

**From:** Blankenship, Johni  
**Sent:** Monday, July 5, 2021 4:14 PM  
**To:** Broyles, Randi  
**Subject:** Fwd: <EXTERNAL-SENDER>Land use classification for borough parcels in Homer, Ordinance 2021-23  
**Attachments:** IMG\_0632.jpeg; IMG\_0633.jpeg; IMG\_0634.jpeg; IMG\_0639.jpeg; IMG\_0642.jpeg; IMG\_0643.jpeg; IMG\_0645.jpeg; IMG\_0648.jpeg; IMG\_0638.jpeg

Sent from my iPhone

Begin forwarded message:

**From:** Rika Mouw <rikamouw@gmail.com>  
**Date:** July 5, 2021 at 12:06:32 PM AKDT  
**To:** G\_Notify\_AssemblyClerk <G\_Notify\_AssemblyClerk@kpb.us>  
**Subject:** <EXTERNAL-SENDER>Land use classification for borough parcels in Homer, Ordinance 2021-23

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 members of the Kenai Borough Assembly,  
Regarding the 25 acres owned by KPB in the Beluga Wetlands Complex in Homer, I urge you to listen to the borough planning commission's unanimous conclusion at the June 28th meeting (see pages 38-42 of your packet) to step back and allow the local entities in Homer work out a management plan for this land. The testimony and back ground communications by the City of Homer are strong considerations to follow. The City of Homer, Moose Habitat Inc., the Kachemak Bay National Estuarine Research Reserve and representatives of the Northern Enterprise Boatyard plan to meet to come to an agreeable outcome that recognizes ground and surface water management issues, habitat, neighborhood concerns and how to move forward in working in the best way to allow for commercial development.

There is a need to study this area to figure out a long term management plan for the area. The parties mentioned above are poised to do just that and need time to best work this out. Neighborhood residential concerns, include grappling with rapid coastline erosion due to surface, ground and tidal forces, property values and infrastructure risks of erosion that make for cautious considerations by all parties involved.

I walked the land and found one corner stake that was recently been placed on the NW corner of the parcel ending with 24. The (10) 2.5 acre parcels are heavily vegetated with irreplaceable mature birch, mature spruce trees and there is moving and surface water and ponding through out the land. This area is obviously heavily used by moose through out, i.e. trails, bedding spots and browse.

The incremental loss of tree coverage, loss of carbon sequestering peatland and valuable habitat for moose, especially critical winter habitat, is becoming notable and very concerning.

Please note the informative maps provided by the Homer Soils and Water Conservation district that show various characteristics outlining this area through layers of study, i.e. drainage, soils, wetlands delineation, green infrastructure value and development

costs. <https://www.homerswcd.org/user-files/pdfs/Beluga-Planning-Area-Homer-Vol2.pdf>

I urge you to study them and take note that we in Homer are making every effort to work with all sides on making better choices. Great pages for maps are:

**6&20 for drainage and surface run off,**

**22 for additional drainage information,**

**25 for habitat value,**

**38&40 for wetland rankings,**

**48&49 for green infrastructure and where this green infrastructure is most by development.**

Decisions made regarding this land have incredibly far reaching consequences that must be considered. More time to work out the complexities around it must be given at the local level and cannot be ignored. Please note the proximity of the eroding coast line on which there are many high value residential properties.

I send these photos for each of you to actually see what is at stake as far as carbon sequestration, habitat and old growth birch.

Please be aware and cautious about the classification you give to this landscape.....and subsequent sale of it for commercial development. Infrastructure such as roads, water, sewer and storm water connectivity are grave development considerations and affect multiple property owners in this area. The best use of these parcels are best suited for sale for mitigation measure, especially in the face of ongoing development up higher and in the surrounding area.

Thank you.

Rika Mouw

Homer





**From:** Blankenship, Johni  
**Sent:** Tuesday, July 6, 2021 8:49 AM  
**To:** Broyles, Randi  
**Subject:** FW: <EXTERNAL-SENDER>Public comment for the Assembly 2021-054 and 2021-23

Public comment

**From:** dale <dale@loopylupine.com>  
**Sent:** Monday, July 5, 2021 8:23 PM  
**To:** G\_Notify\_AssemblyClerk <G\_Notify\_AssemblyClerk@kpb.us>  
**Subject:** <EXTERNAL-SENDER>Public comment for the Assembly 2021-054 and 2021-23

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Assembly members,

I urge you to remove 2021-054 from the consent agenda. The Planning Commission recommended removing the 10 parcels in the City of Homer near Kachemak Drive beginning with 179-080 from classification at this time. I testified at the PC meeting and I support the Planning Commission's decision. I am a property owner that was noticed for this proposed classification. The proposed classification of "commercial" is not appropriate for all of those parcels, and more work should be done to determine the proper classification for each one. There are many compelling reasons to take a careful look at these parcels individually, as pointed out by public testimony at the PC meeting, and as noted in the Land Manager's comments and attachments in the PC packet.

For Resolution 2021-23, please support the Planning Commission's motion to recommend removing from the land sale the same 10 parcels in the City of Homer. This should be done to allow all the interested parties to give more input on the proper classification for each parcel, and only then decide which if any to list for sale.

Thank you for your consideration.

Dale Banks  
Box 2888  
Homer, AK