

DESK PACKET

(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)

E. NEW BUSINESS

- 8. Bear Cove Airpark Addition; KPB File 2024-014
McLane Consulting Group / Kersten
Location: Pomeroy Road
Remote Area**

From: [Eric Havelock](#)
To: [Planning Dept.](#)
Subject: <EXTERNAL-SENDER>KPB File #2024-014
Date: Thursday, February 22, 2024 9:56:41 AM

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February 21, 2024

To: Kenai Peninsula Borough Planning Department via email
Attn: Beverly Carpenter

Re: Public Comments
KPB File #2024-014

Dear Ms. Carpenter,

As an abutting landowner, I object to the proposed Subdivision/Replat identified in your public notice subdividing one parcel into twelve parcels and respectfully request that it be declined for the following reasons:

- Proposed right of way does not provide reasonable means of ingress to all lots due to topography (KPB ord. 20.30.030);
- Proposed street is within 100 feet of waterbody and does not meet the requirements of KPB ord. 20.60.060, and proposed waterfront lots do not meet the requirements of KPB ord. 20.30.200.C considering setback requirements;
- Proposed plat does not meet the requirements of KPB ord. 20.30.050 Legal Access;
- Proposed plat does not meet the requirements of KPB ord. 20.30.060.A by ignoring abutting landowner's water rights;
- Proposed cul-de-sac does not meet the requirements of KPB ord. 20.30.100.A as the proposed street exceeds 1,000 feet;
- No maintenance agreement for access road to proposed plat exists contrary to KPB ord. 20.30.030 and KPB ord. 20.30.050; and,
- Dedicated pedestrian public access to existing gravesites noted in the plat notes is not identified in proposed plat (KPB ord. 20.30.060).

Thank you for your consideration and for the opportunity to comment.

Regards,

Eric A. Havelock
907-240-1303 or 556-478-4910 (thru March 8)
eahavelock@gmail.com

From: [Joshua Kruse](#)
To: [Carpenter, Beverly](#)
Subject: <EXTERNAL-SENDER>KPB File No 2024-014
Date: Thursday, February 22, 2024 9:22:03 PM

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Beverly,

The following is my response/comment in reference to KPB File No. 2024-014 Bear Cove Airpark Addition. Please let me know if you got this.

Thank you,

Joshua Kruse

When I was 9 years old my parents decided to leave interior Alaska. They packed everything up and made a bold and I'm sure, tedious, move with six kids. My first look at the rest of America came from the window of a Tioga motorhome, and before cellphones, and tablets and even flat screens and laptops looking out the windows of this home on wheels was intoxicating and spellbinding.

After a summer of visiting relatives and adventures my family settled on a vast chunk of a whopping six acres in a relatively unpopulated area of Alaska that seemed to me at the time like I was mapping and discovering an entire state.

I grew, and so did my legs, and my stomping grounds began to expand across the lower Kenai peninsula and my

thirst for discovering new trails and areas was insatiable.

Fast forward.

More and more people realized what the Kenai peninsula had to offer and when doors to a magical world are unlocked unfortunately traffic increases and that traffic becomes less and less manageable . That traffic often includes people that don't respect the land or take care of it. And just like the rest of the world , cities sprawl. Box stores and fast food chains soil the horizon and people that thrive on fresh air and freedom and maybe just a few moments of quiet have to inch farther and farther away to find what they seek.

I have been exploring the Kachemak Bay Area for over 12 years now. Every single time I find myself on the water or walking a beach or trekking up and inland, I'm that boy running through the forest again. Wide eyed and awestruck. Everything makes sense.

Sadly, Cities keep expanding and people and animals have to keep stepping farther and farther away for a little space.

Recently, I was extremely fortunate to obtain ownership of a small parcel of land across Kachemak bay. I realized the specialness of this and have met several people that have carved out their own small spaces of peace and

solitude, and each of these people have been very respectful of the land. It's quiet. It's still Alaska.

I was deeply saddened to hear that some people were propositioning a subdivision of a large parcel of land behind my land. I asked myself "why?" Why would they do this?" And the only answer I could come up with was quicker sale. The property they inherited has been listed for sometime for a hefty sum that most people couldn't afford. I don't know these people and maybe they're great people but I have walked this land and the prospect of chopping it up into bite sized pieces is, in my opinion, tragic. Untamed forests will be torn down. Wetlands will be damaged, altered, tweaked to fit more humans and ultimately destroyed. Peoples dreams will be crushed for the sake of one families profits.

The land doesn't support this type of development. This lot adjoins DNR land and would encroach upon natural habitat and further development would disrupt a water drainage system already in place. It's foolish and selfish. A lot of this land is wetland or steep and rugged that would require heavy equipment and drastic measures to alter topography to support multiple properties. Its unsustainable to the future of Alaska.

Please consider denying the division of this land and Alaska any further.

Of further concern ;

1. Damaging an intact, natural watershed.
2. Damaging an existing trail with excessive ATV use or excessive use in general
3. Destroying wildlife and water fowl habitat
4. Damaging locals water source

Sent from my iPhone