

Introduced by:	Mayor
Date:	08/05/03
Shortened Hearing:	08/19/03
Action:	Enacted as Amended
Vote:	8 Yes, 0 No, 1 Absent

**KENAI PENINSULA BOROUGH
ORDINANCE 2003-33**

**AN ORDINANCE AUTHORIZING THE SALE OF 40 PARCELS OF BOROUGH LAND
BY OUTCRY PUBLIC AUCTION**

WHEREAS, the Borough has received patent to the land listed on Attachment A of this ordinance; and

WHEREAS, the land has been appropriately classified for deposit into the land bank; and

WHEREAS, the land has been deposited into the land bank pursuant to KPB 17.10.060(B); and

WHEREAS, the Planning Commission conducted a public hearing and recommended enactment by unanimous vote during its regularly scheduled August 11, 2003 meeting;

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

SECTION 1. The parcels listed on Attachment A are authorized for sale at a minimum of the fair market value as established by the Assessing Department. For this outcry auction, the minimum amount is as shown in Attachment A.

SECTION 2. The method of disposal shall be by outcry public auction pursuant to KPB 17.10.100(B). The date of the auction shall be October 4, 2003.

SECTION 3. All parcels will be conveyed by Quitclaim Deed. Either title insurance or another similar report must be obtained for all Borough-financed sales, at the Buyer's expense, showing the condition of title and that there are no unsatisfied judgments or liens against the Buyer at the time of closing, the latter of which shall also be verified by the Buyer. In the event a title report showing a reasonably acceptable condition of title cannot be obtained, then either the Buyer or the KPB may elect to terminate the purchase contract, in which case all monies on deposit will be refunded to the Buyer.

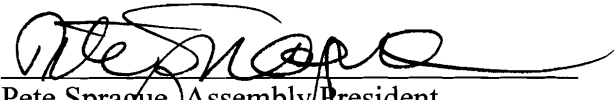
SECTION 4. Upon successfully bidding or entering into an agreement to acquire the land, a down payment of ten percent (10%) of the sale price, or \$1,500.00, whichever is greater, shall be made and the applicable terms and provisions of KPB 17.10.120 and KPB 17.10.130 shall apply.

SECTION 5. Parcels that do not sell at the outcry public auction will be added to the ongoing over-the-counter land sales. Parcels in the Gray Cliff and Moose Point Subdivisions will be added to the over-the-counter land sale authorized by Ordinances 98-27 and 98-43. All other parcels will be added to the over-the-counter land sale authorized by Ordinance 2001-31, Section 5.

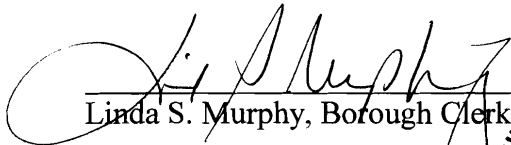
SECTION 6. The mayor is authorized to sign any documents necessary to effectuate the ordinance.

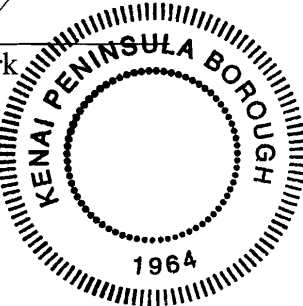
SECTION 7. This ordinance shall become effective immediately upon its enactment.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 19TH DAY OF AUGUST, 2003.


Pete Sprague, Assembly President

ATTEST:


Linda S. Murphy, Borough Clerk



ORDINANCE 2003-33 ATTACHMENT A

045-080-08	Kenai	NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34, T6N, R11W, S.M., Alaska, excluding the Kenai Spur Road (North Kenai Farm Road, AK Project No. F-021-2- (12) Soldotna to Kenai), containing 3.41 acres \pm	Residential	\$11,300
065-370-16	Sterling	SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 2, T5N, R8W, S.M., Alaska, containing 37.02 acres \pm	Residential	\$40,800
065-370-17	Sterling	SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 2, T5N, R8W, S.M., Alaska, containing 38.48 acres \pm	Residential	\$40,800
131-060-01	K-Beach Road	Government Lot 21, Section 13, T4N, R12W, S.M., Alaska, containing 1.61 acres \pm	Residential	\$53,000
131-060-07	K-Beach Road	Government Lot 15, Section 13, T4N, R12W, S.M., Alaska, containing 3.21 acres \pm	Residential	\$80,000
131-070-48	K-Beach Road	Tract B, Kalifornsky Village Subdivision, Plat No. 2002-72, Kenai Recording District, containing 4.543 acres	Residential	\$24,500
GRAY CLIFF AND MOOSE POINT SUBDIVISION PARCELS				
025-230-03	Gray Cliff	Lot 102, Gray Cliff Subdivision, Plat No. 82-80, Kenai Recording District, containing 2.81 acres	Rural	\$5,000
025-240-06	Gray Cliff	Lot 128, Gray Cliff Subdivision, Plat No. 82-80, Kenai Recording District, containing 7.30 acres	Rural	\$5,500
025-240-28	Gray Cliff	Lot 105, Gray Cliff Subdivision, Plat No. 82-80, Kenai Recording District, containing 6.86 acres	Rural	\$5,400
025-270-16	Gray Cliff	Lot 157, Gray Cliff Subdivision, Plat No. 82-80, Kenai Recording District, containing 5.05 acres	Rural	\$6,500
025-300-06	Gray Cliff	Lot 198, Gray Cliff Subdivision, Plat No. 82-80, Kenai Recording District, containing 17.00 acres	Rural	\$6,200
025-310-11	Gray Cliff	Lot 184, Gray Cliff Subdivision, Plat No. 82-80, Kenai Recording District, containing 16.18 acres	Rural	\$5,900
025-320-01	Gray Cliff	Lot 221, Gray Cliff Subdivision, Plat No. 82-80, Kenai Recording District, containing 5.04 acres	Rural	\$5,200
025-380-02	Gray Cliff	Lot 318, Gray Cliff Subdivision, Plat No. 82-80, Kenai Recording District, containing 1.68 acres	Rural	\$2,400
025-390-15	Gray Cliff	Lot 330, Gray Cliff Subdivision, Plat No. 82-80, Kenai Recording District, containing 1.59 acres	Rural	\$2,400
025-390-19	Gray Cliff	Lot 334, Gray Cliff Subdivision, Plat No. 82-80, Kenai Recording District, containing 1.51 acres	Rural	\$2,400
025-400-14	Gray Cliff	Lot 369, Gray Cliff Subdivision, Plat No. 82-80, Kenai Recording District, containing 4.78 acres	Rural	\$5,100

	Point	Plat No. 84-65, Kenai Recording District, containing 30.94 acres		
025-454-09	Moose Point	Lot 264, Moose Point Subdivision, Plat No. 84-65, Kenai Recording District, containing 15.54 acres	Rural	\$6,000
025-455-16	Moose Point	Lot 352, Moose Point Subdivision, Plat No. 84-65, Kenai Recording District, containing 10.29 acres	Rural	\$5,700
025-457-10	Moose Point	Lot 374, Moose Point Subdivision, Plat No. 84-65, Kenai Recording District, containing 4.98 acres	Rural	\$14,000
025-457-13	Moose Point	Lot 372, Moose Point Subdivision, Plat No. 84-65, Kenai Recording District, containing 8.90 acres	Rural	\$16,800
025-457-14	Moose Point	Lot 371, Moose Point Subdivision, Plat No. 84-65, Kenai Recording District, containing 8.42 acres	Rural	\$16,800