

Kenai Peninsula Borough

Planning Department – Land Management Division

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor *PM*
Robert Ruffner, Planning Director *alt for RR*
Aaron Hughes, Land Management Officer *AH*

FROM: Jennifer Shields, Land Management Agent *JS*

DATE: March 26, 2026

RE: Ordinance 2026-13, Authorizing a Public Purpose Non-Commercial Communication Site Lease Agreement with the Cooper Landing Community Club, Inc. (Mayor)

In 1973, the State of Alaska began the Rural Alaskan Television Network (RATNet) program to provide news, weather, and other television programming to rural sites across the state. In 1981, the U.S. Forest Service issued a Special Use Permit on State selected municipal entitlement lands for a RATNet site in Cooper Landing, specifically for the installation of a satellite dish, antenna support structure, and equipment building. In 1983, the U.S. Forest Service transferred the Special Use Permit to the State (ADL 217401). The State named the Cooper Landing Community Club (CLCC) as the successor to the Special Use Permit in 1999. The land was patented to the State of Alaska in 1996 and in 2006 to the KPB, subject to the Special Use Permit.

Since 1981, the site has continued to provide the residents of Cooper Landing with news, weather, and other television programming. In January 2025, the CLCC put out a public inquiry to gauge how many residents were still utilizing the satellite's signal, and they received enough positive feedback to want to continue providing the signal to Cooper Landing residents.

In order to best manage the site, Land Management staff has initiated a lease application process with the CLCC for a 5-year lease agreement with renewal options at a less than fair market value annual rental of \$10.00, since the satellite dish provides a direct benefit to the general public.

The Cooper Landing Advisory Planning Commission will provide a recommendation on the proposed lease prior to the public hearing on this ordinance.

The KPB Planning Commission will hold a public hearing regarding the proposed lease on April 13, 2026, and will forward its recommendation to the Assembly.

Your consideration is appreciated.