

# Public Comment

013-042-42

013-092-76



Nikiski Vicinity Map



## Hughes, Aaron

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**From:** Planning Land Management  
**Sent:** Friday, April 15, 2022 9:19 AM  
**To:** Hughes, Aaron  
**Subject:** FW: <EXTERNAL-SENDER>Nikiski Land Reclassification(013-042-42 & 013-092-76)

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

From: TOBY ALLRED <doubletz1@aol.com>  
Sent: Friday, April 15, 2022 7:39 AM  
To: Planning Land Management <LMWeb@kpb.us>  
Subject: <EXTERNAL-SENDER>Nikiski Land Reclassification(013-042-42 & 013-092-76)

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.

To whom it may concern-

I strongly oppose the development of parcels 013-042-42 & 013-092-76 merely for the profit of the borough. The folks that bought and developed this area in the late 60's and early 70's came to this area for privacy and tranquility, not in hopes of future development. How is this proposal "just" for the folks that live on Neighbors drive? A few years back the borough basically "took" the shoreline properties from lake front property owners and claimed this was for the benefit of the spawning salmon. What kind of impacts will there be on the spawning salmon if more homes/people are introduced to the shoreline of Daniels Lake?

Allreds  
Neighbors Drive/Daniels Lake

Sent from my iPad

## Hughes, Aaron

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**From:** Dan Baeten <[dbaeten49@gmail.com](mailto:dbaeten49@gmail.com)>  
**Sent:** Friday, April 15, 2022 4:06 PM  
**To:** Michele Hartline  
**Cc:** Mueller, Marcus; Hughes, Aaron; Aeschliman, Melanie  
**Subject:** <EXTERNAL-SENDER>Re: Public comment on Daniels Lake parcels

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.

Good afternoon,

I was also very confused regarding the letter. It rather seems that the borough is trying to push this through quietly. It almost appears that there is already a prospective buyer, or a hidden agenda!

I am opposed to the sale of this property. Nearly everyone on the lake utilizes this area due to its pristine condition. It's actually one of the few areas to go to on the lake to enjoy some privacy. There is also a variety of wildlife that utilizes this area. There are several nesting pairs of common loons that nest on the islands and the point of land in question. Moose will calve in this area as well, since they can get away from the bears.

You would be taking away a common / public resource, and placing it into private hands.

Dan and Lisa Baeten & family  
Daniels Lake residents

On Fri, Apr 15, 2022 at 3:41 PM Michele Hartline <[hartlines@hotmail.com](mailto:hartlines@hotmail.com)> wrote:

Marcus, Melanie, and Aaron,

Regarding reclassification of Daniels Lake parcels 013-042-42 & 013-082-76.

I have been told by a local neighbor that the public comment regarding this subject ends today. I have not seen any public notification of this comment period, It was not mentioned on the letter that I received and I have searched the Kenai Peninsula Borough website and still can't find it, therefore I'm emailing you directly with confidence that you will get it to the appropriate public comment portal, The planning and zoning commission and the KPB assembly.

When I called Aaron earlier this week to inquire about this issue and asked what is the backstory for reclassifying these parcels from unclassified to rural, he stated that there is a "conceptual design" that is as far along as being written on "the back of a napkin."

I think you can understand that people that live on Daniels lake will be very concerned about this action until we can see a more defined and complete "conceptual design" of what the Borough has planned, especially in relationship to the fact that it is an anadromous waters lake and that a large amount of this acreage is directly affected with the 50 foot setback for anadromous waters.

I am not in favor of this reclassification until the public can see what the Boroughs and the States subdivision plans are with this parcel.

Thank you,

Michele Hartline

Daniel's Lake property owner

--

Dan Baeten  
907-513-8304



## Hughes, Aaron

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**From:** Planning Land Management  
**Sent:** Friday, April 15, 2022 1:22 PM  
**To:** Hughes, Aaron  
**Subject:** FW: <EXTERNAL-SENDER>Opposition to Daniel's Lake proposal

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**From:** Ryan Broussard <broussard.ryan@yahoo.com>  
**Sent:** Friday, April 15, 2022 12:34 PM  
**To:** Planning Land Management <LMWeb@kpb.us>  
**Subject:** <EXTERNAL-SENDER>Opposition to Daniel's Lake proposal

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.

I only recently learned about a proposal that would potentially develop a key piece of property on Daniel's Lake in Nikiski (Swimmers Cove).

The centrally located area being talked about is the hub or meeting place for many families to gather. Because of its location and seclusion from other homes, along with wind protection and ideal depth for swimming children, it provides a place where Daniels Lake recreationist routinely enjoy and share. The windsock for float/ski planes that was placed on the property by my late Uncle Bill McGahn, has always been an iconic waypoint, well known and even charted in the flying community. Because of the undeveloped land where the windsock is located, along with the shape of the lake which naturally provides a long runway down the calmest stretch of the lake, pilots can take advantage of this life-saving tool without buzzing any residential areas or homes. Bill McGahn was one of the original homeowners on the lake and he was also a pilot. He valued family and safety, and also respected the serene environment. Sometime during the 1970s or 80s, he placed the windsock on a firmly planted 1" galvanized pole which provided the least possible environmental impact while being durable enough to last.

Daniel's Lake is one of the only lakes in the area large enough for many families to recreate at the same time without overcrowding. It is important to maintain a safe congregating location which encourages fellowship between lake neighbors and helps bond these families together. Daniel's Lake community has taken advantage of this particular place for many years and now possesses a unique closeness that I have never witnessed between so many neighbors.

My family gathered just off the edge of the proposed property as we entered this new

year. From that location we were not invading anybody's privacy and could look down the lake in every direction as our lake families lit fireworks together in unison. My family has made many forever-memories in that very place.

If development of these parcels lines even one pocket, then it was done out of greed and not for the greater good. I could think of hundreds of reasons for not developing this little utopia in Daniel's Lake, and only one reason for developing it. Money

Sometimes I feel like because I am not a politician, I don't have a voice. I am praying for your consideration in this particular case as it is very important to so many.

Sincerely, Ryan Broussard

## Hughes, Aaron

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**From:** Planning Land Management  
**Sent:** Friday, April 15, 2022 1:20 PM  
**To:** Hughes, Aaron  
**Subject:** FW: <EXTERNAL-SENDER>Comment on proposed reclassification of Daniels Lake parcels for development.

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**From:** Broussard, Beau <Bbroussard@HomerElectric.com>  
**Sent:** Friday, April 15, 2022 10:47 AM  
**To:** Planning Land Management <LMWeb@kpb.us>  
**Subject:** <EXTERNAL-SENDER>Comment on proposed reclassification of Daniels Lake parcels for development.

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.

KPB Land Management Division

As a longtime resident of the Daniels Lake community in Nikiski and as a current landowner of properties on the lake, I oppose the forward motion of proposed **land reclassification** and potential development of the currently undeveloped parcels **01304242** and **01309276**, known to the Lake Community as "Swimmers Cove". This area is the last place on the lake that is publicly owned and not developed, it is the place where we take our children, to enjoy the wind protected cove to swim, without interrupting other land owners on the lake. On a warm summer day, swimmers cove is where we find our neighbors all tied up to each other's boats, barbecuing, fishing and swimming, it's why we live on this lake. It would be tremendously sad to see a development of any kind on the property there, myself and many of my neighbors that I have discussed this with, feel that our lake community would be negatively impacted by this property being developed.

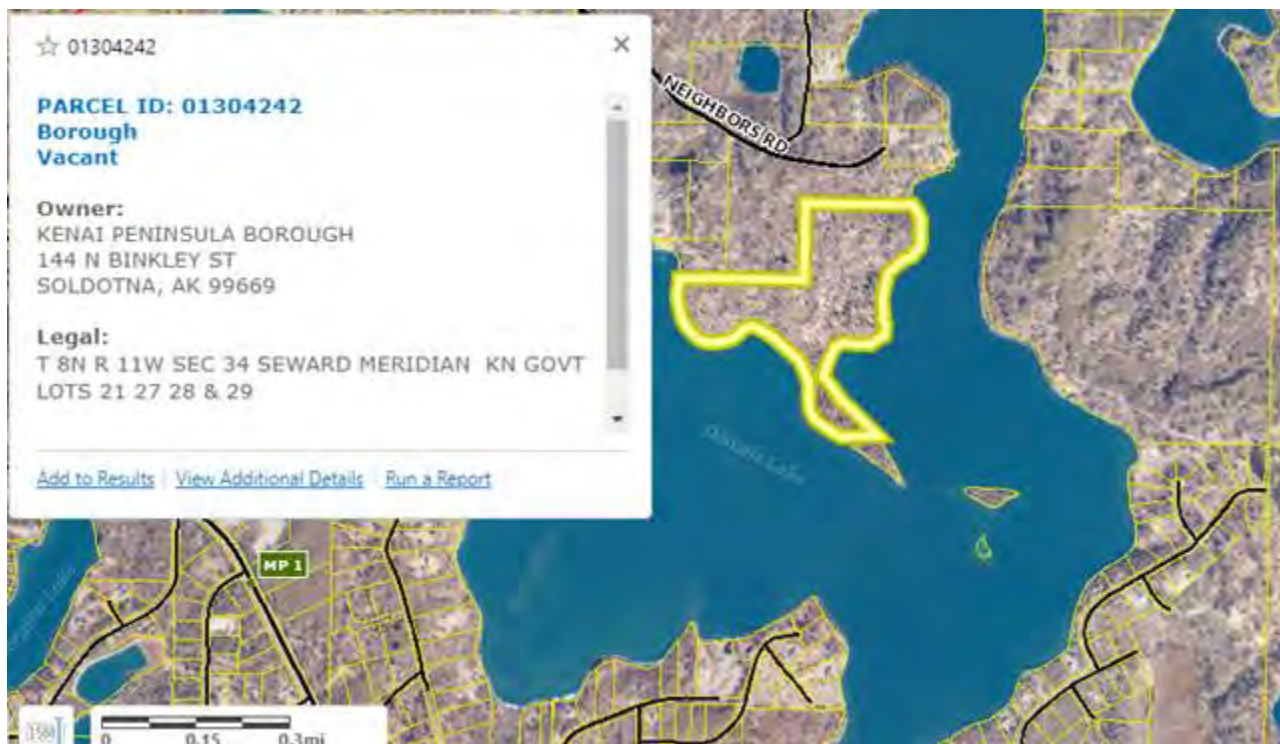
The larger of the two coves surrounded by the proposed development are often filled with spawning salmon in the fall. Adding a road, subdivision or any kind of soil transfer would almost certainly cause a negative impact to one of the largest healthy **salmon spawning grounds** for north Kenai's Bishop Creek drainage.

For these reasons and for the somewhat secluded lifestyle that attracted most Nikiski residents to the area, I politely ask that the above mentioned parcels remain, **unclassified** and **undeveloped**. These parcels serve a much higher purpose and value to the property owners and tax payers on the lake in their current state.

Thank you for your consideration.

Beau Broussard,

T 8N R 11W SEC 34 SEWARD MERIDIAN KN GOVT LOTS 21 27 28 & 29  
T 7N R 11W SEC 3 SEWARD MERIDIAN KN GOVT LOT 1



## Hughes, Aaron

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**From:** Planning Land Management  
**Sent:** Friday, April 15, 2022 1:20 PM  
**To:** Hughes, Aaron  
**Subject:** FW: <EXTERNAL-SENDER>Land Classification for Parcels 01304242 & 01309276

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**From:** Camille Broussard <chuber907@gmail.com>  
**Sent:** Friday, April 15, 2022 10:20 AM  
**To:** Planning Land Management <LMWeb@kpb.us>  
**Subject:** <EXTERNAL-SENDER>Land Classification for Parcels 01304242 & 01309276

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.

Good morning,

In reference to the land classification of Parcels 01304242 & 01309276, I do not support classification. I understand this means it is going to be sold. This land is enjoyed by many people who live and recreate on Daniel's Lake for its undeveloped and Borough owned status. It is peaceful and tranquil and has been enjoyed for walking, camping, watching the terns, swimming just offshore and more. It has been this way for decades and I do not want it to change. Please do not approve the classification.

Thank you,

Camille Broussard  
Nikiski, AK

# STEELHEAD INDUSTRIAL, LLC

52189 LUCILLE DRIVE, NIKISKI AK 99635  
907-598-7010 [DANS@STEELHEADINDUSTRIAL.COM](mailto:DANS@STEELHEADINDUSTRIAL.COM)

APRIL 15, 2022  
DANIEL SCHMIT  
52189 LUCILLE DRIVE  
KENAI, AK 99611

KPB LAND MANAGEMENT DIVISION

I UNDERSTAND THAT THE BOROUGH HAS PROPOSED A MOTION TO RECLASSIFY THE PARCELS 01309276 AND 01304242. I OPPOSE THIS MOTION AND POTENTIAL DEVELOPMENT. I FEEL THAT DEVELOPMENT IN THIS AREA WOULD BE DETRIMENTAL TO THE LAND, THE LAKE AND THE WILDLIFE IN THE AREA.

I FEEL THE INTRODUCTION OF A PUBLIC USE RECREATIONAL AREA WOULD NEGATIVELY IMPACT THE NATURAL RESOURCE THAT WE SHOULD BE PROTECTING. AS AN OWNER OF LAKE PROPERTY, WE HAVE A RESPONSIBILITY TO TAKE CARE OF AND MAINTAIN THE INTEGRITY OF THE WILDLIFE HABITAT WE ARE IN. I BELIEVE THE BOROUGH FEELS THE SAME WAY CONSIDERING THE INITIATION OF THE ANADROMOUS STREAMS ACT. BUILDING A ROAD, RECREATIONAL AREA AND SUBDIVISION SEEMS TO GO AGAINST THIS PROTECTIVE INITIATIVE.

ONE OF THE BENEFITS OF THIS UNPOPULATED AREA IS THE ENTIRE DANIELS LAKE COMMUNITY CAN USE IT WITHOUT ENCROACHING ON SOMEONE'S PERSONAL PROPERTY. THERE ARE NO STRUCTURES LIKE DOCKS, BOATS OR RAMPS TO DISTURB THE SALMON SPAWNING AREA, OR THE COUNTLESS LOON NESTS ALL OVER THE AREA.

THESE PARCELS OF LAND IN THEIR CURRENT STATE ARE WHAT MAKES DANIELS LAKE A DESIRABLE PLACE TO LIVE. SOMETHING VERY NEARBY THAT IS UNTOUCHED BY MAN, USED BY WILDLIFE TO MAKE A FUTURE FOR OUR CHILDREN.

PLEASE DO NOT DEVELOP THESE PARCELS AND HELP MAINTAIN THE NATURAL INTEGRITY OF THIS UNDEVELOPED PART OF THE LAKE.

PLEASE DO NOT HESITATE TO CONTACT US WITH ANY QUESTIONS OR CONCERNS.

THANK YOU,

DAN SCHMIT  
1-907-598-7010  
STEELHEAD INDUSTRIAL, LLC  
[DANS@STEELHEADINDUSTRIAL.COM](mailto:DANS@STEELHEADINDUSTRIAL.COM)

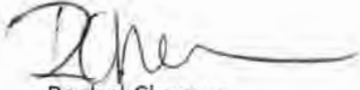
BIANCA CHASE  
1-907-394-7700  
STEELHEAD INDUSTRIAL, LLC  
[BIANCA@STEELHEADINDUSTRIAL.COM](mailto:BIANCA@STEELHEADINDUSTRIAL.COM)

April 15, 2022

To Whom It May Concern,

We, Davin and Rachel Chesser, oppose the reclassification of parcels 013-042-42 and 013-092-76.

Thank you,

A handwritten signature in black ink, appearing to read 'Rachel', with a long, sweeping horizontal line extending to the right.

Rachel Chesser

907-229-6973

PO Box 8675

Nikiski, AK

99635

## Hughes, Aaron

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**From:** Planning Land Management  
**Sent:** Friday, April 15, 2022 1:20 PM  
**To:** Hughes, Aaron  
**Subject:** FW: <EXTERNAL-SENDER>Opposing reclassification of parcels 013-042-42 and 013-092-76

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**From:** jhardesty@acsalaska.net <jhardesty@acsalaska.net>  
**Sent:** Friday, April 15, 2022 9:38 AM  
**To:** Planning Land Management <LMWeb@kpb.us>  
**Subject:** <EXTERNAL-SENDER>Opposing reclassification of parcels 013-042-42 and 013-092-76

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.

To Whom it May Concern:

RE: OPPOSING Proposed reclassification of parcels [013-042-42](#) and 013-092-76

We residents of Daniels Lake adamantly oppose the reclassification of the aforementioned parcels of land located on the shoreline and/or adjacent to Daniels Lake. Every resident I spoke to are opposed to this proposal.

The Kenai Peninsula Borough Assembly has previously restricted current land owners who own lakefront property with the intention of protecting the salmon. Now, in direct contradiction to those restrictions imposed on current landowners, the borough wants to subdivide and add many more lots, unrestricted, and also many more residents to the lake they claim to want to protect. There enough jet skis and boats on the lake now. We don't want to see this become like Longmere Lake with constant noise from float planes, jet skis and boats.

This lake not only has spawning salmon, but also is home to bald eagles (including nests around the lake - one in my front yard) and a variety of waterfowl including loons, mergansers, mallards, osprey and trumpeter swans who stop over in spring and fall on their migration routes. It's also home to river otters, beavers, muskrats and other wildlife.

Current landowners respect the nature of the lake. Let's keep it that way. We have lived on the lake since 1982, many of the residents grew up on the lake and now also own property here. I quote from the your letter dated April 1, 2022 - "This classification will HAVE NO RESTRICTIONS". Let's keep Daniel's Lake uncluttered, clean and safe. Please do the right thing. Leave this parcel alone. You asked for our input, please respect it.

Respectfully yours,

Joanne Hardesty  
48271 Wild Rose Lane (residence address)



PO Box 8124  
Nikiski, AK 99735

[907-252-8418](tel:907-252-8418)

## Hughes, Aaron

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**From:** Michele Hartline <hartlines@hotmail.com>  
**Sent:** Friday, April 15, 2022 3:42 PM  
**To:** Aeschliman, Melanie; Mueller, Marcus; Hughes, Aaron  
**Subject:** <EXTERNAL-SENDER>Public comment on Daniels Lake parcels

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.

Marcus, Melanie, and Aaron,

Regarding reclassification of Daniels Lake parcels 013-042-42 & 013-082-76.

I have been told by a local neighbor that the public comment regarding this subject ends today. I have not seen any public notification of this comment period, It was not mentioned on the letter that I received and I have searched the Kenai Peninsula Borough website and still can't find it, therefore I'm emailing you directly with confidence that you will get it to the appropriate public comment portal, The planning and zoning commission and the KPB assembly. When I called Aaron earlier this week to inquire about this issue and asked what is the backstory for reclassifying these parcels from unclassified to rural, he stated that there is a "conceptual design" that is as far along as being written on "the back of a napkin."

I think you can understand that people that live on Daniels lake will be very concerned about this action until we can see a more defined and complete "conceptual design" of what the Borough has planned, especially in relationship to the fact that it is an anadromous waters lake and that a large amount of this acreage is directly affected with the 50 foot setback for anadromous waters.

I am not in favor of this reclassification until the public can see what the Boroughs and the States subdivision plans are with this parcel.

Thank you,

Michele Hartline

Daniel's Lake property owner

## Hughes, Aaron

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**From:** Planning Land Management  
**Sent:** Friday, April 15, 2022 5:20 PM  
**To:** Hughes, Aaron  
**Subject:** FW: <EXTERNAL-SENDER>Comment on proposed reclassification of Daniles Lake Parcels for development.

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**From:** Alexa McClure <alexakmcclure@gmail.com>  
**Sent:** Friday, April 15, 2022 5:01 PM  
**To:** Planning Land Management <LMWeb@kpb.us>  
**Subject:** <EXTERNAL-SENDER>Comment on proposed reclassification of Daniles Lake Parcels for development.

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.

KPB Land Management Division,

As a longtime resident of the Daniels Lake community in Nikiski first as a renter and now as a current landowner of property on the lake, I oppose the forward motion of proposed **land reclassification** and potential development of the currently undeveloped parcels **01304242** and **01309276**, known to the Lake Community as "Swimmers Cove".

This area is the last place on the lake that is publicly owned and not developed, it is the place where we take our children, to enjoy the wind protected cove to swim, without interrupting other land owners on the lake. On a warm summer day, swimmers cove is where we find our neighbors all tied up to each other's boats, barbecuing, fishing and swimming, it's why we live on this lake. It would be tremendously sad to see a development of any kind on the property there, myself and many of my neighbors that I have discussed this with, feel that our lake community would be negatively impacted by this property being developed.

I'd like my kids to continue having this experience and not lose something that we are adventurous to enjoy.

For this reasons I politely ask that the above mentioned parcels remain, **unclassified** and **undeveloped**. These parcels serve a much higher purpose and value to the property owners and tax payers on the lake in their current state.

Thank you for your consideration.



## Hughes, Aaron

---

**From:** Planning Land Management  
**Sent:** Thursday, April 14, 2022 5:03 PM  
**To:** Hughes, Aaron  
**Subject:** FW: <EXTERNAL-SENDER>reclassification of parcels 013-042-42 & 013-092-76

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

From: Taylor McGahan <tlmcgahan@gmail.com>  
Sent: Wednesday, April 13, 2022 5:01 PM  
To: Planning Land Management <LMWeb@kpb.us>  
Subject: <EXTERNAL-SENDER>reclassification of parcels 013-042-42 & 013-092-76

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.

To whom it may concern,

We are owners of 8 acres on Daniels Lake in Nikiski and have lived on the lake for 6 years. We have always loved this area of the lake for the abundance of loon nests and salmon spawning areas. It's one of the only places left on the lake that doesn't have a house close by and is just for wildlife. I am strongly opposed to reclassification of this property. Please keep this property and lake unique with natural beauty and not more neighborhoods.

Taylor McGahan

Sent from my iPhone

## Hughes, Aaron

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**From:** Planning Land Management  
**Sent:** Friday, April 15, 2022 1:20 PM  
**To:** Hughes, Aaron  
**Subject:** FW: <EXTERNAL-SENDER>Reclassification KPB Parcel 013-042-42 & 013-092-76 Daniels Lake

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**From:** Stacy Oliva, <stacy.oliva@gmail.com>  
**Sent:** Friday, April 15, 2022 10:07 AM  
**To:** Planning Land Management <LMWeb@kpb.us>  
**Subject:** <EXTERNAL-SENDER>Reclassification KPB Parcel 013-042-42 & 013-092-76 Daniels Lake

CAUTION:This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Dear Lands Management Team:

Thank you for your letter dated April 1st 2022 regarding public input on the above referenced matter.

While I generally support the KPB selection and disposal of lands, at this current time I would like to oppose reclassification of parcels 013-042-42 & 013-092-76.

Sincerely,  
Stacy A.Oliva  
52360 Sara Jane St.  
Daniels Lake  
Nikiski, Alaska 99635

## Hughes, Aaron

---

**From:** Planning Land Management  
**Sent:** Friday, April 15, 2022 5:19 PM  
**To:** Hughes, Aaron  
**Subject:** FW: <EXTERNAL-SENDER>Reclassification KPB Parcel 013-042-42 & 013-092-76 Daniels Lake

---

**From:** Lou Oliva <lou@ljalaska.com>  
**Sent:** Friday, April 15, 2022 4:36 PM  
**To:** Planning Land Management <LMWeb@kpb.us>  
**Subject:** <EXTERNAL-SENDER>Reclassification KPB Parcel 013-042-42 & 013-092-76 Daniels Lake

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.

KPB Land Management:

I oppose reclassification of parcels 013-042-42 & 013-092-76 at this time.

Sincerely,  
Lou Oliva  
Daniels Lake Resident  
Nikiski, Alaska 99635

## Hughes, Aaron

---

**From:** Planning Land Management  
**Sent:** Friday, April 15, 2022 5:19 PM  
**To:** Hughes, Aaron  
**Subject:** FW: <EXTERNAL-SENDER>Reclassification KPB Parcel 013-092-76 Daniels Lake

---

**From:** Jakelynn Oliva <jakelynnoliva@gmail.com>  
**Sent:** Friday, April 15, 2022 4:30 PM  
**To:** Planning Land Management <LMWeb@kpb.us>  
**Subject:** <EXTERNAL-SENDER>Reclassification KPB Parcel 013-092-76 Daniels Lake

CAUTION:This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Dear Lands Management Team,

I am contacting you about a letter received regarding public input about the proposed land classification.

I am opposed to this Reclassification KPB Parcel 013-092-76 Daniels Lake at this time.

Opposed: 013-042-42  
Opposed: 013-092-76

Best regards,  
Jakelynn Oliva  
48011 Neighbors Dr.  
Nikiski, AK 99635



## Hughes, Aaron

---

**From:** Planning Land Management  
**Sent:** Friday, April 15, 2022 5:19 PM  
**To:** Hughes, Aaron  
**Subject:** FW: <EXTERNAL-SENDER>Public Notice of Proposed Land Classification  
  
**Importance:** High

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**From:** amber oliva <amberoliva@hotmail.com>  
**Sent:** Friday, April 15, 2022 4:53 PM  
**To:** Planning Land Management <LMWeb@kpb.us>  
**Subject:** <EXTERNAL-SENDER>Public Notice of Proposed Land Classification  
**Importance:** High

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.

Good afternoon,  
I am writing in response to the public notice of proposed land classification issued 4/1/22 by the Kenai Peninsula Borough.

The parcels proposed are:  
013-042-42 NIKISKI GOVERNMENT LOTS 21, 27, 28 AND 29, SECTION 34, TOWNSHIP 8 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, STATE OF ALASKA  
013-092-76 NIKISKI GOVERNMENT LOTS 1, SECTION 3, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, STATE OF ALASKA

I am writing to have my comment be included in the public comments with regard to these parcels in the planning department, and further hearings or proceedings relevant to this item.

I am resolutely opposed to this reclassification at this time.

Thank you,  
Amber Douglas

## Hughes, Aaron

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**From:** Planning Land Management  
**Sent:** Thursday, April 14, 2022 5:04 PM  
**To:** Hughes, Aaron  
**Subject:** FW: <EXTERNAL-SENDER>013-042-42 and 013-092-76 Opposed

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**From:** Misty Peterkin <mistys@gci.net>  
**Sent:** Thursday, April 14, 2022 1:58 PM  
**To:** Planning Land Management <LMWeb@kpb.us>  
**Cc:** Husband <ryan@akheater.com>  
**Subject:** <EXTERNAL-SENDER>013-042-42 and 013-092-76 Opposed

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.

KPB Land Management Division

To whom this may concern,

With regards to Public Notice of Proposed Land Classification of lots 013-042-42 and 013-092-76. We opposed this reclassification. I find it discouraging that these lots would not have any restrictions. Especially since Daniels Lake has been added to the **CATALOG OF WATERS IMPORTANT FOR SPAWNING, REARING, OR MIGRATION OF ANADROMOUS FISHES**. Our family consist of myself(Misty), husband(Ryan) and two kids that have lived on this lake for over 25 years. We enjoy the beauty and the pristine wild life that live on and around Daniels Lake. We would like to see it preserved as one of the last greatest lake on the Kenai Peninsula for future generations. However, if these parcel do end up being reclassified. Could there please be limited usage of these lots? Like no commercial usage, government, heavy industrial, institutional, light industrial, recreational, utility/transportation, waste handling, and resource development as these land classifications could be detrimental to anadromous fishes.

Thank you  
Ryan and Misty Peterkin

## Hughes, Aaron

---

**From:** John Quick <john@empireconsulting.co>  
**Sent:** Friday, April 15, 2022 11:22 AM  
**To:** Aeschliman, Melanie; Mueller, Marcus; Hughes, Aaron  
**Subject:** <EXTERNAL-SENDER>public comment

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.

Public comment regarding: reclassification of parcels 013-042-42 & 013-092-76.

I am not in favor of this until the public can see the subdivision plan with this parcel.

Thanks

John Quick

Get [Outlook for iOS](#)

## Hughes, Aaron

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**From:** Planning Land Management  
**Sent:** Friday, April 15, 2022 2:12 PM  
**To:** Hughes, Aaron  
**Subject:** FW: <EXTERNAL-SENDER>Public Notice of Proposed Land Classification 013-042-42 and 013-092-76 Against

---

**From:** p4psmith@gmail.com <p4psmith@gmail.com>  
**Sent:** Friday, April 15, 2022 1:59 PM  
**To:** Planning Land Management <LMWeb@kpb.us>  
**Subject:** <EXTERNAL-SENDER>Public Notice of Proposed Land Classification 013-042-42 and 013-092-76 Against

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.

KPB Land Management Division

To whom this may concern

In regards, to the Public Notice of Proposed Land Classification of parcel's 013-042-42 and 013-092-76 we are against this. Please note that Daniel Lake is part of The Catalog of Waters Important for the Spawning, Rearing or Migration of Anadromous Fishes. With that being said. According to the Kenai Peninsula Borough Ordinance 2013-xx Section 3 Line 1 "Minimizing the number and impacts of structures within the habitat protection district." Adding more lots, structures and so on will not minimizing the impact on the protected habitat.

Phil Smith

## Hughes, Aaron

---

**From:** Planning Land Management  
**Sent:** Friday, April 15, 2022 2:12 PM  
**To:** Hughes, Aaron  
**Subject:** FW: <EXTERNAL-SENDER>Public Notice of Proposed Land Classification of 013-042-42 and 013-092-76 oppose

---

**From:** jewelbug@alaska.net <jewelbug@alaska.net>  
**Sent:** Friday, April 15, 2022 1:56 PM  
**To:** Planning Land Management <LMWeb@kpb.us>  
**Subject:** <EXTERNAL-SENDER>Public Notice of Proposed Land Classification of 013-042-42 and 013-092-76 oppose

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.

KPB Land Management Division

To whom this may concern

In regards, to the Public Notice of Proposed Land Classification of parcel's 013-042-42 and 013-092-76 we are against this. Please note that Daniel Lake is part of The Catalog of Waters Important for the Spawning, Rearing or Migration of Anadromous Fishes. With that being said. According to the Kenai Peninsula Borough Ordinance 2013-xx Section 3 Line 1 "Minimizing the number and impacts of structures within the habitat protection district." Adding more lots, structures and so on will not minimizing the impact on the protected habitat.

Penny Smith

## Hughes, Aaron

---

**From:** Planning Land Management  
**Sent:** Friday, April 15, 2022 4:09 PM  
**To:** Hughes, Aaron  
**Subject:** FW: <EXTERNAL-SENDER>Public Notice of Proposed Land Classification 013-042-42 and 013-092-76 Against

---

**From:** p4psmith@gmail.com <p4psmith@gmail.com>  
**Sent:** Friday, April 15, 2022 1:59 PM  
**To:** Planning Land Management <LMWeb@kpb.us>  
**Subject:** <EXTERNAL-SENDER>Public Notice of Proposed Land Classification 013-042-42 and 013-092-76 Against

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.

KPB Land Management Division

To whom this may concern

In regards, to the Public Notice of Proposed Land Classification of parcel's 013-042-42 and 013-092-76 we are against this. Please note that Daniel Lake is part of The Catalog of Waters Important for the Spawning, Rearing or Migration of Anadromous Fishes. With that being said. According to the Kenai Peninsula Borough Ordinance 2013-xx Section 3 Line 1 "Minimizing the number and impacts of structures within the habitat protection district." Adding more lots, structures and so on will not minimizing the impact on the protected habitat.

Phil Smith

## Hughes, Aaron

---

**From:** Planning Land Management  
**Sent:** Monday, April 18, 2022 8:30 AM  
**To:** Hughes, Aaron  
**Subject:** FW: <EXTERNAL-SENDER>Fwd: 013-042-42 and 013-092-76 Opposed

---

**From:** Georgina Braun <gbandgb1@outlook.com>  
**Sent:** Friday, April 15, 2022 5:29 PM  
**To:** Planning Land Management <LMWeb@kpb.us>  
**Subject:** <EXTERNAL-SENDER>Fwd: 013-042-42 and 013-092-76 Opposed

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.

Sent from my iPhone

**Subject: Fwd: 013-042-42 and 013-092-76 Opposed**

KPB Land Management Division

To whom this may concern,

With regards to Public Notice of Proposed Land Classification of lots 013-042-42 and 013-092-76. We opposed this reclassification. My husband has lived on Daniels Lake for 49 years and I have for 25 years.

Thank you.

Greg and Georgina Braun

## Hughes, Aaron

---

**From:** Planning Land Management  
**Sent:** Thursday, April 28, 2022 8:44 AM  
**To:** Hughes, Aaron  
**Subject:** FW: <EXTERNAL-SENDER>Letter of Opposition

---

**From:** Alli Nelson <allinelson71@gmail.com>  
**Sent:** Wednesday, April 27, 2022 5:58 PM  
**To:** Planning Land Management <LMWeb@kpb.us>  
**Subject:** <EXTERNAL-SENDER>Letter of Opposition

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.

I am sending this email in adamant opposition to the reclassification of parcels 013-042-42 & 013-092-76 on Daniel's Lake. My family was part of the original group of homesteaders and my grandfather Harry White worked for the road commission and was responsible for a majority of the roads in the area.

The families that reside out north live there to enjoy privacy and a way of life free of governmental interference. Sectioning off and subsequently auctioning pieces to the highest bidder with restrictions, covenants and rules that change our way of life is unacceptable.

Again, I oppose the reclassification of parcels 013-042-42 & 013-092-76, thankyou.

Allison C Nelson (White)

Alli C. Nelson



# Public Comment

035-080-11



Hope Vicinity Map

0 200 400 Feet



## Hughes, Aaron

---

**From:** Planning Land Management  
**Sent:** Thursday, April 14, 2022 5:03 PM  
**To:** Hughes, Aaron  
**Subject:** FW: <EXTERNAL-SENDER>Fw: Parcel 035-080-11 Lot 5 Hope Alaska  
**Attachments:** SURVEYED.pdf

---

**From:** Lynn Miller <ljmiller123@yahoo.com>  
**Sent:** Thursday, April 14, 2022 10:17 AM  
**To:** Planning Land Management <LMWeb@kpb.us>  
**Subject:** <EXTERNAL-SENDER>Fw: Parcel 035-080-11 Lot 5 Hope Alaska

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.

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

**From:** Lynn Miller <[ljmiller123@yahoo.com](mailto:ljmiller123@yahoo.com)>  
**To:** [imweb@kpb.us](mailto:imweb@kpb.us) <[imweb@kpb.us](mailto:imweb@kpb.us)>  
**Sent:** Thursday, April 14, 2022, 10:11:54 AM AKDT  
**Subject:** Parcel 035-080-11 Lot 5 Hope Alaska

Hello Marcus and Aaron

Per our conversation on 4/11/2022 I am sending you some history of this this lot. As you know it started out as lot 1 of US Survey 3390. In 1964 my uncle William Miller filed on this home site and proceeded to with clearing the driveway and parking area to build his cabin. After starting construction he was informed that the lot design was going to be changed to allow for a 200 Foot road setback. In an attempt to compensate they added the lot to the north but this too had to be 200FT from the road. For some unknown to me reason 60FT was cut from the south west edge of the property as well. My point is that the driveway and parking areas have been used to access this home for almost 60 years now and if the lot should become available for sale I would like to be able to purchase it directly from the borough as well as the 60 Ft lot on the south west side of the property. I am enclosing a copy of the 1960 hope highway project which shows the 200 Ft setback listed as "special treatment" they decided to cut from Lot 1. To my knowledge this is the only property that this was done to and it makes no sense. Should you need any more information or have any questions please feel free to call me at anytime at 907-315-5449 or E-Mail me at [ljmiller123@yahoo.com](mailto:ljmiller123@yahoo.com)

Thank you  
Lynn Miller



# Public Comment

055-010-16



Soldotna Vicinity Map

0 200 400 Feet



## Hughes, Aaron

---

**From:** GENE MOYER <ogem55@hotmail.com>  
**Sent:** Friday, April 15, 2022 11:30 AM  
**To:** Hughes, Aaron  
**Subject:** <EXTERNAL-SENDER>FW: Proposed land classification 055-010-16

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.

Aaron can you confirm this email  
Thanks  
Gene  
Sent from [Mail](#) for Windows

---

**From:** [GENE MOYER](#)  
**Sent:** Wednesday, April 13, 2022 8:39 PM  
**Subject:** Proposed land classification 055-010-16

GENE MOYER  
Wed 4/13/2022 8:29 PM



Cc:

• [lmweb@kpb.us](mailto:lmweb@kpb.us)

Aaron Hughes

REFER: ASSESSORS PARCEL NO 055-010-16 Maudi rd

I talked to you last week about the proposed land classification change.

I am strongly opposed to this change.

BECAUSE OF:

Referring to the many problems that the Woodwill Dr subdivision caused.

We do not need a bunch of housing units at the end of the one-way street.

All the traffic and motorcycles, 4 wheelers that we have experienced with Woodwill Dr. problems.

All the additional noise

The complete removal of the area's trees etc.

This is the home of a Caribou herd that has decreased with the Woodwill Dr problems.

Lots of Moose in the area, with the flats to the river, houses would further cause harassment of the wildlife.

We do not need some fly-by-night outfit doing the same thing they did to Woodwill Dr area.

If you look at the Maudi rd area, it looks like someone cares, trees to the road and houses, cabins back off the road.

The residents of Maudi RD and the area fought this 3 years ago. Why does the Borough have to bring it up again?

Refer to the past objection to this proposal.

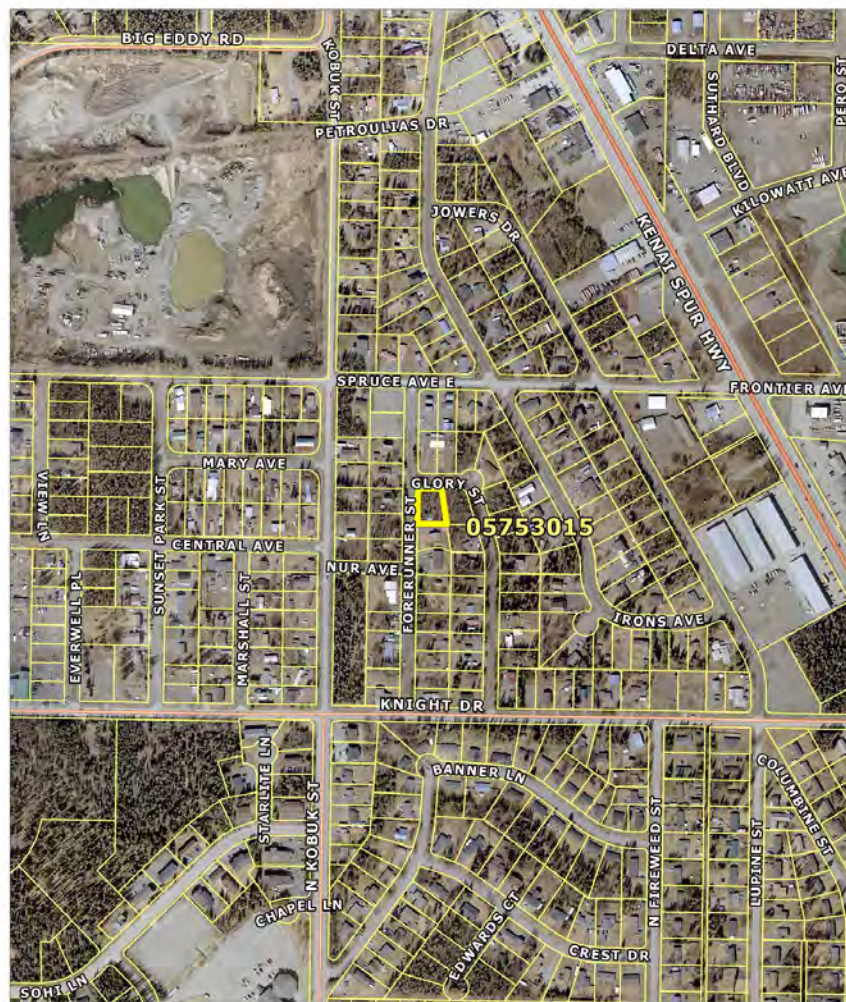
PLEASE STOP THIS LAND GRAB. If you must, why not do the area north of Woodwill DR. There is a vacated lot that is the Boroughs for future access to that area

Olen Moyer  
PO BOX 433  
KENAI, AK 99611  
907-690-0830



# Public Comment

057-530-15



Soldotna Vicinity Map

0 200 400 Feet





APR 14 2022

Dear Land Owner or Leaseholder:

### Public Notice of Proposed Land Classification

Pursuant to Kenai Peninsula Borough (KPB) Code of Ordinances, Chapter 17.10.080(G), the KPB Land Management Division proposes to classify 1 parcel of borough land as defined in the attached table. Public notice is sent to all land owners and/or leaseholders within a one-half mile radius of the land proposed to be classified, applicable agencies, and interested parties. The KPB encourages you to review the land classification, attend meetings, and submit written comments. Maps showing the subject land are available at the KPB Planning Department public counter or on the KPB's web site under *Public Notices* at <http://www.borough.kenai.ak.us/planningdept>

**Basis for Classification:** To establish the most appropriate use and management intent of borough land in order to prepare KPB parcels for future management decisions including potential sale.

**Proposed Classification(s):** Descriptions of the proposed classifications for each parcel can be found in the Classification Table below.

Assessor's Parcel No.	General Location	Legal Description	Acres	Proposed Classification	Zoning
057-530-15	Soldotna	LOT ONE (1), BLOCK 2-A, BLOCK 2-A AND A PORTION OF BLOCK 3-A OF THE IRONS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER AMENDED PLAT NUMBER 75-4, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	0.34	Residential	Rural

Residential Classification:... means lands suitable for development for single family or multifamily settlement of a permanent nature. Residential parcels may be located adjacent to existing communities or are determined to be necessary for future community development. Residential parcels must be able to support on-site water and sewer systems or capable of receiving water and/or sewer service, have legal access and feasible physical access, suitable terrain and appropriate with the given surrounding uses.

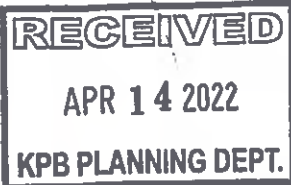
[KPB 17.10.250(DD)]

Rural Zoning District: ...Land in the rural district shall be unrestricted except as otherwise provided in this title. [KPB 21.01.010 (B)]

**Description of Borough Land Proposed for Classification:** Please reference all attachments for locations of KPB owned parcels and their proposed classifications.

**Public Meeting Schedule:** The public is invited to comment and give testimony at the following meetings. Public meetings will be held as shown unless otherwise advertised.

*Kenan Mancion* ~~4/10/22~~ <sup>4/12/22</sup>  
35945 FOREWIND ST  
SOLDOTNA, AK 99609  
907-260-5371



4/12/22

To Whom it May Concern,

Please Record Assessor's Lot #  
057-530-15 "Proposed the lot"  
As Single Family/Residential.  
Inclosed is copy of lot -  
1 (ONE) Dwelling Family/Residential  
Thank You!

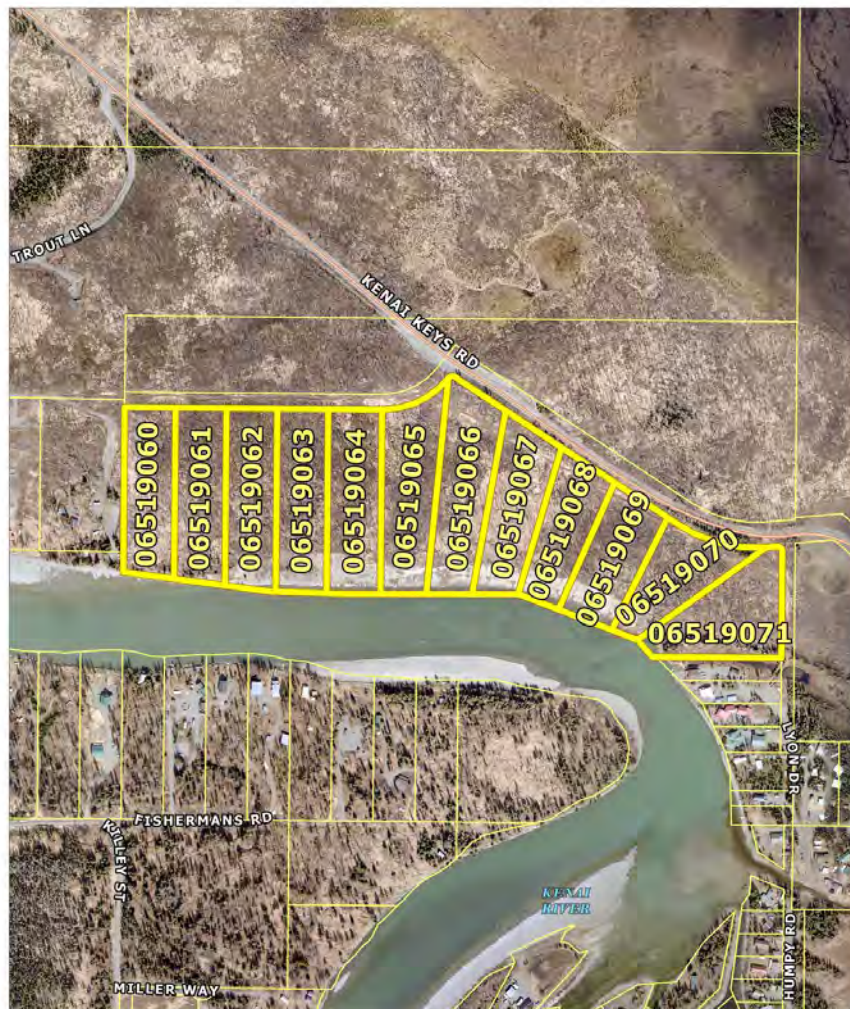
KERAN MORRISON  
35945 FORERunner St  
SOLATNA, AK 99669  
907-260-5371

Keran Morrison



# Public Comment

065-190-60 through 065-190-71

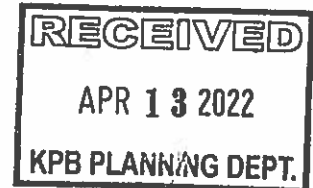


Sterling Vicinity Map

0 200 400 Feet



Steve & Sarah T. Virg-In  
34278 Fishermans Road, Soldotna, AK 99669  
Mobile (907)314-0951 (907) 433-9686  
[virg\\_ins@hotmail.com](mailto:virg_ins@hotmail.com)



KPB LAND MANAGEMENT COMMISSION  
144 N. BINKLEY STREET  
SOLODOTNA, AK 99669

REF: PUBLIC NOTICE OF PROPOSED LAND CLASSIFICATION

Assessor's Parcel No.'s 065-190-63 through 065-191-71  
Location: Sterling ----- District 6 - East Peninsula

This planned proposed land classification is somewhat confusing.

Currently my GPS locate shows this as Alaska State DNR land.

The greatest concern is that this riverfront, water line bluff area become private property and become in accessible to the fisherman.

It is heavily trafficked by fisherman during the Red run from early morning till late evening.

The lower bank is full of people from the top end of the property shown, along the water line, to the very bottom of the property shown.

Removing the use of this shoreline property for fisherman will create a major issue on available shoreline that is already overpopulated during the Red salmon run.

With shoreline for fisherman consistently being restricted this will cause long term problems that cannot be resolved.

Please reconsider how you are currently expecting this land to be used and designate the shoreline for public access.

Respectfully,

Steve Virg-In

A handwritten signature in blue ink, appearing to read "Steve Virg-In", with a stylized flourish at the end.

Sarah T. Virg-in

# Public Comment

131-070-32



Kalifornsky Vicinity Map

0 200 400 Feet



## Hughes, Aaron

---

**From:** Planning Land Management  
**Sent:** Friday, April 15, 2022 1:28 PM  
**To:** Hughes, Aaron  
**Subject:** FW: <EXTERNAL-SENDER>Proposed land classification parcel 131-070-32

---

**From:** patricia meyers <handson907@gmail.com>  
**Sent:** Friday, April 15, 2022 1:22 PM  
**To:** Planning Land Management <LMWeb@kpb.us>  
**Subject:** <EXTERNAL-SENDER>Proposed land classification parcel 131-070-32

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.

I'm an owner of property at parcel 131-070-02. It is adjacent to the parcel that is up for reclassification to rural to facilitate possible sale.

The property in question includes a designated wetlands and the bluff there is steadily eroding and unstable. Currently there is no road access to this property. I

feel that construction on this land will negatively impact the wetlands and affect drainage and bluff stability.

We have noted and reported to the borough destruction on the beach and to the bluff in front of parcels up for reclassification. All of the larger rocks protecting the bluff and all of the driftwood on the beach has been moved to a private property by heavy equipment. This damage has been reported to the borough and ignored.

I have no reason to think that your stewardship of this bluff will improve and I don't feel that the community interest is served by your reclassification of this parcel.

We property owners are doing what we can to save our homes. The bluff is eroding at a steady rate and you'd know that if you had watched your garden and well disappear as we have.

Patricia Meyers  
Fred Hall



## Hughes, Aaron

---

**From:** Planning Land Management  
**Sent:** Friday, April 15, 2022 4:09 PM  
**To:** Hughes, Aaron  
**Subject:** FW: <EXTERNAL-SENDER>Fwd: To whom it may concern:

---

**From:** Bill <kaufmansnowbirds@yahoo.com>  
**Sent:** Friday, April 15, 2022 2:35 PM  
**To:** Planning Land Management <LMWeb@kpb.us>  
**Subject:** <EXTERNAL-SENDER>Fwd: To whom it may concern:

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.

Sent from my iPad

Begin forwarded message:

**From:** Bill <[kaufmansnowbirds@yahoo.com](mailto:kaufmansnowbirds@yahoo.com)>  
**Date:** April 15, 2022 at 1:14:25 PM AKDT  
**To:** [lmweb@kpb.us](mailto:lmweb@kpb.us)  
**Subject:** Fwd: To whom it may concern:

I agree with Benjamin. I am the owner, since 1980, of lot 8D, and I appeared at and testified at the 2017 hearing on this issue. I was left to believe we neighbors would get a chance to buy lot 7 if up for sale.

Also wonder why the "rural" classification?

Please consider this my letter of comment, William R Kaufman, 9072839247

Sent from my iPad

Begin forwarded message:

**From:** Benjamin Jackinsky <[benjaminjackinsky@acsalaska.net](mailto:benjaminjackinsky@acsalaska.net)>  
**Date:** April 14, 2022 at 8:24:41 PM AKDT  
**To:** [kaufmansnowbirds@yahoo.com](mailto:kaufmansnowbirds@yahoo.com)  
**Subject:** To whom it may concern:

To whom it may concern:

I am writing regarding the proposed land classification of Assessor's parcel number 131-070-32 as "Rural" (and the potential sale of the parcel).

\*According to Borough mapping the parcel is two lots not one.

\*The parcel is surrounded by individual privately owned lots that contain single family homes, size ranging less than an acre to three acres. Accordingly, the classification should be "Residential "

However, realistically the parcel should not even considered for disbursement. According to the borough map (attached), a large portion of the parcel is wetlands.

The shoreline is quickly eroding into Cook Inlet. There are innumerable attempts to stabilize the bluff from Anchor Point to Nikiski and none seem to be successful. The city of Kenai is proposing to spend million (billions?) of dollars trying to save a mile of shoreline. It is irresponsible of the borough to attempt to pass the problem off to the highest bidder. In that scenario the classification should be "Preservation".

Or I suppose it could be considered "Recreational" - until it falls into the Inlet.

Additionally, I object to the timeline of the comment period. The notice was dated April 1, a Friday, and I assume not mailed until the following week. That is less than a 10 day window to write and mail a response to you to be received by April 15. (And in the middle of income tax filing.).



The image cannot be displayed. Your computer may not have enough memory to open the image, or the image may have been deleted. Restart your computer and try again.

Sent from my iPad

## Hughes, Aaron

---

**From:** Planning Land Management  
**Sent:** Friday, April 15, 2022 2:12 PM  
**To:** Hughes, Aaron  
**Subject:** FW: <EXTERNAL-SENDER>parcel 131-070-32

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

From: Steve Okkonen <steveokkonen@gmail.com>  
Sent: Friday, April 15, 2022 1:45 PM  
To: Planning Land Management <LMWeb@kpb.us>  
Subject: <EXTERNAL-SENDER>parcel 131-070-32

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.

To whom it may concern:

I am writing opposition to the proposed land classification of Assessor's parcel number 131-070-32 as 'rural'.

There are two principal issues with a rural classification and subsequent likely sale as a 'rural' parcel:

- 1) Much of the parcel, according to the borough map, is identified as wetlands and should not be developed.
- 2) The parcel resides among what is largely a residential area comprised of year-round, single-family homes. A rural designation potentially allows development scenarios that are incompatible with the residential character of surrounding lots.



# Public Comment

144-010-38



Seward Vicinity Map

0 200 400 Feet



## Hughes, Aaron

---

**From:** Planning Land Management  
**Sent:** Tuesday, April 19, 2022 2:39 PM  
**To:** Hughes, Aaron  
**Subject:** FW: <EXTERNAL-SENDER>proposed land classification seaward  
**Attachments:** Xerox Scan\_04192022105259.pdf

---

**From:** Dan Sieminski <DSieminski@TelAlaska.com>  
**Sent:** Tuesday, April 19, 2022 11:21 AM  
**To:** Planning Land Management <LMWeb@kpb.us>  
**Subject:** <EXTERNAL-SENDER>proposed land classification seaward

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.

Hello, I am writing in response to the proposal that pertains to borough property adjacent to my own. My address is 31534 clear creek avenue, parcel id#14403009. If this land becomes available, I have some concerns and or input. There currently is a 50ft section line easement that runs in front of my place and along the backside of this tract. It is clear creek avenue, I have met with a KPB roads rep, and it has been determined there is not enough room to build a road to borough specs. This is due to clear creek on the north side, and south side, approximately 15-20ft of road bed. Because of this, the maintenance is performed by myself, such as snow removal and ground work, mainly grading and potholes. I would like to see if we could vacate this section line easement from old exit glacier road to the western corner of my property, if not entirely. Further to the west this may not be a good solution, currently the roadhouse lodging property uses it for access to their property, maybe that portion should remain also for access to your borough land? If this idea sounds solid, I would like to purchase a portion of this borough land so that I may have access, and install a driveway. I would like what is directly in front of my parcel, I have attached a drawing. I do not believe this small sliver would have a negative impact on any sub dividing of your borough land, it has water on it, not suitable for building structures including septic systems (100ft distance) my opinion it may enhance? It makes it more desirable, at least for what I am proposing. In closing I have been told this 17 acre piece acted as a sponge for the area, it soaked up lots of seaward water. It has also had water running across it not that long ago, within the last ten years, from box canyon. It will need to be filled in, to be above the local water hazards. Thank you for listening and considering.

Daniel B Sieminski  
Po box 2155  
Seward, AK 99664  
907-362-3446







# Public Comment

165-250-58



Anchor Point Vicinity Map

0 200 400 Feet



**April 15,2022**

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

Dear Anchor Point Planning Commissioners, KPB Planning Commissioners, and Borough Assembly Members,

I write to you to you in response to the proposed Anchor Point 1652558 land classification. I am a land owner of 16525043. I feel strongly of the importance to maintain this area as a living environment maintaining the natural integrity of the land as a comfortable home and community for residents, animals and plants.

Opening up the classification to “rural” opens up possibility to resource development. I am aware of Hilcorp’s development interests in this area and am concerned. Resource development comes with high risk of pollution to the land, the water, and the air. The interference then negatively effects the health of all life in the area.

This land has more use in an undeveloped and residential state which is a safer and better use of the land.

Sincerely,

Margaret Parsons

8819 Browning Drive

Anchorage, AK 99507

907-240-255

Map957@gmail.com

April 25, 2022

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

To Whom it May Concern,

I am the son and grandson of the Williams family that homesteaded the land in consideration for "rural" classification. I am the property owner of parcel 16525038. I want the classification to be considered "residential" due to the homes currently surrounding it and provide a desirable and healthy community for future homes.

My priority is to maintain the land, water and air for healthy living. I ask for your assistance to ensure the safety of the environment by keeping it residential.

Sincerely,

Garret Williams

A handwritten signature in cursive script that reads "Garret Williams". The ink is dark and the signature is fluid, with the first name "Garret" being more prominent than the last name "Williams".