

Introduced by: Mayor  
Date: 02/15/05  
Action: Adopted  
Vote: 7 Yes, 0 No, 2 Absent

**KENAI PENINSULA BOROUGH  
RESOLUTION 2005-008**

**A RESOLUTION TO FORM THE WEST BROOK ESTATES ROAD IMPROVEMENT  
ASSESSMENT DISTRICT AND PROCEED WITH THE IMPROVEMENT**

- WHEREAS**, KPB 14.31 authorizes the formation of road improvement districts with the Kenai Peninsula Road Service Area (“RSA”); and
- WHEREAS**, an application for a petition to form a special assessment district was received from the property owners within the proposed district; and
- WHEREAS**, on May 19, 2004, the RSA board reviewed and approved said application to form a special assessment district for the purpose of improving and paving the roadways within West Brook Estates; and
- WHEREAS**, pursuant to KPB 14.31.060(B), on September 14, 2004 the RSA board adopted RSA Resolution 2004-06 approving the circulation of the West Brook Estates Road Improvement Assessment District petition consistent with the recommendations in the staff report of May 5, 2004; and
- WHEREAS**, KPB 14.31.070(C)(1) requires signatures of the owners of more than 70% of the parcels within the proposed district sign the petition, and 87.2% have signed the petition; and
- WHEREAS**, KPB 14.31.070(C)(2) requires signatures of the owners that would bear more than 70% of the total assessments in the proposed district, and 87.2% have signed the petition; and
- WHEREAS**, the borough clerk certified the petition and acknowledged receipt of a filing fee check for \$1,000; and
- WHEREAS**, the clerk gave notice of public hearing on this resolution as required by KPB 14.31.090(B); and
- WHEREAS**, KPB 14.31.090 requires the mayor to present to the assembly an estimated assessment roll and resolution authorizing the mayor to proceed with construction of the improvement;

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

**SECTION 1.** That the Borough shall form the West Brook Estates Road Improvement Assessment District, and the mayor is authorized to proceed with the construction of the improvement in accordance with the provisions of KPB 14.31 and RSA Resolution 2004-06, and negotiate and execute such documents as are determined to be in the best interests of the borough to accomplish this project.

**SECTION 2.** That pursuant to the requirements of KPB 14.31.090, this resolution is supported by the mayor's report, which is attached hereto and incorporated herein by reference.

**SECTION 3.** That the improvement is to improve and pave West Brook Drive, Ryan Creek Circle, Slikok Creek Drive, Raintree Circle, Vanderberg Court, and a portion of Whitlock Avenue, which are the access and interior roads of West Brook Estates.

**SECTION 4.** That the boundaries of the RIAD for improving and paving the roadways set forth in the map attached to the mayor's report as Attachment 4, and the properties legally described in Attachment 3 to the mayor's report are hereby approved as comprising the RIAD.

**SECTION 5.** That the estimated cost of the improvement is \$213,956, and the proposed method of allocating the cost of the improvement among the benefited parcels is based on equal allocation as further described in the mayor's report.

**SECTION 6.** An estimated assessment roll is Attachment 3 to the mayor's report and is incorporated herein by reference.

**SECTION 7.** That the borough clerk shall cause a copy of the resolution and estimated assessment roll to be recorded in the District Recorder's Office for the State of Alaska at Kenai.

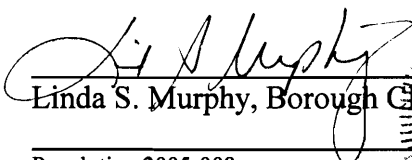
**SECTION 8.** That properties within the district are properly included and subject to assessment for the improvement.

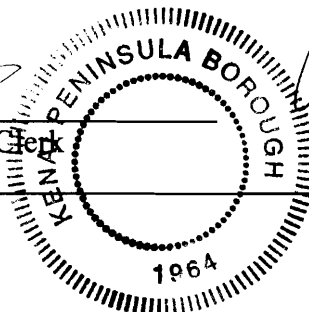
**SECTION 9.** That this resolution shall take effect immediately upon its adoption.

**ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 15TH DAY OF FEBRUARY 2005.**

  
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Gary Superman, Assembly President

ATTEST:

  
\_\_\_\_\_  
Linda S. Murphy, Borough Clerk



**WEST BROOK ESTATES - ROAD IMPROVEMENT ASSESSMENT DISTRICT**

**Estimated Cost:**

Construction	\$ 168,963
Engineering	\$ 16,896
Project Administration	\$ 16,896
Filing Fee Adjustment	\$ 1,350
KPB Admin Fee	\$ 9,851
<b>Total Estimated Cost</b>	<b>\$ 213,956</b>
<b>Less Road Service Area Match</b>	<b>\$ 106,978</b>
<b>Final Estimated Cost to Parcel Owners</b>	<b>\$ 106,978</b>

**Number of Parcels** 55

Parcel #	Legal	Total Assessed Value	Estimated Assessment	Owner	Address	City	ST	ZIP
055-491-33	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 5 BLOCK 3	185,100	\$ 1,945.05	PIPKIN JOEL A	35100 SLIKOK CREEK DR	SOLDOTNA	AK	99669
055-491-30	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 2 BLOCK 3	135,500	\$ 1,945.05	MARSH GRANT	35221 W BROOK DR # 7	SOLDOTNA	AK	99669
055-491-21	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 8 BLOCK 2	173,700	\$ 1,945.05	HASELOW MATTHEW T	48143 RYAN CREEK CIR	SOLDOTNA	AK	99669
055-491-39	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 25 BLOCK 4	177,500	\$ 1,945.05	WOLVERTON WILLIAM B & CONTESSA D	48462 WHITLOCK AVE	SOLDOTNA	AK	99669
055-491-38	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 24 BLOCK 4	177,500	\$ 1,945.05	KOLASINSKI SARA A & CAREY PAUL	48442 WHITLOCK AVE	SOLDOTNA	AK	99669
055-491-12	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 12 BLOCK 1	147,200	\$ 1,945.05	BRENNAN TOBIN P	35143 SLIKOK CREEK DR	SOLDOTNA	AK	99669
055-491-25	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 4 BLOCK 2	163,500	\$ 1,945.05	MARISCAL CESAR	7601 VIRDA LEE CIR	ANCHORAGE	AK	99507
055-491-37	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 9 BLOCK 3	134,300	\$ 1,945.05	WISE BRENDA B	35256 SLIKOK CREEK DR	SOLDOTNA	AK	99669

Parcel #	Legal	Total Assessed Value	Estimated Assessment	Owner	Address	City	ST	ZIP
055-491-08	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 8 BLOCK 1	130,700	\$ 1,945.05	JOHNSON PATRICK Q & KATHERINE H	35257 SLIKOK CREEK DR	SOLDOTNA	AK	99669
055-491-29	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 1 BLOCK 3	191,000	\$ 1,945.05	HENSLEY JOEY M & FEBRA C	PO BOX 1304	SOLDOTNA	AK	99669
055-491-36	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 8 BLOCK 3	132,400	\$ 1,945.05	WATSON CLYDE J JR	35220 SLIKOK CREEK DR	SOLDOTNA	AK	99669
055-491-28	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 1 BLOCK 2	129,500	\$ 1,945.05	PAYMENT STEVEN J JR	35224 W BROOK DR	SOLDOTNA	AK	99669
055-491-09	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 9 BLOCK 1	132,100	\$ 1,945.05	GATES KENNETH S	35219 SLIKOK CR DR	SOLDOTNA	AK	99669
055-491-35	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 7 BLOCK 3	119,900	\$ 1,945.05	RING JEFFREY A	35180 SLIKOK CREEK DR	SOLDOTNA	AK	99669
055-491-10	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 10 BLOCK 1	132,400	\$ 1,945.05	HENSON JAMES A SR & HELEN M	35195 SLIKOK CREEK DR	SOLDOTNA	AK	99669
055-491-27	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 2 BLOCK 2	169,500	\$ 1,945.05	MANNING MICHAEL D & BARBARA A	35220 W BROOK DR	SOLDOTNA	AK	99669
055-491-24	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 5 BLOCK 2	169,100	\$ 1,945.05	MORNING HEATHER D	PO BOX 4477	SOLDOTNA	AK	99669
055-491-13	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 13 BLOCK 1	176,800	\$ 1,945.05	LOTHIAN JENNIFER B & FISHER HUGH J	PO BOX 3000	KENAI	AK	99611
055-491-31	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 3 BLOCK 3	126,700	\$ 1,945.05	NUSSBAUM BEN	PO BOX 1558	SOLDOTNA	AK	99669
055-491-34	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 6 BLOCK 3	148,300	\$ 1,945.05	SANDIDGE JERRY L & MASSEY AMY A	35140 SLIKOK CREEK DR	SOLDOTNA	AK	99669
055-491-11	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 11 BLOCK 1	141,600	\$ 1,945.05	HART JAMES J & RITA M	35165 SLIKOK CREEK DR	SOLDOTNA	AK	99669
055-491-26	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 3 BLOCK 2	155,900	\$ 1,945.05	CYR JOHN R JR	PO BOX 2412	SOLDOTNA	AK	99669

Parcel #	Legal	Total Assessed Value	Estimated Assessment	Owner	Address	City	ST	ZIP
055-491-32	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 4 BLOCK 3	183,200	\$ 1,945.05	JENSEN JOSHUA D & AMELIA I	35207 W BROOK DR	SOLDOTNA	AK	99669
055-491-16	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 13 BLOCK 2	187,800	\$ 1,945.05	MONTGOMERY RICHARD J	35042 WESTBROOK	SOLDOTNA	AK	99669
055-491-14	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 14 BLOCK 1	183,100	\$ 1,945.05	HARVEY RYAN	35077 WESTBROOK DR	SOLDOTNA	AK	99669
055-491-18	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 11 BLOCK 2	182,200	\$ 1,945.05	HART DAVID R & HOLLY R	35165 SLIKOK CREEK DR	SOLDOTNA	AK	99669
055-491-23	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 6 BLOCK 2	179,200	\$ 1,945.05	ROPER DONALD L	48166 RYAN CREEK CIR	SOLDOTNA	AK	99669
055-491-22	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 7 BLOCK 2	166,900	\$ 1,945.05	CHRISTENSEN DARREL W JR	48146 RYAN CREEK CIR	SOLDOTNA	AK	99669
055-491-17	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 12 BLOCK 2	221,500	\$ 1,945.05	MARTIN JACK E	PO BOX 225	SOLDOTNA	AK	99669
055-491-19	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 10 BLOCK 2	170,700	\$ 1,945.05	LAWYER DALE J & PATRICIA S	48163 RYAN CREEK CIR	SOLDOTNA	AK	99669
055-491-20	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 9 BLOCK 2	203,200	\$ 1,945.05	MILLER ZACHARY J	48153 RYAN CREEK CIR	SOLDOTNA	AK	99669
055-491-15	KN2001027 T05N R11W S27 WEST BROOK ESTATES PHASE 1 LOT 15 BLOCK 1	173,500	\$ 1,945.05	HAGEL CLINT D & JENNIFER D	344 LUPINE ST	SOLDOTNA	AK	99669
055-491-56	KN2002037 T05N R11W S27 WEST BROOK ESTATES PHASE 2 LOT 6 BLOCK 4	133,000	\$ 1,945.05	EVANS NATHAN PATRICK	PO BOX 2975	KENAI	AK	99611
055-491-57	KN2002037 T05N R11W S27 WEST BROOK ESTATES PHASE 2 LOT 7 BLOCK 4	131,700	\$ 1,945.05	BRAUD JOSHUA	PO BOX 1213	KENAI	AK	99611
055-491-58	KN2002037 T05N R11W S27 WEST BROOK ESTATES PHASE 2 LOT 8 BLOCK 4	114,300	\$ 1,945.05	MOCK DONALD K	35370 RAIN TREE CIR	SOLDOTNA	AK	99669
055-491-59	KN2002037 T05N R11W S27 WEST BROOK ESTATES PHASE 2 LOT 9 BLOCK 4	145,000	\$ 1,945.05	MIDA MICHAEL W & DENISE M	35361 RAINTREE CIR	SOLDOTNA	AK	99669

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055-491-60	KN2002037 T05N R11W S27 WEST BROOK ESTATES PHASE 2 LOT 10 BLOCK 4	132,400	\$ 1,945.05	LARSON MARY NELL	35341 RAIN TREE CIR	SOLDOTNA	AK	99669
055-491-61	KN2002037 T05N R11W S27 WEST BROOK ESTATES PHASE 2 LOT 11 BLOCK 4	211,900	\$ 1,945.05	GARNER ALBERTINE JOAN	PO BOX 1875	SOLDOTNA	AK	99669
055-491-62	KN2002037 T05N R11W S27 WEST BROOK ESTATES PHASE 2 LOT 12 BLOCK 4	123,900	\$ 1,945.05	JAURON THOMAS G & MADELYN K	42839 N OLD MINE RD	CAVE CREEK	AZ	85331
055-491-63	KN2002037 T05N R11W S27 WEST BROOK ESTATES PHASE 2 LOT 13 BLOCK 4	134,100	\$ 1,945.05	CRAME SEAN D & SHEILA	48280 VANDERBERG CT	SOLDOTNA	AK	99669
055-491-64	KN2002037 T05N R11W S27 WEST BROOK ESTATES PHASE 2 LOT 14 BLOCK 4	130,000	\$ 1,945.05	WELLES LUKE S & LAURA F	PO BOX 3503	BETHEL	AK	99559
055-491-65	KN2002037 T05N R11W S27 WEST BROOK ESTATES PHASE 2 LOT 15 BLOCK 4	156,400	\$ 1,945.05	DEVEAUX JOSEPH A	48320 VANDERBERG CT	SOLDOTNA	AK	99669
055-491-66	KN2002037 T05N R11W S27 WEST BROOK ESTATES PHASE 2 LOT 16 BLOCK 4	177,900	\$ 1,945.05	MARTIN RICHARD L & BEVERLY A	48359 VANDERBERG CT	SOLDOTNA	AK	99669
055-491-67	KN2002037 T05N R11W S27 WEST BROOK ESTATES PHASE 2 LOT 17 BLOCK 4	127,500	\$ 1,945.05	KAHN RONDA D	48339 VANDERBERG CT	SOLDOTNA	AK	99669
055-491-68	KN2002037 T05N R11W S27 WEST BROOK ESTATES PHASE 2 LOT 18 BLOCK 4	174,200	\$ 1,945.05	HOLDRIDGE ROY C III & KRISTINE M	48319 VANDERBERG CT	SOLDOTNA	AK	99669
055-491-69	KN2002037 T05N R11W S27 WEST BROOK ESTATES PHASE 2 LOT 19 BLOCK 4	132,300	\$ 1,945.05	PIPKIN FORREST A	PO BOX 1734	KENAI	AK	99611
055-491-70	KN2002037 T05N R11W S27 WEST BROOK ESTATES PHASE 2 LOT 20 BLOCK 4	148,600	\$ 1,945.05	POLLARD DONALD & REBEKAH	48279 VANDERBERG CT	SOLDOTNA	AK	99669
055-491-71	KN2002037 T05N R11W S27 WEST BROOK ESTATES PHASE 2 LOT 21 BLOCK 4	151,300	\$ 1,945.05	WIRZ NICHOLAS A	PO BOX 1173	KENAI	AK	99611
055-491-72	KN2002037 T05N R11W S27 WEST BROOK ESTATES PHASE 2 LOT 22 BLOCK 4	196,600	\$ 1,945.05	ROBERTS GREGORY A & LUCILLE A	48239 VANDERBERG	SOLDOTNA	AK	99669
055-491-73	KN2002037 T05N R11W S27 WEST BROOK ESTATES PHASE 2 LOT 23 BLOCK 4	167,800	\$ 1,945.05	TANKERSLEY LARRY & LYNETTE	35251 RAIN TREE CIR	SOLDOTNA	AK	99669

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055-491-51	KN2002037 T05N R11W S27 WEST BROOK ESTATES PHASE 2 LOT 1 BLOCK 4	167,400	\$ 1,945.05	EASON SAMUEL J & ANNA M	48244 WHITLOCK	SOLDOTNA	AK	99669
055-491-52	KN2002037 T05N R11W S27 WEST BROOK ESTATES PHASE 2 LOT 2 BLOCK 4	146,800	\$ 1,945.05	KAPP RYAN	PO BOX 3573	SOLDOTNA	AK	99669
055-491-53	KN2002037 T05N R11W S27 WEST BROOK ESTATES PHASE 2 LOT 3 BLOCK 4	154,000	\$ 1,945.05	GULLQUIST TIM B & LISA J	PO BOX 255	SOLDOTNA	AK	99669
055-491-54	KN2002037 T05N R11W S27 WEST BROOK ESTATES PHASE 2 LOT 4 BLOCK 4	161,700	\$ 1,945.05	CORBIN DANIEL R	PO BOX 1905	SOLDOTNA	AK	99669
055-491-55	KN2002037 T05N R11W S27 WEST BROOK ESTATES PHASE 2 LOT 5 BLOCK 4	136,400	\$ 1,945.05	STRASH KAREN B	PO BOX 4443	SOLDOTNA	AK	99669
55		8,656,700	\$ 106,978					

**PETITION SIGNATURE REQUIREMENTS:** 39 **MINIMUM SIGNATURES REQUIRED DURING PETITION PROCESS**  
**DELINQUENT PROPERTY TAX RATIO:** 0% **NO MORE THAN 10% OF THE BENEFITED PARCELS MAY BE DELINQUENT**  
**IMPROVED/UNIMPROVED PARCEL VALUE RATIO:** 0% **CANNOT EXCEED 40% OF TOTAL ASSESSED VALUE OF ALL BENEFITED PARCELS**