

Introduced by: Navarre  
Date: January 20, 1998  
Hearing: February 17, 1998  
Action: Amended, Enacted  
Vote: 6 Yes, 3 No

**KENAI PENINSULA BOROUGH  
ORDINANCE 98-02 *SUBSTITUTE***

**AN ORDINANCE AUTHORIZING THE MAYOR TO OBTAIN AN APPRAISAL OF THE 84.05 ACRES IN THE ANCHOR POINT AREA PROPOSED AS THE SITE FOR THE NORTH PACIFIC VOLCANO LEARNING CENTER, AND AUTHORIZING THE MAYOR TO INVESTIGATE BOROUGH OPTIONS FOR PARTICIPATING IN THE SALE, LEASE OR OTHER TRANSFER OF THE SITE TO THE NORTH PACIFIC VOLCANO LEARNING CENTER, INC.**

- WHEREAS,** the Kenai Peninsula is within the Pacific Rim of Fire and panoramic views of Mounts Spurr, Redoubt, Iliamna and St. Augustine are available from the Anchor Point area; and
- WHEREAS,** tourism is an important industry to the Kenai Peninsula; and
- WHEREAS,** the mission of the North Pacific Volcano Learning Center is to “plan, promote and establish a world class volcano and natural forces learning center on the Kenai Peninsula while providing economic benefits to the residents of the Kenai Peninsula Borough and the State of Alaska through a public and private partnership”; and
- WHEREAS,** assisting the North Pacific Volcano Learning Center serves a public purpose in that it will promote the health, safety and general welfare of the public by increasing knowledge about the volcanoes, by providing economic benefits through new jobs and attracting tourists to the borough, and by providing a trail system and protection of the Stariski Creek Estuary; and
- WHEREAS,** the Board of Directors of the North Pacific Volcano Learning Center has entered into an agreement on an 84.05 acre parcel of land from a private party to build the Volcano Center, and the Board of Directors desires to assign the option agreement to the Kenai Peninsula Borough; and
- WHEREAS,** in order to proceed with raising grant funds the site needs to be secured; and
- WHEREAS,** additional information, including an appraisal done for the borough, and other information, is needed for the assembly to determine how to proceed in the best interests of the borough;

**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That the mayor is authorized to obtain, on behalf of the borough, an independent fee appraisal of the fair market value of the following described two parcels of property:

**Parcel One:** All of Government Lot four (4), Section 35, Township 3 South, Range 15 West, Seward Meridian, in the Homer Recording District, Third Judicial District, State of Alaska, and

**Parcel Two:** Government Lot 3, Section 35, Township 3 South, Range 15 West, Seward Meridian, in the Homer Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM:

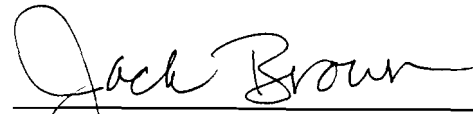
That portion of said Government Lot Three (3), beginning at the 1/4 corner common to Sections 35 and 36 in said Township and Range; thence South 0 deg. 02 min. East along the section line a distance of 782.5 feet; thence West 522.2 feet; thence North 24 deg. 50 min. East 862.2 feet; thence East 160.0 feet to the Point of Beginning; and that portion beginning at the quarter corner common to Sections 35 and 36; thence South 21 deg. 48 min. West 843.0 feet to Corner No. 1, the true Point of Beginning; thence South 208.7 feet to Corner No. 2; thence West 208.7 feet to Corner No. 3; thence North 208.7 feet to Corner No. 4; thence East 208.7 feet to Corner No. 1, the true Point of Beginning, AND that portion beginning at the 1/4 corner common to Sections 35 and 36; thence South 0 deg. 02 min. East along the section line a distance of 782.5 feet to Corner No. 1, the true Point of Beginning; thence South 857.5 feet to Corner No. 2; thence West 313.5 feet to corner No. 3; thence 857.5 feet North to Corner No. 4; thence East 313.5 to Corner No. 1, the true Point of Beginning.

**SECTION 2.** That the mayor is authorized to investigate options available to the borough for participating, if at all, in North Pacific Volcano Learning Center, Inc.'s ("NPVLC") purchase, lease or other acquisition of the above-described property or any other property for a volcano learning center and associated uses. The mayor shall work with NPVLC board members and other interested parties in his investigation.

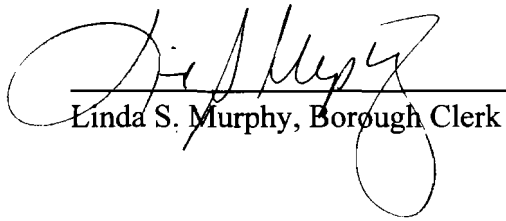
**SECTION 3.** That the mayor issue a report regarding his investigation to the assembly by April 21, 1998.

**SECTION 4.** This ordinance shall take effect immediately upon enactment.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 17<sup>th</sup>  
DAY OF FEBRUARY, 1998.**

  
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Jack E. Brown, Assembly President

ATTEST:

  
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Linda S. Murphy, Borough Clerk