



# City of Homer Planning & Zoning

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LAND OWNER  
ADDRESS  
HOMER, AK 99603

September 6, 2012

## NOTICE OF EXCLUSION FROM THE HOMER SPECIAL ASSESSMENT DISTRICT FOR NATURAL GAS

You may provide comments to the Homer City Council **on Monday, September 24<sup>th</sup>, 2012, 6:00pm, City of Homer City Hall, 491 E Pioneer Ave, Homer AK 99603.** Written comments must be received by 5:00pm the day of the meeting.

Dear LAND OWNER,

The City of Homer is working with Enstar Natural Gas to bring natural gas to Homer. This will allow homes and businesses to convert to natural gas. The City is in the process of forming the Homer Special Assessment District (HSAD), which will pay for the construction of the system, and levy an assessment against most properties in Homer.

Approximately 90% of the community will have direct access to natural gas. The distribution system will be paid for by assessments against individual properties. You own property that will not have an assessment.

**The lots listed below will not have direct access to natural gas and will not have an assessment levied against them.**

KPB#                      Legal Description:

Parcel number here	Legal description of lot here.
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### Why won't my land have access to natural gas?

There are several reasons a property may not be part of the special assessment district. Lots are excluded from paying an assessment to the City under these circumstances:

- Undeveloped rural areas, parcels, or subdivisions which have no developed road access, no homes or businesses, and no city utilities.

- Parcels where a run of more than ½ mile is necessary in order to serve one or just a few customers. ( With the possible exception of the Spit)
- Lots that have severe constraints for development such as steep slope, tideland, or other physical reasons.
- Lots that do not border a dedicated public right of way.
- Lots with legal restrictions on their development, such as conservation easements or designated park lands.

**What if I want gas? What are my options?**

Please give me a call to discuss your individual lot. My direct number is 907-435-3119.

- If your property is landlocked, you may be able to acquire an easement from a neighbor, and tie into the gas system. You would work directly with Enstar to hook up.
- If the gas line will not run next to your property, you can ask the City Council to change the plan and include your property.

**Can I expect any more information from the City about this project?**

I will not be sending you any more mail for this specific lot unless you become part of the assessment district. You will receive information in the near future for other properties you own that will be in the assessment district.

You have the opportunity to provide comments about the above properties to the City Council. The City Council meeting starts at 6:00pm, on September 24, 2012, in City Council Chambers at 491 E Pioneer Ave, Homer, AK 99603. You can comment in person, or in writing. Please provide your written comments to the address above, attention Julie Engebretsen, or via e-mail to [jengebretsen@ci.homer.ak.us](mailto:jengebretsen@ci.homer.ak.us). Written comments must be received by 5:00 pm on the 24<sup>th</sup>.

Sincerely,

Julie Engebretsen  
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