding necessary to realign Funny River Road and eliminate the existing 'S-Curve'; and

WHEREAS, McLane Consulting, Inc. has prepared the attached preliminary plat with the proposed relocation of Funny River Road right-of-way; and

WHEREAS, the proposed realignment would bisect a portion of Lot 1, Soldotna Airport Subdivision Kenai River Center Addition, which is owned by the Kenai Peninsula Borough and is the location of the Gilman River Center; and

WHEREAS, the City of Soldotna wishes to transfer approximately .56 acres of land from adjacent Tract A-1 to the Borough as shown on the attached preliminary plat, as a trade for the property gained due to the road relocation; and

WHEREAS, based on the 2009 assessed value of Tract A-1, the estimated value of the transferred property is \$31,460; and

WHEREAS, the City considers the property acquired from the Borough as part of this land swap (approximately .55 acres) to be of equal value; and

WHEREAS, it is in the best interest of the City of Soldotna to swap land with the Kenai Peninsula Borough to facilitate the realignment of Funny River Road.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SOLDOTNA, ALASKA:

Section 1.     Classification. This is a non-code ordinance.

Section 2.     Findings. This ordinance meets the requirements of the Soldotna Municipal Code Sections 2.32.050 and 2.34.050, Intergovernmental Transactions.

Section 3.     Authorization. The City Manager is authorized to execute all documents necessary to complete the land swap as stated in this ordinance.

Section 4.     Effective Date. This ordinance shall be effective upon enactment.

ENACTED BY THE CITY COUNCIL THIS 13<sup>th</sup> DAY OF JANUARY, 2010.

\_\_\_\_\_  
Peter A. Micciche, Mayor

ATTEST:

\_\_\_\_\_  
Teresa Fahning, City Clerk

Ayes:  
Noes:

09ORD048



**City of Soldotna**

177 North Birch Street ▶ Soldotna, Alaska ▶ Phone (907) 262-9107

**MEMORANDUM**

**To:** Larry Semmens, City Manager  
**Cc:**  
**From:** Stephanie Queen, City Planner *Stephaine*  
**Date:** Wednesday, December 02, 2009  
**Subject:** Ordinance 2009-48  
Authorizing a land swap with the Kenai Peninsula Borough to facilitate the realignment of Funny River Road

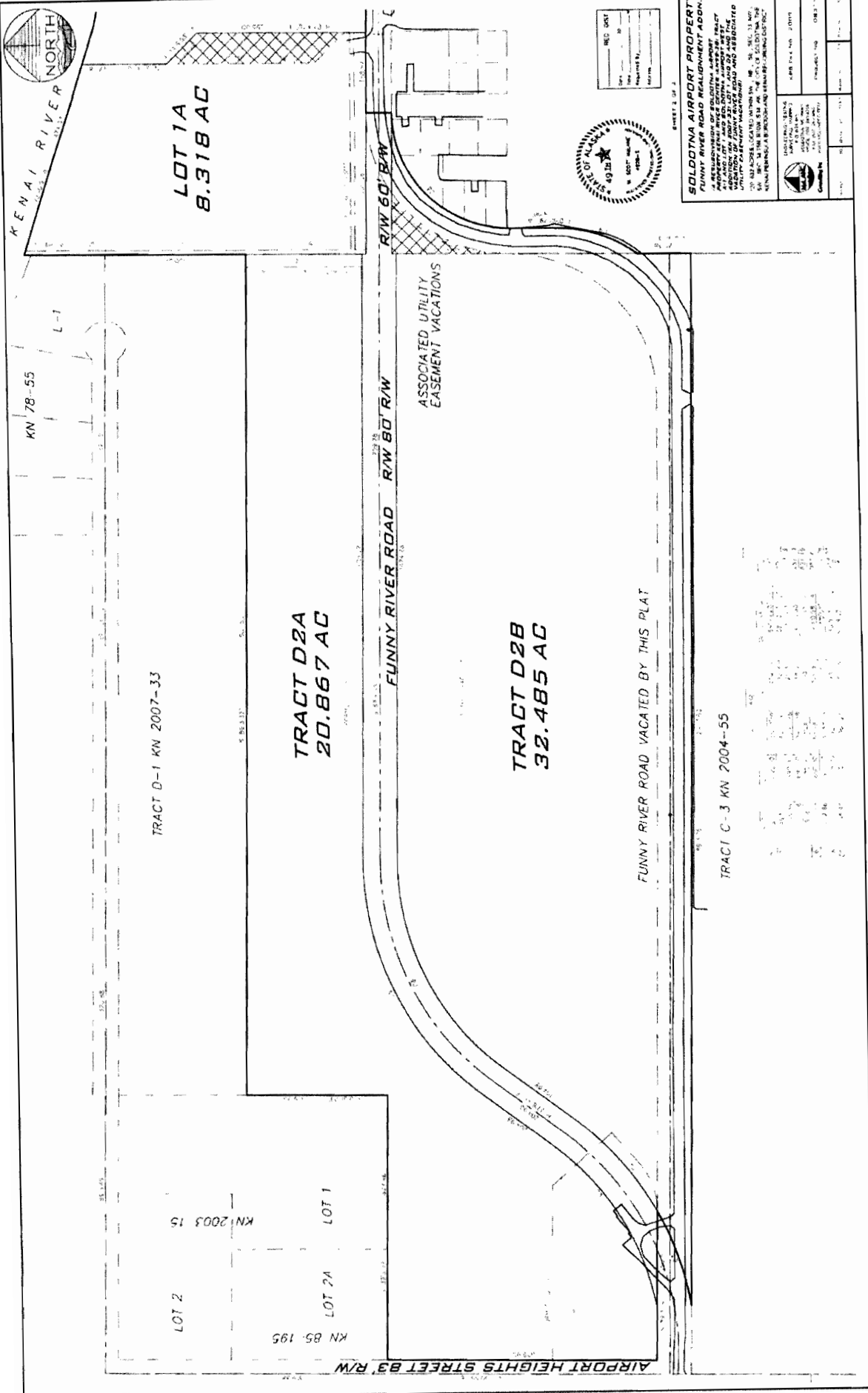
Ordinance 2009-48 authorizes the Administration to execute a land swap with the Kenai Peninsula Borough. A city project to realign and reconstruct Funny River Road is currently in the design phase, with the preliminary plat recently recommended for approval at the Planning and Zoning Commission. The proposed realignment bisects a portion of Lot 1, Soldotna Airport Kenai River Center Subdivision (shown on the attached preliminary plat as "Lot 1A"). This property is owned by the Kenai Peninsula Borough, and is the location of the Donald E. Gilman River Center. As compensation for the lost acreage, the city proposes to transfer land from the adjacent Tract A-1 (just east of the area shown on the map) of approximately equal size.

The two areas proposed in the trade are shown on the attached page under hash marks. The triangular portion of land would be re-platted from the Borough's property, to proposed Tract D2B owned by the City. The parallelogram is the parcel the City would transfer to the Borough.

This item was included in the October 28, 2009 council packet as an informational item, however the Soldotna Municipal Code requires that the City Council pass an ordinance authorizing acquisition and disposal of real property. In this case, the city is disposing of approximately .56 acres and gaining approximately .55 acres (the difference in size due to rounding error) as a proposed even trade. By applying the 2009 Borough Assessed values on a square-foot basis, the estimated value of each parcel involved in the trade is less than \$50,000, and therefore does not require an appraisal.

The Borough Administration is proposing a similar ordinance which will likely be introduced in January for a public hearing in February. Both the City of Soldotna and Borough representatives will be required to sign off on the final plat, and Ord. 2009-48 would authorize the City Manager to execute any additional documents which may be required (such as quitclaim deeds) to facilitate the transfers.

On November 19<sup>th</sup>, the Soldotna Airport Commission passed resolution AC 2009-02, recommending approval of the land swap and preliminary plat. On December 2, 2009 the Soldotna Planning and Zoning Commission passed resolution PZ 2009-17, also recommending approval of the plat and land trade.



SHEET 2 OF 3

**SOLDOTNA AIRPORT PROPERTY**  
FUNNY RIVER ROAD REALIGNMENT PROJECT  
THE STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION  
DIVISION OF AERONAUTICS  
1201 ALASKA STREET, SUITE 100  
ANCHORAGE, ALASKA 99501  
TEL: 907-267-1234  
FAX: 907-267-1235  
WWW.AKDOT.AG

PROJECT NO.	2004-55
PROJECT NAME	FUNNY RIVER ROAD REALIGNMENT
PROJECT LOCATION	ANCHORAGE, ALASKA
PROJECT DATE	2004-55
PROJECT STATUS	COMPLETED