

Blankenship, Johni

From: Ellen Kempf [ekempf@meridiantitle.com]
Sent: Tuesday, April 15, 2008 11:49 AM
To: Blankenship, Johni
Subject: Comment regarding Drug Treatment Facility on K Beach Road

Gentlemen and Ladies:

My husband and I own a home in the Murwood Subdivision off of K-Beach Road. While we are currently still in Indiana, we will soon retire in this home and plan to be active, contributing community members. We are concerned with the placement of the drug-treatment facility at the end of our road. We understand that K-Beach is a commercial area; however, we can't help but believe that the location of a facility of this kind in such close proximity to Murwood Subdivision would adversely impact property values and possibly even the safety of the community. This house is our future—we built in this area and in this subdivision with the expectation that our investment would be protected, at least from adverse actions by the Borough. Ironically our home in Indiana will soon be de-valued significantly due to the placement of a very large highway in our backyard, so perhaps we are a little extra sensitive. We also understand that a high quality drug treatment center is essential to every community, and Kenai and Soldotna are not certainly not immune to drug problems; but please remember that this kind of facility is much more problematic than a simple cemetery. Please take into consideration the opinions of your constituents (both present and future), and place this facility in a more appropriate spot.

Ellen Kempf
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Soldotna, AK
574-360-6529

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Agenda Item P.3a
Committee Lands
Page Number 64

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115
CLEANING OFFICE

April 21, 2008

Ms. Grace Merkes
President
Kenai Peninsula Borough Assembly
144 North Binkley Street
Soldotna, AK 99669

RE: Serenity House Impact on Neighboring Homes

Dear President Merkes and Assembly Members,

When Central Peninsula Hospital first proposed establishing Serenity House Treatment Center within a quarter mile of our home on K-Beach Road, we were very concerned about how it would impact our area. We can honestly say that our fears were unfounded and, nearly seven years after it began operations here, we have never had a problem with the residents or staff.

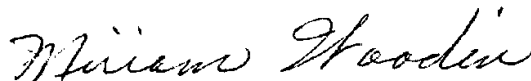
We can easily say that Serenity House has had no negative impact on our neighborhood; they are just like any other neighbor. We walk or drive by the house almost every day, and have never had a reason for concern.

Sincerely,

Dick Woodin



Miriam Woodin



May 7, 2008

Dear President Merkes,

I have been following with great interest the concerns of a few local citizens regarding the relocation of Serenity House to 40 acres off Kalifonsky Beach Road. My husband and I have lived next door to Serenity House for the past five years. The lot on which our house is built is approximately 700 feet from the facility. We have not had even one negative experience with the facility, residents or staff. While I probably would not go over to borrow a cup of sugar, in every other way they have been great neighbors. There are no barking dogs or noise of any kind. The facility is well kept and tidy. In addition, while I do see cars drive in and out of the driveway there are usually only 2 -4 cars parked in the driveway at any one time. I also never see individuals standing out by the road or on the beach.

The residents of this facility are all of our neighbors. Addiction affects all socioeconomic groups and I would guess that most of us know someone affected by this disease. The residents have made the difficult decision to seek treatment and work hard towards recovery. I know that there are extremely limited opportunities for treatment in our area and I would really like you to think about how you would feel if you were seeking treatment and your only option was to travel hundreds of miles from your home. Therefore, I must disagree with the folks who are saying "not in my backyard". I would have no qualms about Serenity House staying right where it is but I know that more bed space is needed and can see the wonderful therapeutic benefits of residents being able to grow vegetables, flowers, or a grain crop. This is not an option at its current location.

I would be very willing to speak to anyone who has questions or concerns about having the facility located nearby. My hope is that most individuals will be less concerned if they hear from people who have actually been living in close proximity to Serenity House. If you have any questions please do not hesitate to call my husband George or me at 283-9202.

It seems that the land for sale by Mr. Hibberd would be a wonderful opportunity and direction for the treatment facility to move towards and I believe that five years from now it will be a non-issue. However, if it is not meant to be, I look forward to continue being neighbors with Serenity House for as long as it takes to find a permanent home.

Sincerely,

Robin Nyce
PO Box 401
Kenai, Ak. 99611

Biggs, Sherry

From: Vicki Pate [let_us_vote@hotmail.com]
Sent: Sunday, May 04, 2008 11:35 PM
Subject: Testimony:KPB Ordinance 2007-19-45

RE: KPB Ordinance 2007-19-45: purchase of 40 acres and 5000 sq ft residence to relocate Serenity House alcohol and drug treatment facility

Dear Assembly person,
 It is not my intention to argue the merits of relocating or not relocating Serenity House.

There are numerous questions regarding the rushed nature of this ordinance, however. I would hope that the assembly takes the time to thoroughly investigate this project. The Volcano Learning Center came back to haunt the assembly, and a repeat is not needed.

The proposed price tag, as reported in the Clarion, is \$3000 short of the million dollar capital improvements cap. It would be disingenuous to pretend that there will not be at least \$3000 of cost overruns in a project of this size. The responsible and law-abiding thing to do would be to put the project on the October Ballot or hold a special mail-in election.

In all my research on this issue I've been trying to find out why this must be done in such a rush. Presumably, it is because it presents such a one-of-a-kind fantastic opportunity that the assembly just can't pass it by. Unfortunately, there is nothing to indicate uniqueness. What's so special about a big cedar home that needs half its value in remodeling fees to make it useful? Why rush to judgment? Am I missing something big?

The property in question has

- <!--[if !supportLists]-->▪ <!--[endif]-->Restrictions of agricultural use on it. (Unless patients will be therapeutically farming, how can this be properly approved?)
- <!--[if !supportLists]-->▪ <!--[endif]-->A contingency clause requiring approval before May 31, 2008 or the deal falls through. (Have you noticed that Things with a short shelf life tend to smell?)
- <!--[if !supportLists]-->▪ <!--[endif]-->Improvements of approximately \$600,000 that will require remodeling cost of approximately \$300,000. (If it needs such extensive remodeling, why is it considered a suitable choice?)
- <!--[if !supportLists]-->▪ <!--[endif]-->Forty acres surrounding the house. (Does Serenity House REALLY need that much land?)

Was the relocation of Serenity House put up for bid? Did the Hibberd property win this bid? What were the specifications for the bid? If it was put up for bid, could you provide the dates and places of publication?

If it wasn't put up for bid, did the Hibberds approach CPGH, Inc or the Service Area Board? Who approached the Hibberds? What other properties were considered in addition to the Hibberd property? Why is theirs considered a better candidate? How many bedrooms and baths does it have? Where are the plans for remodeling the property? Is this an attempt to make a silk purse out of a sow's ear?

I did a simple search on MLS for properties on the Kenai Peninsula with more than 6 bedrooms (the current capacity) and found several. One in particular seemed a possibility: Silver Tip Lodge and Cabins for \$750,000. It has a bed and breakfast in the lodge with six outlying cabins for a total of 37 beds on 8.5 acres. Was this property considered? What about the others?

I urge you to not make a decision on this purchase before all the questions are answered. Decide in haste, repent at leisure.

Kindest regards,

Vicki Pate
 PO Box 7447, Nikiski
 252-4852

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05/05/2008