

PETITION FOR CLASSIFICATION OR RECLASSIFICATION  
KENAI PENINSULA BOROUGH  
LAND MANAGEMENT DIVISION

RECEIVED  
MAR 10 2022  
KPB PLANNING DEPT.

144 N. Binkley Street  
Soldotna, AK 99669-7599  
[lmweb@kpb.us](mailto:lmweb@kpb.us)

Phone: 907-714-2205  
Fax: 907-714-2378

Classification does not imply that a parcel will be approved for sale or that the petitioner will receive right or preference to the land. A **non-refundable application fee of \$500.00** must be submitted with this form. Petitions for reclassification of borough land in communities with an adopted land use plan will be considered biannually by the Planning Commission pursuant to Kenai Peninsula Borough (KPB) Resolution 97-084. Please contact the KPB Planning Department for dates petitions must be submitted by to be considered.

Parcel Identification Number(s) (PIN- 8 digits): 12532318,12532315,12532330,12532102,  
12532101

Legal Description: T04N-R01W Section 1, T04-R01W Section 12, T04N-R01E Section 6  
T04N-R01E Section 7 (Seward Meridian)

Existing Classification: Recreational

Proposed Re-Classification: Utility/Transportation

**Please explain justification for proposed (re)classification below:**

Kenai Hydro, LLC (KHL) proposes to reclassify 9.8 acres of Municipal Entitlement land within  
the parcels listed above. The purpose of the reclassification is for use as utility and  
transportation corridors for the Grant Lake Hydroelectric Project (FERC No. 13212) (Figure 1).

Name of Petitioner: Alaska Electric and Energy Cooperative, Inc. (d.b.a. Kenai Hydro, LLC)

Mailing Address: 280 Airport Way, Kenai, AK 99611

Phone: 907-283-2375 Email: msalzetti@homerelectric.com

  
Signature

3/10/2022  
Date

IF YOU HAVE ANY QUESTIONS REGARDING THIS APPLICATION PLEASE CONTACT THE LAND MANAGEMENT DIVISION

## **Procedure for Processing a Petition for (Re)Classification of Borough Lands**

The petition process for (re)classification of borough lands can take anywhere from 60-90 days.

1. Within 30 days of the receipt of the petition application Land Management staff will review the application and will send the applicant a letter of decision regarding the status of the application.
2. If the application is approved to move forward Land Management will draft a resolution to introduce to the Borough Assembly proposing the classification of the borough land(s).
3. If the land(s) identified for classification are in an area with a local Advisory Planning Commission (APC) the draft resolution will be scheduled to be reviewed at an APC meeting. Public comment can be heard at this meeting. The APC will make a recommendation regarding the draft resolution to the Borough Planning Commission.
4. The draft resolution for the proposed classification will be scheduled to be reviewed at a Borough Planning Commission meeting. Public comment can be heard at this meeting. The Planning Commission will make a recommendation regarding the proposed classification to the Assembly.
5. The draft resolution for the proposed classification will be scheduled to be reviewed at a Borough Assembly meeting. The Borough Assembly conducts a public hearing on the proposed resolution and makes a final determination regarding the proposed resolution. Public comment can be heard at this meeting.
6. Upon an approval from the Borough Assembly the classification is adopted.

## **Kenai Peninsula Borough Land Classification Definitions**

KPB Code of Ordinances, Title 17

Agriculture - means activities that result in products for human or animal use. Agriculture activities may include raising crops, animals, or grazing animals. Agriculture does not include human habitation.

Commercial - means lands suitable for development or location of service oriented facilities such as stores, offices, medical clinics, restaurants, lodges, vehicular service stations, hotels, and camper parks. Lands must be able to support on-site water and sewer systems or capable of receiving water and/or sewer service, near public utilities and be in proximity to residential areas.

Government - means lands that may be or are required for use by a federal, state or local governmental entity. Such uses include existing and future school sites; sites for service area facilities; or any governmental use determined to be beneficial to the public.

Grazing Lands - means those lands which in their natural state have the physical and climatic features that make them primarily useful for the pasturing of domestic livestock. This classification is not exclusive and may overlap any other classification thereby allowing other non-conflicting uses.

Heavy Industrial - means lands suitable for processing chemicals or manufacturing from or extraction of raw materials, stockyards, fish processing plants, distilleries, or uses that may discharge water, create hydrocarbons, excessive noise, odors, danger of explosions, or waste material, making them incompatible with most other land uses. Lands should not be located in or immediately adjacent to residential development; parcels should be of sizes reasonably appropriate to accommodate the activities together with sufficient buffers zones for the activity associated with this class of use. Appropriate access shall be available or feasible without going through residential areas. The lands shall be in a location that is reasonably convenient to conduct the activity.

Institutional - means lands which may be of value for the location of churches, private schools, clubs, associations, nonprofit organizations, or cemeteries.

Light Industrial - means lands suitable for industrial uses that generally do not have offensive characteristics and can be conducted primarily inside closed buildings. Such uses may include warehousing, storage inside enclosed areas, and light manufacturing not inside buildings.

Preservation - means lands needed for stabilization or maintenance of natural features, historic value, known nesting areas of migratory birds or required to maintain the integrity of certain types of easements or as buffers, green belts, water sheds or other reservations to preserve natural resources and aesthetic qualities. Soils may be of such a nature as to not be usable for construction of buildings.

Recreational - means land located in an area where the potential for recreational use exists. This may include both indoor and outdoor uses such as gun ranges, archery ranges, camping, golf courses, snow machine trails, cross country trails, skiing, boating, fishing or which may provide access to those activities. Recreational does not include use of lands for amusement parks. Site conditions for any authorized use must be appropriate and suited for such uses. Recreational lands disposed of to private parties must allow public use unless specifically waived by ordinance. If recreational lands are for sale or lease then restrictions may be imposed for appropriate uses given conditions and surrounding use. Not all activities are suitable for all sites.

Residential - means lands suitable for development for single family or multifamily settlement of a permanent nature. Residential parcels may be located adjacent to existing communities or are determined to be necessary for future community development. Residential parcels must be able to support on-site water and sewer systems or capable of receiving water and/or sewer service, have legal access and feasible physical access, suitable terrain and appropriate with the given surrounding uses.

Resource Development - means land containing resources of sufficient volume and quality and located so that on-going development or production of those resources would yield an overall net economic return. Lands so classified may be sold or leased subject to appropriate restrictions concerning operations or future reclamation. Lands so classified may be retained by the borough and resources on those lands may be sold or permitted for use.

Resource Management - means land having resources which may be extracted as an interim use in a manner which will not create a negative impact on the most appropriate use of the land. This classification is not exclusive and may overlap any other classification thereby allowing other non-conflicting uses. Resources on these lands may be sold or permitted for use.

Rural - means lands which are located in a remote area. This classification will have no restrictions.

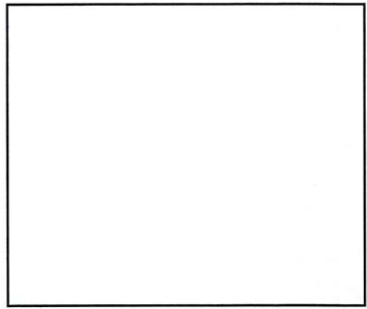
Utility/Transportation - (not including oil and gas and electricity generation or production facilities) means lands which may be of value for airports, port and harbor facilities, power lines, pipelines, utility services, rights-of-way, easements and related activities but does not include general and production facilities for oil and gas and electricity.

Waste Handling - means land with suitable characteristics and location for the express purpose of providing facilities to handle solid waste, recyclable materials, transfer stations, junked or wrecked vehicles, demolition refuse, septic and sewage waste and industrial waste. Disposal or use of any tract so classified will be subject to determination of the tract being suitable for a particular proposed activity.

# Tax Compliance Certification

## Kenai Peninsula Borough

### Finance Department



144 N. Binkley Street  
 Soldotna, Alaska 99669-7599  
 www.kpb.us

Phone: (907) 714-2197  
 or: (907) 714-2175  
 Fax: (907) 714-2376

Fill in all information requested. Sign and date, and submit with bid or proposal.

For Official Use Only

Reason for Certificate:	Land Reclassification	For Department:	Land Management Division
Business Name:	Kenai Hydro, LLC		
Business Type:	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other:		
Owner Name(s):	Alaska Electric and Energy Cooperative, Inc.		
Business Mailing Address:	280 Airport Way, Kenai, AK 99611		
Business Telephone:	907-283-2375	Business Fax:	907-283-2353
Email:	msalzetti@homerelectric.com		

As a business or individual, have you ever conducted business or owned real or personal property within the Kenai Peninsula Borough? (If yes, please supply the following account numbers and sign below. If no, please sign below.)  
 Yes     No    Kenai Peninsula Borough Code of Ordinances, Chapter 5.28.140, requires that businesses/individuals contracting to do business with the Kenai Peninsula Borough be in compliance with Borough tax provisions. No contract will be awarded to any individual or business who is found to be in violation of the Borough Code of Ordinances in the several areas of taxation.

REAL/PERSONAL/BUSINESS PROPERTY ACCOUNTS	
ACCT. NO.	ACCT. NAME
N/A	

TAX ACCOUNTS/STATUS (TO BE COMPLETED BY KPB)	
YEAR LAST PAID	BALANCE DUE

\_\_\_\_\_  
 KPB Finance Department (signature required)

\_\_\_\_\_  
 In Compliance     Not in Compliance  
 Date

SALES TAX ACCOUNTS	
ACCT. NO.	ACCT. NAME
N/A	

TAX ACCOUNTS/STATUS (TO BE COMPLETED BY KPB)	
YEAR LAST PAID	BALANCE DUE

\_\_\_\_\_  
 KPB Sales Tax Division (signature required)

\_\_\_\_\_  
 In Compliance     Not in Compliance  
 Date

CERTIFICATION: I, Mikel Salzetti the Manager of Fuel Supply & Renewable Development, hereby certify that, to the  
(Name of Applicant) (Title)  
 best of my knowledge, the above information is correct as of 3/10/2022.  
(Date)

\_\_\_\_\_  
 Signature of Applicant (Required)

**IF ANY BUSINESS IS CONDUCTED OR IS AWARDED A BID WITHIN THE KENAI PENINSULA BOROUGH YOU MUST BE REGISTERED TO COLLECT SALES TAX. THE SALES TAX DEPARTMENT CAN BE REACHED AT (907) 714-2175.**

**KENAI PENINSULA BOROUGH**

144 N. BINKLEY STREET  
 SOLDOTNA, AK 99669  
 907-262-4441

**Received By:**

AudraW

**Receipt Number:**

U22.12519

**Location:**

Kenai Front Counter

**Receipt Year:**

2022

**Session:**

AudraW-729

**Date Received:**

03/11/2022

**PAYMENT RECEIPT**

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Other - Miscellaneous	Type: Misc Rev/Land Reclass -250.37310	500.00	0.00	0.00	0.00	500.00	500.00	0.00
<b>Totals:</b>		500.00	0.00	0.00	0.00	500.00	500.00	0.00
<b>Tender Information:</b>			<b>Charge Summary:</b>					
Checks #10400		500.00	Other - Miscellaneous					500.00
Total Tendered		500.00	Total Charges					500.00

**Kenai Peninsula Borough** 144 N. BINKLEY STREET SOLDOTNA, AK 99669

By Whom Paid:

ALASKA ELECTRIC &amp; ENERGY COOP

<b>BALANCE REMAINING</b>	0.00
<b>CHARGES</b>	500.00
<b>PAID</b>	500.00
<b>CHANGE</b>	0.00