

R2022-032

**Subject:**

FW: Public Comment Re: Proposed land classification parcel 055-010-16

**From:** K & M Lauver <kmlauver@gmail.com>

**Date:** May 16, 2022 at 5:51:08 PM AKDT

**To:** "Mueller, Marcus" <MMueller@kpb.us>

**Subject:** <EXTERNAL-SENDER>Re: Proposed land classification

**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.

Yes please

Thx Marcus

Sent from my iPhone

On May 16, 2022, at 3:31 PM, Mueller, Marcus <MMueller@kpb.us> wrote:

Kevin,

Parcel 055-010-16 located at the end of Maudi Drive is proposed for classification as Residential for the purpose then of proposing the parcel for sale in the borough's general land sale. The property has not been previously classified.

Would you like your email submitted to the Assembly as public comment as well?

Regards,

Marcus A Mueller

Land Management Officer

Geographic Information Systems Manager

Kenai Peninsula Borough

907.714.2204

[mmueller@kpb.us](mailto:mmueller@kpb.us)

clean up the Kenai River. A subdivision full of septic systems would eventually leach waste bacteria into the river aquifer.

There are better suited parcels to develop.

If any action is taken, it should be to classify this as a permanent wildlife corridor and buffer to the river.

Please reply:)

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**Subject:** FW: <EXTERNAL-SENDER>Public Comment, May 17 Assembly meeting, New Business, 1 c, Resolution 2022-032

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**From:** [gcf@x.com](mailto:gcf@x.com) <[gcf@x.com](mailto:gcf@x.com)>

**Sent:** Tuesday, May 17, 2022 11:09 AM

**To:** G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>

**Subject:** <EXTERNAL-SENDER>Public Comment, May 17 Assembly meeting, New Business, 1 c, Resolution 2022-032

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Hello,

I am writing to support the laydown amendment removing Cooper Landing parcel 119-110-19 from Resolution 2022-032. (I had tried twice to submit e-comments to oppose the original resolution before seeing the laydown amendment this morning.) This parcel has historical use as an area dump, and shouldn't be classified as rural, with no restrictions. My family has owned the property across Snug Harbor Road from this lot since 1940, and my mother and grandparents always referred to the parcel as "the old dump" during my childhood – my siblings and I were not allowed to play there because of all the buried and surface garbage. Given the lack of regulations before the 1960s, there could be almost anything buried on the property. My belief is that the lot should be left undisturbed, and that there should not be any development there in the future.

Carol Fox  
PO Box 1151  
Girdwood, AK 99587  
907-250-8223

Owner (with Gerald Fox), 38200 Snug Harbor Road, Cooper Landing

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**Subject:** FW: <EXTERNAL-SENDER>Resolution 2022-32 amendment Cooper Landing Parcel 119-110-19 dump site  
**Attachments:** Snug Harbor Parcel 119-110-19-sent^LLLLLLL.docx

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**From:** g nice <[niceinalaska@yahoo.com](mailto:niceinalaska@yahoo.com)>  
**Sent:** Tuesday, May 17, 2022 12:58 PM  
**To:** G\_Notify\_AssemblyClerk <[G\\_Notify\\_AssemblyClerk@kpb.us](mailto:G_Notify_AssemblyClerk@kpb.us)>  
**Subject:** <EXTERNAL-SENDER>Resolution 2022-32 amendment Cooper Landing Parcel 119-110-19 dump site

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Cooper Landing Parcel 119-110-19

May 17, 2022

We support Resolution 2022-32 with the following amendment to remove/delete Cooper Landing Parcel 119-110-19, an old dump site, for the following reasons for the record:

Information from the United States Forest Service survey plat map completed May 11, 1957, shows the dump on Snug Harbor Road is marked with the hand printed word “dump” across Lot 2A of 3.24 acres. Testimonials of longtime residents of Cooper Landing and current and former members of the Cooper Landing Advisory Planning Commission validate the old dump site. This needs to be put in the record, survey plat books and the Cooper Landing Land Use Classification Plan, along with proper reclassification.

We are thankful Parcel 119-110-19 was removed by amendment this time. But what about the future? There will be less longtime residents to testify. This seems only to be a band aid. We had been told it does not fit the classification of “Preservation”, possibly as “Government”, but not exactly. We urge the Assembly to direct further action be taken to have this properly classified to protect the future of this parcel and clearly label as “dump”, “not to be disturbed”.

This Parcel 119-110-19 needs to be protected for the future.

In the interest of all the homeowners, the safety of their wells, and proximity to Kenai Lake, Snug Harbor as a Dump Site, to be left alone and not disturbed.

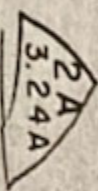
Jerry and Kim Neis PO Box 595 Cooper Landing, AK 99572

907-595-3516 [niceinalaska@yahoo.com](mailto:niceinalaska@yahoo.com)

SURVEY NO. 3531

N. 1° 11' W.  
4.500

N 66° 35' E 3.329  
N 88° 49' E 7.190



5.88° 49' W.

7.190

32.983

N 1° 11' W.  
(4.500)

3  
1.58A

3.500

3.500

N 1° 11' W.  
4.500

3  
1.58A

3.500

3.500

Reserved for

Water supply

*Original Survey*







Regarding the garbage dump site on Snug Harbor Road  
Cooper Landing, AK 99572

I went to the Cooper Landing Museum on Sunday April 2 and looked at the brad-bound book of maps (survey plat donated to the Museum from the USFS office in Seward years ago. As expected I found the dump indicated on Snug Harbor Road as you will see in these pictures. The word was hand printed across Lot 2A of 3.24 acres. Later on, that lot was split and one half of the lot, on the upper or eventually became owned by Walter Tripp after Bobby initially filed on it in 1965. Snug Harbor Group 02C.

I moved to a house on Snug Harbor Road in Cooper Landing 1959 after marrying Jake Mlynarik. I learned that there had been, a dump site past Jake's house on Snug Harbor Road. I don't remember using that dump site. (The first dump site I remember is the one off the Sterling Highway west of Woodring's Lot 02, Cooper Creek Group.)

For more information, I would research that dump site in US Forest Service Seward Ranger District records. I know the Forest Service monitored dump sites and Forest Service had a dump site in Cooper Landing.

Snug Harbor Parcel 119-110-19 is an old dump site, known to longtime residents of Cooper Landing and the United States Forest Service as listed on their map completed May 11, 1957.

The Kenai Peninsula Borough Land Management Division proposes to classify Parcel 119-110-19 to “Rural” for potential sale.

We would like the following information and attachments to be part of public record. The following information is from Cooper Landing residents:

Mona Painter, longtime resident, a former member of Cooper Landing Advisory Planning Commission and historian of Cooper Landing shared the following information (pictures attached) from the Brad-bound book of maps (survey plat maps) donated to the Cooper Landing Museum from the United States Forest Service office in Seward some years ago. The survey plat map was completed May 11, 1957, shows the dump on Snug Harbor Road is marked with the hand printed word “dump” across Lot 2A of 3.24 acres. On the survey plat map, it appears the lot was split and one half of the lot, on the upper or east side, eventually became owned by Walter Tripp after Bobby Hickman initially filed on it in 1965. Snug Harbor Group 02C. No record found of the other half being sold. Mona Painter moved to a house on Snug Harbor Road in 1959 after marrying Jake Mlynarik. She learned there was, or had been, a dump site past Jake’s house on Snug Harbor Rd. She does not remember using that dump site, using the newer dump site near Cooper Creek.

Carol Fox grew up on Snug Harbor Road in the 1950’s and 1960’s, remembers being told as a child ‘never go over there to play’ and it was referred to as ‘the old dump’.

Kathy Recken, member of Cooper Landing Advisory Planning Commission stated ‘this parcel was Cooper Landing’s dump site in the 1950s. I know this was the dump because I used to go there with my father.’

David Rhode, a lifelong resident of Cooper Landing and a former member of the Cooper Landing Advisory Planning Commission, remembers this parcel first as a gravel pit, then becoming the dump site. Later being buried, filled in and covered in the 1950’s.

Kay Thomas, her parents built their house on Rusty Way in Cooper Landing in 1953, recounts, she and her mother picked a treadle sewing machine and white cabinet from the dump, going there not only to leave trash, but also to pick out “treasures.

Snug Harbor Parcel 119-110-19

May 6, 2022

Jerry and Kim Neis of Cooper Landing inquired at the Kenai Peninsula Borough office in approximately 2006, to purchase this property and were told "the lot will never be sold because it was an old dump site". Duane Ohnemus of Cooper Landing was told the same when he inquired to purchase this lot years earlier.

Others in the community remember going to the "dump" to see the bears and have their own accounts of using this dump site.

Recent pictures (pictures attached) of the Snug Harbor Parcel 119-110-19 show some of what is still visible on the surface. Pails of what ???, we don't know, cables, battery, etc. that had been dumped after the site had been covered years ago. Trees have grown through some of what remains on the surface.

Three pictures from 1975, 1982, and 1990 (pictures attached) were provided by the borough. The photo from 1975 is the closest in time to the closing of the dump, at which time, the dump would have been covered in 20 plus years of tree growth.

Being informed by Aaron Hughes, Land Management Division, on May 5, 2022, Snug Harbor Parcel 119-110-19 will not be put out for sale at this time. The Land Management Division is still planning to reclassify Parcel 119-110-19 as "Rural". We disagree with the land reclassification. This information from the United States Forest Service survey plat map completed May 11, 1957 shows the dump on Snug Harbor Road is marked with the hand printed word "dump" across Lot 2A of 3.24 acres, along with the testimonials of longtime residents of Cooper Landing. This needs to be put in the record, survey plat books and the Cooper Landing Land Use Classification Plan.

If Parcel 119-110-19 is classified as "Rural" it could be sold in next go around or anytime in the future.

In the interest of all the homeowners, the safety of their wells, and proximity to Kenai Lake, Snug Harbor Parcel 119-110-19 should be classified so it can never be sold or developed and clearly labeled as a Dump Site, to be left alone and not disturbed.

Jerry and Kim Neis PO Box 595 Cooper Landing, AK 99572

907-595-3516 [niceinalaska@yahoo.com](mailto:niceinalaska@yahoo.com)

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