

From: [Dick Hamilton](#)
To: [Conetta, Dan](#)
Subject: Re: Public Notice of Proposed Land Classification
Date: Wednesday, March 14, 2018 7:27:48 AM

Dan,

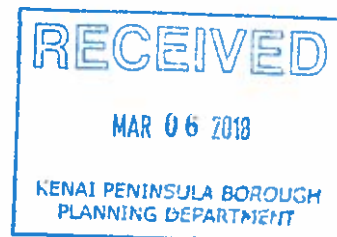
I feel that the proposed classification of "Light Industrial" is appropriate for Parcel No. 014-040-02, legal description, Lot 4, Bernice Lake Alaska Industrial Subdivision, as shown on Plat No, 1560, Kenai Recording District.

Thank you,
Dick Hamilton

46215 Maudi Dr
PO BOX 433
Kenai, Alaska 99611

3-3-18

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



To Whom It May Concern.

Ref: Parcel055-010-16 Maudi Dr/Ciechanski area.

I oppose this proposal completely. I have lived and own several lots in this area for over 23 years.

Who started this proposed Sale?

What big subdivision developer is pushing this?


This will destroy the area of Maudi Dr and turn it into another race track and problem area just like Jo Ave and Goodwill Dr.

This area has lost lots of wildlife and livability in the last few years by the continued developed. The area is home to Moose, Caribou, Bear and other wildlife.

Just look a the difference of the area when you drive down Maudi Dr compared to Jo Ave and Goodwill Dr

The time frame for input is to short and should be at least 30 days rather this short period. I am out and my mail has not reach me yet. Thanks to phone call from another area owner I became aware of this sale. Due to medical reason I will not be able to return to Kenai until March 29th, to late for me to attend the March 26th meeting and present my objections.

Please stop this proposal and prevent another lost of habitat and livable area.


Olen (Gene) Moyer
907-690-0830

46104 Maudi Drive

Po Box 871

Kenai, Alaska 99611

March 8, 2018

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

To Whom It May Concern.

Ref: Parcel 055-010-16 Maudi Drive/Ciechanski area.

We oppose this proposal completely.

We have lived on Maudi Drive for 18 years and have seen lots of wildlife come out of the area that is being proposed to build on. We have witnessed firsthand the downfall of the surrounding area of Jo Ave and Goodwill Drive with that development and do not want our street turned into another race track like those streets. This area has already lost a lot of wildlife activity because of continued development and needs to be stopped. The proposed area is home to owls, hawks and eagles that developers just don't care about. Every year we have moose and caribou walk up and down Maudi from that area and development there would surely put an end to this. I have seen these developers cut down a tree that was home to an owl just so they could continue with their project. This must be stopped.

There has not been sufficient time for everyone to be heard on this matter. I work at a remote site and just found out about this today. Please at least postpone any development in this area until everyone has had a chance to be heard. I am sure we can change your mind about allowing this development.

X 

Robert Davis Date 3/8/2018
907-394-0797

X 

Lizzie Davis Date 3-8-2018
907-283-0201 Hm
907-394-0798 cell

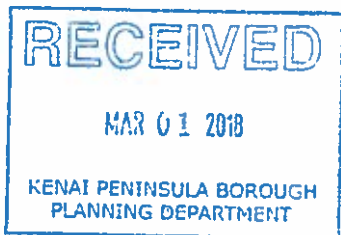
2-26-2018

Concerning Parcel No 055-010-16

A short letter to object to a 20 acre neighborhood that is not appropriate with the surrounding wilderness.

This land is a wild life corridor full of caribou, bear, moose and birds. It is also easy walking or 4-wheel riding to the Kenai River. The noise and possible trail use will have a big affect on wildlife and our neighborhood.

Thanks for your consideration,




Ruida Reposa
38175 Woods Dr.
Kenai, AK. 99611

To whom it may Concern:

We oppose this proposal
completely concerning
Parcel 055-010-16 on Maud's.

Hebbie Davis 252-0977
Justin Butler

Roxlene Mathewson 283-6741

 1-907-987-5156
Pylon Davis

Neyana Fowler 907-953-9439

March 4, 2018

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

From: Richard A. Woodin
PO Box 1877
Kenai, AK 99611
Physical Address - 35359 Kalifornsky Beach Rd.

Dear Sirs:

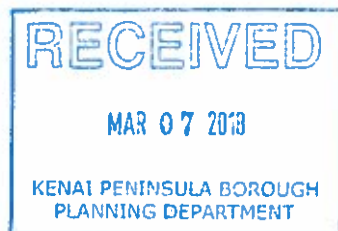
I received your notice of Proposed Land Classification regarding parcel no. 131-010-16.
I want to go on record as opposed to the Rural Classification you are proposing.

This parcel, in no way, meets the description of a remote area. For the Borough to sell this Property with no restrictions could result in development that would be very objectionable to the surrounding property owners. Not to mention the degradation of our property values.

I strongly suggest the appropriate classification for this parcel is residential.

I plan to attend your meeting on March 26 to plead my case.

Signed,



Kenai Peninsula Borough, Land Management Division

ATTN: KPB Planning Commission

Dear Commissioners,

This letter is in response to a Public Notice of Proposed Land Classification, dated February 22, 2018, that regards a portion of Parcel 131-010-16, located on the east side of Kalifornsky Beach Road, approximately at mile post 10.5.

As residents living at 35193 Kalifornsky Beach Road (just a few hundred yards north of the subject parcel), we are quite concerned over the proposed classification of this parcel as "Rural" for the following reasons:

1. KPB's definition of a Rural classification requires the lands to be "located in a remote area". However, the subject parcel lies in a significantly populated area, near the Kenai city limits, directly adjacent to a residence that the KPB has valued to be worth \$790,600, with ten (10) additional residences and numerous vacant lots that have been developed for future residences, all located within one-half mile of the subject parcel. The subject parcel should not be classified "Rural" as it is not located in a remote area.
2. A classification of "Rural" means that there would be no restrictions placed on the use made of, or the activities engaged upon the subject parcel. For those of us who reside near the subject parcel, a "Rural" classification could result in a small industrial facility being constructed in our neighborhood. Facilities such as a concrete batch plant, an automobile junk yard or a race track could be built upon the footprint of that parcel. Such facilities can create significant noise pollution (and other forms of pollution) which would disturb the peace of our neighborhood.
3. A classification of "Rural" places all nearby residences and vacant lots at high risk of significantly decreased property values. Those of us who live here should reasonably expect the KPB to take no action that would needlessly dispossess our homes and properties of value.
4. A classification of "Rural" constitutes a risk to the KPB of significant decrease in value and sell-ability of its unsold parcels located near the subject parcel.
5. A classification of "Rural" places the KPB at risk of loss of property tax revenue from properties located near the subject parcel. The eleven homes and the developed lots located within ¼ mile of the subject parcel are currently valued by the KPB at \$6,300,400.00. With no restrictions placed upon the use of the subject parcel, the KPB could see a loss of revenue from nearby properties as their values are diminished in the event a noisy or otherwise polluting or unsightly use is made of the subject property.

For these reasons, we object to a "Rural" classification of the subject parcel. We urge the Planning Commission to decide that the only appropriate classification of parcels, located in our highly residential neighborhood, to be just that, "Residential".

Thank you for your consideration,

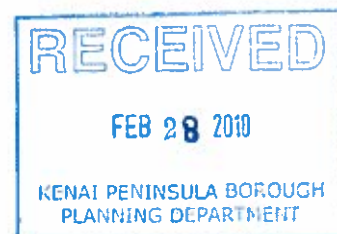
Janet Ambrose
Harvey Ambrose

Harvey and Janet Ambrose

35193 Kalifornsky Beach Road

Kenai, Alaska

February 26, 2018



March 1, 2018



Attention: Planning Commission - Please Read!
We, Michel M. Frelin and Frederick E. Huxley - wife and husband are property owners of 25397 Sterling T35 R14 W, Sec. 19 HME 1/2 NW 1/4 Seward Meridian, respectfully propose assessor's parcel # 159-142-33 600t. Lots 6, 7, 8, 9, 11 & 12 Section 24 T35 R15 W Seward Meridian, be preserved as conservation property especially for the many nesting eagles, Calving moose and Mommasows + cubs, just to name a few of the wildlife in the area. Also, clearing and plowing of those lots would be so noisy and cause additional erosion to that slope to the inlet! Residential Classification, to this serene area would be a Black mark to the meaning of ALASKA and to the Kenai Peninsula Borough. It would be DETRIMENTAL to the beauty and solitude of our precious wildlife and to the memory of my father, Leo Thomas Frelin, who homesteaded in Happy Valley in 1948. Sincerely, M. Frelin
Michel
F E Huxley