

Patricia Cue  
PO Box 745  
Homer, AK 99603

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

June 23, 2021

This letter is regarding the proposed classification and sale of Parcel No. 173-040-14. I received notification that this parcel is being considered for "Rural" classification and that the property is going to be sold. My residence is 64264 Mineral Drive which is located within a half mile of the property.

I oppose classifying the property as "Rural." The "Rural" classification is defined as "lands located in a remote area. This classification will have no restrictions." This area is not remote. There are at least two subdivisions surrounding this property. There is a state maintained road "Diamond Ridge" located beside the property. Diamond Ridge Road is an important transportation artery into and out of Homer.

I have lived here for almost twenty years and have observed the increased importance of Diamond Ridge Road especially during periods of disaster. For example, during tsunami warnings, there have been times when portions of the Sterling Highway were not accessible. Consequently, people traveled up to Diamond Ridge Road to vacate the lower areas around Homer. Also, Kachemak Emergency Services Area (KESA) has a station located on Diamond Ridge Road. Many of the volunteers live close to Homer and must have access to the station and its equipment in order to respond to disasters. Also, should the Sterling Highway be damaged, supplies coming into Homer via the road system will be impacted. The Diamond Ridge Road corridor is critical to keeping the flow of supplies available during these times.

This particular 2.05 acre parcel is located within the Diamond Creek Watershed. The terrain is steep and vulnerable to erosion. Should this property be developed, there is the likelihood of increased erosion and the potential for Diamond Ridge Road to be damaged and inaccessible. The integrity of Diamond Ridge Road must be maintained for the reasons mentioned above.

I support the classification of "Preservation" as this parcel is integral to the Diamond Creek Watershed and Diamond Ridge Road. Thoughtful preservation of this parcel will help to stabilize the road and maintain the natural surroundings of the area. This parcel is already at increased risk of erosion and further compromise will only make the situation more dangerous.

Thank you for your attention to this matter.

Patricia Cue

## Hughes, Aaron

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**From:** Planning Land Management  
**Sent:** Thursday, June 17, 2021 5:04 PM  
**To:** Hughes, Aaron  
**Subject:** FW: Parcel 173-040-14 Zoning

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

From: Charles Cashin <charleslcashin@gmail.com>  
Sent: Thursday, June 17, 2021 11:00 AM  
To: Planning Land Management <LMWeb@kpb.us>  
Subject: Parcel 173-040-14 Zoning

Good afternoon

In response to your notice of proposed land classification:

My wife Kathleen and I are both opposed to classifying the subject parcel as rural.

Thank you,

Charles Cashin  
Kathleen Cashin  
63855 Katamar Ave  
Home, AK 99603  
907-209-3720

Charles L. Cashin, III

907-209-3720  
Charles\_Cashin@KSG04.Harvard.Edu

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Homer, AK 99603

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June 23, 2021

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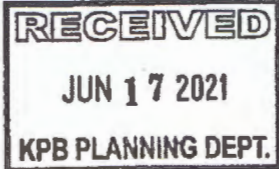
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Patricia Cue



Phillip J. Miller  
PO Box 727  
Cooper Landing, Alaska 99572  
pjmillera@gmail.com  
907-394-3040

June 15, 2021

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

RE: Parcels: 119-071-05, 119-070-08, 119-070-07, 119-070-08, 119-070-09  
Proposal of Land Classification Five KPB Owned Parcels Bean Creek Road, Cooper Landing.

Public Comment:

**Objection** to the proposal classification of "Rural".

Parcels are not remote.

Parcels are located abutting a Bean Creek Road which in this location is paved asphalt owned and maintained by the State of Alaska.

US Postal Service, School, Groceries, Churches, Coffee Shops, Liquor Stores and Cannabis Shops and other services are located within a two to ten minute drive on paved roads from these parcels.

**Opinion:**

Surrounding parcels are generally residential use with the exception Wildmans, Cooper Landing School, and the seasonal Coffee Shop adjacent Wildmans.

Parcels are located within the existing community of Cooper Landing.

It appears that these parcels may support onsite water, sewer, legal access, and could be determined necessary for current or future community development.

Terrain my present challenges, yet the challenges would be no greater than other parcels the Borough has classified and residential in the past. Additional there are a number of examples within Cooper Landing and the Borough where greater terrain challenges have been developed for residential use.

**Recommendation:**

Subject parcels be classified as "Residential".

Regards,

## Hughes, Aaron

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**From:** Hughes, Aaron  
**Sent:** Wednesday, June 30, 2021 4:12 PM  
**To:** Hughes, Aaron  
**Subject:** FW: land use classification for parcels in Homer

**From:** Rika Mouw <[rikamouw@gmail.com](mailto:rikamouw@gmail.com)>  
**Sent:** Monday, June 28, 2021 9:57 AM  
**To:** Planning Dept, <[planning@kpb.us](mailto:planning@kpb.us)>  
**Subject:** land use classification for parcels in Homer

Dear members of the Kenai Peninsula Planning Commission,

I wish to provide photos taken on the borough parcels coming up for classification as Commercial and then to be auctioned to the public.

This land is clearly heavily vegetated, used by moose and has a lot of running water going through it. There are streams and standing water over most of the land. While it is stated as appropriately zoned as East End Mixed Use by the City of Homer and now the borough seeing this land as appropriate for commercial use, the matter of water management, habitat and peat disruption have not been given appropriate consideration. The incremental loss of tree coverage, loss of carbon sequestering peatland and valuable habitat for moose is becoming notable and very concerning.

Please note on the maps provided in the packet that the coastal area very nearby is rapidly eroding due to surface water drainage. The more upland development there is the more water will be channeled to the coast at a more concentrated and higher flow rate. Consideration of the residential properties along the coast are further at peril by development of impervious surface that are inevitable with commercial development. Basic services such as water and sewer are highly challenging in this very wet wetland/peatland area.

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

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

Thank you.  
Rika Mouw  
Homer





This is one of many spots where moose have recently bedded down. There is winter browse, summer vegetation and lots of cover and fresh water for not only moose but birds, bear and lynx.











Flowing water and small ponds occur through out the parcels. This one shows a thick layer of peat.





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

Public comment

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

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.

Assembly members,

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

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

Thank you for your consideration.

Dale Banks  
Box 2888  
Homer, AK