

Dear Assembly Members,

We recently became aware of an amendment to Resolution 2019-020 presented by Mr. Blakeley. We are writing this letter in opposition to Mr. Blakeley's request to add KPB Parcel number 059-302-07 back to the reclassification of borough owned land. This particular parcel of land was up for discussion at the February 4th Planning Commission meeting, and removal of this parcel from the land sale was recommended at that time.

Our family currently resides at 526 Knoll Circle, just on the other side of this parcel of land. Previous to living here, we lived in two separate subdivisions similar to the type of subdivision that would, no doubt, occupy this parcel of land should the land be reclassified and sold. When we were searching for a home we only looked in the Riverwatch and Diane Lane neighborhoods as they provided us with the close proximity to schools, stores and walking trails, while staying within city limits and giving us the feel of being out of city limits. The main reason that we have the quiet "out of town" feeling in our neighborhood is because of this large parcel of land that is currently classified as government property.

The current housing market in our area is declining. Many houses within city limits (new and old ones) have sat vacant all winter long because the market is not what it used to be. There are many houses currently for sale or vacant in the newest subdivision in Soldotna, located just a few blocks away from the parcel of land currently up for consideration. We would much rather see that land be used to develop the Soldotna Cemetery, our public schools, or additional walking trails to add to the existing trail running between our neighborhood and our schools, than be just another neighborhood of empty houses. We respectfully request that KPB Parcel number 059-302-07 remain zoned as government property.

Thank you,

Brian & Tiffany Eck

Sarah R. Jones
258 Riverwatch Drive
PO Box 2358
Soldotna, Alaska
99669

Dear Assembly,

I write this letter in opposition of the re-classification of Parcel ID 059-302-07 located within the city limits of Soldotna. This approximate 20 acre parcel sits directly behind the Mooring By The River subdivision where I have lived since 1995. I bought this property and built my home because it was a small, quiet neighborhood in the heart of Soldotna very near Soldotna High School where I taught for twenty six year. I carefully investigated the classification of surrounding property before purchasing my lot and was told that the property between Redoubt Elementary and the current Soldotna Cemetery was classified as government property and would not be developed. The unity trail runs adjacent to the parcel which is a popular dog walking area not to mention a path for runners, walkers and wildlife.

As I look at the economics of our area and the availability of real estate, there doesn't appear to be a current need for residential development within the City of Soldotna. Many homes are currently for sale, and unfortunately real estate sales are down. I ask the Assembly to act with integrity and uphold the current classification of Parcel ID 059-302-07. The property owners were assured at the time their property was purchased that the adjoining property in question would not be developed or have the classification changed. It is your duty as members of the Assembly to honor that assurance.

Sincerely,

Sarah R. Jones

Francisco and Laura Garcia
227 Knoll Circle
Soldotna, AK 99669

Dear Assembly,

We are writing in opposition to Mr. Blakeley's amendment re-classification of parcel 059-302-07. On February 4, 2019 the Planning Commission recommended removal of this parcel from the reclassification process. There doesn't seem to be a need for residential development in the city of Soldotna as there are currently many homes for sale and the market seems to have become stagnate. The nearly 20 acres sits between Redoubt Elementary and Soldotna cemetery and backs up to our very quiet neighborhood. We purchased our home in 2012 because of the secluded feel that this neighborhood offers. Developing the land would be very disruptive not only to the current residence of Mooring by the River but to the students and staff at Redoubt Elementary as well as the peaceful quiet of the cemetery for residences visiting their loved ones.

Francisco M. Garcia
Laura Garcia

Assembly Members,

I am writing this comment in opposition to Mr. Blakeley's amendment to Resolution 2019-020 which would add KPB Parcel No. 059-302-07 back to the reclassification of borough owned land.

On February 4, 2019, the Planning Commission recommended removal of this parcel from the reclassification process. There were 9 public comments submitted to the Planning Commission regarding this parcel in addition to multiple residents who came to testify in person.

The nearly 20 acres in question sits directly behind our home at 523 Knoll Circle. We have lived in our home since late 2017 and when we bought the property we fell in love with the quiet, small neighborhood in the heart of Soldotna. We were told the 20 acres behind our house would not be developed as it was classified as government property. The city of Soldotna unity trail runs adjacent to the parcel which is home to wildlife, runners, dog walkers and playing children. Additionally, the property is adjacent to the Soldotna cemetery. My father is buried there and we enjoy the quiet, peaceful tranquility of the cemetery. The cemetery cannot be expanded if this reclassification is approved.

There does not appear to be a current need for residential development within the city of Soldotna as there are many homes currently for sale and the 2018-2019 real estate sales have flat lined. We respectfully ask that you keep the parcel zoned as it currently is.

Thank you,

Holly Behrens.
907-953-2196

Broyles, Randi

From: Bill Raften <NPSParkRanger@hotmail.com>
Sent: Tuesday, March 05, 2019 10:44 AM
To: Broyles, Randi
Subject: <EXTERNAL-SENDER>Resolutriuon 2019-020

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Ms. Broyles,

This is Bill and Tomoka Raften of 529 Knoll Circle, Soldotna. (Parcel ID: 059-301-25 – Legal T 5N R 10W SEC 30 SEWARD MERIDIAN KN [0840160](#) MOORING BY THE RIVER SUB LOT 6 BLK 3.)

We are writing in reference to the notice of proposed land classification change of parcel ID 059-302-07 – Track 3, Memorial Park Subdivision as shown on Plat #2011-11, Kenai Recording District. Our property is directly next to this proposed land classification change. I wish I could attend the meeting tonight, but I am about to leave for work.

We are unequivocally against this change in classification for several reasons:

Negative Effects on Home Values and Peaceful Residential Experience

This is currently one of the nicest neighborhoods in Soldotna. This is because of the safe environment, ample space between the homes, it is quiet and the large amount of woods in the area. This is why we moved our family to this desirable location. This is an expensive neighborhood, but we felt that these benefits were worth the costs. If this proposal goes through, the (people and vehicular) traffic will increase and there will be a substantial increase in visual and noise pollution. Developing this property will not only ruin the tranquil atmosphere, but will also immediately have a negative effect on our property values. There are very few places in Soldotna that allow for a peaceful residential experience within the city limits, what exists must not be destroyed. Again, this safe and peaceful residential experience within the city limits is the reason that we chose this neighborhood.

Access and Safety Concerns - Mooring by the River neighborhood

We would especially hate to see access to this development from the Mooring by the River neighborhood side. This will not only increase traffic substantially adding amplified noise, air pollution and danger to the large number of children who play in the area, but even more negatively effect the home values of our neighborhood.

Access and Safety Concerns - West Redoubt Avenue

There are three schools in the immediate area affected by this proposal. I think that the extra traffic along West Redoubt Avenue will not only add noise, but will pose an extra and unnecessary danger to the kids who walk to the Soldotna Prep School as well as Redoubt Elementary Schools. There is enough traffic along West Redoubt Avenue and adding additional homes will only substantially and unnecessarily increase the chances of people getting hurt.

Memorial Park – Destruction of Serenity

Were the families of people interned at the Memorial Park also notified? I believe a reason that people wanted to be buried there (or that families chose to have their loved ones buried there) was, in part, due to the serene atmosphere. It is nestled in the woods and by the River, with very little noise and traffic. The Borough should have a moral obligation to notify families of all of the people interned at the cemetery so they can give their comments. This development will completely destroy the peaceful experience that we all expect when visiting our loved ones who have passed. The development boundary is so close to the cemetery that I think that there will be no way to maintain this serenity.

Memorial Park – Disrespectfulness for Veterans

Along the lines of the interned, I think that choosing to develop housing so close to the veterans' site is disgracing the veterans. When they decided to be buried there, they believed that they would be at peace for the rest of time, in a quiet, wooded location, not have their space sold off to the highest bidder.

We appreciate you time and consideration of our comments. Please feel free to contact us if you have any questions or comments.

Thanks again,

/s/ Bill Raften

/s/ Tomoka Raften

Bill and Tomoka Raften

[\(907\) 350-2845](tel:9073502845)

Broyles, Randi

From: Jerry C. Hu, DDS <drjerryhu@gmail.com>
Sent: Tuesday, March 05, 2019 10:46 AM
To: Broyles, Randi
Subject: <EXTERNAL-SENDER>Opposition

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.

March 5, 2019

This is the Hu Family. We asked that the Borough keep our area zoned as it currently is. We have lived in the neighborhood for years and love the peacefulness and serenity. The trail and landscape is ideal for our 3 boys to play, run and have fun, and it is a safe neighborhood. We ask to please keep it the same.

Thank you
Respectfully,

Hu Family
Dr Jerry Hu and Mrs Sharon Hu

To: Kenai Peninsula Borough Assembly
From: Peter E. McKay
Subject: Public Comments regarding KPB Planning Proposed Classification of Parcel ID No. 013-028-11 and 013-028-12
Date: 2/25/19

Assembly members,

The Kenai Peninsula Borough (KPB) Planning Department has proposed changing the Classification of several Parcels.

I am writing to ask the Assembly members to reject the proposed Classification change for KPB Parcel ID No's 013-028-11 and 013-028-12. The KPB proposes to change these parcels from "Undesignated" to "Rural". This Classification change is the first step towards toward disposal or lease of the property and development of the Parcels.

My objection to this classification change is based on the incomplete responses from the KPB Planning Department to the list of 37 issues and concerns that I submitted. In my opinion – the Parcels should remain "Undesignated" until the issues and concerns are adequately addressed.

My list of many concerns was submitted electronically to the Planning Department on February 3, 2019 and were printed and available as part of the Planning Commission Desk Packet for the February 4, 2019 KPB Planning Commission Public Hearing.

The minutes of the February 4 Planning Commission meeting indicate that several of the 37 issues and concerns were discussed - in a general manner. Mr. Mueller of the KPB Planning Department did state that "the questions were all good ones that are often asked in land management".

I am particularly concerned that the Planning Commission did not address my concerns about power and road access to the Parcels and the potential impact to my neighborhood. Discussion with the KPB Planning staff indicate that KPB may be involved in additional surveying and land study this summer and may be the developer of these parcels. This may include resolution of the ROW and access issues. Now is the time to detail a development plan for the land use – prior to classification.

In addition, the Department / Agency Comments were not addressed. The Alaska Department of Fish and Game commented that public access to an existing trail that bisects the two Parcels should be preserved. I did not find any record of discussion of this in the Commission meeting minutes.

Ultimately the Planning Commission did not follow my recommendation to take no action on these two Parcels – and the Planning Commission voted on February 4, to recommend the Classification change to the Assembly.

This matter is now before the KPB Assembly for a vote.

In my opinion these parcels are not ready to be re-classified at this time. There are many issues that need to be resolved first. The development of these parcels should proceed in a thorough and measured manner.

I ask the members of the KPB Assembly to please reject the proposed Classification change for KPB Parcel ID No's 013-028-11 and 013-028-12 at this time.

Respectfully

Peter McKay

55441 Chinook Rd

Kenai, AK 99611

(907) 776-5745

To: Kenai Peninsula Land Management
Planning Department
144 N. Binkley St.
Soldotna, AK 99669

From: Peter McKay
55441 Chinook Rd
Kenai, AK 99611

Date: February 3, 2019

Subject: Public Comments on proposed re-classification of KPB Parcels No. 013-020-11 and 013-020-12.

I am writing to comment on proposed re-classification of KPB Parcels No. 013-020-11 and 013-020-12.

This matter is scheduled for discussion before the KPB Planning Commission on Monday February 4.

I live in this area - within a 1/2 mile of Parcel No. 013-020-11.

I do not have a problem with the current classification of the two parcels - Undesignated.

For me - Undesignated means that the lots will not be developed and the KPB will keep these lots in the bank for the future.

This move to reclassify the two parcels is the first step toward development of the parcels.

This step is one that permits public input and allows public questions.

Here are some of my questions.

1. Why is this land being reclassified at this time?
2. Who initiated this proposal?
3. What is the purpose of the reclassification?
4. Is disposal (sale) of the parcels planned?
5. If so, what is the time frame for disposal?
6. Will the properties be sold by public auction?
7. Will the parcels/lots be offered by lottery?
8. Will the parcels/lots be offered by sealed bid?
9. What future development is proposed for the property?
10. Why is the proposed reclassification (only) "rural?"
11. Has the Borough considered the classification "Residential?"
12. Has the Borough considered the classification "Institutional?" This could limit the parcels use to a summer camp use or other institutional entity.
13. Has the Borough considered the classification "Preservation?" This would preserve the area for waterfowl, beavers, bears and other wildlife that currently live in and use the parcels. This could be applied to parts of the parcel(s).
14. Have any critical fish and wildlife habitat been identified in the parcels? Bear dens? Eagle nests, beaver lodges etc.
15. Has the Borough considered using multiple classifications? For example, some section(s) of the parcels could be rural, some preservation, resource etc.

16. Will these parcels be surveyed, subdivided by the borough and then offered to the public?
17. Will the development of the subdivisions be done by the Borough, or will these be private developments?
18. What sized parcels are under consideration?
19. In the Borough G4 information packet on page 210, the Finding of Facts No. 7 - classification of soils the findings indicate that soils would be "very limited for septic tank absorption" and "limited for dwelling sites". I do not agree with these soil classifications and the assumption that these would not make good dwelling sites. It is my experience that the underlying sand/gravel below the surface soil provides outstanding drainage in many locations in these parcels. I recommend the Borough perform several more soil samples prior to the determination that the soil is largely limited for septic tank absorption/drainage and largely unsuited for dwelling sites.
20. I request the Borough please present to the public the financial calculations for the many possible land disposal strategies. This would include options to include no classification change or development at this time, development and disposal of the parcels in one sale, two parcels etc. all the way down to disposal of individual assorted size lots from 1-3-5 acres. This would include evaluation of the potential revenue of the disposal by private sale, public outcry auction, sealed bid, lottery etc. This would include the financial effects of the various parcel classifications. If possible - the effects of future property tax income to the Borough from the various disposal scenarios should be considered.
21. Has the Borough performed archeological surveys of the subject parcels to ensure that native remains, and cultural resources are not present or impacted?
22. Does the Borough propose public access to Suneva Lake?
23. Would non-lake front lots in the subdivision(s) have access to Suneva Lake?
24. Would the lots on the lake be suitable for float planes?
25. Would there be zoning issues for float planes if the classifications were "Residential?", "Rural?", "Preservation?"
26. Please clarify what the Borough means by the statement: "50-foot-wide public easement along the shoreline of Suneva Lake." (as found on Page 4 of the mailer).
27. Would property rights of land owners extend to the lake (waterline)?
28. Would structures (docks etc.) in the lake be permitted?
29. Would there be zoning issues for docks if the classifications were "Residential?", "Rural?", "Preservation?"
30. Would there be watercraft permitted in the lake?
31. Would there be zoning issues for watercraft if the classifications were "Residential?", "Rural?", "Preservation?"
32. The information packet indicates that power and road access to at least one of the parcels is planned via Sockeye Ave. This potentially could increase traffic in my neighborhood. I have many concerns about how this component of development will be managed.
33. Has the borough evaluated the suitability of Kishka Rd and Sockeye Ave for this increased traffic?

34. Will the Borough make improvements to these existing roadways and/or subdivision access roads?
35. Will the Borough provide road maintenance to existing roads and/or subdivision access roads?
36. Does the Borough plan a capitol project to install an engineered dam at the North end of Suneva Lake? A breach of the (home-made) dam at the North end of Suneva Lake could cause lakefront properties to lose their lake.
37. Will road installations or other parts of development require crossing or disturbing any waters that may require permit(s) from the Army Corps of Engineers?

In my opinion these parcels are not ready to be re-classified at this time. There are many issues that need to be resolved first.

The development plans for these parcels needs to be more fully detailed before reclassification and then disposal is approved by the Planning Commission.

Respectfully
Pete

Peter McKay
55441 Chinook Rd
Kenai, AK 99611