

# Alessandro Rigutto and Molly Tatarka

36864 Simko Circle  
Sterling , Alaska 99672  
(907)262-6265

February 21, 2020

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

RE: Kenai Peninsula Borough Parcel Number 06314145  
Proposed Land Classification of Rural

To Whom it May Concern,

We own property in Sterling on Simko Circle which is within a mile from the proposed Huske-Scout Lake Subdivision. We are happy to see that area possibly developed and improved but are hesitant to agree to have it classified as Rural.

While we enjoy the “remoteness”, quiet, and large amount of wide, open space that Sterling offers us we do not think this parcel, which is easily accessible from Scout Lake Road and surrounding local roads and driveways, is hardly in a remote area. KPB’s definition of Rural means lands which are located in a remote area with no restrictions. The dictionary definition of Remote is situated far away from the main centers of population, distant. According to the 2010 Census, Sterling consists of 77.8 square miles of land with a population of more than 5500 residents, up 1,000 from the 2000 census. If the upward trend continues, we are looking at a population of over 6500 in the 2020 Census.

KPB Parcel 06314142 is located adjacent to the parcel in question and is proposed to be classified as Utility/Transportation. A gas line is already installed to this area and electric is just right across the road. If Parcel 06314145 is classified as Rural and there are no restrictions, anyone can do whatever they want in this area. Our fear is that an unattractive junk yard, not unlike the one that came up last Fall right across from Simko Circle, will come up within this parcel if it is classified as Rural. Many of us have businesses in the area and we’d hate to have that area not properly developed.

Please consider a different classification for this Parcel, such as Residential or even Recreational, with hopes we can maintain the beauty in the area that Alaska has to offer.

Sincerely yours,

Alessandro Rigutto and Molly Tatarka