

Essert, Sue Ellen

From: Bob Baldwin [rbaldwin@gci.com]
Sent: Monday, September 06, 2004 11:37 AM
To: 'psprague@acsalaska.net'; 'rlms@ptialaska.net'; 'assemblyclerk@borough.kenai.ak.us'
Cc: 'justrbear@hotmail.com'; 'williams@arctic.net'
Subject: Ordinance 2004-27 Birch and Grouse Ridge Subdivision in Cooper Landing

September 6, 2004

Kenai Peninsula Borough Assembly
144 N. Binkley Street
Soldotna, Alaska 99669

Subject: Ordinance 2004-27. Birch and Grouse Ridge Subdivision Local Option Zoning District, Cooper Landing

Dear President Sprague, Assemblyman Long, and Members:

Please retain the 40-foot rear-yard setback, as required by KPB 21.44.170(C)(1). This requires deleting Section 2.A.2.b from Ordinance 2004-27, which is before you on September 7. The Cooper Landing Advisory Planning Commission and the KPB Planning Commission have recommended retaining the setback, and the Friends of Cooper Landing strongly support those recommendations.

Removal of the setback, combined with the prior action in Resolution 2004-076, nearly eliminating the preservation buffer separating higher elevation parcels in this new subdivision and existing lower elevation parcels, will have a large negative impact on existing property values below. Removal of the setback will create problems related to: superimposed dwellings, hillside destabilization, change of drainage patterns, and erosion.

Additionally, it is well known that Cooper Landing's quality of life and basic economy both rely on retaining the natural setting. Setbacks help reduce the visual impact of dwellings constructed on elevated parcels. Removal of the setback requirement is not consistent with the carefully considered values of the Cooper Landing Land Use Plan.

Prior sponsorship of Resolution 2004-076 has already potentially diminished property values below this subdivision, by minimizing the agreed upon preservation buffer. The community is very concerned about increasing the negative impact on these properties, and has since been assured by the mayor's office that the setback requirement will be retained. Unfortunately, Ordinance 2004-27 remains unchanged.

Thank you for your consideration of this matter.

Sincerely,

Bob Baldwin, President
Friends of Cooper Landing
rbaldwin@gci.com

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