

## Mueller, Marcus

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**Subject:** FW: <EXTERNAL-SENDER>Former unit 395 master plan does not need Recreational classification  
**Attachments:** 20231207\_132359.jpg

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**From:** David Nees <[davidneesak@gmail.com](mailto:davidneesak@gmail.com)>  
**Sent:** Thursday, December 7, 2023 2:18 PM  
**To:** Ruffner, Robert <[RRuffner@kpb.us](mailto:RRuffner@kpb.us)>; Mayor's Department <[MayorDepartmental@kpb.us](mailto:MayorDepartmental@kpb.us)>  
**Subject:** <EXTERNAL-SENDER>Former unit 395 master plan does not need Recreational classification

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ALL,  
I attended last night's CLAPC meeting and was very disappointed to hear KPB's planner indicate he was going to follow the Master plan as written by CLAPC.

From what I understand, this is  
A plan that in effect closes unit 395 to future development or transfer to private hands.

If Joseph Cooper had not come 100 years ago there would be no Cooper Landing.

The borough needs to consider the revenue in sales and future property taxes, and the absolute scarcity of housing and rural parcels in our area before placing Recreational on parcel.

Resource management is a good classification as written in proposed ordinance.

Adding the CLAPC recommended co classification of recreation is not good public policy, as there was no input from public on that classification.

It is amazing to me that the 300+ residents of Cooper Landing never received any survey from KPB on if they agreed with CLAPC's master plan, in fact the report mentions that there was disagreement on every key takeaway, pg 10 and 11.

CLAPC is just that an advisory group nothing more, they do not speak for me or most likely the 291 other residents of Cooper.

In the master plan brochure it states  
Only 9 members of the area provided comments.  
That is 0.3 percent of the residents.

Totally felt like this decision was steered to only one possible outcome.

Since this is the only 1080 acre parcel to open in the Chugach National Forest since it was created, over 100 years it is important to not assume all of the KPB residents want it have it remain recreational like the other million acres in CNF.

Please consider surveying the KPB residents before adopting all of the Master Plans recommendations, and please do not change the proposed ordinance without specific Borough wide input.

A better way would be to pass Resource development clasification now, and then place before the entire Boroughs residents an advisory question on a future ballot.  
Something like

1)Develope Former unit 395 as Residential and transferring title to private hands which adds 1000+ acres to tax rolls allowing possibility lowering of property taxes

2) to adopt recreational classification a revenue negative approach.

The Borough does have enough tax generating property in the area to support a borough EMS according to the Mayor at the last meeting I attended.

This could be a solution to fund theproposed Northern EMS area.

David Nees  
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