



## KENAI PENINSULA BOROUGH

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### MEMORANDUM

DALE BAGLEY  
MAYOR

**TO:** Pete Sprague, Assembly President  
Kenai Peninsula Borough Assembly Members

**THRU:** *EO* Dale Bagley, Borough Mayor

**THRU:** *Sh* Shane Horan, Director of Assessing

**FROM:** Clyde Johnson, Special Assessment Coordinator *CJ*

**RE:** Ordinance 2004-31, Char Subdivision USAD – Taylor Parcel #131-170-10

During the assembly meeting of October 12, 2004 several questions and concerns were raised by Sandra Taylor, a property owner within the special assessment district. This memo is an attempt to provide answers and clarification to those questions and concerns raised.

Mrs. Taylor's parcel (#131-170-10) has always been included within the boundaries of this project. A petition signature packet was prepared for all benefited parcels within the district, including Mrs. Taylor's parcel, and provided to the petition sponsor for distribution to the parcel owners. All the parcel owners within the district were mailed a Notice of Public Hearing and map of the district on December 2, 2003 (exhibits 1 & 2). This notice informed the parcel owners of the public hearing date and listed those benefited parcels within the district. It was discovered, with Mrs. Taylor's assistance, that several parcels within the district were inadvertently omitted from this notice. As a result, on December 12, 2003, an amended notice listing all the benefited parcels within the district was mailed to all the parcel owners within the district (exhibit 3). Additionally, the Notice of Public Hearing and map of the district were published in the Peninsula Clarion on December 4, 2003 and December 11, 2003 (exhibit 4). Following the adoption of the Resolution of Necessity on December 16, 2003 the Clerk's office mailed to all parcel owners within the district a Notice of Right to Object (exhibit 5). This notice informs the parcel owners of their right to file a written objection within 30 days of the date of the notice with the Borough Clerk's Office. There were no written objections filed. The Resolution to Proceed and Assessment Roll (exhibits 6 & 7) were heard and approved by the Assembly on March 16, 2004. Mrs. Taylor's parcel was properly included within the assessment roll.

Mrs. Taylor also expressed concern regarding the cost to provide the gas service to her residence. I contacted Charlie Pierce, Southern Division Manager of Enstar on October 13, 2004, and discussed this concern with him. The cost to run a service line from the gas main line to a residence is \$25.00 for the first 100 feet and \$1.00 per foot thereafter. I have calculated the linear feet from the main line to Mrs. Taylor's residence at approximately 1,500 feet. Applying these cost factors, the estimated cost to run a service line to the residence is under \$1,500. Mr. Pierce verbally confirmed that this amount is in the right range.

It is my understanding that Mrs. Taylor does not intend to utilize the natural gas service and therefore does not believe her parcel should be included in the district. While that is her intention, it does not eliminate the benefit her parcel receives from the project. In prior USAD projects, we have not excluded benefited parcels from projects using the methodology that the parcel owner had no intention to utilize the natural gas service.