

Agenda Item:	M.6
Committee:	Policies and Procedures
Page Number:	124

**ADDITIONAL PUBLIC COMMENTS**  
**ORDINANCE 2015-06**

1. DAVIS, Vicki ..... unknown
2. MOTT, Priscilla ..... unknown
3. OLSON, Judy and Charlie ..... Soldotna
4. WORTHAM (JACKSON), Sylvia ..... Soldotna
5. ANDERSON, Roger and Amy..... Kenai
6. DARLING, Jim ..... Soldotna

Kenai Peninsula Borough  
Planning Dept  
144 N. Binkley  
Soldotna, AK 99669

31 January 2015

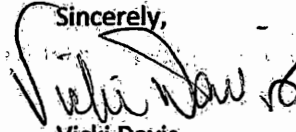
Re: Gas Well Road/Echo Lake Road – Single-Family Residential (R-1) Local Option Zoning Proposal

Dear Mr. Wall:

I am one of the property owners that support the above LOZ proposal, and feel it is necessary to ensure the good health and well-being of our neighborhoods, along Gas Well and Echo Lake Roads. I feel the local option zoning proposal is also in the best interest of the Borough in that good residential neighborhoods bring a steady tax base, which helps our community thrive. In addition, the close proximity of our neighborhoods to the Community College improves the value of our properties, thereby helps support the Borough.

I am not in support of industrial business types being developed in or adjacent to neighborhoods, which create dust, noise, traffic, pollution, and environmental impacts to habitat, water quality (surface and subsurface), that degrade and destroy the visual quality and peacefulness of the surrounding areas. Furthermore, such types of development tend to lower property values, thereby over time degrade the surrounding area to point that tend to create environmental injustice communities. Please do not allow this to happen to the good people along Gas Well/Echo Lake Roads. Passing the Single-Family Residential (R-1) LOZ proposal will ensure the surrounding environmental health continues to thrive as well as our peaceful existence in our neighborhoods.

Sincerely,



Vicki Davis

P.O. Box 2118

Barstow, CA 92312

vjdwlbio@earthlink.net

(H) 760-252-4245

(C) 907-252-7914

## Wall, Bruce

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**From:** Mott Enterprises <akmdbarns-eaglespan@gci.net>  
**Sent:** Friday, February 06, 2015 5:02 PM  
**To:** Wall, Bruce  
**Subject:** Fw:

Bruce,

I wanted to list out some talking points which I am requesting that you make available to the Planning commission and Assembly members before Monday night's meeting.

I know I will not be able to say as much as I would like to at the meeting due to the limited time.

The map shows that the primary land being addressed for this new zoning status is the 20 acres owned by my brother, my sister and I. It is part of the homestead that my family began living and proving up on in the middle 1950's.

I believe that some of my neighbors are concerned about the possibility of our selling this land as a gravel site. I want to list out the things that we considered and the steps that were already in place so that this land could be utilized and reclaimed with as little impact to anyone as possible.

I researched the KPB's rulings and talked with Borough employees concerning a gravel site. I attended a class for certification as a weed inspector for gravel sites and other endeavors. I went on a training gravel site visit and inspected it for weeds. I visited a gravel site (20 acres) behind the Duck Inn. This site had what appeared to be a 50' buffer of natural trees and vegetation and a 6' tall privacy fence. The subdivision that is directly across a roadway from the site did not seem to have any ill effects from the site being located there. There was no access into the site from this roadway. I spoke with a prospective purchaser of the land about any concerns I had for the site and it's impact on the surrounding properties, my farm land on one side and residential lots on the other. I wanted restrictions on the sale. A 50' buffer of natural vegetation and trees surrounding the property, a 6' tall privacy fence enclosing the property. The only access being on Gas Well Road-well away from any residential area. The prospective buyer agreed to these terms as well as no excavation below water line, no machinery noise before 8:00 a.m. or after 4:30 p.m. on the weekdays, no Holidays and no weekends. The access road would need to be watered down so that dust would be minimized, weeds would be monitored and eradicated as necessary. We also discussed plans for reclamation of the property. Lots of good ideas were tossed back and forth that would, in my opinion, have been an asset to the whole area in the future. A plan would have been in place before the sale was finalized.

I tried to be as considerate of the land, the neighbors and my own farming operation as I possibly could. I was going above and beyond the rulings that are in place for the protection of surrounding properties. I informed long time neighbors closest to the property of what we were thinking about doing. Letting them know about the buffer and the conditions that were being required so that they would know the safeguards that we were willingly putting in place before a sale could be finalized. We have no desire to cause any problems for anyone. This sale would have restricted access to the property and thus to any properties adjacent to it. I believe that to be in the best interest of anyone whose land borders our property. The privacy of the lots directly adjacent to the 20 acres on the one side and my fields on the other. This sale would have allowed for the reclamation of the land in the future. No top soil was to leave the site. I know that this land has class A soils and I did not want them to be removed from the property or rendered useless for future generations.

I am very against any kind of zoning. I do not believe that anyone should be able to tell a land owner what they can or cannot do on their own land. This zoning, if it is allowed to proceed, will be very restrictive for anyone who has land in the zoning area. I would encourage my neighbors who signed this petition to review the zoning restrictions and see what effect these restrictions would have on themselves and their own property.

At the present time and with the present economic conditions, this sale is not going through.

To put this zoning in place would unfairly restrict the use of our 20 acres to nothing but small family home lots. It would place restrictions on the present home owners also. Higher taxes for all now, assessments for water and sewer in the future and no benefits that I can see. Just more rules to follow and less control of your own land.

Thank you for taking the time to read this and hopefully, passing it on to the Planning commission members and the Assembly members. If I need to get it to them myself, could you please provide me a listing of their emails or tell me where to find them.

Priscilla Mott

PO Box 332  
Hermosa, South Dakota 57744  
January 29, 2015

130275

KPB Planning Commission Public Hearing  
144 N. Binkley , Soldotna, Alaska 99669

Dear Sirs:

We received your notice of the public hearing concerning the area around our property in Soldotna off Gas Well Road. We want to be heard that we want the property to remain as single-family residential (R-1) property. We are not in favor of it being rezoned for other uses. We are unable to attend your meeting due to health issues that we are having worked on here in Rapid City, South Dakota. So please let it be known at your meeting what we wish to happen to our property.

Thiank you.

Sincerely,



Judy/Charlie Olson

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January 27, 2015

Mr. Mike Navarre, Borough Mayor  
Kenai Peninsula Borough Planning Department  
144 North Binkley Street

Soldotna, AK 99669-7520

Dear Mr. Navarre and Members of the Planning Department:

I received a letter stating you were planning on changing the designation of property that I own with my brother and sister on Gas Well Road. I strongly disagree with this plan; the property is not yours to decide what to do with. I do not think you have asked the other property owners about this as we have not been notified of signing a petition and know several of the people in the area. I would like to see the petition myself.

I am out of State in Nevada at this time, however, my brother and sister will be at your meeting on the 9<sup>th</sup>. They have my permission to state my disagreement with this plan. We have other plans for this property and feel we should be allowed to follow through with our plans without interference from the Borough. My mother and father and their three children (myself, my brother and my sister) spent our lives on that homestead and now that our parents are deceased, we feel we should carry out their wishes for this property. I would appreciate a copy of the petition and also a copy of the minutes of this proceeding on February 9<sup>th</sup>.

Thank you for your consideration.

Sincerely,



Sylvia E. Wortham (Jackson)

116 Rolling Cove Avenue

Henderson, NV 89011



## Wall, Bruce

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**From:** AC Anderson <rockinga@gci.net>  
**Sent:** Monday, February 09, 2015 7:24 PM  
**To:** Wall, Bruce  
**Subject:** Mott Farm 1--LOZ petition

Sent from my iPad

Please place our names on the list of Alaskan land owners/residents in the Kenai Peninsula Borough as OPPOSED to zoning this land as residential R1.

We've watched the destruction and loss of homestead/agricultural land for 38 plus years on the Kenai Peninsula and we pray this commission will realize the worst thing to do with this acreage is allow it to fall victim to zoning.

Too much agricultural land in this state has been "lost" to zoning, PLEASE do not allow that to happen to Tract 1 Mott's Farm Subdivision.

We doubt that the individuals who signed this petition have full knowledge of the immense impact the proposed zoning will have on the surrounding property or that it's only the beginning of the end of one more agricultural homestead.

The owners of this property have proven over the years to hold dear the best interest of this land and that of their neighbors. We should trust them to continue to do so until proven otherwise.

Sincerely,

Roger and Amy Anderson

4804 Strawberry Road

Kenai, Alaska 99611

907-223-8007

918-906-8343

RECEIVED

MAR 09 2015

KENAI PENINSULA BOROUGH  
PLANNING DEPARTMENT

Bruce,

I had a chance to sit down and talk in length to Pricilla and Clinton Mott about the 20 acres that the petition had concerns about developing a gravel pit on. They have given me assurances that a gravel pit is no longer the plan for this 20 acres.

Since the petition to rezone this area was driven solely by the development of a gravel pit, as the organizer of the petition I agree with the Mott's opposition in re-zoning this agricultural lot as well as our adjacent residential properties listed in the petition.

Thanks

Jim Darling

PO Box 860

Soldotna AK 99669

907-741-1118

akstrat@yahoo.com