

Kenai Peninsula Borough  
Office of the Borough Clerk

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**MEMORANDUM**

**TO:** Wayne Ogle, Assembly President  
Kenai Peninsula Borough Assembly Members

**THRU:** Johni Blankenship, Borough Clerk (JB)

**FROM:** Michele Turner, Deputy Borough Clerk (MT)

**DATE:** October 23, 2018

**RE:** Ordinance 2018-33: Authorizing a Lease of Two Acres to Chugach Electric Association, Inc. for a Communication Site on Borough Managed Land Near Summit Lake (Mayor)

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The Planning Commission addressed the referenced ordinance at their October 8, 2018 meeting. Please amend the final Whereas clause to read:

**"WHEREAS,** the KPB Planning Commission at its regularly scheduled meeting of October, 8, 2018 recommended approval by unanimous consent;"

Thank you.

Kenai Peninsula Borough  
Planning Department

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**MEMORANDUM**

**TO:** Wayne Ogle, Assembly President  
Kenai Peninsula Borough Assembly Members

**THRU:** Charlie Pierce, Mayor *cp*

**FROM:** Max Best, Planning Director *MB*

**DATE:** October 10, 2018

**RE:** Ordinance 2018-33; Authorizing a Lease of Two Acres to Chugach Electric Association, Inc. for a Communication Site on Borough Managed Land Near Summit Lake (Mayor)

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The Kenai Peninsula Borough Planning Commission reviewed the subject ordinance during their regularly scheduled October 8, 2018 meeting.

A motion passed by unanimous consent to recommend approval of Ordinance 2018-33, authorizing a lease of two acres to Chugach Electric Association, Inc. for a communication site on Borough managed land near Summit Lake.

Attached are the unapproved minutes of the subject portion of the meeting.

AGENDA ITEM F. PUBLIC HEARINGS

2. Ordinance 2018-\_\_\_; Authorizing a Lease of two acres to Chugach Electric Association, Inc. for a Communication Site on Borough Land near Summit Lake.

Staff Report given by Julie Denison

PC Meeting: October 8, 2018

Chugach Electric Association, Inc. proposes to lease a two-acre parcel of Borough land and enter into a lease agreement for the continued operation and maintenance of a communication tower site. The land proposed for lease is located in the Summit Lake area near Milepost 46 of the Seward Hwy. It is accessed off Tenderfoot Lane. Referring to page 96 of the packet, there is a map that shows the subject parcel.

The land subject to the lease was approved for conveyance to the Borough by the State of Alaska under a municipal land entitlement. In a memo dated August 27, 2018 the Assessing Department determined a fair market value of \$68,300.00 for the two-acre parcel.

The rental rate is 8% and the lease is subject to a 3% annual escalation. The term of the lease is twenty years and contains one option to renew for an additional five-year term.

**END OF STAFF REPORT**

Chairman Martin opened the meeting for public comment, seeing and hearing no one the Chairman closed public hearing.

**MOTION:** Commissioner Ecklund moved, seconded by Commissioner Carluccio to recommend forwarding the Ordinance authorizing a lease of two acres to Chugach Electric Association on to the Assembly for approval.

Commissioner Foster wanted to know that when a lease like this is done and the lease holder decides to not continue the lease would the site need to be returned to original status. The question would be if concrete pads, roads and driveways would be left. Ms. Denison answered that typically the improvements should be returned. However, in cases where the Borough maybe placing communication equipment at the site, the options should be considered towards the end of the lease.

**MOTION VOTE:** The motion passed by unanimous consent.

BENTZ YES	CARLUCCIO YES	ECKLUND YES	ERNST YES	FIKES YES	FOSTER YES	MARTIN YES
MORGAN YES	RUEFFNER YES	VENUTI YES	WHITNEY YES			11 YES 0 ABSENT