

Public Notice of Proposed Release of a Deed Restriction

Pursuant to Kenai Peninsula Borough (KPB) Code of Ordinances, Chapter 17.10.130(f), the Kenai Peninsula Borough is considering release of a deed restriction on the use of a parcel of land owned by the City of Homer commonly known as the former Homer Intermediate School. The proposed Ordinance 2014-31 can be viewed at:

<http://www.borough.kenai.ak.us/AssemblyClerk/Assembly/Ordinance/s/2014/O2014-31.pdf>

The Borough encourages you to review the proposed ordinance and submit written comments. Written comments must be received no later than close of business Nov 3, 2014, to be included in the Planning Commission packet for its public hearing. Written comments may be sent to the following address: Kenai Peninsula Borough, Land Management Division

144 N. Binkley Street, Soldotna, AK 99669-7599

Description of Property: Former Homer Intermediate School, 450 Sterling Highway, Tract 2 Homer School Survey 1999 City Addition, Plat No 2000-22 HRD, Tax Parcel No. 175-100-70

Basis For Proposed Action: Parcel No. 175-100-70 was deeded to the City of Homer in 2000 after the property was deemed surplus to borough and school district needs under KPB Ordinance 98-42. The deed was made subject to a restriction requiring the property to be owned by the city and used for public purposes in perpetuity. This property contains the former Homer Intermediate School which has since been used for KPC Kachemak Bay Campus, Boys and Girls Club, and other generally beneficial public uses. The Homer City Council adopted resolution 13-096 which served to request the borough to amend the deed restriction to permit the city to sell the property and dedicate the proceeds for the use and benefit of the general public. In that resolution the city cites concerns of sustainability of operation and maintenance costs of the existing facilities on the property and additionally cites goals of providing for a new public safety building. Proposed KPB Ordinance 2014-31 would remove the deed restriction thereby allowing the city to consider any management decisions for the property under its authority and financial interests. The City of Homer, as a first class city in the borough, has public decision making processes with citizen involvement which ensure that the public property and any proceeds are used for public purposes appropriate for the area.

The public is invited to give testimony at the following meetings. Public meetings will be held as shown unless otherwise advertised.

KPB Planning Commission Public Hearing: November 10, 2014, 7:30 p.m. at the KPB Administration Building, 144 N. Binkley Street, Soldotna, AK 99669.

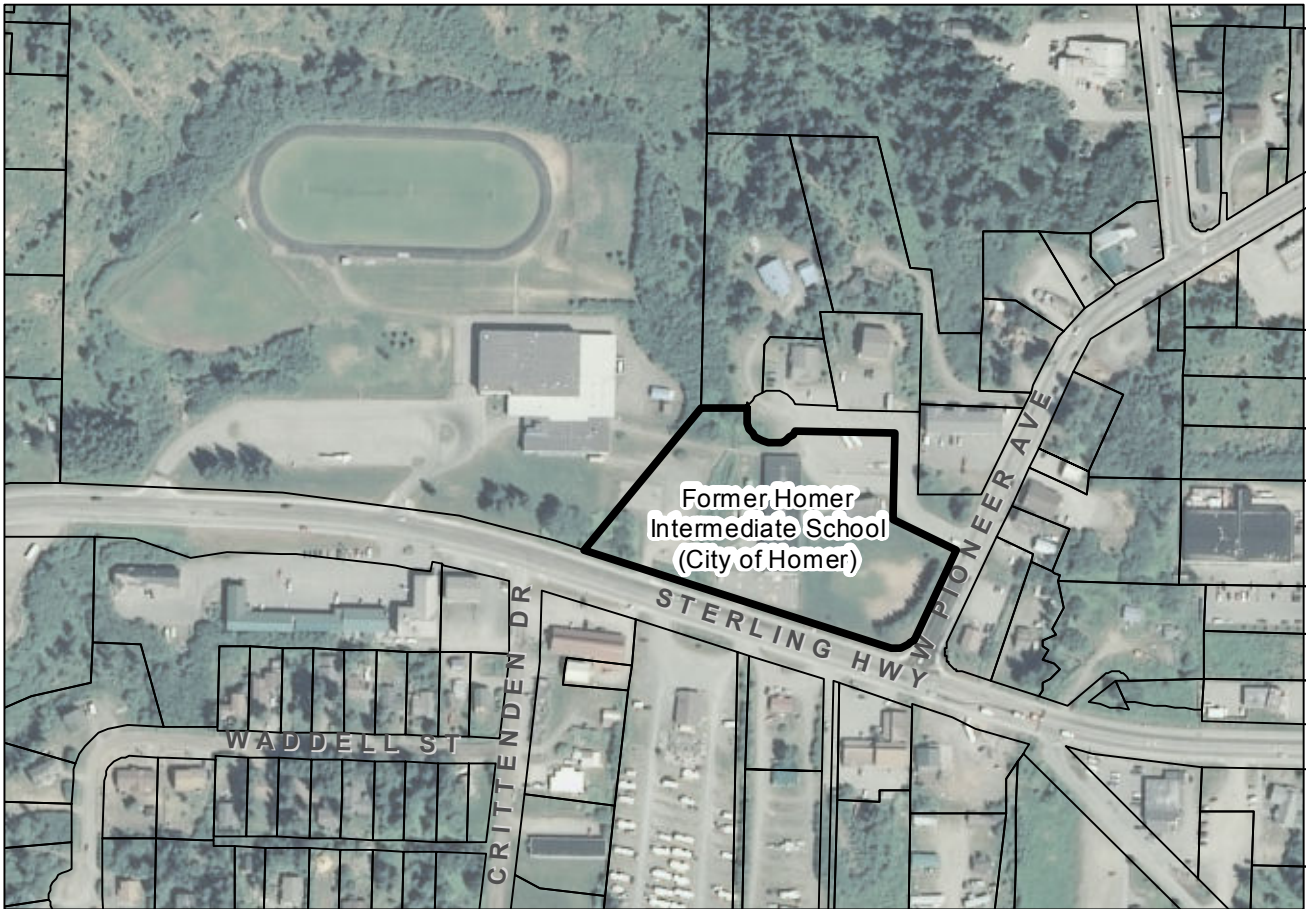
KPB Assembly Meeting: November 25, 2014, 6:00 p.m. at the KPB Administration Building, 144 N. Binkley Street, Soldotna, AK 99669.

Additional Information: For further information contact Marcus Mueller, Land Management Division at 907-714-2204, or toll free within the Borough 1-800-478-4441, ext. 2204.

The Kenai Peninsula Borough reserves the right to waive technical defects in this publication.

Proposed KPB Ordinance 2014-31

**AUTHORIZING THE REPEAL OF A DEED RESTRICTION
AT THE REQUEST OF THE HOMER CITY COUNCIL
ON A PARCEL OF LAND CONTAINING THE FORMER HOMER INTERMEDIATE SCHOOL
THAT WAS DEEDED TO THE CITY OF HOMER BY THE KENAI PENINSULA BOROUGH**

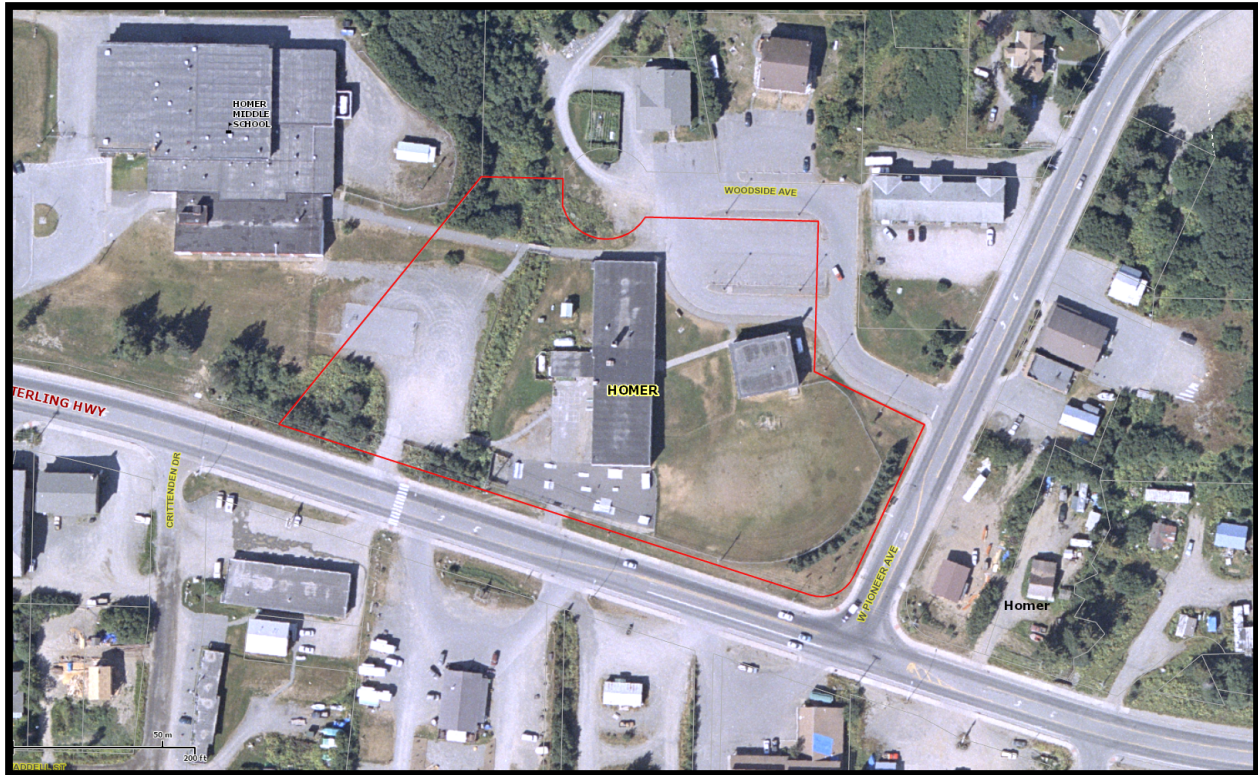


0 250 500 1,000 Feet

mam 9/25/14

Kenai Peninsula Borough Property Report - 17510070

Wed Oct 1 2014 10:21:26 AM



Parcel Number: 17510070
 Address: 450 STERLING HWY
 Owner: HOMER CITY OF
 491 E PIONEER AVE
 HOMER, AK 99603
 Tax Area: 20 - HOMER CITY
 Usage Code: 820 Institutional School
 Acreage: 4.30
 Land Value: \$809,400
 Improvement Value: \$4,000,000
 Assessed Value: \$4,809,400
 Taxable Value: \$0



DISCLAIMER: The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2000022 HOMER SCHOOL SURVEY 1999 CITY ADDN TRACT 2

Number of Structures: 1

Structure #	Year Built	Square Ft	Structure Type
C01	1956	25,000	SCHOOL