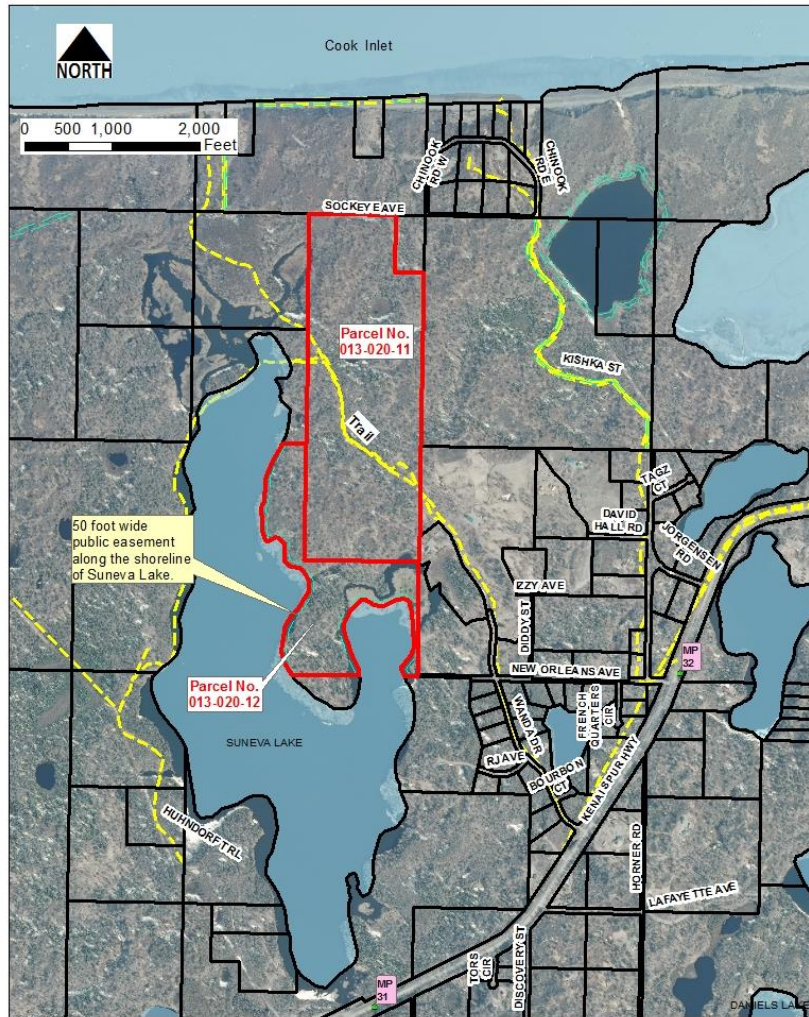


**WRITTEN PUBLIC COMMENTS RECEIVED BY  
KPB PLANNING COMMISSION  
FEBRUARY 4, 2019**

# PARCEL 013-020-11 & 12

## Public Comments

Received as of February 4, 2019



Vicinity Map

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 breech 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.

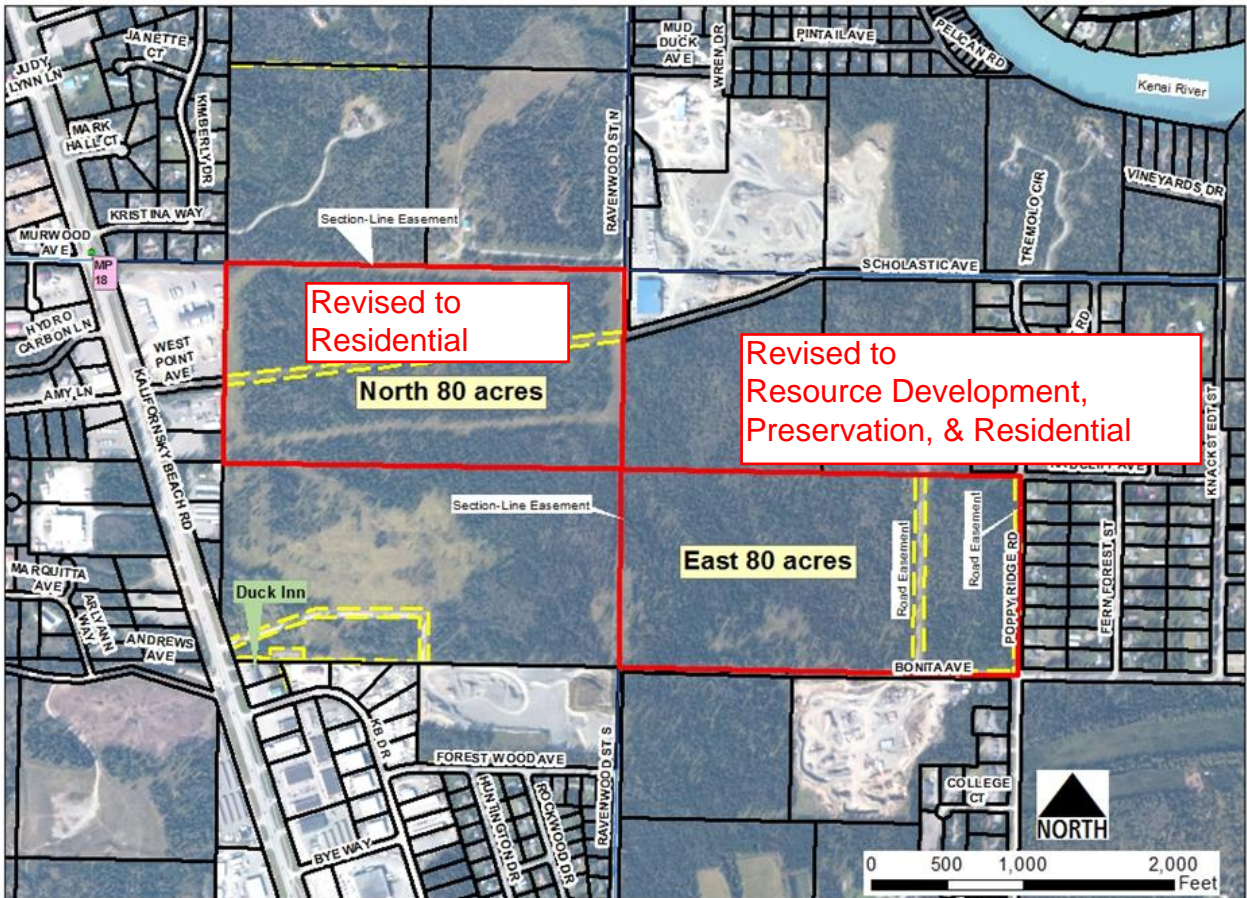
The development plans for these parcels needs to be more fully detailed before reclassification and then disposal is approved by the Planning Commission.

Respectfully  
Pete

Peter McKay  
55441 Chinook Rd  
Kenai, AK 99611

# Parcel 055-072-13

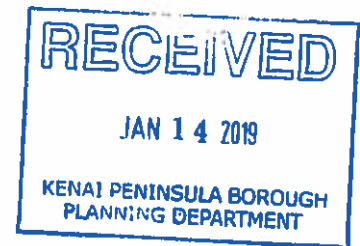
Public Comments  
as of February 4, 2019



Vicinity Map



9 January 2019



Kenai Peninsula Borough  
Land Management Division  
144 N. Binkley St.  
Soldotna, Alaska 99669

Land Management Division,

I am completely opposed to the proposed re-classification of two 80-acre portions of KPB parcel #055-072-13 located in the K-Beach Rd. area. To change the classification to "Rural" will open the land up for use as just another gravel pit, which we already have too many of in the immediate area. I have lived in this area for 25 plus years, and have noticed the increase in dump truck traffic in my neighborhood over the years. This is primarily a residential area, we don't need any more commercial traffic, and noise in our neighborhood. Thank you for listening.

Sincerely, 

Mike Mathews

46150 Sather Court

Soldotna, Alaska 99669

**From:** [Planning Land Management](#)  
**To:** [Conetta, Dan](#)  
**Subject:** FW: Homeowner comments on purposed land reclassification  
**Date:** Tuesday, January 08, 2019 8:03:29 AM

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**From:** Jared Siegersma [mailto:jnjsiegersma@gmail.com]  
**Sent:** Monday, January 07, 2019 4:26 PM  
**To:** Planning Land Management  
**Subject:** Homeowner comments on purposed land reclassification

Hello,

I am communicating my concerns in this message about a purposed land reclassification in the surrounding area of my home on K-beach. The parcels of concern are 055-072-13 (east 80 acres) and 055-072-13 (north 80 acres). Please excuse my naivety as this process is outside of my usual area of involvement. The reclassification itself is not so much my concern as is the purpose of the reclassification. I would prefer the land be classified as such to discourage the further expansion of the existing , or any new gravel pits. These operations do not help the values of the homes surrounding them. From what I understand the existing classification would not have precluded expansion of or new pits from being established so I am wondering if the reclassification will be any harm at all. My only concern is if the terms of "Resource Management" were too confining for development and the "Rural" designation will encourage more unwanted (by homeowners) resource development. I hope what I am trying to say is understood clearly and I appreciate the committees time and comment consideration.

Respectfully, Jared Siegersma



Kenai Peninsula Borough  
Planning Department

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**MEMORANDUM**

**TO:** Marcus Mueller  
**FROM:** Bruce Wall *BW*  
**DATE:** January 23, 2019  
**RE:** Land Classification Parcel 055-072-13

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Resolution 2013-047 classified this parcel as Resource Management. This resolution also established the following management objectives for this land:

- a) Preserve the integrity of the parcel for future uses.
- b) Consider the extension of public water and sewer to the property.
- c) Use community level land use planning processes to guide future land use allocation recommendations.
- d) When conditions warrant allocating the land to specific uses, reclassify the land with the process set forth in KPB 17.10.080.

Community level land use planning has not yet taken place for this property. For a number of years the Planning Department has seen a need for community level planning in the Kalifornsky area. We have also felt that the planning should be community driven, as opposed to being initiated by Borough staff.

It has recently come to my attention that there is a desire in the Kalifornsky area to form an Advisory Planning Commission. The role of an Advisory Planning Commission is to advise the Borough regarding land use planning, public land management, and other issues within the community boundary. (KPB 21.02.020)

If the Assembly approves the creation of a Kalifornsky Advisory Planning Commission, they should be given the opportunity to complete a community level land use plan for this property and other Borough owned land in their community.

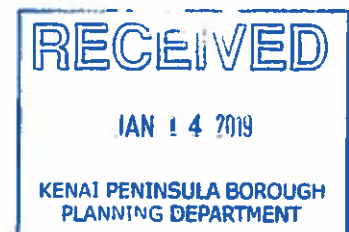


January 10, 2019

Regarding the public notice of the reclassification of parcel number 055-074-01 bordering the subdivision at the end of Murwood on K-beach. The proposal to classify this parcel as rural for sale or lease does not provide enough guidance as to how this property should be used leaving the possibility for noisy industrial use, shipping/receiving depots, gravel pits etc. The rural classification does not reflect what the adjoining property is and depending on how it is developed could directly affect property owners in the immediate vicinity. Additionally The Murwood road currently is poorly maintained, heaved, and narrow with deep ditches. The potential for large heavy vehicles to add to the traffic on a road that barely passes two full size pickup trucks in the winter is only going to exacerbate this problem.

As someone close to this lot it would be my preference that the property be classified as residential. I've lived in the Murwood area since 2012. I have witnessed continual growth family homes in the Murwood area and feel that residential is more in line with what is going on in the area. Consider how each of you would feel if this piece of property was next to the lot you had saved for, purchased and built your dream home on to raise a family in.

-Chris McCaughey  
48185 Miracle Avenue  
Soldotna, AK 99669  
(907) 252-3774



Lt Col Ret Robin and Mrs. Karen Davis  
36485 Pingo St  
Soldotna, AK 99669

January 14, 2019

Kenai Peninsula Borough, Land Management Division  
144 N. Binkley Street  
Soldotna, AK 99669

Subject: Public Notice of Proposed Land Classification, Parcel ID No. 055-074-01

We object to the proposed classification "Rural District" for Parcel ID No. 055-074-01. As stated in your letter dated December 27, 2018, a Rural District classification means the land use shall be unrestricted. Therefore, whoever buys this 160 acres could create a gravel pit.

This property is surrounded on three sides by residential areas. Certain areas in the borough by design or location are predominantly residential in character, and persons buying lots in such areas or living in them reasonably expect that the predominantly residential character of such areas will be maintained. This property should be classified as "Residential."

Sincerely,

Lt Col Ret Robin and Mrs. Karen Davis

January 10<sup>th</sup>, 2019

To whom it may concern:

This letter is written to express my concern for the proposal to change the classification of Kalifornsky Beach parcel no. 055-074-01 from "unclassified" to "rural". I propose the classification be changed to "residential" not "rural". As an established Murwood Avenue resident, I believe this would benefit the borough as well as the surrounding residents and land owners. If a "rural" classification were to be applied, the effects would be detrimental in many ways:

If this parcel is reclassified as "rural", i. e. no restrictions, the new land owner can now do whatever he wishes with the property, for example: develop it into a gravel pit. This man pays a lump sum to the borough, stimulating the economy for a short while, then moves on to process the land, diminishing its value exponentially, diminishing the surrounding property's value, possibly contaminating the surrounding drinking water and soil and removing the borough from ever making an income on it again. However, if the classification becomes "residential", the borough would collect the initial lump sum, as well as the property tax from the individual land owners and so on. These properties would continue to increase in value, thus creating additional income for the borough.

It would be detrimental in the way that it would demolish the appeal of Murwood Estates and the surrounding properties. Murwood estates has been developed into a very desirable and beautiful location to live in, any development other than residential will devalue the location, create an unsightly scene and destroy the hard work that myself and my neighbors have put into our neighborhood.

I would also like to bring attention to the contaminated soil of the Poppy Lane Gravel pit. Would development of this land not disrupt and further contaminate the drinking water and soil of the surrounding area? This is an area that must be addressed and further discussed before any kind of development moves forward.

Lastly, I would like to bring attention to the large amount of wildlife living on this land. I have seen firsthand herds of caribou, countless amounts of moose, bears, coyotes and several eagles' nests on this land. It is also used for family recreation: fourwheeling, snowmobiles, snowshoeing and hikes. The development of this land would severely disrupt this wildlife and leave them with nowhere to go. I would ask the assembly, where is this wildlife supposed to go? It would also be taken from the families who enjoy it.

After speaking with many Murwood Avenue residents, I believe changing the classification to "residential" or even "recreational" is a reasonable solution that would please and benefit all involved.

Thank you for your time and thank you for consideration of my proposal.

Regards,

Madison Dolifka

907-252-0016

**From:** [Planning Land Management](#)  
**To:** [Conetta, Dan](#)  
**Cc:** [Hindman, Julie](#)  
**Subject:** FW: Parcel 055-074-01 reclassification  
**Date:** Tuesday, January 15, 2019 8:01:13 AM

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

From: William Glick [<mailto:wglick@deboest.com>]  
Sent: Monday, January 14, 2019 4:19 PM  
To: Planning Land Management  
Subject: Parcel 055-074-01 reclassification

To the Planning Commission C/O Dan Conetta or Marcus Mueller,

Regarding the reclassification of parcel 055-074-01, 160 acres off of Murwood/Kalifornsky: Before reclassifying this parcel please consider the following.

1. Review the Borough's history of this parcel and adjacent parcel 005-03-137, 145 acres near Carbine Street and Murwood Street.

Back in the 1990's I believe there was some discussion about developing these parcels. At that time we were told (sorry, I can't remember by whom) that these properties were to remain as green space to maintain the natural habitat-for a variety of reasons.

2. As green spaces these parcels are critical habitat areas for the calving and rearing of Caribou and Moose. In addition, Sand Hill Cranes raise their young in and near these areas. On occasion, bears are sited in these areas. These areas provide local residents access to berry picking and to hunt moose and grouse as well as to directly live a traditional Alaskan culture and way of life. Public green spaces in and around the Kenai/Soldotna areas are rapidly becoming extinct as they become 'developed' and sold off into private ownership. Selling another green space in this area will not only affect the Caribou migration patterns in these area, but will negatively destroy critical habitat areas for wildlife and plant species necessary to live a traditional Alaskan lifestyle.

3. People do not choose to move into a certain neighborhood by chance or in a vacuum. This green space is and was a critical factor in many people choosing to live in this area. Removing and destroying another public land area will negatively affect the current residents and their way of life. For some of us, having direct access to public green spaces is necessary for the well-being and rearing of a family. Reclassifying this parcel in order to sell it will effectively eliminate our sense of 'neighborhood' in the traditional sense. More restrictions and loss of freedom for our neighborhood will not benefit anyone.

4. The road systems in this area barely meet the current needs of the local residents. The road systems will need serious upgrades to accommodate any further development or destruction of public lands in our neighborhood.

I am opposed to any reclassification of these parcels for the purpose of sale and development. Just because you can destroy a parcel of land for money, doesn't mean you should.

Thanks,

Bill Glick  
394-2068  
[wglick@deboest.com](mailto:wglick@deboest.com)

**From:** [Mueller, Marcus](#)  
**To:** [Planning Land Management](#)  
**Cc:** [Conetta, Dan](#)  
**Subject:** FW: New Public Comment to Assembly Members  
**Date:** Tuesday, January 15, 2019 10:53:44 AM

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Please include with public comments. Thank you  
Marcus

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**From:** Blankenship, Johni  
**Sent:** Tuesday, January 15, 2019 8:53 AM  
**To:** Mueller, Marcus <MMueller@kpb.us>  
**Subject:** FW: New Public Comment to Assembly Members

Marcus, please see public comment below. Thanks, Johni

**From:** Kenai Peninsula Borough [<mailto:webmaster@borough.kenai.ak.us>]  
**Sent:** Monday, January 14, 2019 6:46 PM  
**To:** BoroughAssembly <[Borough-Assembly@kpb.us](mailto:Borough-Assembly@kpb.us)>  
**Subject:** New Public Comment to Assembly Members

**Your Name:** Dr. Keith Hamilton

**Your Email:** [KJHamilton633@gmail.com](mailto:KJHamilton633@gmail.com)

**Subject:** Zoning change on Murwood Ave.

**Message:**

Dear Assembly and Mayor Pierce,

I am writing today as a land and homeowner living within a block of the proposed change of zoning on Murwood Ave. I understand that any change to the current zoning would affect my home values and create possible water issues if a gravel pit, in particular, is allowed to be the new use of the land. We already have one gravel pit, an eyesore, on Murwood Ave. to deal with. Another pit would be considerably worse for our area having two within blocks of each other. I ask you to vote against this proposed change for all the neighbors in the Murwood Estates subdivision.

God Bless,

Dr. Keith Hamilton  
48705 Runners Ave,  
Soldotna, AK 99669



January 7, 2019

To whom it may concern:

This letter is regarding the public notice of the reclassification of parcel number 055-074-01 on Kalifornsky from undesignated to rural. I am one of the many residents that reside within one-half mile of this lot and I am concerned with the broad reclassification of rural. Based on the definition sent with the letter, a rural classification has zero use restrictions. Many beautiful homes could potentially decrease their desirability for current and future residents depending on the use of the land. This will lower values for possible sales and future taxation. Instead, I would like to persuade those in the Land Management Division and those involved in the planning commission to consider a reclassification of residential instead of rural. The defining characteristic of a rural classification states that the land is located in a remote area. This land is easily accessed by road and hardly remote. Conversely, a residential classification fits within the scope of eastern half of the bordering land. Taking into consideration of the recent growth of this specific neighborhood, KPB would not have any issues selling subdivided lots for residential use. This will increase the taxable base through property values and land development. Thank you for your time and consideration. I will include my address, e-mail and phone number in the post text should anyone like to contact me regarding my comments.

Sincerely,

Maria McCaughey



48185 Miracle Avenue  
Soldotna, AK 99669

E-mail: [m.j.mccaughey@gmail.com](mailto:m.j.mccaughey@gmail.com)

Phone: (907) 262-8805

Cell: (907) 252-3817



January 11, 2019

To Whom it May Concern:

This letter is regarding the public notice of the reclassification of parcel number 055-074-01 on Kalifornsky Beach Road from undesignated to rural.

My husband and I live very close to the large section of land the borough may designate as "rural". This classification will have zero use restrictions and could be flattened and used as a gravel pit. I don't know of anyone who would want to see that happen. The caribou use the swamp and that section of land as a safe place away from the highway for them. It is very much used by wildlife.

The Murwood Estates Subdivision generates high tax income for the borough, if the area is not classified correctly, the subdivision will no longer be desirable for new residents. This area was originally classified as remote, hardly, as Murwood St. runs right to it. I would hope that the board does the right thing and at least classifies it as residential.

I think the borough should subdivide it and let people buy lots. The builders who I have heard want it won't do that. Masterly designed subdivisions generate more tax income. Please contact Tod or I if you have questions.

Shannon McCloud

Tod McGillivray

48757 Bernice Ave

Soldotna, AK 99669

(907)262-6053

**From:** [Planning Land Management](#)  
**To:** [Conetta, Dan](#)  
**Subject:** FW: Proposed land classification  
**Date:** Friday, January 04, 2019 10:28:00 AM

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**From:** Carolyn [mailto:cdostrander@alaska.net]  
**Sent:** Friday, January 04, 2019 9:51 AM  
**To:** Planning Land Management  
**Subject:** Proposed land classification

We've been notified that the Planning Commission is looking at classifying some property close to our home. Our comments about the possible classification are below. Thanks for this opportunity to express our opinion.

Dennis and Carolyn Ostrander  
48585 Runner's Ave.  
Soldotna, AK 99669  
Dennis' cell: 907 953-7775  
Carolyn's cell: 907 398-2300

Friday, January 4, 2019

KPB, Land Management Division  
144 N. Binkley  
Soldotna, AK 99669

RE: Public Notice of Proposed Land Classification of Parcel #055-074-01; Kalifornsky; NW1/4, Section 27, TSN, R11W, Seward Meridian, Alaska.

We have read the Description of the Borough Land Proposed for Land Classification from the Borough's website. The final Analysis of the listed survey tells us that the soil is "high quality . . . underlain with commercial quantities of sand and gravel resources." And even though it has "excellent agricultural potential . . . such use is likely overshadowed by other market forces." Those market forces refer to the "commercial quantities of sand and gravel . . ."

Consequently, if that land is classified rural it will be considered remote and will have no restrictions on its use. If it is sold it's likely that it would be developed as a commercial gravel pit.

**Problems with Rural classification:**

\*\*\*Development of a gravel pit could possibly be destructive to adjacent wetlands. Notably, this parcel under consideration abuts a parcel classified as "Preservation".

\*\*\*This parcel is not remote. It is in a residential area. Traffic and noise from a gravel pit would destroy the quality of life in this residential area.

\*\*\*Murwood Avenue would be destroyed by heavy gravel trucks. At this point, Murwood barely supports the residential traffic we have now.

**Solution:**

Perhaps Parcel, #055-074-01 should be considered for “Preservation” as a continuation of the attached Preservation parcel.

We appreciate the Planning Committee’s commitment to the civility and good governance of the Borough by volunteering time and experience. We are also aware that putting Borough land to good use is a desirable goal by the Land Management Office. However, we are extremely concerned that Rural classification of this parcel would be detrimental to the environment as well as the quality of our neighborhood.

January 11, 2019

Ladies and Gentlemen of the Assembly and Zoning Commission,

I live at 48650 Murwood Ave, directly across the street from your proposed rezoning area. My wife and I looked for a very long time to find the right location to build our dream home that we currently live in. We specifically picked and purchased this lot knowing that we would be able to walk out of our front door and directly across the street into undeveloped land that we could enjoy on snowshoes, mountain bikes and ATV's. We paid much more than borough appraisal for this lot as it offered a paved road to our driveway, very nice homes in an upscale subdivision with a covenant securing the values of homes located within it, and the most important reason was the fact that nobody would be building across the street or at the end of the road. We assumed that this was due to the fact that the particular land you are proposing to rezone is adjacent to contaminated soils to the south side of this parcel.

If this land is disturbed for excavating of a potential gravel pit or something on a larger scale, isn't there a potential to contaminate our drinking water as the aquifer for all wells in this area is a shallow 30-40 feet. This would be very irresponsible for Borough to reclassify this land in order to make money at the cost of potentially contaminating multiple households in this half mile area in question. My question to the members of the Assembly and Zoning committee is; have you studied the fact that potentially disturbing soils in this rezoning area would expand the plume of contamination from the adjacent land to the south?

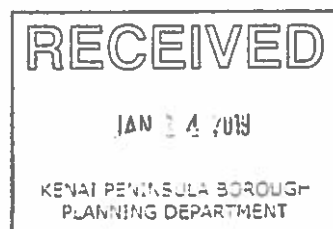
My other concern is the road traffic that will increase if this reclassification goes through and the land sells. If you haven't driven down Murwood in a while, I challenge all of you to do so. This paved road is in dire need of maintenance, especially the last block between Carbine and Iditarod St. The Borough hasn't addressed the condition of the road as it is now and increasing the traffic is just another irresponsible move to sell property at the cost of the homeowners who already live here.

I strongly implore you to consider zoning this parcel of land to recreational or preserve, as I believe it is in the best interest of the homeowners who already live here, not to mention the risk/liability of disturbing the soils and extending the plume of contamination to residents of Murwood Estates.

Thank you for the work that you do for the residents of the Borough, and we thank you for your consideration to this important reclassification.

Sincerely,

Anthony and Dianna Prior \



John Stephan  
1721 B Marshall Court  
Los Altos CA 94024  
And (summer address)  
35579 Sundew Cr.  
Soldotna AK 99669

DEC. 10 - 2019

Attn: Kenai Peninsula Borough Planning Commission, Land Management  
144 N. Binkley  
Soldotna AK 99669

Dear Commissioners,

Regarding land parcel #055-074-01 reclassification: portions of this property are in question regarding contamination from oil company waste material dumped in the 1960s and 70s.

The west and south flanks of this parcel were part of the contaminated dumping area.

It would not be ethical to open this property, 055-074-01, to rural status because it could then be subdivided for housing and expose dwellers to the possibility of residual contamination.

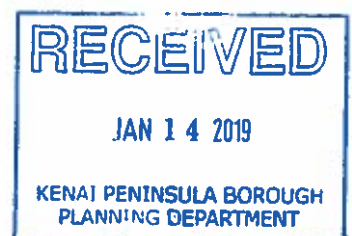
The 160 acre Hardy homestead was contaminated. Benzene was found in their water supply.

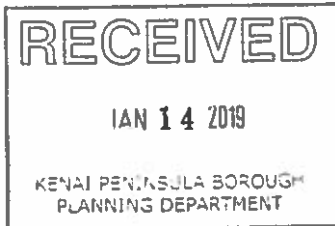
The pond now on the west side of this property is the result of the oil company's attempt to clean up their mess.

The 160 acres south of #055-074-01 was also part of this contaminated area. People were evicted from their homes along what is now Julia Lane because of the contamination.

The 160 acres #055-074-01 should remain as is for the safety and health of all concerned.

Sincerely,  
  
John Stephan





Stephen K. Widmer  
48425 Murwood Avenue  
Soldotna, Alaska 99669  
M: (907) 350-7141  
E-mail: [swidmer@gci.net](mailto:swidmer@gci.net)

Subject: Concerns re: 'Rural' Classification for  
Kalifornsky Parcel I.D. #055-074-01

I am a 45 year Alaskan resident, retired from the State of Alaska, an Army Veteran having served in Japan and Korea. I lived and worked in the Kenai / Soldotna area in the mid to late 1970's, subsequently living in Bethel, Fairbanks, Anchorage, returning to retire here on Murwood Avenue in Soldotna approximately five years ago.

I am concerned about the classification change to 'Rural' for the above-designated parcel. It is my understanding from the definitions received, and from my visit with a Borough Land Management Agent on 12/31/18, that this large quarter section of land will subsequently have *no* restrictions on what it can be used for. As you know, the Murwood area has continued to grow with pleasant residential homes, and more recently with many 'small cottages' on 1 acre of land by an out-of-Peninsula developer. Also, as you know, there is already a well-maintained gravel pit off Murwood Avenue.

Since I lived on Murwood Avenue, the amount of traffic has increased considerably. As a grandfather currently raising an elementary aged child I am concerned about what changes the new parcel designation will mean for traffic, whether it is commercial trucks, ATVs, etc. Because of my grandson (and I) almost getting hit by a passing car several years ago on Murwood while walking to his designated school bus pick-up spot, I was pleased that KPBSD agreed for grandson to be picked-up right at our driveway. As you know, Murwood has a posted 25 mph speed limit...and I presume that that slow speed is there for a reason...it was already a busy avenue, even years ago.

I understand the parcel in question won't be classified as 'Waste Handling' and, correct me if I am wrong, thus there won't be any waste or vehicle dumps allowed under the 'Rural' classification. I also understand this quarter section won't include 'Resource Development' classification, or gravel pits? Either of these would cause a huge traffic increase and subsequent danger. But then again, this is confusing because of what the 'Rural' classification cites.

Finally, I feel the Borough should clarify to current residents that a re-classification that states an ambiguous "no restrictions" will not result in increased commercial use, or many 'cottages' on an acre, that could cause increasingly dangerous road conditions, waste and water management concerns, etc.

Thank you for letting me state my questions and express my concerns.

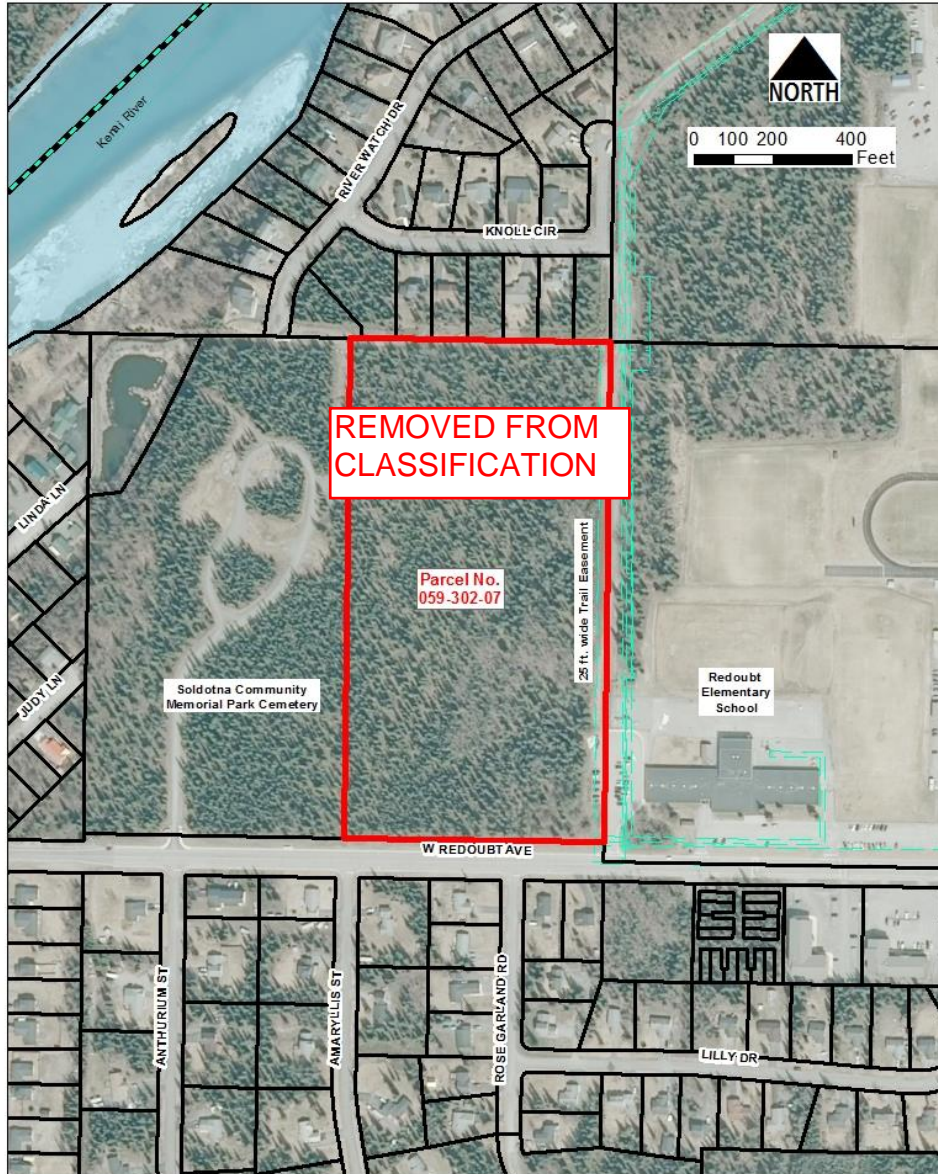
Respectfully,

A handwritten signature in black ink that reads "Steve (Widmer)". The signature is written in a cursive style with a large, looped "S" and "W".



# Parcel 059-302-07

Public Comments  
as of February 4, 2019



Vicinity Map

Randi Broyles and Holly Behrens  
523 Knoll Circle  
Soldotna, Alaska  
99669

Dear Planning Commission,

We are writing this letter in opposition of the re-classification of Parcel ID 059-302-07 located within the city limits of Soldotna. This nearly 20-acre parcel 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 which sits in between the Soldotna cemetery and Redoubt Elementary. The City of Soldotna unity trail runs adjacent to the parcel which is home to wildlife, runners, dog walkers and children playing. There doesn't appear to be a current need for residential development within this 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,

Randi Broyles & Holly Behrens

Randi Broyles and Holly Behrens

**From:** [Planning Land Management](#)  
**To:** [Conetta, Dan](#)  
**Cc:** [Mueller, Marcus](#)  
**Subject:** FW: Parcel 059-302-07  
**Date:** Monday, January 14, 2019 8:02:14 AM

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**From:** Joel Burns [mailto:JBurns@KPBSD.k12.ak.us]  
**Sent:** Sunday, January 13, 2019 12:01 PM  
**To:** Planning Land Management  
**Subject:** Parcel 059-302-07

I am writing this email to urge you to not proceed with the reclassification of parcel # 059-302-07. This is my 22<sup>nd</sup> year living in Soldotna, and we have seen a concerning amount of green space lost to residential development. There used to be many moose that lived in these areas and seeing moose, almost daily, was something I loved about living here. In addition to that, the walking/bike path between SOHI and Redoubt Elementary is very popular and used by many residents every day, year around. This walkway is about the only wooded/secluded walkway in Soldotna, and I'd hate to see that lost to back yards or even worse, an alley or city street, depending on how the parcel gets surveyed out. I still remember and miss walking through the trails in the forest that has become the Sierra Heights neighborhood, in fact, we used to have student athletes run through that green space for Cross Country Running practices.

If I had my wish, this parcel would be used as it is named, Memorial Park Subdivision. I'd suggest it be made into a series of meandering walkways, with periodic memorials. These memorials could represent all past and present wars and conflicts, or maybe better yet, memorials of some type to honor the many Veterans we've lost over the years that have called the Kenai Peninsula their home.

In short, I am not in favor of reclassifying this parcel to residential use.

I thank you for your time and consideration,

Joel Burns  
374 West Rockwell Ave  
Soldotna, AK 99669

Jan. 8, 2019

Brook and Jennifer Carver  
501 Knoll Circle  
Soldotna, AK 99669  
(907) 398-7798  
[Brook.Carver@dnw.com](mailto:Brook.Carver@dnw.com)

Dear KPB Planning Commission,

We received your Dec. 27, 2018 Public Notice of Proposed Land Classification for Parcel # 059-302-07 in Soldotna that will potentially change the property classification from Institutional to Multi-Family Residential. We have concerns and questions regarding this proposal.

Our family resides on the Unity Trail side corner of Knoll Circle which borders the subject property. Our home is one of five that border the property in question, ours being the newest as it was built just last year. My wife and I both grew up in the Soldotna area and in early 2018 after much debate, we decided to commit our family long term to the Soldotna community and emptied nearly every financial asset we had into 501 Knoll Circle, a place we will call home for a long time. For the land alone, we paid twice the normal rate of a typical lot in town largely in hopes that our son (3) and daughter (1) would have the opportunity to live in one of the safest neighborhoods in town. We consider our location's safety, along with the view of the Unity Trail and undeveloped land, a great privilege and do not take it for granted. I'm sure our neighbors feel the same way. To say we were shocked and disappointed when we received the public notice letter would be an understatement.

### **Comments and Concerns**

- Property values for the Mooring by the River Subdivision would likely decrease. It is an extremely stable neighborhood where most residents have a high vested interest in the area and are well respected members of the community. We would hope it would be a priority of the City and Borough to protect the few neighborhoods like this.
- Cemetery bordering issues would be a concern. Like our neighbors, we view a cemetery as a quiet place of respect and solitude. If population and space were issues, a single-family district would perhaps be acceptable as a bordering property, but it's hard to imagine how a noise-generating multi-family district would be appropriate as property bordering a cemetery.
- Being the subject property is undeveloped and near the Kenai River, it is an excellent sanctuary for wildlife and trees. There is undoubtedly more wildlife in this area than closer to the town center. I know this because I spent about 25 years of my life on Kobuk Street which is on the other side of the schools. We're not saying the land should be permanently undeveloped, but something like a cemetery expansion would have a much less dramatic effect on the land than multiple structures. We are also seeing a

resurgence of spruce beetle kill in the neighborhood. It would be difficult for a developer to keep many native spruce trees, especially for border buffers, at this time. I could relate to this as I had my own difficulties selecting adequate trees while developing our property last year and I wish that wasn't the case.

- Multi-family residences will increase traffic on W. Redoubt Ave. which would create safety concerns for children and those who live and play in the area. We already assumed Redoubt Ave was operating at maximum capacity with the addition of the River Vista subdivisions so this would only increase those safety concerns. There is also occasional drug use and loitering around the walking trail and we doubt a multi-family district bordering it would help with that issue, not to mention other concerns with these complexes such as noise pollution and additional law enforcement attention. For our family specifically, the safety aspect of this proposal is our most grave concern.

### Questions

- Who would be expected to develop the land and what history and/or investment do they have in our community?
- Other than a financial benefit for the borough, what specific need for the community is the Borough addressing? We read the "analysis" on this proposal and it points to "potential uses" of the land but does not address a single need. As far as we know, there are still multiple unoccupied rentals and houses available in the surrounding area. We would be more understanding if the Borough cited overwhelming population growth, lack of effective housing near schools, etc., but to devalue our best neighborhoods, cram rentals next to a cemetery, destroy wildlife habitat near the Kenai River, and compromise the safety of our children based on what appears to be speculative opportunity seems like an awfully premature decision.
- Are we perhaps overlooking the property's original purpose as long term institutional zoning? The remaining undeveloped land in the area is precious and cannot be taken back. Again, the proposal points to "potential uses," so why is it so quick to point out residential opportunities but makes zero mention of future school expansion, parks, or other community centers?

We understand the financial pressures of the times and truly wish the Borough the best success in achieving their goals. However, due to legitimate concerns of the local residents, failure to fill an immediate need for the community, and disregard for other potential uses, we cannot support the Borough reclassifying the subject property to a Multi-Family district. Thank you for your review and we look forward to further discussion.

Respectfully,

Brook and Jennifer Carver

**From:** [Planning Land Management](#)  
**To:** [Conetta, Dan](#)  
**Cc:** [Hindman, Julie](#)  
**Subject:** FW: Proposed Land Use Reclassification-059-302-07  
**Date:** Tuesday, January 15, 2019 8:00:50 AM

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**From:** janegabler@gmail.com [mailto:janegabler@gmail.com]  
**Sent:** Monday, January 14, 2019 4:58 PM  
**To:** Planning Land Management  
**Subject:** Fwd: Proposed Land Use Reclassification-059-302-07

Sent from my iPhone

Begin forwarded message:

**From:** [janegabler@gmail.com](mailto:janegabler@gmail.com)  
**Date:** January 14, 2019 at 4:41:24 PM AKST  
**To:** [lmweb@kpb.us](mailto:lmweb@kpb.us)  
**Subject:** Proposed Land Use Reclassification-059-302-07

My name is Jane Gabler and I received notice regarding the proposed land use reclassification for Tr3 Memorial Park Subdivision, Plat # 2011-11.

I would like to state that I am very opposed to this reclassification from Government to Residential and below is my reasoning:

- I feel a parcel of almost 20 acres within the City of Soldotna classified as “government” is extremely important. A portion of the definition of “government” within Borough Code Ordinances, Title 17 is “determined to be beneficial to the public.” The location of this parcel is adjacent to the Soldotna cemetery and we may not need additional room at this point but 50 years from now it may be necessary for the expansion of the cemetery. Once land reclassified (KPB), then re-zoned (City of Soldotna) and disposed of, we have lost our chance ever to make it available to the public again.
- To the east of this parcel presently is 25 foot wide trail easement that is used by many people. Of course that area must always be protected for public use.
- Beyond that easement to the east is Redoubt Elementary and the Soldotna High school track. As Soldotna continues to grow, it would be prudent of our government, that this parcel remain classified as “government” for

possible additional school use expansion or some other community use.

- In the past few years there have been many areas within Soldotna's development where the ground has been leveled. Yes greenery has been replaced but to a much lesser degree.

Development of course is going to happen and sometimes is good. We as people need to slow down, analyze and think do we really need to develop and remove large wooded area without thinking about generations to come.

Thank you for considering not to approve this reclassification from government to a residential. I definitely am opposed to this reclassification request.

Thank you,

Jane Gabler  
329 W. Katmai Ave  
Soldotna AK 99669

Sent from my iPhone



**From:** [Planning Land Management](#)  
**To:** [Conetta, Dan](#)  
**Subject:** FW: Soldotna Land Reclassification  
**Date:** Tuesday, January 15, 2019 8:01:37 AM

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**From:** Barb Jewell [mailto:[bjewell@gci.net](mailto:bjewell@gci.net)]  
**Sent:** Monday, January 14, 2019 4:11 PM  
**To:** Planning Land Management  
**Subject:** Fwd: Soldotna Land Reclassification

Sorry, I used an incorrect e-mail address.

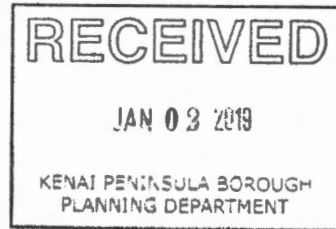
----- Forwarded Message -----

**Subject:** Soldotna Land Reclassification  
**Date:** Mon, 14 Jan 2019 12:39:45 -0900  
**From:** Barb Jewell <[bjewell@gci.net](mailto:bjewell@gci.net)>  
**Reply-To:** [bjewell@gci.net](mailto:bjewell@gci.net)  
**To:** lmweb@kpsd

As a long-time Soldotna resident, member of the cemetery committee, and Soldotna city supporter, I oppose the land reclassification from Government, Institutional District to Multi-family Residential District, as being considered by the borough planning committee, Parcel #059-302-07. As we all know our Memorial Park is now well known and well used. Many lots have been purchased for future use or already used. I foresee an expansion to the memorial park in the future. There is also the possible use of this land for school district expansion, or a future site of a vocational education facility, or new administrative space. On this short notice, I will speak in opposition to the proposed land reclassification at your February 4 meeting. Sincerely, Barbara Jewell

January 2, 2019

Kenai Peninsula Borough, Land Management Division  
144 North Brinkley Street  
Soldotna, AK 99669



To the KPB Planning Commission,

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.

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.

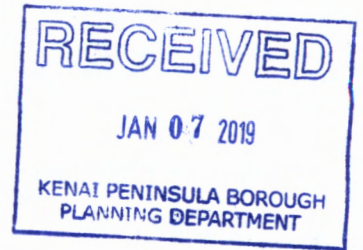
Thanks again,



Bill and Tomoka Raften  
(907) 350-2845



CC: Charlie Pierce, Borough Mayor



January 2, 2019

Kenai Peninsula Borough, Land Management Division  
144 N. Binkley Street  
Soldotna, AK. 99669

Dear KPB Planning Commission,

I would like to comment on the proposed rezoning of Parcel No. 059-302-07 in Soldotna.

My home abuts this parcel and I would like to voice my opinion that it not be re-zoned for future sale.

This parcel is sandwiched between Redoubt Elementary school and the Soldotna Memorial park. Both of these areas may need future expansion and this parcel should be kept for this growth. The Soldotna Memorial park is filling up more rapidly than expected and is projected to be full in 40-50 years. Redoubt elementary is part of the Soldotna High & Soldotna preparatory school area and is currently utilizing all of the land surrounding. We don't nee to develop this land at the expense of our future.

Green areas in the city of Soldotna are at a premium. Why change the character of a neighborhood and city without a need.

By adding more multi-family homes to an already congested area also seems unwise. The traffic by Soldotna preparatory & Redoubt is congested at best.

I understand the need for revenue for the Borough but eliminating growth or at best creating unneeded limitations is wrong. If revenue is needed, grow revenue in other ways, don't ruin our neighborhood.

Sincerely,

A handwritten signature in blue ink that reads "Jay Smith". The signature is written in a cursive style with a large, looped "S" at the end.

Jan. 1, 2019

Kenai Peninsula Borough, Land Management Division  
144 N. Binkley St.  
Soldotna AK 99669  
Also via email to lmweb@kpb from kenaigary@yahoo.com

Dear KPB Planning Commission,

I received your Dec. 27, 2018 Public Notice of Proposed Land Classification for Parcel ID No. 059-302-07 in Soldotna. This proposal would change the property from Government, Institutional District to Residential, Multi-Family District.

I have concerns and questions about this proposal as I own a home at 215 River Watch Dr. and also own a vacant lot on Knoll Circle: T 5N R 10W SEC 30 Seward Meridian KN 2011070 Mooring By The River Turner ADDN LOT 7A. This lot borders the 19.27 acre parcel on the north side. Five homes, a garage and one other vacant lot also border the parcel on the north.

**Questions, Concerns & Comments:**

1. Property values for the Mooring by the River subdivision (one of the nicest neighborhoods in Soldotna) will likely decrease.
2. When the City of Soldotna approved the cemetery it was stated in a meeting that this 19.27 acre parcel would be where the cemetery would be able to expand. Cemeteries are not permitted in Multi-family Residential Districts. The dedicated veterans' portion of the cemetery is within 25-50 ft. of the property line of the 19.27 acre parcel. This will be a great concern to veterans, of which I am one, not to mention all the services held at the cemetery for veterans and non-veterans alike. When people visit the cemetery they expect quiet and solitude when they visit their deceased loved ones, and not noise from perhaps 100 or more people living within feet of the border.
3. Multi-Family residences will greatly increase traffic on W. Redoubt Ave., thereby creating a safety concern for the children attending Redoubt Elementary and those who already live and play in the area. This area is already a high density corridor. You can put many people in 19.27 acres that might (likely?) consist of multi-level apartment complexes or multi-plex residences.
4. Has this 19.27 acre parcel been assessed for market value if it is reclassified to a Multi-Family Residential District?

5. There is presently a lane behind the Knoll Circle properties that starts at the terminus of River Watch Dr. Would this be turned into an access road to enter and exit a new housing area?
  - If this is the case, then traffic entering and exiting the Mooring by the River neighborhood will greatly increase (double or triple?). This will greatly decrease the value of homes and lots in this area, not to mention the safety of those who live there.

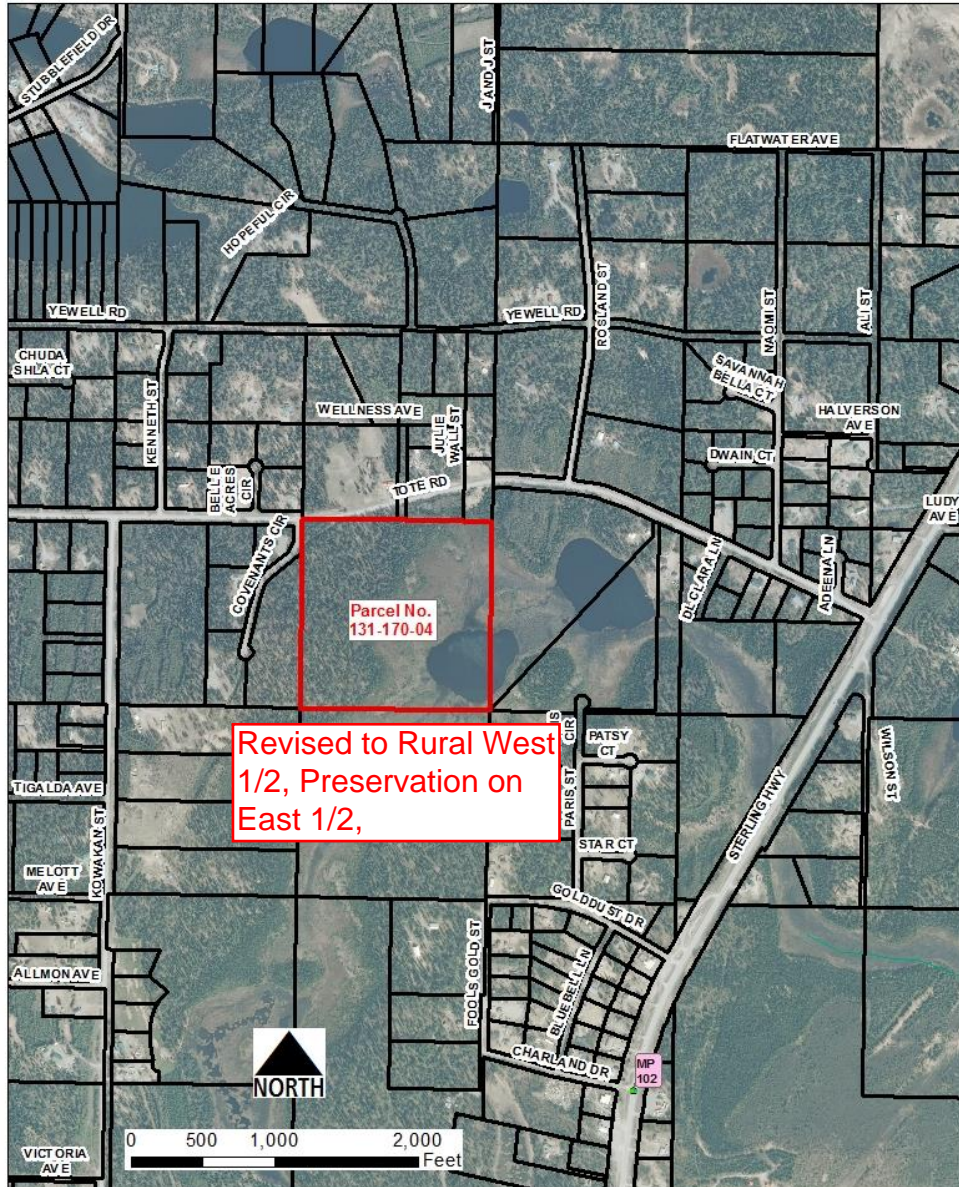
Sincerely,

Gary J. Turner  
215 River Watch Dr.  
Soldotna AK 99669  
262-2366



# Parcel 131-170-04

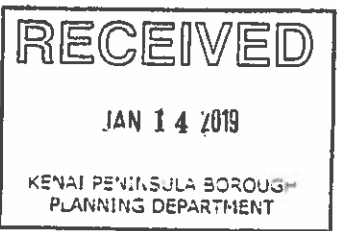
Public Comments  
as of February 4, 2019



Vicinity Map



1-14-2019



To whom:

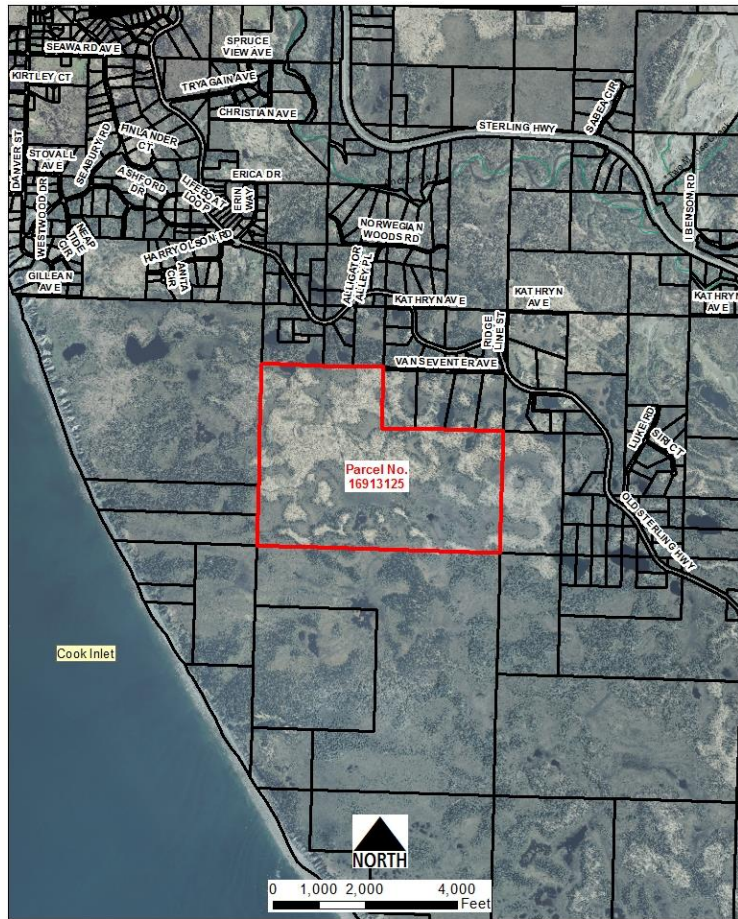
We are opposed! To the ~~Rural~~ <sup>Rural</sup> classification of Parcel 131-170-04. Our names are Daniel and Monica Brown residing at 29953 Covenants Circle, Soldotna AK. 99669. Parcel ID # 13117207. We also have Parcel # 13117202 and # 13117206 which borders the existing unrestricted Borough Parcel ID # 131-170-04.

We are infatigably opposed to the reclassification of Borough Parcel ID # 131-170-04 for the following reasons:

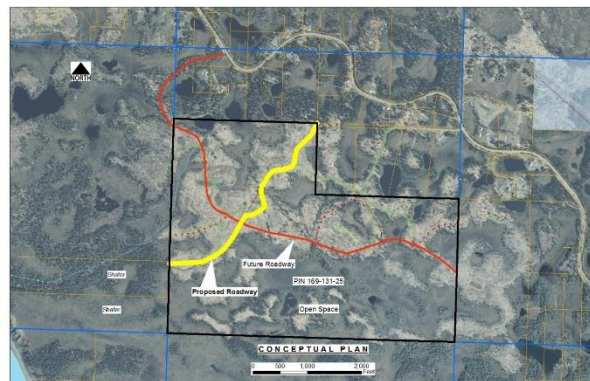
- First and foremost we purchased the property that borders Borough Parcel in question (~~131-170-04~~) because it was not classified as rural.
- Borough Parcel # 131-170-04 is "Habitat" to a number of different wildlife.
  - The Kenai Peninsula Caribou herd ( ) uses Parcel 131-170-04 every summer for water, grazing, cover and protection.
  - Two female Moose use Parcel 131-170-04 to calve every year. The female we call Scarlett has been calving there for 8 years.
  - Bear use the gully that runs through Parcel 131-170-04.
  - A Family of Sandhill cranes that have grown to 141 from 2 in the last 10 years uses Parcel # 131-170-04.
- Other than the obvious reasons of decreasing the privacy and land values of the surrounding parcels, classifying Borough Parcel 131-170-04 as rural we believe will not only destroy ~~the~~ "Habitat" but the "Habitat" of many species of fowl and animals.  
i.e. rino stronalu nppn.senll Road s

# Parcel 169-131-25

## Public Comments as of February 14, 2019



Vicinity Map



**From:** [Planning Land Management](#)  
**To:** [Conetta, Dan](#)  
**Subject:** FW: Parcel Id 169-131-25  
**Date:** Monday, January 14, 2019 12:01:53 PM

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

From: Dave Roderick [[mailto:dave\\_rdrk@yahoo.com](mailto:dave_rdrk@yahoo.com)]  
Sent: Monday, January 14, 2019 9:16 AM  
To: Planning Land Management  
Subject: Parcel Id 169-131-25

Hi

I am against reclassification of this parcel.

This particular parcel has a lot of history and things going on such as reforestation paid for by state and federal funding. I believe UAA has made studies on this parcel concerning re-growth of timber and test plots done on it. If reclassified and sold the private person will forever lose access to this future forest.

Also if this IS reclassified for future sale it needs to be studied where it would make most sense to put permanent public roads and broken up/subdivided to smaller lots available to multiple people. Reclassified as maybe resource management.

I am not against anyone getting access to their land as long as it's clear that roads will be public access and built to standards acceptable for public and or heavy use.

I protest the short notification period for initial anchor point planning commission notice and if possible request another meeting for this parcel.

Thanks

Dave Roderick

Sent from my iPhone

**From:** [Planning Land Management](#)  
**To:** [Conetta, Dan](#)  
**Cc:** [Hindman, Julie](#)  
**Subject:** FW: Shafer lot Anchor Point  
**Date:** Monday, January 14, 2019 12:39:39 PM

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**From:** Melissa Martin [mailto:mgmar1977@gmail.com]  
**Sent:** Monday, January 14, 2019 12:34 PM  
**To:** Planning Land Management  
**Subject:** Shafer lot Anchor Point

Planning Dept.  
Land Management  
144 No. Binkley  
Soldotna, AK

Gene Martin  
PO Box 205  
Anchor Point, AK 99556  
(907) 235-7842

Dear Land Management:

I was at the January 2, 2019, meeting in Anchor Point. My interest was with parcel # 169-131-25: the 406 acre lot.

I am aware that the Shafers would like a road to their bluff lot. While at the meeting I asked Cap Shafer if the pass would be private or public. He told me it would be public.

I now am getting info that it is going to be private. This, I am totally against! I have been hunting and trapping on, and past, this 406 acre parcel for over 25 years. With the Shafer lot on the bluff, a private road all the way back to the Old Sterling would cut travel completely from north to south of this lot. I don't think this is right.

I received the public notice on Dec. 27, and the meeting was on Jan 2 – only 5 days notice! This was not like a 30 day notice to give the public time for info gathering.

Also, this lot was logged off, and then reseeded, to bring it back to a pristine nature sanctuary.

Why is the DNR suddenly interested in selling this parcel off?

There are more questions to be asked. Therefore, I think there should be another meeting with a 30 advanced notice.

Sincerely,  
Gene Martin

January 12, 2019

Paul Roderick comments to KPB Planning Commission

Subject: PIN #169-131-25

A give-away road across this 400-acre parcel is an extremely bad idea. The worst idea is to allow it to be private. A private road will cut off all public use for travel East to West across property and road use. It will divide the entire area starting at the Old Sterling Highway all the way to the beach. Think this out!

This land owner has other options to access his land other than getting free land which is public property. Sounds fishy!!

Who proposed this road? Why a future road? The Borough will be paying for this dream road one way or another.

I missed the Advisory Meeting because the notice arrived too late. On questioning, it appears your advisors were not familiar with this parcel, thus advising very poorly.

The history of the 400 acres is: Logged, then totally replanted on a ten foot grid for future harvesting. The State of Alaska and University of Alaska, Fairbanks, created test plots in various locations. The intent was for a long-term forest in a high growth area. This makes it agricultural status.

The Alaska State Forest Resources and Practices Act is involved, in care with the UAF. The process was scarify and replant completely. Roads will destroy this good work. Vanseventer Road cannot be built completely due to swampy area – wetlands (see at cul de sac). Thus a private access to this point from the Old Sterling Highway would be an option.

Other Borough lands scheduled for sale have not been replanted, thus are not timber sensitive. Allowing a free road can set a precedent for access and development of public lands creating a road-access give away. This action needs to be made public – studied – in the long term.

I protest the short time frame allowed for meetings and comments.

Paul Roderick – Adjoining Land Owner

JAN 14, 2019

To the Honorable members of  
the Keweenaw Peninsula Borough Planning  
Commission and the Borough  
assembly -

Thank you for your consideration  
of my comments regarding the  
Reclassification of borough parcel  
# 169-131-25 in Anchor Point.

I must note the short notice  
given this matter by our local Anchor  
Point Advisory Planning Commission.  
My notice was postmarked Dec 27.  
The meeting was held only 6 days later,  
including the New Year's Eve and New  
Year's Day holidays. I protest this  
short time frame and ask that the  
public would have more time to  
review this reclassification, assess  
petition and the impact on the  
local community and this parcel's  
recreational and monetary value.

This land is currently being used for recreational purposes - i.e. hunting, hiking and ATV use. It provides access to and is a part of the larger back country between the Old Sterling Highway and Cook Inlet to the west. One of the few legal and feasible access points is Dawvers St, a highly used and convenient portal from the Anclon Point side. A private road thru parcel # 169-131-25 would not only block access thru and bisect this parcel but also block access thru and bisect this larger back country area from either side, including Dawvers St.

Also, this parcel was planted in 2003 with spruce seedlings on a 10x10 grid across all suitable land by the State Forestry Division. 16 years later, a valuable scenic, recreational and commercial resource has grown.

Future harvest of this public resource can be anticipated

Reclassification to rural residential is not warranted because there is no feasible and practical access except thru private land. Please note that Van Severter Rd. is not built to borough standards and ends in a large swamp which is uneconomical and unfeasible to cross to access borough land. Road access within the parcel is limited by multiple swamp crossings, greatly diminishing its value as a subdivision.

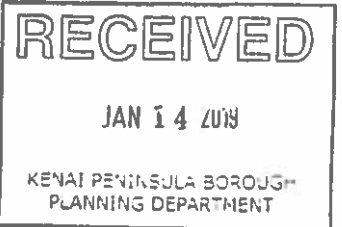
Borough land value would be diminished by granting private access and denying public access across this private road and access to the public land on either side. A reclassification allowing future sale would be a mistake in that the land value would be diminished.



. to all but the petitioner,  
lessening the chance of competitive  
bidding at a land auction.

As stewards of public land, I  
ask that you deny this petition,  
preserving our land value for the  
greater benefit of all.

Sincerely,  
Ted Reynolds  
P.O. Box 285  
Homer, AK 99603



Anchor Point Advisory Planning Commission

Meeting Minutes: 01/02/2019

Meeting called to order at 7:04 pm.

Roll Call: Members present were Raymond Drake, Hans Bilben, Dawson Slaughter and Donna White

Approval of Minutes: Minutes were approved with a correction for the date of next meeting to January 2, 2019.

Approval of Agenda: Agenda was approved with the addition of E. in New Business

Correspondence: Dawson Slaughter received mail from the Planning Commission Notice of Decision.

Public Comment: None. There were 17 people from the general population at this meeting.

Report from Borough: Bruce Wall reported that the gravel permit for Danver Street was sent back to the Planning Commission for further discussion. Approval was given for the other gravel permit.

Old Business: None

New Business:

- A. Resolution 2019-03: A conditional use permit to construct a private road and bridge. A letter was presented from the Kachemak Bay National Estuarine Research Reserve. Although they did not endorse the project, they noted that Trimark Earth Reserve was using science in their plan and research for the gravel permit. Karen Decino, KPB River Center staff, noted that all 5 criteria for the borough have been addressed in the plan. Fish and Game have approved the bridge and culvert design. Gina Debardelaben from McLane Consulting was present as the bridge engineer to answer questions.

Raymond Drake, committee member, acknowledged that the applicant did a nice job drawing the project.

Donna White made a motion to recommend approval of the Conditional Use Permit, Raymond Drake seconded the motion. The motion passed.

- B. KPB File 2018-080: Preliminary Plat 5 Mile Stariski Creek Subdivision. This subdivision combines 28 parcels into 3 tracts. This is the same property the committee reviewed last month vacating right of ways.

Hans Bilben made a motion to recommend approval of the preliminary plat. Raymond Drake seconded the motion. The motion passed.

- C. Conditional Land Use Permit for a Material Site. This request is to establish a gravel permit in Tract A of Stariski Creek Subdivision. The Borough Code requires ground water monitoring and there are currently 17 wells on the property for monitoring ground water.

Rick Carlton questioned the excavating in relation to the ground water. It was explained that there would be no excavation within 2 feet of ground water. There is quite a difference throughout the property of the depth of ground water. The expectation is that there would be no standing water on the property due to the excavation of material.

Robert Smith, a resident on Stariski Ridge Road submitted written comment. He is concerned regarding the additional amount of industrial traffic that will occur on the road until the proposed road to access the Sterling Highway is completed. He recommended that this committee reject the application until the private access road is guaranteed in the Conditional Use Permit. The applicant could volunteer to add additional criteria for the project, which would then be added to the final CUP. It was explained by McLane Consulting that the proposed road requires a permit from the State DOT and that could take 60 days to 6 months for approval. A representative of TriMark Earth Reserve acknowledged that they would like to minimize the impact on the community and would much prefer to exit onto the Sterling Highway rather than going through a residential area. The committee was assured that TriMark will pursue different access.

Marie Carlton had questions regarding the reclamation of the land after an area has been excavated. The estimation is that 5-25 acres will be reclaimed each year. There was more discussion regarding reclamation of the land and that both the State and the Borough have criteria to be addressed. This project is subject to the same criteria as large scale mining operations.

Donna White commented that the conditional use permit and preliminary plat was done with much concern about the impact of this project on the environment and community.

Hans Bilben noted that this gravel permit application was very thorough and complemented the applicant with the concern for the neighbors and the impact it could have on them.

Hans Bilben made a motion to recommend approval of the conditional use permit.

Raymond Drake seconded the motion. The motion passed.

- D. Classification of Borough Land – Parcel 169-131-25. The Borough is recommending that this parcel be classified as residential. It was explained by the borough representative that the Borough requires a property be classified before it is eligible to be sold. There was discussion about it being classified as residential as the land is not conducive to conventional septic systems. It was also noted that just because a property is classified as residential, it does not mean that any potential buyer is obligated to abide by that classification.

Kevin Weitzweiler wanted an explanation regarding the purpose of the reclassification. It was pointed out that a property owner with beach property wants to put in a road to provide access to his property. The land must be classified before the Borough can approve a road across the property.

Wally Waldorf wondered about potential buyers and how the sale of this property will effect the residents. It was explained that an actual sale of any borough property will have another public process before the land is sold. It is up to the Planning Commission and the KPB Assembly to determine what lands will actually go up for auction.

Donna White made a motion that we recommend approval of the classification as Residential. Hans Bilben seconded the motion. Dawson Slaughter voted yes. Raymond Drake voted no. Raymond Drake thought that a Rural classification was more appropriate. The motion passed. It was discussed that we could recommend Rural Classification, but neither classification is binding on the purchaser, the recommendation would remain.

- E. KPB File 2018-154. The only documentation presented to the Committee was the Plat Review Commission meeting on Tuesday, January 22, 2019 and a copy of the plat. If what we believe is requested, they are proposing to vacate the current property line and adjust the property line to accommodate an existing structure. Based on this information, Raymond Drake made a motion to recommend approval of this subdivision plat. Hans Bilben seconded the motion. The motion passed.

Announcements: Dawson Slaughter noted that TriMark was working very hard to consider input from the public and impact on the environment.

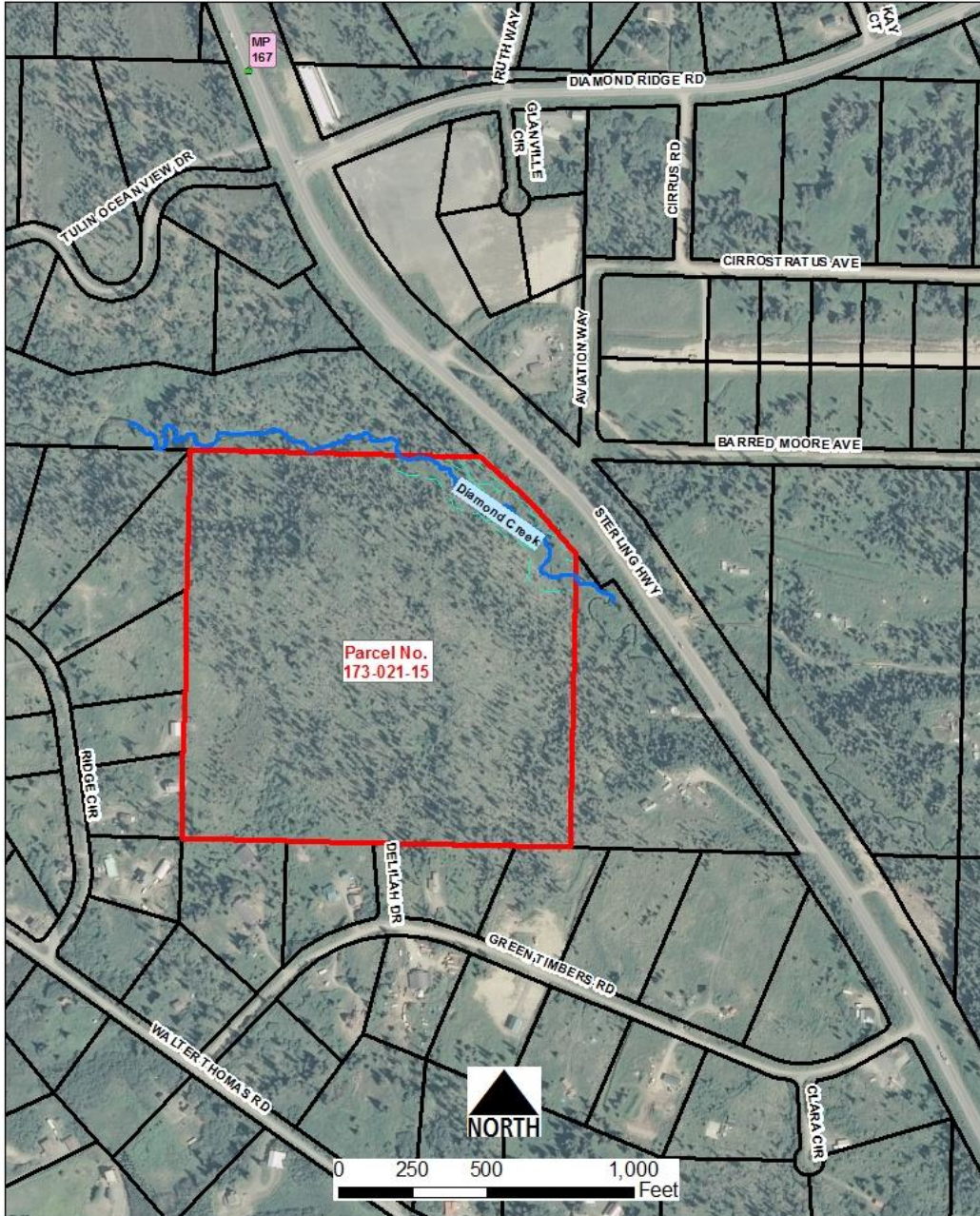
- A. Next Regular Meeting January 30, 2019 at 7:00 pm

Commissioners' Comments: Dawson Slaughter stated that he appreciated that so many people from the community attended this meeting and provided comment.

Adjournment: Meeting Adjourned at 8:29

# Parcel 173-021-15

Public Comments  
as of February 4, 2019



Vicinity Map

**From:** [Daniel Kropf](#)  
**To:** [Conetta, Dan](#)  
**Subject:** Fw: Comments re: Proposed Land Classification  
**Date:** Tuesday, January 08, 2019 3:33:37 PM  
**Attachments:** [Covenant 1.doc](#)  
[Neighbor dogs.doc](#)

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**From:** Daniel Kropf <dkropf@hotmail.com>  
**Sent:** Tuesday, January 8, 2019 3:31 PM  
**To:** imweb@kpb.us  
**Subject:** Comments re: Proposed Land Classification

January 7, 2019

Charlie Pierce  
Borough Mayor

Land Management

As per a discussion with Dan Conetta, on January 7, 2019 at 10:37am, we are making you aware of the concerns we have with the re zoning of:  
Parcel ID No 173-021-15 Diamond Ridge NE 1/4SW1/4 Section 9, T6S, R14W, Seward Meridian, excluding the Sterling Highway right-of-way, from undesignated to Residential and Preservation .

We are currently dealing with a situation with the adjacent property owner, who is allowing an individual to rent his house. The tenant is not keeping in line with the property covenant. See attached.

Since August, we have been documenting the adverse conditions of noise, confusion, chaos, lack of up-keep to the buildings, and the accumulation of non-running vehicles. See attached.

We have made several attempts to reach the home owner, who is out of the state, to have him take the necessary action to clean things up. If that doesn't happen this month we will follow through with the recommended legal counsel to rectify this situation.

Our concern is to have the same type of situation multiplied, in surrounding properties, diminishing the property value. In conversation with a city worker in Homer, they mentioned that this would be low income property sales. Obviously, that is not a positive situation for you as a borough or for us as home owners. We would like to maintain and increase the value of the properties in this area, not concede to lower expectations of future homeowners, devaluing the properties.

Thank you for your positive consideration to our request.

attachments

Dan and Rhonda Kropf  
67611 Green Timbers Road  
PO Box 2240  
Homer, AK. 99603  
dkropf@hotmail.com

We are also sending this letter via postal service.



PROTECTIVE COVENANTS AND RESTRICTIONS  
for

DIAMOND CAPE

Block 1 # 99-78  
Block 2 # 99-79

PREAMBLE:

The purpose of these covenants is to assure property owners will be fully protected from poor quality surroundings and that they will be assured of pleasant, sanitary and safe sites to erect their homes. These covenants will be in effect in Diamond Cape

Situated in the NW 1/4, SW 1/2, S 1/2, SW 1/4,  
SW 1/4, SE 1/4, Section 9, T6S, R14W, S.M.,  
Homer Recording District.

1. LAND USE

The property herein described is being developed primarily as a recreational-residential tract. Only those lots with Sterling Highway frontage may be used for commercial purposes. Nor shall there be permitted any conduct, enterprise, or usage that may create a nuisance, be unlawful or act detrimentally to the peace dignity or value of the property.

2. BUILDINGS

All structures shall be of good quality construction and of a permanent nature. Large mobile homes may be considered a permanent structure if on permanent foundation or basement.

3. LIVESTOCK AND POULTRY

Harboring of animals, livestock and poultry is permitted, except they may not be kept, bred or maintained for commercial purposes

4. GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground or junk yard. Rubbish, trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Unlicensed vehicles or vehicles not used for transportation shall be considered as junk and not permitted to remain on property.

5. ENFORCEMENT

Enforcement shall be by proceeding at law or equity against any person or persons violating or attempting to violate any covenant either by restrain violation or recover damage.

6. SEVERABILITY

Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

7. TERM

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of ten years. If an instrument signed by



Neighbor dogs

**August 16th** - New renter next door with

1 cat (maybe more)  
1 llama  
2 pigs  
6 dogs (Maybe more)  
10 goats (Maybe more)

The dogs bark and howl often and it becomes chaotic  
The goats are free and wander the property and the road (Several vehicles have been delayed or completely stopped to allow for the herd to move on)

**September 16th** Purchased and Placed Anti-barking box on our property line. Blew Dog whistle during each barking episode. This didn't seem to have much effect

**Sept 22:** Talked to Diane, sister of RayAnn. RayAnn was gone for the weekend. We Complained about the noise but we offered a solution. Gave her "Anti-barking Box" from Amazon , to give to RayAnn. (\$30)  
Diane mentioned that the neighbors across the road added bigger, brighter NO Trespassing signs, and threatened to shoot the dogs

**Sept 29:** Talked to RayAnn about noise. Maybe Using Anti-barking Box but not close enough to dogs to be effective. She offered no other solution. Or to place it closer to the dogs . During the discussion the dogs were barking, the goats were butting us, a cat was on the roof of our car and a goat jumped on the hood of our car. RayAnn was not phased by any of this  
She mentioned it is difficult to get things "set-up" because her 18 month old wants to help.

Started Recorded Excessive Barking schedule

Sept 29th: 3pm, 9pm

Sept. 30th: 7:42 am 8:26am , 8:36am , 4:23pm , 8:00pm, 8:40pm

Oct 1st: 7:15am, 8:14am, 8:35, 9:05, 9:21, 9:30, 9:42, 10:17, 10:23, 10:31, 10:36

5:30, 7:00pm,

You get the picture !

**October 6** .We offered to change the battery in the Anti-bark Device; to check if it was on, to move it closer to the animals....  
No response.

Homer Shelter provided 2 more anti-barking devices  
Went to the Homer Shelter - requested 2 anti-barking collars

## **November 5, 2018**

Started building a fence between properties; to cut down on visual annoyance, sound and goats encroaching on our property.

Cost of Labor paid out : \$180.00 (several hours done voluntarily from family)

Cost of Building materials:

## **November 10, 2018**

Made a visit. Delivered 5 more 9-volt batteries.

Talked with boyfriend : Brandon ; explained that it can not continue - he changed the batteries

Rayanne - I explained to her, that it can not continue and that the home owner is in violation of nuisance and noise criteria in the covenant.

11/17/18 Dan Delivered 2 Bark Collars and a copy of the covenant . Dan recorded the conversation.

11/18/18

8:16 am chorus of dogs

It has been raining so things are a little quieter.

11/28/18 Chased 10 goats out of my BACK yard !! they were eating my plants... called state troopers. ?Jake visited 5:10-5:15 ish.

December 1, 2018 Wind demolished our fence.

December 3, 2018

Ran 10 goats out of my yard; using bear spray

Dec 5, 2018

Saw the goats coming ran them out of the driveway with my car

December 7, 2018 Have video footage of the goats blocking the road.

December 12, 2018 First Saturday in months that it has been peaceful while we split wood in our yard. The cold weather, has the animals closed in. Some in make shift shelters, some in an old motor home.

We continue to try to reach the home owner