

MEMORANDUM

TO: Peter A. Micciche, Borough Mayor

FROM: Adeena Wilcox, Borough Assessor
Marie Payfer, Special Assessment Coordinator

DATE: November 3, 2023

RE: Administrative Review of the Petition Report for the Princess Lake Estates
Utility Special Assessment District (USAD)

Review Period: Friday, November 3, 2023, through Friday, November 17, 2023

In accordance with KPB Code Chapter 5.35, a petition application has been submitted for formation of a utility special assessment district (USAD) in the community of Salamantof. Known as the Princess Lake Estates USAD (hereinafter "USAD"), the proposed main line extension includes Lower Salamantof Avenue, Opal Street, Beryl Street, Amethyst Avenue, Erinite Street, Erinite Circle, Thorite Lane, Dolomite Circle, and those portions of Wallers Street and Treasure Chest Avenue. The project would benefit 134 parcels.

The attached Petition Report (and associated exhibits) is provided to the mayor for consideration and approval. Pursuant to 5.35.105(C), the mayor will consider the petition report (*draft petition*) for the proposed USAD and make a final determination to approve or to acquire additional or amended information not less than 45 days and not more than 60 days from the date the assessing department mailed notices to the affected property owners to allow for the comment period as described in KPB 5.35.030(E).

The notices were mailed out to the affected property owners on September 19, 2023; therefore, the mayor may consider the petition report **not earlier than Friday, November 3, 2023, and not later than Friday, November 17, 2023.**

Your review and approval of the proposed petition report is hereby requested so that the sponsor may pursue the signatures of owners of property within the approved boundaries. If sufficient signatures are obtained and the completed petition certified, the project may move forward with assembly approval of the resolution to form the district and proceed with the improvement. The sponsor hopes for this to occur no later than the first Assembly meeting in June of 2024, to stay on schedule to meet the utility company's deadline of June 15, 2024, for assembly approval to form the district, and to allow for construction of the proposed project during the 2024 construction season.

SECTION 1. IMPROVEMENT PROPOSAL:

On August 29, 2023, the utility company, Enstar Natural Gas Company, submitted a revised letter of approval for the proposed natural gas main line extension and a written estimate of the utility's estimated 2024 cost of constructing the extension. The sponsor was informed of the total estimated cost for this project. On September 13, 2023, the sponsor provided the assessing department with written notice of intent to

Date: November 3, 2023

To: Kenai Peninsula Borough Mayor

RE: Admin Review of the Petition Report – Princess Lake Estates USAD

proceed with administrative review of the petition report, and has submitted a non-refundable filing fee as established in the most current Schedule of Rates, Charges and Fees. Pursuant to KPB 5.35.03(E), the assessing department mailed notices of the proposed USAD to all parcel owners in the proposed district on September 19, 2023.

The project proposes to install a natural gas line of approximately 21,860 lineal feet of 2-inch pipe. The total project cost for a 2024 construction is estimated at **\$627,574.26**, which includes Enstar’s 2024 standard construction cost of \$607,708 (based on \$27.80 per lineal foot), and \$4,488 for Enstar’s Non-Standard costs, plus the Kenai Peninsula Borough administrative cost of \$15,378.26. The allocated cost per-parcel is estimated to be **\$4,683.39** for each of the 134 benefited parcels. If the project is approved by the assembly by June 15, 2024, Enstar will attempt to construct the project in 2024; however, if the project is delayed and is constructed in 2025, the rate will be adjusted to an undetermined 2025 construction rate.

SECTION 2. RESTRICTIONS ON FORMATION PER 5.35.070 (B-E):

Pursuant to 5.35.070 (B), the legal description of parcels within the proposed district as of the date of the mayor’s approval of the petition report under KPB 5.35.105 will establish the parcels for assessment. No subdivision, reversion of acreage, or lot line adjustment will be recognized for USAD assessment purposes after the mayor’s approval of the petition report. Additionally, KPB 5.35.030(E)(4), requires “any action to replat parcels within the proposed district shall be completed and recorded before the date the mayor approves the petition report under KPB 5.35.105(C)”.

Currently, there are three (3) parcels within the boundary of this proposed district which are in the process of subdividing, however, the replats have NOT been completed as of the date of this memo, and therefore the parcels remain on the assessment roll as follows:

- PIN 017-265-59, PRINCESS LAKE ESTATES PHASE 5 TRACT D1
- PIN 017-265-03, PRINCESS LAKE ESTATES PHASE 3 LOT 17
- PIN 017-265-04, PRINCESS LAKE ESTATES PHASE 3 LOT 24

In the event a property owner seeks to subdivide a benefited parcel after the date of the mayor’s approval of the petition report or after costs are assessed under this chapter, the property owner shall be required to pay off the remaining balance of the assessment, or prepay estimated costs if the final assessment has not been determined, prior to approval of the final plat pursuant to KPB 20.60.030.

Pursuant to 5.35.070(C), in no case may a property be assessed an amount in excess of 50% of the fair market value of the property. Within this proposed district, there are **two (2) parcels** which exceed the 50% assessment-to-value limitation. Any prepayments of assessments must be received no later than the close of business at least 15 days prior to the date the Assembly acts on the resolution to form the district and proceed with the improvement.

Pursuant to 5.35.070(D), a special assessment district may not be approved where properties which will bear more than 10% of the estimated costs of the improvement are subject to unpaid, past-due borough property taxes at the time the assembly approves the resolution to form the district and proceed with the improvement. Within this proposed district there are **thirty-one (31), or 23.13% of parcels**, which are delinquent in payment of the 2023 property taxes. The delinquent tax must be paid no later than the close of business at least 15 days prior to the date the assembly will act on the resolution.

Per 5.35.070(E), no one owner may own more than 40% of the total number of parcels to be benefited. Additionally, there are no other special assessment liens against any of the parcels in the proposed district.

SECTION 3. KENAI PENINSULA BOROUGH OWNED PROPERTY:

Pursuant to KPB 5.35.107(C)(6), the mayor shall be the designee for signing any petition when borough land is part of the proposed district. When the mayor abstains from participating in the petition signature process, the total number of parcels within the district, for the purpose of calculating the signature thresholds, shall be reduced by the number of parcels owned by the borough within the proposed district. Should the petition receive meet the percentages thresholds, KPB will pay the full assessment per parcel.

Within this proposed district, there are zero benefited parcels which are currently owned by the Kenai Peninsula Borough.

SECTION 4. PUBLIC COMMENTS – EXCLUSION REQUESTS

(A) Public Comments: The assessing department has received one (1) written comment regarding the proposed project, See Public Comment & Exclusion Request, for benefited property owner Mr. Marshall Paulson (Public Comment).

One (1) parcel within this district has been excluded by the Assessing Department, and approved by the mayor during the district boundary review and approval process, on November 4, 2022.

- **Parcel 017-265-79, Princess Lake Estates Phase 5 Tract.** This parcel was excluded from the district as this parcel was developed and is used as a private aircraft landing strip, with an assessed value of zero, and has building restrictions for improvements. Therefore, this parcel will be excluded from the assessment and the petition process for percentage thresholds. See Exhibit #4, Estimated Assessment Roll, page 5.

SECTION 5. PETITION REPORT AND EXHIBITS:

The following list of exhibits to the Petition Report support and are incorporated by reference as follows:

- 1) **Petition Information Sheet** describes the proposed improvement, including the total estimated project cost, and the estimated cost per parcel; provides a statement notifying the property owners to contact the applicable utility for any additional costs that may be required to utilize the improvement; provides notification that any costs to connect individual parcels to the main improvement are not included in the assessment; and contains notice of restrictions and requirements regarding the withdrawal of signatures on a petition; and important information about the petition process and payment options;
- 2) **Enstar’s commitment letter** to support the 2024 construction of the extension and a written estimate of the total cost of construction, dated August 29, 2023. If the assembly approves the resolution to form the district and proceed with the improvement on or before June 15, 2024, Enstar will construct the project in 2024; however, if the project is delayed and is constructed in 2025, the rate will be adjusted to an undetermined 2025 construction rate;
- 3) **a map** of the proposed USAD district and boundaries;
- 4) **estimate assessment roll** contains a spreadsheet listing the total estimated cost of the improvement, the name of the record owner of each parcel, tax parcel number, legal description, assessed valuation,

Date: November 3, 2023

To: Kenai Peninsula Borough Mayor

RE: Admin Review of the Petition Report – Princess Lake Estates USAD

the estimate of the amount to be assessed to each parcel, whether there are other special assessment liens against any of the parcels in the proposed district, and a description of any parcels that violate the restrictions listed in KPB 5.35.0740(C) or (D); and

- 5) **memo from the Finance Director** stating the method of financing, interest rate to be paid, and setting forth the number and frequency of payments.

District Sponsor information (new sponsor, as of October 12, 2023):

Mr. Joshua Smith	44540 Beryl Street, Kenai AK 99611	(907) 598-6907	NorthRoad@Gmail.com
------------------	------------------------------------	----------------	---------------------

SECTION 6. ADMINISTRATIVE REVIEW:

KPB chapter 5.35.105(C) stipulates the mayor will consider the petition report and make a final determination to approve the report or to require additional or amended information not less than 45 days and not more than 60 days from the date the assessing department mails notices to affected property owners under KPB 5.35.030(E), and that upon the mayor’s approval, at least one copy of the petition report shall be provided to the sponsor for distribution to pursue the signatures of owners of property within the approved boundaries.

Your review and approval of the proposed petition report is hereby requested so that the sponsor may proceed to pursue the signatures of owners of the property within the approved boundaries and continue the process to request assembly approval to form the district and proceed with the improvement.

Review period: not earlier than November 3, 2023, and no later than November 17, 2023

ACTION ITEMS:

Additional Information is Required: _____

Petition Report, as submitted, is hereby: APPROVED DENIED

X 
Peter A. Micciche, Borough Mayor

11/16/23
Date

PETITION SIGNATURE PAGE PRINCESS LAKE ESTATES - USAD

NOTICE TO PETITION SIGNERS:

1. Signed petition pages **must be returned to the SPONSOR(S)** do not return this page to the Assessing Dept.
2. Signatures must be in ink and dated.
3. See back of this page for important deadline for signatures and signature requirements.
4. **Your signature(s)** represents a **vote in FAVOR** of the project for the parcel listed below. You must sign and date your approval for each parcel you own which is included within the district. A signature on a petition may be withdrawn only by written notice from the signer submitted to the assessing department *prior* to the final filing of the petition signatures by the sponsor. A withdrawal is effective only if notice of the withdrawal is submitted before the completed petition is filed, per KPB 5.35.107(E). This does not preclude the property owner(s) from filing a written objection to the necessity of the formation of the district as provided in KPB 5.35.110(D).
5. This Petition consists of the following:
 - This **Petition Signature Page**; and
 - The **Petition Report**, and includes the following exhibits:
 - #1) **Petition Information Sheet** describes the proposed improvement, including the total estimated project cost, and the estimated cost per parcel; provides a statement notifying the property owners to contact the applicable utility for any additional costs that may be required to utilize the improvement; provides notification that any costs to connect individual parcels to the main improvement are not included in the assessment; and contains notice of restrictions and requirements regarding the withdrawal of signatures on a petition; and important information about the petition process and payment options;
 - #2) **Enstar's commitment letter** to support the 2024 construction of the extension and a written estimate of the total cost of construction, dated August 29, 2023. If the assembly approves the resolution to form the district and proceed with the improvement on or before June 15, 2024, Enstar will construct the project in 2024; however, if the project is delayed and is constructed in 2025, the rate will increase to an undetermined 2025 construction rate;
 - #3) **a map** of the proposed USAD district and boundaries;
 - #4) **estimate assessment roll** contains a spreadsheet listing the total estimated cost of the improvement, the name of the record owner of each parcel, tax parcel number, legal description, assessed valuation, the estimate of the amount to be assessed to each parcel, whether there are other special assessment liens against any of the parcels in the proposed district, and a description of any parcels that violate the restrictions listed in KPB 5.35.0740(C) or (D); and
 - #5) **memo from the Finance Director** stating the method of financing, interest rate to be paid, and setting forth the number and frequency of payments.

6. RETURN COMPLETED SIGNATURE PAGE TO USAD SPONSORS:

Mr. Joshua Smith	44540 Beryl Street, Kenai AK 99611	(907) 598-6907	NorthRoad@Gmail.com
------------------	------------------------------------	----------------	---------------------

THE OWNER(S) OF RECORD, BY HIS/HER SIGNATURE ACKNOWLEDGES THAT HE/SHE HAS HAD THE OPPORTUNITY TO READ THE DOCUMENTS COMPRISING THE PETITION REPORT LISTED IN #5 ABOVE AND APPROVES THE PROPOSED THE UTILITY SPECIAL ASSESSMENT DISTRICT.

Owner(s) of Record

_____ Parcel No.: _____
 _____ Assessed Value: _____
 _____ Legal: _____

Signature: _____ Date _____

Signature: _____ Date _____

IMPORTANT INFORMATION

Petition Signature Page

IN ORDER FOR THE SPONSOR TO MEET THE DEADLINE FOR SIGNATURE OF THE COMPLETED PETITION:
IT IS IMPORTANT TO COORDINATE THE TIMING OF THE DISTRIBUTION OF THE PETITIONS TO THE PROPERTY OWNERS, AND THE SIGNING & COLLECTION OF THE COMPLETED PETITIONS SIGNATURE PAGES.

KPB 5.35.107(B): Deadline for Signature. Completed petition signature pages must be filed with the assessing department within 45 days of the date the assessing department distributes the petitions to the sponsor. For district's over

IMPORTANT: Contact the USAD sponsors directly regarding the deadline for signatures:

Mr. Joshua Smith	44540 Beryl Street, Kenai AK 99611	(907) 598-6907	NorthRoad@Gmail.com
------------------	------------------------------------	----------------	---------------------

KPB 5.35.107(C): Signature requirements. The petition must contain the signatures of **(a)** the owners of record of at least 60% of the total number of parcels subject to assessment within the proposed district; and **(b)** the owners of record of at least 60% in value of the property to be benefited, in order to be considered by the assembly for formation.

1. Multiple owners: When a parcel is owned by more than one person or entity, signatures for each record owner are required in order for the parcel to count towards the signature thresholds. All signatures shall be consistent with the requirements listed in KPB 5.35.107(C)(2) – (6), as applicable [if the joint owner is deceased a copy of the death certificate must be provided]. The following are those requirements:
2. Signature by Proxy: Signatures by proxy will not be accepted by the clerk.
3. Power of Attorney: The signature of a power of attorney will only be accepted by the borough if the signature is accompanied by a copy of the Power of Attorney document providing authority for such signatures.
4. Business entities:
 - a. *Corporations:* Where a parcel is owned by a corporation, the petition shall be signed by two individuals, one of whom is the chairman of the board, the president, or the vice president, and the other of whom is the secretary or treasurer, or by another person or persons who have been given authority via corporate resolution.
 - b. *Limited liability companies:* Where a parcel is owned by a LLC, the petition must be signed by a member if the LLC is member-managed, or by the manager, if a manager has been designated.
 - c. *Other business owners:* Where a parcel is owned by another type of business entity, only those persons who have signatory authority to bind the business entity under Alaska Statutes may sign the petition as owner.
5. Trusts: Where a parcel is owned by a trust, only the trustee may sign as the property owner. If there are co-trustees, a majority must sign the petition in order for the parcel to count towards the signature thresholds unless otherwise provided in the trust document. The signature of the trustee(s) shall be accepted by the clerk if it is accompanied by a copy of the trust document.
 - [A *Certificate of Trust* which complies with AS 13.36.079 may be submitted in lieu of the entire trust document. **WARNING:** owners should consult with an attorney to advise them if the *Certificate of Trust* complies with AS 13.36.079, or assist them in preparing a *Certificate of Trust*.]

KPB 5.35.107(E): Signature withdrawal. A signature on a petition may be withdrawn only by written notice from the signer submitted to the assessing department prior to the final filing of the petition signatures by the sponsor. A withdrawal is effective only if notice of the withdrawal is submitted before the filing of the completed petition.

PETITION REPORT PRINCESS LAKE ESTATES UTILITY SPECIAL ASSESSMENT DISTRICT (USAD)

In accordance with KPB Code Chapter 5.35, a petition application has been submitted for formation of a utility special assessment district (USAD) in the community of Salamantof. Known as the Princess Lake Estates USAD (hereinafter "USAD"), the proposed main line extension includes Lower Salamantof Avenue, Opal Street, Beryl Street, Amethyst Avenue, Erinite Street, Erinite Circle, Thorite Lane, Dolomite Circle, and those portions of Wallers Street and Treasure Chest Avenue. The project would benefit 132 parcels.

The project proposes to install a natural gas line of approximately 21,860 lineal feet of 2-inch pipe. The total project cost for a 2024 construction is estimated at **\$627,435.60**, which includes Enstar's 2024 standard construction cost of \$607,708 (based on \$27.80 per lineal foot), and \$4,488 for Enstar's Non-Standard costs, plus the Kenai Peninsula Borough administrative cost of \$15,239.60. The allocated cost per-parcel is estimated to be **\$4,753.30** for each of the 132 benefited parcels.

This Petition Report is supported by the attached exhibits:

- 1) **Petition Information Sheet** describes the proposed improvement, including the total estimated project cost, and the estimated cost per parcel; provides a statement notifying the property owners to contact the applicable utility for any additional costs that may be required to utilize the improvement; provides notification that any costs to connect individual parcels to the main improvement are not included in the assessment; and contains notice of restrictions and requirements regarding the withdrawal of signatures on a petition; and important information about the petition process and payment options;
- 2) **Enstar's commitment letter** to support the 2024 construction of the extension and a written estimate of the total cost of construction, dated August 29, 2023. If the assembly approves the resolution to form the district and proceed with the improvement on or before June 15, 2024, Enstar will construct the project in 2024; however, if the project is delayed and is constructed in 2025, the rate will be adjusted to an undetermined 2025 construction rate;
- 3) **a map** of the proposed USAD district and boundaries;
- 4) **estimate assessment roll** contains a spreadsheet listing the total estimated cost of the improvement, the name of the record owner of each parcel, tax parcel number, legal description, assessed valuation, the estimate of the amount to be assessed to each parcel, whether there are other special assessment liens against any of the parcels in the proposed district, and a description of any parcels that violate the restrictions listed in KPB 5.35.0740(C) or (D); and
- 5) **memo from the Finance Director** stating the method of financing, interest rate to be paid, and setting forth the number and frequency of payments.

The USAD sponsor(s) are:

Mr. Joshua Smith	44540 Beryl Street, Kenai AK 99611	(907) 598-6907	NorthRoad@Gmail.com
------------------	------------------------------------	----------------	---------------------

For additional information, contact:

Marie Payfer, KPB Special Assessment Coordinator

(907) 714-2250 or Email: mpayfer@kpb.us

PETITION INFORMATION SHEET PRINCESS LAKE ESTATES UTILITY SPECIAL ASSESSMENT DISTRICT (USAD)

In accordance with KPB Code Chapter 5.35, a petition application has been submitted for formation of a utility special assessment district (USAD) in the community of Salamantof. Known as the Princess Lake Estates USAD (hereinafter "USAD"), the proposed main line extension includes Lower Salamantof Avenue, Opal Street, Beryl Street, Amethyst Avenue, Erinite Street, Erinite Circle, Thorite Lane, Dolomite Circle, and those portions of Wallers Street and Treasure Chest Avenue. The project would benefit 132 parcels.

The project proposes to install a natural gas line of approximately 21,860 lineal feet of 2-inch pipe. The total project cost for a 2024 construction is estimated at **\$627,435.60**, which includes Enstar's 2024 standard construction cost of \$607,708 (based on \$27.80 per lineal foot), and \$4,488 for Enstar's Non-Standard costs, plus the Kenai Peninsula Borough administrative cost of \$15,239.60. The allocated cost per-parcel is estimated to be **\$4,753.30** for each of the 132 benefited parcels. If the project is approved by the assembly by June 15, 2024, Enstar will attempt to construct the project in 2024; however, if the project is delayed and is constructed in 2025, the rate will be adjusted to an undetermined 2025 construction rate.

Regarding each benefited parcel within this district, PR Exhibit #4 (the *Estimate Assessment Roll*) contains the tax parcel number, name of record owner, legal description, assessed value, estimated amount of special assessment, the existence of other special assessment liens (if any), and any violations of KPB 5.35.070.

The sponsor of this petition is (*new sponsor, as of October 12, 2023*):

Mr. Joshua Smith	44540 Beryl Street, Kenai AK 99611	(907) 598-6907	NorthRoad@Gmail.com
------------------	------------------------------------	----------------	---------------------

What costs are covered: This estimated assessment will only cover the cost to install the extension of the utility's main line of services. Property owners will need to contact the utility company for any additional costs associated with the service connection from the utility's main line to their private structures or facilities on the benefited parcels. Private hookups, service connections, and/or conversion costs are NOT included in the assessment. Each assessment includes one (1) hookup to the main line extension. **Enstar Natural Gas Company** is located at 36225 Kenai Spur Hwy, Soldotna, AK 99669; Phone: (907) 262-9334; Online: www.EnstarNaturalGas.com.

Assessment lien: KPB 5.35.070(C) If the project is approved and constructed, and once the actual cost of the public improvement has been ascertained, the assembly will assess the parcels of property directly benefited by the improvement on a per-parcel basis by equal allocation of the total cost. This cost will be assessed in the form of a lien on the benefited parcel. In no case may a property be assessed (lien) an amount in excess of 50% of the current fair market value (assessed value) of the property. Within this proposed district there are two (2) parcels that exceeds the 50% assessment-to-value limitation, and a prepayment of the assessments will be required on these two properties (a partial payment of the *allocated cost*). Please see PR Exhibit #4 (*Estimate Assessment Roll*).

Delinquent property tax restrictions: KPB 5.35.070(D) A special assessment district may not be approved where properties which will bear more than 10% of the estimated costs of the improvement are subject to unpaid, past-due borough property taxes. Within this proposed district there are eleven (11) parcels, or 8.33%, which are delinquent in payment of the 2023 property taxes, which meets code requirements.

Payment options: The cost assessed can be paid in full, or in 10 annual installments with interest to accrue on the unpaid amount of the assessment. The assessment may be paid at any time prior to the 10 year period without penalty. Interest will be added to any assessments not paid within 30 days of the Notice of Assessment. The interest rate charged is the *prime rate* plus 2% as of the date the ordinance confirming the assessment roll is enacted by the assembly. The penalty for delinquent installment and assessment payments is the same as the penalty for delinquent real property taxes in effect on the date of the delinquency. The lien will remain on the parcel until the debt has been paid in full.

Deferral of payment of principle: Property owners who meet the income and residency requirements established by KPB 5.35.155, may be eligible for a deferral of payment of principal. Deferral is for the *principal* balance only; accrued interest must be paid by the due date each year. Deferment will only apply to benefited property *owned and occupied as the primary residence and permanent place of abode* of the qualifying applicant. Per KPB 5.35.155(F), "*the deferred assessment, including all unpaid accrued interest, becomes due and payable in full when the property ceases to be owned or occupied by the resident who qualified for the deferral. Any remaining balance due shall be paid on the same schedule as would have been in place if no deferral had applied.*" Interested property owners should contact the KPB Finance Department for complete details, including income qualifiers, all restrictions and requirements, and to obtain an annual application [KPB Finance Department, (907) 714-2170].

Legal description of parcels: Pursuant to KPB 5.35.070(B), the legal description of the parcels subject to the special assessment within this proposed district was established on November 16, 2023, the date of the mayor's approval of the petition report. Any action to replat parcels within the proposed district must have been completed and recorded before the date the mayor approved the petition report. No further subdivision, reversion of acreage, or lot line adjustment will be recognized for USAD assessment purposes.

In the event a property owner seeks to subdivide a benefited parcel after the date of the mayor's approval of the petition report or after costs are assessed, the property owner shall be required to pay off the remaining balance of the assessment, or prepay estimated costs if the final assessment has not been determined, prior to approval of the final plat pursuant to KPB 20.60.030.

Excluded Parcels: Pursuant to KPB 5.35.105(B), the mayor shall exclude from the proposed district any real property, or any interest in real property, that is not directly benefited by the improvement. If a property owner claims the *physical characteristics* of his or her property make it (1) legally impermissible, (2) physically impossible, or (3) financially infeasible to develop or improve it in a manner that would enable the property to benefit from the proposed improvement, the property owner has the burden of demonstrating that the property cannot be developed or improved. Some of factors which may allow a parcel to be excluded from the district: (a) plat restrictions on development; (b) the utility company's inability to provide service to the parcel via main line; or, (c) the cost to develop or improve the property in a manner which would enable the property to benefit from the proposed improvement.

Per KPB 5.35.107(C)(7), when a parcel is excluded from the district by the mayor under KPB 5.35.105(B) or by law, the total number of parcels within the district, for the purpose of calculating the signature thresholds, shall be reduced by the number of excluded parcels within the proposed district. Additionally, per KPB 5.35.110(E)(4), parcels within the boundaries which are excluded from the district, will not receive the benefit of the improvement and will not be subject to the assessment.

One parcel has been excluded by Assessing, PIN 017-265-79: One (1) parcel within this district has been excluded from the district by the Assessing Department, and approved by the mayor during the district boundary approval review on November 4, 2022. This parcel, *Princess Lake Estates Phase 5 Tract E*, has been excluded from the assessment and petition process as this parcel was developed and is used as a private aircraft landing strip, assessed value of zero, and has restrictions for improvements. See EXH #4, Estimated Assessment Roll, page 5.

Petition requirements: This petition proposes to assess all the benefited parcels. In order to qualify, the petition must have the signatures of: **(a)** owners of record of at least 60% of the total number of parcels subject to assessment within the proposed USAD; *and* **(b)** the owners of at least 60% in value of the property to be benefited. Approval of the project is signified by property owners in the district properly signing and dating the petition signature page. Failure to secure enough signatures to meet these thresholds will cause the petition to fail.

Petition signature requirements: An owner's signature represents a **vote in FAVOR** of the project. All original signatures must be in ink and dated. The completed **Petition Signature Page must be returned to the USAD sponsor timely**. For parcels with joint ownership *each owner of record must sign and date the petition*. If the joint owner is deceased a copy of the death certificate must be provided. For all signature requirements established by KPB 5.35.107(C), see page 2 of the Petition Signature Page. Please note, for properties owned by business entities (e.g., *corporations, limited liability corporations, etc.*), or properties held by *trusts*, additional signature authorization documentation will be required which must be included with the signed Petition Signature Page in order to be considered for signature percentages thresholds.

Kenai Peninsula Borough owned property: Pursuant to KPB 5.35.107(C)(6), the mayor shall be the designee for signing any petition when borough land is part of the proposed district. When the mayor abstains from participating in the petition signature process, the total number of parcels within the district, for the purpose of calculating the signature thresholds, shall be reduced by the number of parcels owned by the borough within the proposed district. Within this proposed district, there are zero properties which are currently owned by the Kenai Peninsula Borough

Signature withdrawal: A signature on a petition may be withdrawn only by written notice from the signer submitted to the assessing department *prior* to the final filing of the completed petition signature pages by the sponsor. *A withdrawal is effective only if notice of the withdrawal is submitted to the assessing department before the completed petition is filed*. This restriction does not preclude the property owner(s) from filing an objection to the necessity of formation of the district as provided in KPB 5.35.110(D).

A **Petition Signature Page** will be provided to the benefited property owners with the final petition. Only the Petition Signature Page will need to be returned to the district sponsor (*including any required signature authorization documentation, see above*). The district sponsor will be responsible for collecting the signed petitions signature pages and for submitting the completed petition to the Borough. The Borough will accept the original or an electronic copy of the signed petition signature pages (scanned or copied).

Deadline for signatures:

Property owners must contact the **USAD Sponsor** regarding the deadline to return the signed petition signature pages & any required signature authorization documentation, to the sponsor for final collection.

Pursuant to KPB 5.35.107(B), the sponsor will be responsible to file the completed petition signature pages to the assessing department within 45 days of the date on which the assessing department distributes the petition to the sponsor for distribution to property owners. The 45 day period begins as of date the sponsor receives the final petition from Assessing.

Submit signed petition signature pages directly to the USAD sponsor:

Mr. Joshua Smith	44540 Beryl Street, Kenai AK 99611	(907) 598-6907	NorthRoad@Gmail.com
------------------	------------------------------------	----------------	---------------------

Certification of petition: Once the sponsor files the completed petition signature pages with the assessing department, the borough clerk shall determine whether the petition contains sufficient signatures as required. If the petition meets code requirements for percentage thresholds, the borough clerk shall certify the petition and submit the petition to the mayor for preparation of a resolution to form the district and proceed with the improvement.

For additional information, contact:

Marie Payfer, KPB Special Assessment Coordinator

Dir. Line: 907-714-2250

Email: mpayfer@kpb.us

Terms & Definitions:

Special Assessments: Authorized under AS 29.46, a funding method used to finance capital improvements that benefit specific (limited) property within a certain designated area (*special assessment districts*). Capital improvements may include roads improvements or the extension of the lines of service of those public utilities regulated by the Regulatory Commission of Alaska. Special assessments spread the cost of the improvement among all the properties that directly benefit from the improvement, with the idea is that it is easier for property owners to afford the benefits if they share the cost as a group rather than paying individually. Special assessments are a way for property owners and the municipality to work together to finance capital improvements that directly benefit the property owners.

Per KPB 5.35.190:

Benefit: an advantage gained from the improvement greater than that shared by the general public. Benefit may include, for example, increased property value and marketability, a special adaptability of the land, or a relief from some burden (e.g., lower energy costs).

Deferral of Payment: payment is postponed or suspended until a certain time or event, but is not forgiven.

Directly benefited: the property may hook up a private service line to the main service line without any further extension of the main line, based upon the utility's guideline.

District: an area composed of individual parcels of land that are connected to the public improvement for which the special assessment is to be levied.

Petition: the formal written request signed by record owners within the proposed boundaries to form the utility special assessment district. There are three stages of the petition are:

Petition Report: the document created by the assessing department, for the mayor's review, which contains all pertinent information regarding the proposed district and special assessment project (*draft petition*).

Final Petition: contains the petition report and all exhibits approved by the mayor, and a petition signature page with instructions. It is the final petition which is distributed by the sponsor to all owners of property within the proposed district.

Completed Petition: refers to all signed and dated petition signature pages collected by the sponsor, including any required signature authorization documentation. The sponsor is required to submit the completed petition to the assessing department prior to the end of the 45 day signature collection period, for review and certification.

Sponsor: the person who initiates the process proposing a special assessment district and coordinates the project on behalf of the property owners of the proposed district.



3000 Spenard Road
PO Box 190288
Anchorage, AK 99519-0288
www.enstarnaturalgas.com

August 29, 2023

Marie Payfer, Special Assessment Coordinator
Kenai Peninsula Borough
148 N. Binkley
Soldotna, AK 99669

RE: Princess Lake Estates USAD

Dear Ms. Payfer,

The Princess Lake Estates USAD engineering revision has been complete. The project would install 21,860 feet of gas main. ENSTAR's 2024 construction rate for 2-inch pipe is \$27.80 per foot at a total standard cost of \$607,708. This project will also require an additional Non-Standard construction cost item. This item includes a preparation of a SWPPP, and inspections as anticipated at a total Non-Standard cost of \$4,488. The total estimated ENSTAR cost for this project in 2024 is \$612,196.

This is a non-refundable project in which a Contribution in Aid of Construction (CIAC) agreement will be used. The cost of service lines to individual lots are not included in this estimate. Service lines are to be paid by individual property owner, as they desire service.

In the event the Eason Lane USAD is approved by the Kenai Peninsula on or before June 15th, 2024, ENSTAR will construct the project in 2024. If the project is approved after this date, ENSTAR cannot guarantee construction in 2024. If construction gets delayed to 2025, the rate for ENSTAR's gas main will change to the 2025 construction rate.

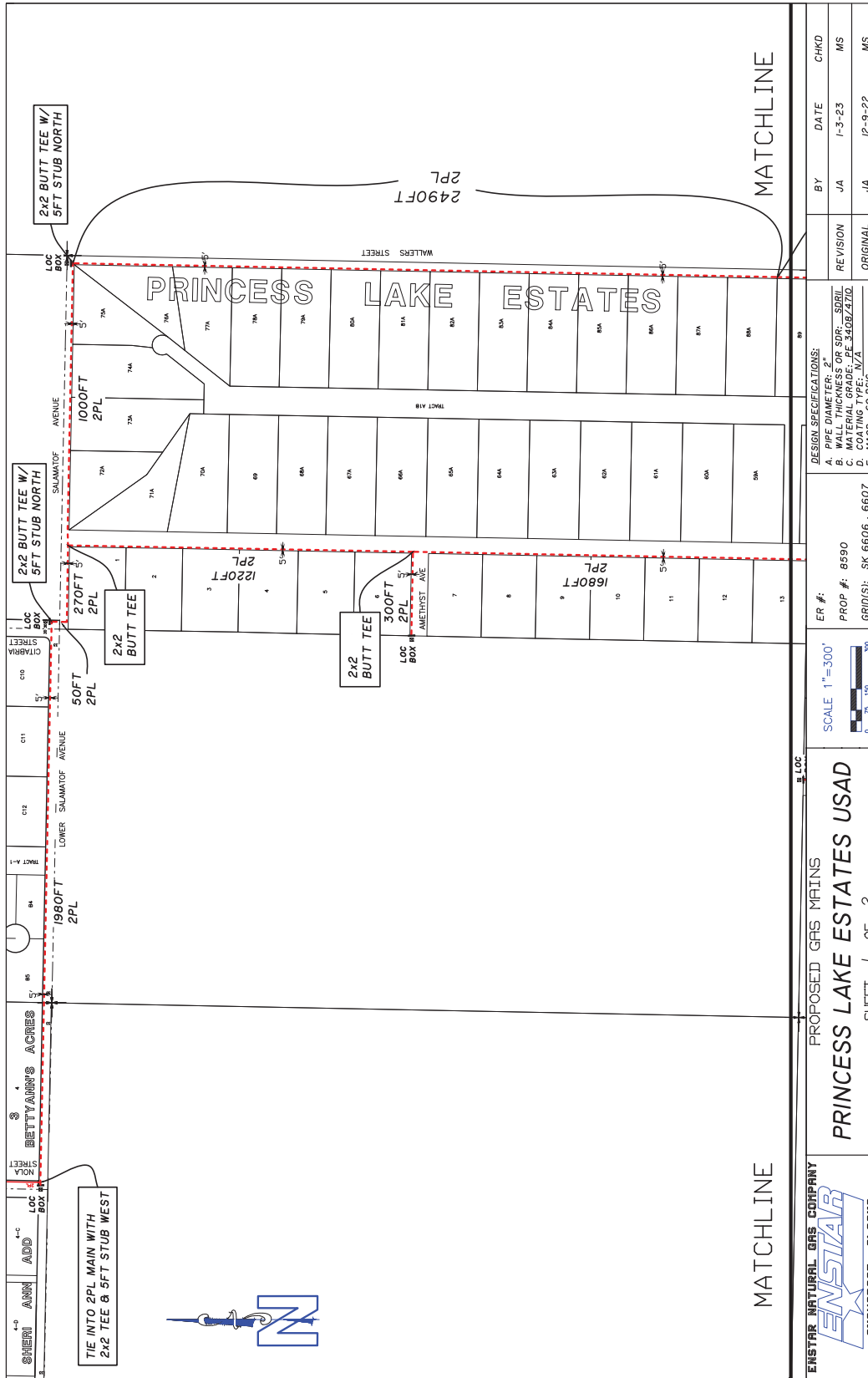
Best Regards,

A handwritten signature in black ink that reads "D. Bell".

David Bell
Director of Business Development

Anchorage: 907-277-5551 • Kenai Peninsula Office: 907-262-9334 • Mat-Su Office: 907-376-7979

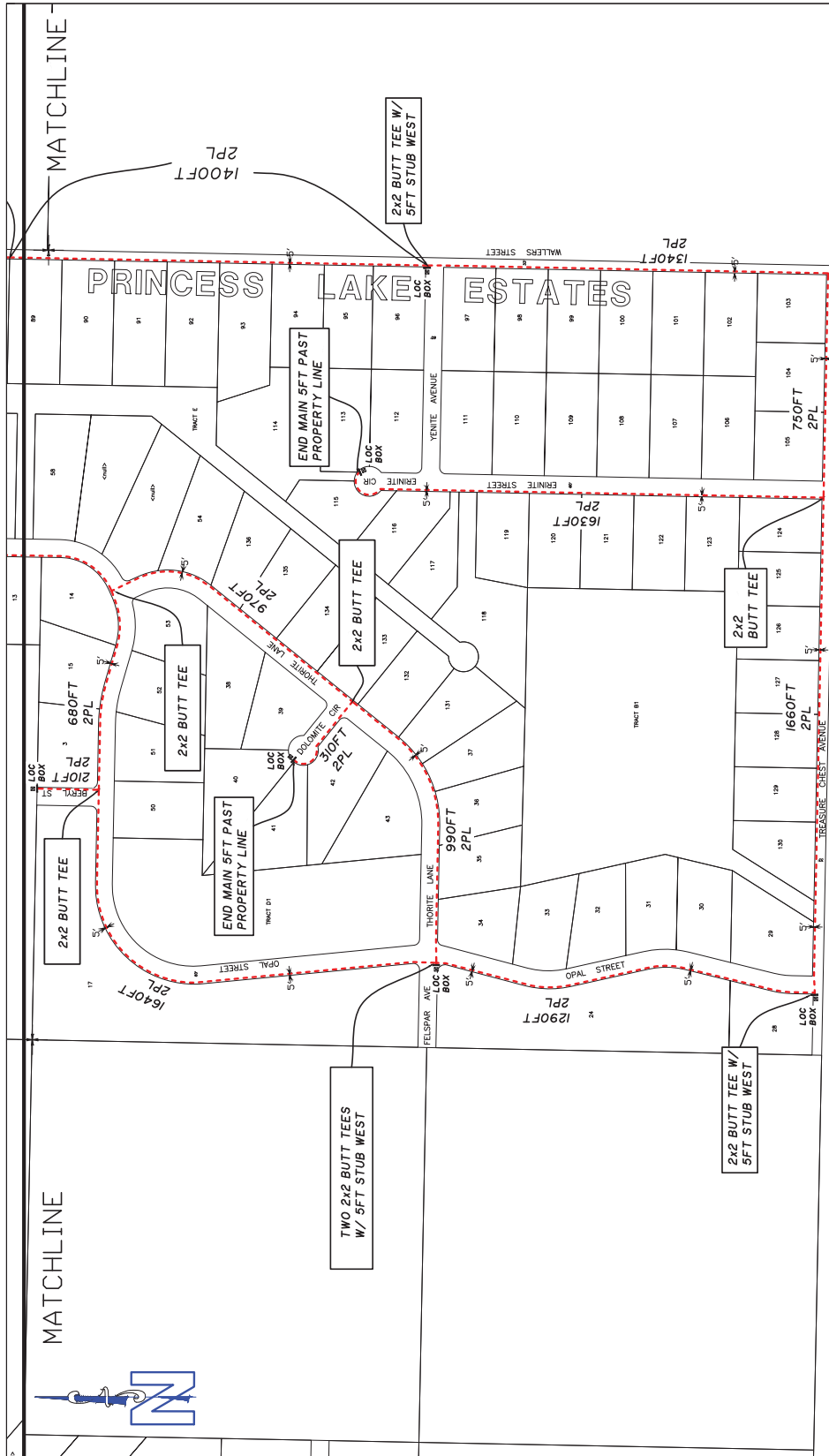
All Our Energy Goes Into Our Customers



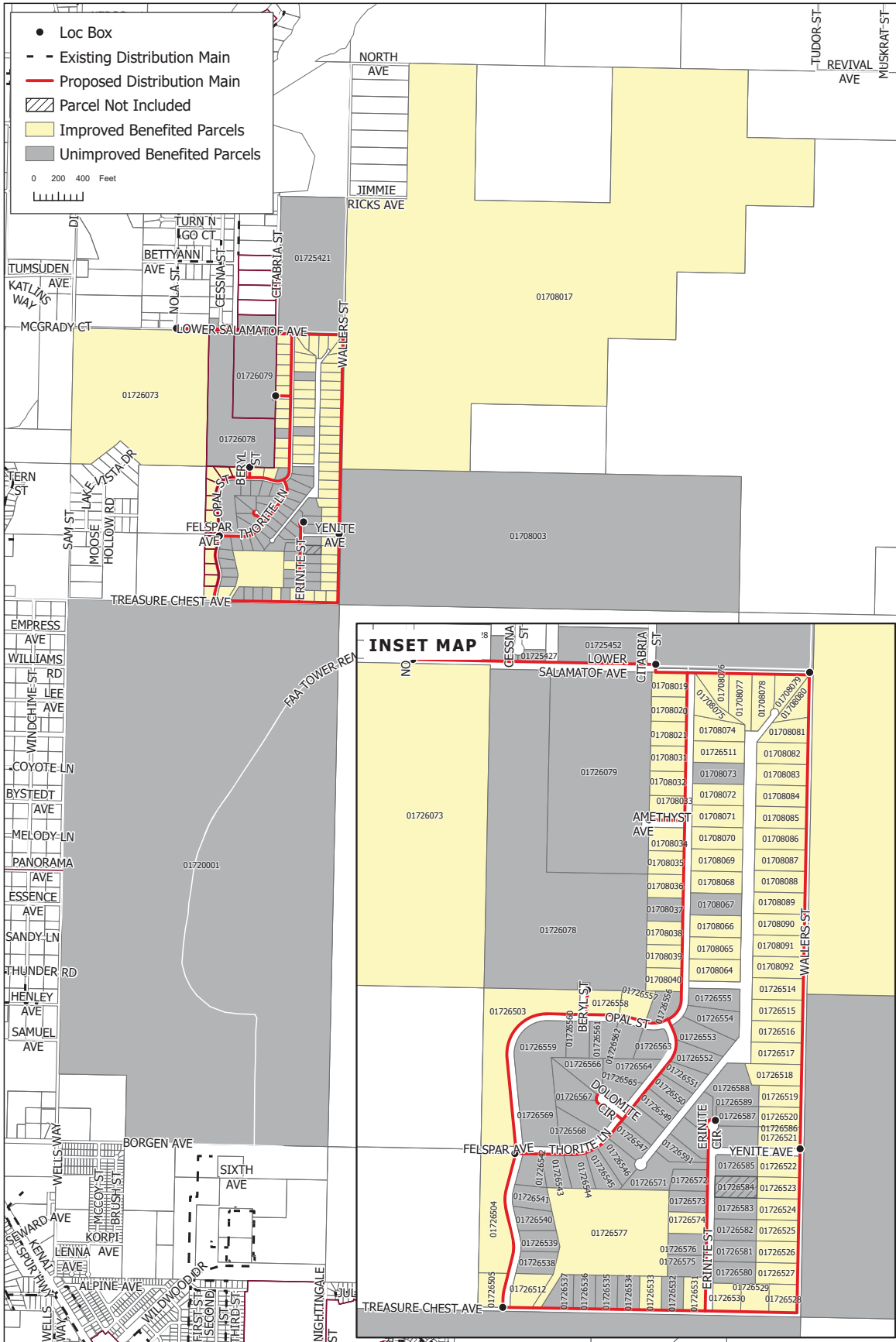
MATCHLINE

MATCHLINE

ENSTAR NATURAL GAS COMPANY ANCHORAGE, ALASKA		PROPOSED GAS MAINS PRINCESS LAKE ESTATES USAD SHEET 1 OF 2		ER #: PROP # : 8590 GRIDS: SK 6606 , 6607	DESIGN SPECIFICATIONS: A. PIPE DIAMETER: 2" B. WALL THICKNESS OR SDR: SDR11 C. MATERIAL GRADE: JEE 3410B/4120 D. COATING: F/3/4 E. MAP: SB-E-516	REVISION ORIGINAL	BY J.A.	DATE 1-3-23	CHKD MS
				GRID(S): SK 6606 , 6607		ORIGINAL	J.A.	12-9-22	MS



 ENSTAR NATURAL GAS COMPANY ANCHORAGE, ALASKA	PROPOSED GAS MAINS PRINCESS LAKE ESTATES USAD		ER #: PROP #: 8590 GRIDS: SK 6606, 6607	DESIGN SPECIFICATIONS: A. PIPE DIAMETER: 2" B. WALL THICKNESS OR SDR: SDR11 C. MATERIAL GRADE: JFE 34109/4120 D. COATING: N/A E. WADP: 800-256	REVISION ORIGINAL	BY JA	DATE 1-3-23	CHKD MS
	SCALE 1"=300' 		SHEET 2 OF 2	REVISION ORIGINAL	BY JA	DATE 12-9-22	CHKD MS	



PRINCESS LAKE ESTATES USAD - Estimated Assessment Roll

Resolution to Form the District and Proceed with the Improvement

2024 Estimate	
Enter Construction Cost:	607,708.00
Enter Non-Standard Cost:	4,488.00
Enter Estimated Cost:	612,196.00
KPB Administration Cost:	15,239.60
Total Estimated Project Cost:	627,435.60
Total # of Parcels for Assessments: 132	
Cost Per Parcel: 4,753.30	

Non-Refundable Filing Fee: **\$1,000**
September 23, 2023

KPB 5.35.03(0)(D)

Total Assessed Value:	2023 Assessed Value (AV)
627,435.60	627,435.60
(Less) Total Payments of Assessments:	(5,206.60)
	622,229.00

% Parents Delinquent for Real Property Taxes (<10%): 6.05%
Total number of parcels for petition % threshold: 332
Total # of parcels voted in FAVOR of project: 92
% of total parcels in FAVOR of project: 69.70%
% of district's assessed value in FAVOR of project: 74.39%
 KPB 5.35.07(0)(D), <10%
 KPB 5.35.107(C)(6)
 KPB 5.35.107(C)(6), 60%
 KPB 5.35.107(C)(6), 60%

PARCEL ID *As shown on the 2024 Estimate Roll	LEGAL	2023 ASSESSED VALUE	LIEN/LIMIT \$/sq.ft. (3.0/0.0)	MAXIMUM ASSESSMENT (\$/acre/ft) (unenclosed)	REPAYMENT ACQUIRED (\$/acre/ft/ft)	Repayment Amount	Repayment Dates	OWNER	MAILING ADDRESS	CITY STATE ZIP	2023 DEL TAXES	SPC ASSM'TS	IN FAVOR 'YES'	IN FAVOR \$ AV
017-080-03	T 6N R 11W SEC 7 & 8 SEWARD MERIDIAN KN 51/2 SEC 7; SW1/4 SEC 8	362,500	1.31%	4,753.30	0.00	-	-	KENAI NATIVES ASSN INC	215 FIDALGO AVE STE 204B	KENAI AK 99611	NO	NO	YES	362,500
017-080-17	T 6N R 11W SEC 5 & 6 & 7 SEWARD MERIDIAN KN GL 3 & 4 & 5/2 NW1/4 & SW1/4 NE1/4 & N1/2 SW1/4 & SW1/4 SW1/4 IN SEC 5; GL 3, 6 & 7 & SE1/4 NW1/4 & N1/2 SW1/4 & SE1/4 IN SEC 6; GL 1 & 2 & E1/2 NW1/4 & N1/2 NE1/4 IN SEC 7	674,700	0.70%	4,753.30	0.00	-	-	ALASKA MENTAL HEALTH TRUST AUTHORITY	3745 COMMUNITY PARK LOOP STE 200	ANCHORAGE AK 99508	NO	NO	YES	674,700
017-080-19	T 6N R 12W SEC 12 SEWARD MERIDIAN KN 2005088	198,700	2.39%	4,753.30	0.00	-	-	LAURITSEN HOLLIE & GUY R	PO BOX 2623	KENAI AK 99611	NO	NO	YES	198,700
017-080-20	T 6N R 12W SEC 12 SEWARD MERIDIAN KN 2005088	199,700	2.38%	4,753.30	0.00	-	-	STATON DEBORAH & MICHAEL	2812 W OKMULGEE ST	MUSHOGEE OK 74401	NO	NO	YES	199,700
017-080-21	T 6N R 12W SEC 12 SEWARD MERIDIAN KN 2005088	56,000	8.49%	4,753.30	0.00	-	-	RANDOLPH JAMES THOMAS	PO BOX 7058	NIKISKI AK 99635	YES	NO	YES	56,000
017-080-31	T 6N R 12W SEC 12 SEWARD MERIDIAN KN 2010006	64,900	7.32%	4,753.30	0.00	-	-	VELIE MICHAEL & VELLE MICHAEL C	44859 OPAL ST	KENAI AK 99611	NO	NO	YES	64,900
017-080-32	T 6N R 12W SEC 12 SEWARD MERIDIAN KN 2010006	160,900	2.95%	4,753.30	0.00	-	-	MCCURDY KELSEY L	44823 OPAL ST	KENAI AK 99611	NO	NO	YES	160,900
017-080-33	T 6N R 12W SEC 12 SEWARD MERIDIAN KN 2010006	86,300	5.51%	4,753.30	0.00	-	-	DEGG LALONNIE L JAMB, AVIS & DANIEL	31758 SARV SU ST PO BOX 2353	ANCHOR POINT AK 99556 NIKISKI AK 99635	NO	NO	YES	86,300
017-080-34	T 6N R 12W SEC 12 SEWARD MERIDIAN KN 2010006	45,100	10.54%	4,753.30	0.00	-	-	JAGO KELLY & MICHAEL	PO BOX 303	KENAI AK 99611	NO	NO	YES	45,100
017-080-35	T 6N R 12W SEC 12 SEWARD MERIDIAN KN 2010006	125,400	3.79%	4,753.30	0.00	-	-	SOLLOWAY MARIA & KEVIN	5511 TYLER CT	FREMONT CA 94538	NO	NO	NO	0
017-080-36	T 6N R 12W SEC 12 SEWARD MERIDIAN KN 2010006	48,600	9.78%	4,753.30	0.00	-	-	OSORIO ELIZABETH	8111 E 36TH AVE, UNIT B	ANCHORAGE AK 99504	NO	NO	YES	48,600
017-080-37	T 6N R 12W SEC 12 SEWARD MERIDIAN KN 2010006	40,900	11.62%	4,753.30	0.00	-	-	WHITING DAVID	2910 W 34TH AVE	ANCHORAGE AK 99517	NO	NO	NO	0
017-080-38	T 6N R 12W SEC 12 SEWARD MERIDIAN KN 2010006	104,200	4.56%	4,753.30	0.00	-	-	HOLLEYMAN ALVINA & HOLLEYMAN LON	3000 S EISENHOWER RD	ROSWELL NM 88203	YES	NO	NO	0
017-080-39	T 6N R 12W SEC 12 SEWARD MERIDIAN KN 2010006	42,900	11.08%	4,753.30	0.00	-	-	BARNUM KIM & TIM	44517 OPAL ST	KENAI AK 99611	NO	NO	NO	0
017-080-40	T 6N R 12W SEC 12 SEWARD MERIDIAN KN 2010006	169,900	2.80%	4,753.30	0.00	-	-	BARNUM KIM & TIM	44517 OPAL ST	KENAI AK 99611	NO	NO	NO	0
017-080-64	T 6N R 11W SEC 12 SEWARD MERIDIAN KN 2010090	88,700	5.36%	4,753.30	0.00	-	-	STOUT KENNETH L	8801 NORTHWIND AVE	ANCHORAGE AK 99504	NO	NO	YES	88,700
017-080-65	T 6N R 11W SEC 12 SEWARD MERIDIAN KN 2010090	116,000	4.10%	4,753.30	0.00	-	-	ANASOORIK WAYNE & NICOLE M	PO BOX 1047	KENAI AK 99611	NO	NO	NO	0
017-080-66	T 6N R 11W SEC 12 SEWARD MERIDIAN KN 2010090	50,900	9.34%	4,753.30	0.00	-	-	KEVAN MELVIN	PO BOX 2404	SOLDOTNA AK 99669	NO	NO	NO	0
017-080-67	T 6N R 11W SEC 12 SEWARD MERIDIAN KN 2010090	50,900	9.34%	4,753.30	0.00	-	-	HENDERSHOT ERIC	44644 OPAL ST	KENAI AK 99611	NO	NO	YES	50,900
017-080-68	T 6N R 11W SEC 12 SEWARD MERIDIAN KN 2010090	185,900	2.56%	4,753.30	0.00	-	-	ROJIN CHRISTINE L	44668 OPAL ST	KENAI AK 99611	NO	NO	YES	185,900
017-080-69	T 6N R 11W SEC 12 SEWARD MERIDIAN KN 2010090	51,700	9.19%	4,753.30	0.00	-	-	JEFFRIES NITA & REDENBACH ELIZABETH A	44702 OPAL ST	KENAI AK 99611	NO	NO	NO	0
017-080-70	T 6N R 11W SEC 12 SEWARD MERIDIAN KN 2010090	57,000	8.34%	4,753.30	0.00	-	-	OSBORN JENNIFER E & HENDRICKSON ERIK M	PO BOX 1918	KENAI AK 99611	NO	NO	NO	0
017-080-71	T 6N R 11W SEC 12 SEWARD MERIDIAN KN 2010090	52,100	9.12%	4,753.30	0.00	-	-	MARTIN GREGOR P JR	34404 FOREST LN	SOLDOTNA AK 99669	NO	NO	YES	52,100
017-080-72	T 6N R 11W SEC 12 SEWARD MERIDIAN KN 2010090	49,900	9.53%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155	NORTH SALT LAKE UT 84054	NO	NO	YES	49,900
017-080-73	T 6N R 11W SEC 12 SEWARD MERIDIAN KN 2010090	47,900	9.92%	4,753.30	0.00	-	-	MARKS LOREN	44842 OPAL ST	KENAI AK 99611	NO	NO	YES	47,900
017-080-74	T 6N R 11W SEC 12 SEWARD MERIDIAN KN 2010090	65,900	7.21%	4,753.30	0.00	-	-	FLEWING LEON RAY JR	13943 W KNIGHTS DR	WASILLA AK 99623	NO	NO	NO	0
017-080-75	T 6N R 11W SEC 12 SEWARD MERIDIAN KN 2010090	80,900	5.88%	4,753.30	0.00	-	-	GRAWFORD TYANNE MARIE & GRAWFORD JEFFREY THOMAS	44950 OPAL ST	KENAI AK 99611	NO	NO	NO	0
017-080-76	T 6N R 11W SEC 12 SEWARD MERIDIAN KN 2010090	222,700	2.13%	4,753.30	0.00	-	-	HILL KATY M & RONALD E	52151 LOWER SALAMATOF AVE	KENAI AK 99611	NO	NO	YES	222,700
017-080-77	T 6N R 11W SEC 12 SEWARD MERIDIAN KN 2010090	78,600	6.05%	4,753.30	0.00	-	-	JEWELL AMY SPENCER & BILLY	PO BOX 740	KENAI AK 99611	NO	NO	NO	0

Princess Lake Est USAD

PR EXH #4

PARCEL ID **2024 Estimated Value	LEGAL	2023 ASSESSED VALUE	LEVY/RATE -50% A.V. 5.35 (9/16)	MAXIMUM ASSESSMENT (if applicable)	REPAYMENT REQUIRED 5.55(9/16)(K/C)	Prepayment Amount	Prepayment Dates	OWNER	MAILING ADDRESS	CITY STATE ZIP	2023 DEL TAXES	SPC ASSMTS	IN FAVOR 'YES'	IN FAVOR \$ AV
017-265-27	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 102	42,300	11.24%	4,753.30	0.00	-	-	ZUDELL TAMMY & STACY	1604 TWILIGHT WAY KENAI AK 99611	NO	NO	YES	42,300	
017-265-28	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 103	191,800	2.48%	4,753.30	0.00	-	-	DILLON JOAN L & TIMOTHY J	14896 KENAI SPUR HWY STE 204 KENAI AK 99611	NO	NO	YES	191,800	
017-265-29	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 104	43,600	10.90%	4,753.30	0.00	-	-	ZOUJIAN LARA KEHL MERLE	PO BOX 515 KASLOF AK 99610	NO	NO	YES	0	
017-265-30	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 105	63,500	7.49%	4,753.30	0.00	-	-	MARTIN RACHELE	52114 TREASURE CHEST AVE KENAI AK 99611	NO	NO	YES	63,500	
017-265-31	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 106	47,900	9.92%	4,753.30	0.00	-	-	BOYLES TERESA & STANLEY COMODORO LEGVA & MURPHY ROBERT	35011 TANGLEWOOD PL ANCHORAGE AK 99517	NO	NO	YES	47,900	
017-265-32	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 107	37,900	12.54%	4,753.30	0.00	-	-	WHYBARK MARY E	PO BOX 1141 KENAI AK 99611	NO	NO	YES	0	
017-265-33	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 108	47,200	10.07%	4,753.30	0.00	-	-	QUICK DANNY J	PO BOX 1755 WHYBARK MARY E	NO	NO	YES	47,200	
017-265-34	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 109	37,900	12.54%	4,753.30	0.00	-	-	JONES KALLIE A	2996 W EDISON PL CITRUS SIGS FL 34433	NO	NO	YES	0	
017-265-35	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 110	37,900	12.54%	4,753.30	0.00	-	-	JONES KALLIE A	3030E SANDMAN CIR WASHILA AK 99654	NO	NO	YES	0	
017-265-36	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 111	52,500	9.05%	4,753.30	0.00	-	-	JONES KALLIE A	3030E SANDMAN CIR WASHILA AK 99654	NO	NO	YES	0	
017-265-37	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2014013 PRINCESS LAKE ESTATES PHASE 4 LOT 112	37,900	12.54%	4,753.30	0.00	-	-	BROWN WILLIAM	52360 TREASURE CHEST AVE KENAI AK 99611	NO	NO	YES	37,900	
017-265-38	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 30	14,300	33.24%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155 NORTH SALT LAKE UT 84054	NO	NO	YES	14,300	
017-265-39	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 31	14,400	33.01%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155 NORTH SALT LAKE UT 84054	NO	NO	YES	14,400	
017-265-40	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 32	14,400	33.01%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155 NORTH SALT LAKE UT 84054	NO	NO	YES	14,400	
017-265-41	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 33	14,500	32.78%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155 NORTH SALT LAKE UT 84054	NO	NO	YES	14,500	
017-265-42	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 34	14,500	32.78%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155 NORTH SALT LAKE UT 84054	NO	NO	YES	14,500	
017-265-43	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 35	14,400	33.01%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155 NORTH SALT LAKE UT 84054	NO	NO	YES	14,400	
017-265-44	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 36	14,500	32.78%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155 NORTH SALT LAKE UT 84054	NO	NO	YES	14,500	
017-265-45	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 37	14,800	32.12%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155 NORTH SALT LAKE UT 84054	NO	NO	YES	14,800	
017-265-46	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 131	15,200	31.27%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155 NORTH SALT LAKE UT 84054	NO	NO	YES	15,200	
017-265-47	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 132	14,400	33.01%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155 NORTH SALT LAKE UT 84054	NO	NO	YES	14,400	
017-265-48	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 133	14,500	32.78%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155 NORTH SALT LAKE UT 84054	NO	NO	YES	14,500	
017-265-49	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 134	14,500	32.78%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155 NORTH SALT LAKE UT 84054	NO	NO	YES	14,500	
017-265-50	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 135	14,400	33.01%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155 NORTH SALT LAKE UT 84054	NO	NO	YES	14,400	
017-265-51	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 136	13,900	34.20%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155 NORTH SALT LAKE UT 84054	NO	NO	YES	13,900	
017-265-52	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 137	16,000	29.71%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155 NORTH SALT LAKE UT 84054	NO	NO	YES	16,000	
017-265-53	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 138	18,700	25.42%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155 NORTH SALT LAKE UT 84054	NO	NO	YES	18,700	
017-265-54	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 139	17,800	26.70%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155 NORTH SALT LAKE UT 84054	NO	NO	YES	17,800	
017-265-55	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 140	43,500	10.93%	4,753.30	0.00	-	-	MEADOWS STEVEN & LEWIS TALEITHA	53093 THUNDER RD KENAI AK 99611	NO	NO	YES	43,500	
017-265-56	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 141	36,000	13.20%	4,753.30	0.00	-	-	BARNUM TIM	44517 OPAL ST KENAI AK 99611	NO	NO	YES	0	
017-265-57	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 142	16,800	28.29%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155 NORTH SALT LAKE UT 84054	NO	NO	YES	16,800	
017-265-58	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 143	16,500	28.81%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155 NORTH SALT LAKE UT 84054	NO	NO	YES	16,500	
017-265-59	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 144	42,600	11.16%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155 NORTH SALT LAKE UT 84054	NO	NO	YES	42,600	
017-265-60	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 145	14,800	32.12%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155 NORTH SALT LAKE UT 84054	NO	NO	YES	14,800	
017-265-61	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 146	15,000	31.69%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155 NORTH SALT LAKE UT 84054	NO	NO	YES	15,000	
017-265-62	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 147	36,900	12.88%	4,753.30	0.00	-	-	WASHBURN JENNI & ALBERT	1307 MIANA LN KENAI AK 99611	NO	NO	YES	36,900	
017-265-63	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 148	36,900	12.88%	4,753.30	0.00	-	-	BAILEY TROY & DANIELLE	1307 MIANA LN KENAI AK 99611	NO	NO	YES	36,900	
017-265-64	T 6N R12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESS LAKE ESTATES PHASE 5 LOT 149	16,300	29.16%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155 NORTH SALT LAKE UT 84054	NO	NO	YES	16,300	

PARCEL ID **New parcels for 2024 2024 Estimated AV	LEGAL	2023 ASSESSED VALUE	LENI (AMT -50% A.V. 5.35 07/01)	MAXIMUM ASSESSMENT (if applicable)	REPAYMENT REQUIRED 5.35 07/01(A/C)	Repayment Amount	Repayment Dates	OWNER	MAILING ADDRESS	CITY STATE ZIP	2023 DEL TAXES	SPC ASSMTS	IN FAVOR 'YES'	IN FAVOR \$ AV
017-265-65	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESSLAKE ESTATES PHASE 5 LOT 39	14,300	33.24%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155	NORTH SALT LAKE UT 84054	NO	NO	YES	14,300
017-265-66	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESSLAKE ESTATES PHASE 5 LOT 40	16,600	28.63%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155	NORTH SALT LAKE UT 84054	NO	NO	YES	16,600
017-265-67	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESSLAKE ESTATES PHASE 5 LOT 41	16,600	28.63%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155	NORTH SALT LAKE UT 84054	NO	NO	YES	16,600
017-265-68	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESSLAKE ESTATES PHASE 5 LOT 42	17,200	27.64%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155	NORTH SALT LAKE UT 84054	NO	NO	YES	17,200
017-265-69	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESSLAKE ESTATES PHASE 5 LOT 43	41,600	11.43%	4,753.30	0.00	-	-	NICHOL JOHNATHAN	35831 TABA CIR	SOLDOTNA AK 99669	NO	NO	NO	0
017-265-71	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESSLAKE ESTATES PHASE 5 LOT 118	25,900	18.35%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155	NORTH SALT LAKE UT 84054	NO	NO	YES	25,900
017-265-72	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESSLAKE ESTATES PHASE 5 LOT 119	18,400	25.83%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155	NORTH SALT LAKE UT 84054	NO	NO	YES	18,400
017-265-73	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESSLAKE ESTATES PHASE 5 LOT 120	37,700	12.61%	4,753.30	0.00	-	-	WHITE CORY	PO BOX 1207	KENAI AK 99611	NO	NO	NO	0
017-265-74	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESSLAKE ESTATES PHASE 5 LOT 121	37,700	12.61%	4,753.30	0.00	-	-	CALVIN JESSICA	421 BALEEN AVE APT 1	KENAI AK 99611	NO	NO	NO	0
017-265-75	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESSLAKE ESTATES PHASE 5 LOT 122	40,200	11.82%	4,753.30	0.00	-	-	ANDERSON SIERRA & BRANDON	2710 WATERGATE WAY	KENAI AK 99611	NO	NO	NO	0
017-265-76	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESSLAKE ESTATES PHASE 5 LOT 123	38,000	12.51%	4,753.30	0.00	-	-	COOPER VERONICA	601 E NORTHERN LIGHTS BLVD STE A	ANCHORAGE AK 99503	NO	NO	YES	0
017-265-77	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2016001 PRINCESSLAKE ESTATES PHASE 5 TRACT B1	37,700	12.61%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155	NORTH SALT LAKE UT 84054	NO	NO	YES	37,700
017-265-80	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2020030 PRINCESSLAKE ESTATES PHASE 7 LOT 106	44,600	10.66%	4,753.30	0.00	-	-	CARVALHO MICHAEL STEVEN	PO BOX 235	PALMER TX 75152	NO	NO	NO	0
017-265-81	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2020030 PRINCESSLAKE ESTATES PHASE 7 LOT 107	39,800	11.94%	4,753.30	0.00	-	-	PASCHALL TIMOTHY JAY	10216 THIMBLE BERRY DR	ANCHORAGE AK 99515	NO	NO	NO	0
017-265-82	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2020030 PRINCESSLAKE ESTATES PHASE 7 LOT 108	19,900	23.89%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155	NORTH SALT LAKE UT 84054	NO	NO	YES	19,900
017-265-83	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2020030 PRINCESSLAKE ESTATES PHASE 7 LOT 109	19,900	23.89%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155	NORTH SALT LAKE UT 84054	NO	NO	YES	19,900
017-265-84	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2020030 PRINCESSLAKE ESTATES PHASE 7 LOT 110	19,900	23.89%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155	NORTH SALT LAKE UT 84054	NO	NO	YES	19,900
017-265-85	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2020030 PRINCESSLAKE ESTATES PHASE 7 LOT 111	39,800	11.94%	4,753.30	0.00	-	-	WOOD CHRIS & RAYBOULD DANYELLE	88915 BAYBERRY LN	FLORENCE OR 97439	NO	NO	YES	39,800
017-265-86	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2020030 PRINCESSLAKE ESTATES PHASE 7 LOT 112	19,800	24.01%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155	NORTH SALT LAKE UT 84054	NO	NO	YES	19,800
017-265-87	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2020030 PRINCESSLAKE ESTATES PHASE 7 LOT 113	38,000	12.51%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155	NORTH SALT LAKE UT 84054	NO	NO	YES	38,000
017-265-88	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2020030 PRINCESSLAKE ESTATES PHASE 7 LOT 114	57,800	8.22%	4,753.30	0.00	-	-	AGUIRRE JAY S	1875 CANYON CREST DR APT 103	TWIN FALLS ID 83301	NO	NO	YES	57,800
017-265-89	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2020030 PRINCESSLAKE ESTATES PHASE 7 LOT 115	34,200	13.90%	4,753.30	0.00	-	-	OVERTON OLGA & LARRY	1401 NE STODDARD LN	HERMISTON OR 97838	NO	NO	NO	0
017-265-90	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2020030 PRINCESSLAKE ESTATES PHASE 7 LOT 116	38,000	12.51%	4,753.30	0.00	-	-	KENNY CONNOR OLSON	4821 ALTURAS WAY	SACRAMENTO CA 95822	NO	NO	NO	0
017-265-91	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2020030 PRINCESSLAKE ESTATES PHASE 7 LOT 117	17,700	26.85%	4,753.30	0.00	-	-	KENAI GRAVEL PRODUCTS LLC	PO BOX 540155	NORTH SALT LAKE UT 84054	NO	NO	YES	17,700
** 017-254-52	T 06N R 12W SEC 01 SEWARD Meridian KN 2023042 SALAMATOP AIR PARK ALCAN 2022 REPLAT LOT C5A	26,800	17.74%	4,753.30	0.00	-	-	ALCAN VENTURES LIMITED	8090 JACYPINE RD	VERNON V1B3M3 CANADA	NO	NO	YES	26,800
** 017-260-78	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2023025 SMITH STATION SUB TRACT A	97,300	4.89%	4,753.30	0.00	-	-	SMITH MELISSA & JOSHUA	445-40 BERYL ST	KENAI AK 99611	NO	NO	YES	97,300
** 017-260-79	T 06N R 12W SEC 12 SEWARD MERIDIAN KN 2023025 SMITH STATION SUB TRACT B	78,500	6.06%	4,753.30	0.00	-	-	STATION STEPHEN	28850 REFLECTION LAKE RD	SOLDOTNA AK 99669	NO	NO	YES	78,500
132	# Parcels for Assessment & Pention Calculation	9,192,900		622,229.00	5,206.60	5,206.60		Total Prepayments required			8		92	6,839,000
	**New parcels for 2024, Unofficial 2024 Values, KN 2023042 recorded 9/12/2023, KN 2023025 recorded 6/12/2023				2			# Parcels Requiring a Pre-Payment of Assessment			6.06%		# in favor	5 AV in favor
														% of parcels av

Princess Lake Est USAD

PR EXH #4

Parcel Excluded by Assessing Due to Assessed Value & Restriction for Improvements	2023 Assessed Value	Notes:
017-265-79 PRINCESSLAKE ESTATES PHASE 5 TRACT E # Parcels excluded by Assessing	0.00 9,192,900	TREASURE CHEST AIRPARK HOMEOWNERS ASSOCIATION INC as of 3/8/2024 Notes: Treasure Chest Airport

Kenai Peninsula Borough
Finance Department

MEMORANDUM

TO: Brent Johnson, Assembly President
Members of the Kenai Peninsula Borough Assembly

THRU: Peter A. Micciche, Kenai Peninsula Borough Mayor *FAM*
Brandi Harbaugh, Finance Director *DBS*

FROM: Nolan Scarlett, Property Tax & Collections Manager *NS*

DATE: 10/11/2023

RE: Princess Lake Estates Utility Special Assessment District (USAD)
Financing

The borough plans to provide the funds necessary to finance the Princess Lake Estates USAD from internal sources. KPB 5.10.040 allows the investment of borough monies in special assessment districts that are authorized under KPB 14.31. The total of such investments is limited to not more than \$5,000,000 at the end of any fiscal year. As of October 11, 2023, the borough has \$635,426 invested in special assessment districts; South Bend Bluff Estates RIAD is pending billing for \$385,082; Oxford Ave USAD has been previously approved for \$48,057; Jubilee Street USAD and Rollins Way RIAD are awaiting approval for \$331,741. If the Princess Lake Estates USAD is approved, the projected \$627,575 will increase the total special assessment district investment to approximately \$2,027,881.

The owners of property located within the USAD will be required to make principal and interest payments each year for a ten-year period to retire the indebtedness to the borough. The rate of interest will be equal to the prime rate (currently 8.50%) plus 2.00% or 10.50%. Property owners can avoid or reduce the interest charge by making accelerated payments on the principal. Penalties will not be imposed for accelerated payments. The assessment constitutes a lien on each parcel within the district.

Kenai Peninsula Borough
 Currently Proposed USAD/RIAD Projects
 10/11/2023

	Appropriated Proposal	Outstanding Proposals
Max Allowed	\$ 5,000,000	\$ 5,000,000
Current Balance (100.10706) as of: 10/11/2023	635,426	635,426
Previously Approved Projects:		
South Bend Bluff Estates RIAD	385,082	385,082
Oxford Avenue USAD	48,057	48,057
Projects Awaiting Approval:		
Jubilee Street USAD		42,562
Princess Lake Estates USAD		627,575
Rollins Way RIAD		289,179
Total	\$ 1,068,565	\$ 2,027,881

Public Comment & Exclusion Request

PRINCESS LAKE ESTATES USAD

*Administrative Review
of the
Petition Report*

From: Assessing
To: Payfer, Marie
Subject: FW: <EXTERNAL-SENDER>Princess Lake USAD
Date: Tuesday, October 3, 2023 9:33:47 AM

From: Marshall Paulson <marshallpaulson1@gmail.com>
Sent: Tuesday, October 3, 2023 9:30 AM
To: Assessing, <Assessing@kpb.us>
Subject: <EXTERNAL-SENDER>Princess Lake USAD

RECEIVED
OCT 3 2023

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Hello,

Please accept this email as a vote in favor of the petition to add natural gas to the Princess Lake Estates USAD district. This would be a valuable investment to the Kenai area and its residents. Adding this would no doubt increase property value and increase quality of life in the area.

Thank you so much for this consideration and improvement in our community.

Best Regards,
Marshall Paulson
44539 Wallers Street
9728685215

OWNER: PAULSON, MARSHALL
PIN: 017-080-92
LEGAL: T6N R11W SEC 12 SM KN 2011090 PRINCESS LAKE ESTATES 2011 REPLAT LOT 88A

Princess Lake Estates USAD - Admin Rev

PUBLIC COMMENT

Payfer, Marie

From: Kruger, Jon N. <JKruger@Marathonpetroleum.com>
Sent: Wednesday, November 1, 2023 10:56 AM
To: Assessing,; Payfer, Marie
Cc: Carrie Kegler
Subject: <EXTERNAL-SENDER>Utility Special Assessment District (USAD) Princess lake Estates. Official Comment and Exclusion request

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

This email is in regards to Utility Special Assessment District (USAD) Princess lake Estates (adding natural gas utility lines with a total estimated project cost of \$614,196 and "per parcel" cost estimate of \$4,718.09)

Property owners comment and exclusion request deadline Nov 2 2023.

PARCEL ID: 01726073
Private
Vacant

RECEIVED
NOV 1 2023

Owner:
KRUGER JON
48419 GRANT AVE
KENAI, AK 99611

Legal:
T 6N R 12W SEC 12 SEWARD MERIDIAN KN NW1/4 EXCLUDING LAKE VISTA ESTATES SUB PART 4

Physical Addresses:
44635 LAKE VISTA DR

Official Comment- Owners of parcel ID: 01726073 **do not** support proposed project (USAD) Princess lake Estates. This project **does not** add value to our parcel since natural gas utility is already available on this corner of our property. (Nola street) For this reason we do not support the project and cost burden.

Official Exclusion request- Owners of parcel ID: 01726073 would like to be excluded from proposed project (USAD) Princess lake Estates. Parcel ID 01726073 already has natural gas utility access through NOLA road. The proposed Princess lake project adds no value to parcel ID: 01726073

Jon Kruger
Turnaround Lead | Marathon – Kenai Refinery

Exclusion request denied: does not meet KPB Code requirements for exclusion based on the property's physical characteristics, pursuant to KPB 5.35.105(B); Verified with utility company, this parcel currently cannot be served by the existing main line.

Princess Lake Estates USAD

PR Exhibit #2



Office of the Borough Clerk

144 North Binkley Street, Soldotna, Alaska 99669 • (907) 714-2160 • (907) 714-2388 Fax

Michele Turner, CMC
Borough Clerk

CERTIFICATION OF PETITION

Princess Lake Estates Utility Special Assessment District

A petition for formation of the Princess Lake Estates Utility Special Assessment District was received in the Office of the Borough Clerk on Friday, February 16, 2024.

SIGNATURE REQUIREMENT: Signatures of owners of record of at least 60% of the total number of parcels subject to the assessment are required as well as at least 60% in assessed value of the properties benefited.

SUFFICIENT SIGNATURES PROVIDED: The petition included signatures of the owners of record of 97 parcels. Signatures of 92 parcels (69.70%) were validated. The 92 parcels represent 74.39% of the assessed value of the properties benefited.

NON-REFUNDABLE FILING FEE: \$1,000 received on September 13, 2023

I, Michele Turner, Clerk of the Kenai Peninsula Borough hereby certify the referenced petition is sufficient per the requirements set forth in KPB 5.35.107.

Dated this 21st day of February, 2024.

Michele Turner, CMC
Borough Clerk



Copies Provided to:

Joshua Smith, Petition Sponsor
Marie Payfer, KPB Special Assessment Coordinator
KPB Assembly President Johnson and Assembly Members
KPB Mayor Peter A. Micciche