
FW: New Public Comment to Assembly Members

From: Kenai Peninsula Borough <webmaster@kpb.us>
Sent: Tuesday, January 28, 2025 7:20 PM
To: BoroughAssembly <Borough-Assembly@kpb.us>; Mayor's Department <MayorDepartmental@kpb.us>
Cc: G_Notify_AssemblyClerk <G_Notify_AssemblyClerk@kpb.us>
Subject: New Public Comment to Assembly Members

Your Name: Carol Griswold

Your Email: c_griz@yahoo.com

Subject: Ordinance 2024-19-24

Message:

January 28, 2025
Kenai Peninsula Borough Assembly

Re: Ordinance 2024-19-24 Authorizing the Acquisition of 80 acres of Real Property Located in Seward, Alaska...

Dear Assembly,

I appreciate that the KPB is willing to pursue a possible solution to Seward's need for housing by considering Ordinance 2024-19-24. Passage would appropriate \$25,000 for an access feasibility study in partnership with the Alaska Mental Health Trust Authority which would pay the remaining \$25,000. If successful, the Borough would appropriate \$1,200,000 plus another \$50,000 for due-diligence costs and closing on 80 acres of private land.

Purchase of this property is key to access the adjoining 2,300 acres of KPB-owned or managed lands and the 195 acres of Alaska Mental Health Trust Authority land.

This sounds great on paper.

However, locals know this 80 acres as the site of a zip line business. The zip line uses about the first third of their L-shaped parcel to run the zip line. Back in 2015, I enjoyed zipping over majestic mountain hemlocks, giant spruce trees and wetlands. It is steep property connecting to adjacent KPB land and AMHT land which is even steeper and higher with mountain ridges and narrow valleys. These high elevations are exposed to extreme weather and strong winds.

Improving the road access from Questa Woods on Knotwood Street and extending the access road and electric utilities up this mountainside will be very expensive. Road maintenance, especially in the winter, will also be a burden on the limited resources of the Borough. The properties are on bedrock with its associated expenses of septic and wells.

Although the packet map prominently features Camelot, a subdivision to the south, there is no road connection, no bridge north across Salmon Creek from Camelot. There is no road connection because a bridge is a million dollars that the borough does not have, and one that would need constant maintenance in a flood zone.

Instead, the neighborhood to the north of the property, barely noted on the map, is Questa Woods. Traffic from the anticipated 100s of new homes would be funneled from Stoney Holdings north down a now-little-used Knotwood Street

to Bruno Road, then north to Stoney Creek Ave and west to the Seward Highway. This area in Questa Woods is often subject to flooding and loss of property from Glacier/Kwechak Creek, and subject to flood-associated road closures.

The raging glacial river overflowed and flooded Bruno Road again last year on 08/07/24, resulting in many flooded homes and loss of property. Check out the Seward Area Flood Response Facebook page for last year's flooding issues. Or consult the Seward Bear Creek Flood Service Area Board or the KPB Office of Emergency Management for long-term data on both Questa Woods and Camelot flooding.

Is it prudent to place so many new residents in jeopardy as they try to leave or return home through this flood hazard zone?

The intersection of Stoney Creek Ave with the Seward Highway includes a railroad crossing with crossing gates that is so close to the highway that school buses are not allowed into this subdivision. All the Questa Woods subdivision students must walk or be picked up at this intersection in the dark of morning and afternoon every school day, adding to the congestion and hazards.

Is it prudent to place so many new residents and their children in jeopardy as they try to leave or return home through this hazardous intersection?

The limited distance between the railroad crossing and the highway also means that traffic will be backed up on the highway waiting to turn onto Stoney Creek while the train is crossing. Traffic will also be backed up on Stoney Creek Ave, which is less of a hazard while waiting, but will cause considerable congestion once the train is gone and the line of cars emerges onto the highway, most likely trying to turn left across the busy highway.

Steep slopes, bedrock, high elevation, extreme weather, expensive road construction and electric utility extension, expensive septic and well installation, flooding hazards, traffic congestion, hazardous railroad crossing, hazardous highway intersection, no school bus service.

I encourage you to check out this parcel, the elevation contours, and the access through Questa Woods on the ViewKPB website before you appropriate funds for the road study or pursue the over million dollar purchase. This is not a realistic of feasible solution for the area's housing needs.

Sincerely,
Carol Griswold
Seward resident

FW: <EXTERNAL-SENDER>Ordinance 2024-19-24 80 Acre Purchase from Stoney Holdings

From: bingman@seward.net <bingman@seward.net>

Sent: Thursday, January 30, 2025 2:36 PM

To: G_Notify_AssemblyClerk <G_Notify_AssemblyClerk@kpb.us>

Subject: <EXTERNAL-SENDER>Ordinance 2024-19-24 80 Acre Purchase from Stoney Holdings

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.

Dear Assembly Members,

I am pleased to see that the KPB is making an effort to make more land for development available in the Seward area. The purchase that you propose would, on paper, look like a quick and easy solution to gain access to the Iditarod/Saw Mill Creek valley. The problem is, in reality it would require a difficult, expensive, mile long road over a 500 foot ridge and back down just to reach the property line of the land you wish to access.

The route that would develop would start with a difficult exit from the Seward highway across the AK RR tracks, then through the entire Questa Woods neighborhood on sub-standard quality roads to get to the property on Knotwood St. Then the difficult uphill route would begin over the ridge and down.

An alternative I would suggest is an easier route starting at approximately Mile 1 of Nash Road. The Fackler family owns parcel #14529003 and #14412027 which adjoin the KPB property approx. 1000' from Nash Road. It would require negotiations with the Fackler family but is a short and simple access route to the KPB property.

Another alternative route would be a 3-4 mile road starting at approx. Mile 2 of Nash Road and running to Bear Lake, opening thousands of acres to development. Reaching KPB property would require working with AK DNR and possibly CIRI Corp.

Thank you for your efforts on this matter. I hope that I have provided some useful input for easier and more realistic solutions to gain access to suitable land for residential development.

Sincerely,

Bob Bingman, Seward

Subject:

FW: New Public Comment to Assembly Members

From: Kenai Peninsula Borough <webmaster@kpb.us>**Sent:** Friday, January 31, 2025 11:08 PM**To:** BoroughAssembly <Borough-Assembly@kpb.us>; Mayor's Department <MayorDepartmental@kpb.us>**Cc:** G_Notify_AssemblyClerk <G_Notify_AssemblyClerk@kpb.us>**Subject:** New Public Comment to Assembly Members**Your Name:** Cindy Ranta**Your Email:** cindyaranta@gmail.com**Subject:** Blueberry Hill**Message:**

As property owners of 13030 Knotwood St, which borders the Blueberry Hill Parcel in Questa Woods Subdivision, Seward AK, we would like to express our concerns over the proposed KPB purchase of the Blueberry Hill Parcel, eventually leading to the development of the adjacent 2300 acres of KPB land. There are many factors that make this purchase and proposed development questionable, due to the layout of the land, which is mountainous. How much of the 2300 acres is feasible to be developed? The unimaginable cost to develop the site (mountains), the associated costs with improving the current infrastructure, as well as the excessive purchase price of 1.2 million dollars, will create a tax burden with little benefit. If this were usable land, it would be quite different. Where will the funds come from? A feasibility study was done in similar terrain on Nash Rd, which proved to not be viable. Has the KPB reviewed this study? Other than what has been mentioned above, here are some additional concerns:

- The railroad crossing at the Seward Highway and Stoney Creek Rd, does not have a safe setback.
- The Glacier Creek bridge would need replaced or upgraded, as it is too narrow.
- The flood waters continually ravage the Questa Woods neighborhood.
- The existing infrastructure cannot support a new housing development.
- o The critical access roads are not designed to accommodate the increase in traffic.
- o The existing roads are in the floodplain. They would need to be brought up to borough standards to improve drainage.
- o A bigger powerline would need to be installed. How would this be done, where would it come from, and what is the associated cost?
- What is the timeline of the project? If it is not within a few years, it is not useful for the housing issue.
- In the event this development is approved, will there be a moratorium on nightly rentals? If not, this project will not be an "important location for long-term community expansion" as stated in the ordinance.

We are also concerned that the zoning for the Blueberry Hill Parcel is being changed from "Residential" to "Rural", which would be "No Restrictions". If this parcel is to support long-term development for residential use, the zoning should reflect such.

Thank you - Niklas and Cindy Ranta

FW: New Public Comment to Assembly Members

From: Kenai Peninsula Borough <webmaster@kpb.us>
Sent: Monday, February 3, 2025 9:59 AM
To: BoroughAssembly <Borough-Assembly@kpb.us>; Mayor's Department <MayorDepartmental@kpb.us>
Cc: G_Notify_AssemblyClerk <G_Notify_AssemblyClerk@kpb.us>
Subject: New Public Comment to Assembly Members

Your Name: Robin Ray Collman

Your Email: pscollman@gmail.com

Subject: Land use

Message:

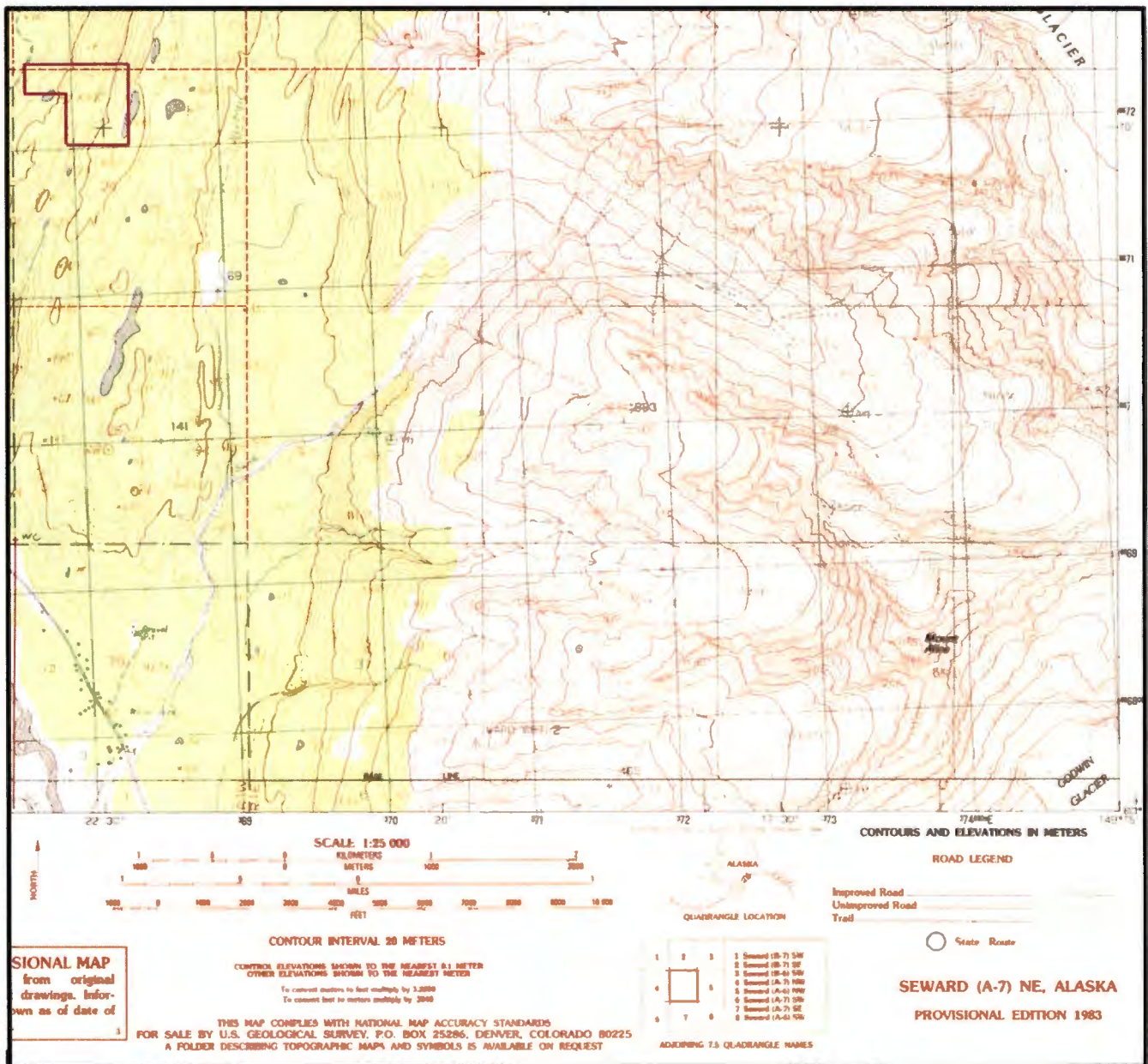
I have lived on Stoney ck. rd. since 1975. I have seen some good things and some bad. I think this new development in the Questa Woods sub. is very bad. We have one road out over RR tracks.

02February2025

To: Mayor Peter A. Micciche and the Kenai Peninsula Borough
cc. Cindy Ecklund, Eastern Kenai Peninsula Representative

Re: Ordinance 2024-19-24

Title: An Ordinance Authorizing the Acquisition of 80 Acres of Real Property Located in Seward, Appropriating Funds from the Land Trust Investment Fund and Land Trust Fund for the Purchase, and Authorizing a Memorandum of Agreement for the Completion of a Road Access Feasibility Study (Mayor)



Points to be Considered:

- Elevation gains of property acquisition under consideration (based on USGS topo map "SEWARD (A-7) NE": $140\text{m} \times 3.28 = 459.2$ feet elevation gain for distance of apx. 3,000 feet = grade of 15.3% (elevation angle: 0.15182)
- Information found on one engineering forum states: "The current regulations for a subdivision streets set the maximum slope to 14%; ... Interestingly the 14% street grade appears to conflict with the International Fire Code max of 10%".
- From the "2030 Comprehensive Plan Update: Vol. 2: City of Seward"... regarding flooding in Questa Woods and housing concerns.



7.1 Summary of Planning Issues and Trends

- * Home values increased significantly between the years 2000 and 2010.
- * The portion of single unit detached housing increased markedly between the years 2000 and 2010. The number of structures with 2 or more units fell from 41% to 31% of the total housing stock.
- * The rate of housing developed outside city limits continues to outpace development within Seward. This trend could have long term implications, such as increased cost of services, the development of natural amenities, and a change in the "character" of Seward. The city can continue to explore incentives to develop reasonably priced housing within Seward, such as zoning changes or tax increment financing.

14.2.7 Subdivision Flooding

As a result of city floodplain delineation, planning, and flood control projects, most flooding during high rainfall events occurs outside of municipal boundaries. The Old Mill Subdivision and the Questa Woods area are very vulnerable to flooding.



My Questions and Concerns:

After a relatively simple amount of online data-collection it's obvious that appropriating funds to authorize the acquisition of 80 acres of land and authorizing a road feasibility study is completely ill-advised.

The data shows that road access via the Stoney Creek Canopy Adventures property in the Questa Woods subdivision would be dangerous, extremely expensive, and would not serve the year-round residents of Seward, and most definitely not those of us who live in the Questa Woods subdivision... let alone our already over-extended road crews and emergency services. I wonder who this acquisition is really meant to benefit? I've been a resident of Seward for nearly 36 years. I find it pretty egregious that my tax dollars are even being considered for this boondoggle.

Sincerely,
Kirstie Lorelei Willean
Seward, Alaska

Subject:

FW: <EXTERNAL-SENDER>public comment on ordinance 2024-19-24 to purchase 80 acres of land outside Seward

-----Original Message-----

From: johnsonkeagle@arctic.net <johnsonkeagle@arctic.net>

Sent: Monday, February 3, 2025 3:40 PM

To: G_Notify_AssemblyClerk <G_Notify_AssemblyClerk@kpb.us>

Subject: <EXTERNAL-SENDER>public comment on ordinance 2024-19-24 to purchase 80 acres of land outside Seward

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re: ordinance 2024-19-24 to purchase 80 acres outside Seward

Dear mayor and KPB borough board members,

My family are longstanding neighbors (22 years) of the 80 acre area proposed for purchase in this ordinance. I am opposed to this study and purchase for these reasons:

- The topography of the 80 acres, adjacent KPB parcel, and MHT parcel is extremely unsuitable for residential development. This purchase would be an extremely poor use of taxpayer monies as it would result in an extremely limited amount of developable land. We have hiked it extensively over the years picking berries and have been impressed with its vertical drainages throughout.
- Looking at other parcels in the Seward area for purchase would be much more suitable for development of a residential area than this proposed purchase area.
- Rezoning this area from residential to rural would be dishonest if the whole intention is to develop for residential purposes. I am opposed to this rezoning.
- If this purchase were to go through it would need its own access road off the Seward HWY (as the added volume of traffic would not be sustainable by other access roads). This would entail an extensive bridge over Upper Salmon Creek: an extremely expensive bridge as it is wide with many braids through that area.
- If this area is still to be considered for development (despite its poor qualities)- please look at access off of Nash Road leading north up into the MHT parcel and then into the KPB parcel. This makes a lot more sense and would not entail a purchase of the 80 acres outlined in the ordinance.

Thank you very much for the opportunity to comment on this proposal.

Please contact me with any questions and any other scheduled meetings in Seward for community input.

Tim Johnson (Seward resident)

Subject:

FW: <EXTERNAL-SENDER>Opposition to Ordinance 2024-19-24

From: Michelle Keagle <keaglemk@gmail.com>

Sent: Monday, February 3, 2025 3:42 PM

To: G_Notify_AssemblyClerk <G_Notify_AssemblyClerk@kpb.us>

Subject: <EXTERNAL-SENDER>Opposition to Ordinance 2024-19-24

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To the Kenai Peninsula Borough Assembly:

I am writing to oppose the approval of Ordinance 2024-19-24 for the following reasons:

- Buying a property before it is surveyed for accessibility and realistic development potential is shortsighted, inappropriate and has high potential be a waste of OUR money.
- Changing the designation of the property from “residential” to “rural” will only exacerbate the current long-term housing shortage in Seward by discouraging single and multifamily permanent residences. It also makes it much more expensive to develop because owners are on the hook for putting in their own water and septic systems.
- The difficult terrain of the property will also make it more expensive to develop. A prohibitive cost that will likely exclude the people of Seward who actually need housing like teachers, police and other necessary and essential workers in our community.
- Buying a property with the intent to increase housing without a plan for the increased traffic that will occur along with it is a disservice to the community.

I applaud the Assembly for having Seward’s long-term housing shortage on their radar but nothing about this plan will achieve that goal.

Respectfully,

Michelle Keagle

Seward Resident for 20+ years

Subject:

FW: New Public Comment to Assembly Members

From: Kenai Peninsula Borough <webmaster@kpb.us>**Date:** January 31, 2025 at 10:56:11 AM AKST**To:** BoroughAssembly <Borough-Assembly@kpb.us>, Mayor's Department
<MayorDepartmental@kpb.us>**Cc:** G_Notify_AssemblyClerk <G_Notify_AssemblyClerk@kpb.us>**Subject:** New Public Comment to Assembly Members**Reply-To:** haley.terpenny@gmail.com**Your Name:** Haley Terpenny**Your Email:** haley.terpenny@gmail.com**Subject:** Future development through Questa Woods**Message:**

Hi there, I am a current property owner in the surrounding area that this project is proposed for. I have been attempting to purchase property in this area for the last 3 years , while renting and living in Seward. I am so grateful to finally have my little plot of land and home. I am grateful for the security that provides me. My elderly dog and I really enjoy taking walks around the quiet neighborhood and love living in the woods outside of town. If this area is opened for development, this would greatly disturb the cadence of life for myself and neighbors. I would request more detail into what this land would be available for? Due to this land being "uphill" it is imperative that this land stays in line with the natural environment surrounding it rather than being developed. This is necessary to keep the houses safe in these neighborhoods and continue to preserve the close to the earth existence we all are privileged to enjoy.

Subject:

FW: <EXTERNAL-SENDER>assemblyclerk@kpb.us

From: Jackie Marshall <jackiemarshall1990@gmail.com>
Date: February 3, 2025 at 6:25:37 PM AKST
To: G_Notify_AssemblyClerk <G_Notify_AssemblyClerk@kpb.us>
Subject: <EXTERNAL-SENDER>assemblyclerk@kpb.us

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Greetings,

My name is Jackie Marshall. My husband and I have lived at 33200 Vinewood Lane - Questa Woods Subdivision - Seward, Alaska since the building of our home in the summer of 1994. We also own the connecting north lot.

While I understand and appreciate the need for more housing in Seward, I have many questions and concerns on the proposed feasibility study to develop roads and lots for potential home building sites in the area between Salmon Creek/Camelot area and the Questa Woods Subdivision.

As there are already road maintenance and traffic safety concerns in the Questa Woods neighborhood, I am trying to wrap my head around the idea of more traffic in my neighborhood that currently has only one way out via the nearly one lane bridge over Glacier Creek.

If the Borough moves forward with the development, will another bridge be installed on the south end of the Questa Woods Subdivision?

As it stands now, Questa Woods is utilized heavily by kids on their four wheelers and dirt bikes as a race course in the summer months- I can imagine the back roads mischief increasing if the proposed development of a road between Salmon Creek/Camelot and Questa Woods moves forward.

On any given day or night people are walking their dogs, riding their bikes and horses and strolling through the Questa Woods neighborhood with little ones. As it is now, cars travel through the area above the 25 mile speed limit. What are some of the ideas to help mitigate the wear and tear and the additional safety issues should the proposed road development come to fruition?

And finally, has the specific location for this proposed road connecting Questa Woods and Salmon Creek/Camelot been determined?

Thank you in advance for taking the time to read and consider my concerns. I plan to attend the Zoom meeting on Tuesday, February 4 at 6pm.

Respectfully,

Jackie Marshall
33200 Vinewood Lane
Seward, Alaska
jackiemarshall1990@gmail.com
907.491.0064

Subject:

FW: <EXTERNAL-SENDER>Ordinance 2024-19-24

From: Jewel Williams <jewel.a.williams71@gmail.com>

Date: February 3, 2025 at 6:26:19 PM AKST

To: G_Notify_AssemblyClerk <G_Notify_AssemblyClerk@kpb.us>

Subject: <EXTERNAL-SENDER>Ordinance 2024-19-24

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Ordinance 2024-19-24 Authorizing the Acquisition of 80 acres of Property Located in Questa Woods Seward, Alaska...

Dear Assembly Members, I am writing to express my concerns regarding the proposed access route through Questa Woods and the potential challenges it presents to the neighborhood. After careful consideration of the current plan, I believe there are significant issues that should be addressed before moving forward.

1. **Inappropriate Access Route:** The proposed access through the existing neighborhood is not a suitable option, as it increases traffic congestion and disrupts the established residential area. This could lead to safety hazards and an overall decline in neighborhood quality. Questa Woods does not have school bus access. The train tracks close to the highway prevents the bus from entering. This would not be the case if an alternative route such as off Nash Road were to be used.
2. **Steep Grade and Snow Removal Challenges:** The steep grade of the proposed route presents a serious issue, especially during winter months. Snow removal will be difficult and costly, posing risks for both residents and emergency services trying to navigate the area. Shoreside Petroleum should be contacted about their thoughts on providing fuel during the winter on the proposed route over the top of the very steep hill.
3. **Single Bridge Access Concern:** The reliance on a single bridge for access creates a bottleneck and a potential point of failure. In case of emergencies, road maintenance, or natural disasters, this could severely limit ingress and egress, endangering public safety. Multiple recent floods have given great concerns on this matter. Questa Woods has only one way in or out.
4. **Alternative Access via Nash Road:** A more viable solution would be to provide access from Nash Road. This would offer a safer, more efficient route, reducing the impact on the existing neighborhood while ensuring reliable access for all stakeholders.

I urge the relevant authorities to reconsider the current access plan and explore alternatives that prioritize public safety, efficiency, and minimal disruption to existing communities. I appreciate

your attention to this matter and look forward to a revised proposal that better serves the community's needs. We have lived in Questa Woods for 17 years and have extensive knowledge of the property and challenges.

Thank you for your time and consideration. Please feel free to contact me if further discussion is required.

Sincerely,

Jewel Williams and Nathan Smith

12796 Madera Lane

Seward Ak 99664

907-491-1300

Subject:

FW: <EXTERNAL-SENDER>Fwd: ordinance 2024-19-24 affic is excessive

From: christopher wieland <chrisloveslinda@gmail.com>

Date: February 3, 2025 at 6:31:43 PM AKST

To: G_Notify_AssemblyClerk <G_Notify_AssemblyClerk@kpb.us>

Subject: <EXTERNAL-SENDER>Fwd: ordinance 2024-19-24 affic is excessive

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----- Forwarded message -----

From: christopher wieland <chrisloveslinda@gmail.com>

Date: Fri, Jan 31, 2025, 2:26 PM

Subject: RE: ordinance 2024-19-24 affic is excessive

To: <clerk@kpb.us>

As homeowners and full-time residents in Questa Woods subdivision we would like to send this letter as a comment from the community. This proposal would have huge impact on us.

We reside permanently and year round on the corner of Stoney Creek and Bruno, the corner which accommodates almost all of the traffic coming into Questa Woods, being only one road in or out from the highway. This is an extremely busy corner, throughout the year, summer, tourist season, and winter. This 2 lane rural and narrow road, with limited visibility due to corners, curves, poses safely hazard concerns for the multiple types of traffic. We hear traffic noise day and night, vehicles often sliding off the roadway into the ditch on our corner. There are multiple different vehicles driving here: cars, pickups, motorhomes, vehicles towing trailers, 4 wheelers, motorcycles, snow machines, snow plows, road graders, semitrucks, delivery trucks, vans, buses, plus a variety of pedestrians walking, running, skiing, walking pets. There are elderly people driving slowly and cautiously, and also people speeding and driving recklessly, testing how much their vehicle will slide around the curve. There have been many near miss crashes. There are also many bicycles without much room to go if a vehicle goes off the roadway. These multiple types of vehicles and multiple speeds they travel pose much safety risk. EG: residents backing out of their driveway and a vehicle zooming through the neighborhood, on their phone, not watching. There are also children who walk to the school bus and back home.

The community of Seward definitely needs more available housing, Our primary concern is managing volume of traffic and providing safety for all of the residents in this neighborhood. Almost all of the traffic in Questa Woods is funneled through this one intersection for the entire subdivision because there is only one access in and out from Seward Highway. More traffic would make an already bad situation into a nightmare.

Also, apparently there is a partnership in this land deal between the borough and a mental health organization, perhaps part for a housing development and part for a mental health facility. It is not clear to us what exactly is the plan. We certainly have questions regarding the type of facility, how large, what kind of clients it would serve, if it would be an inpatient or an outpatient facility, and the potential impact on the families, children, elderly people who live in this neighborhood. Safety for this community is our concern.

Thankyou in advance for considering our concerns about our neighborhood. Feel free to contact us in the future if we can help facilitate this endeavor. Our mailing address is PO Box 1730, Seward, AK 99664. Physical address is 33175 Stoney Creek Ave.
email chrisloveslinda@gmail.com

Respectively,
Chris and Linda Wieland

Subject:

FW: <EXTERNAL-SENDER>Ordinance 2024-19-24

From: Ann Ghicadus <anng@arctic.net>

Sent: Monday, February 3, 2025 10:39 PM

To: G_Notify_AssemblyClerk <G_Notify_AssemblyClerk@kpb.us>

Subject: <EXTERNAL-SENDER>Ordinance 2024-19-24

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.

Dear Mayor and Assembly,

I have read Carol Griswold and Mark Luttrell's thorough letters and agree with both of them.

I'd like to add my name to the burgeoning list of folks opposed to Ordinance 2024-19-24 seeking acquisition of 80 acres of property that will connect to 2500 acres of hard-to-access property between Questa Woods and Camelot in Seward.

In the event that it passes, I would urge a much closer and on-the-ground look at the issues at hand.

Sincerely,

Ann Ghicadus

12362 King Arthur Drive, Camelot, Seward

Subject:

FW: New Public Comment to Assembly Members

From: Kenai Peninsula Borough <webmaster@kpb.us>**Sent:** Thursday, February 6, 2025 12:00 AM**To:** BoroughAssembly <Borough-Assembly@kpb.us>; Mayor's Department <MayorDepartmental@kpb.us>**Cc:** G_Notify_AssemblyClerk <G_Notify_AssemblyClerk@kpb.us>**Subject:** New Public Comment to Assembly Members**Your Name:** Jeffrey Seward**Your Email:** Jdseward1978@gmail.com**Subject:** Blueberry Hill proposed development, Seward**Message:**

In regards to the proposed City of Seward purchase of 80 acres from Stoney Creek Holdings, I am adamantly opposed.

Not only is the purchase price of \$1.2 million excessive for this parcel, the increased access traffic will be detrimental to the current residents of Questa Woods Subdivision. The terrain in question is incredibly steep and will be challenging for emergency services, road maintenance, and deliveries of heating oil, propane, parcels, etc.

The adjacent 1,200 acres of KPB land is also critical habitat for brown bears, moose, owls, and other wildlife that depend on undeveloped corridors for travel between the surrounding alpine and riparian areas. Development of this area will only further displace wildlife.

If the City of Seward is determined to use the 1,200 plus acres of KPB land for future development, they need to consider alternative access points via Nash Road/Sawmill Creek, or the possibility of Eminent Domain Right of Way in a more practical access location. At the very least this should be included in any feasibility study for road access. Best Management Practices will find that the 80 acre Stoney Creek Holdings property is a less than ideal access point for such a development.

Sincerely,
Jeffrey David Seward