

Theo Lexmond  
P.O. Box 873  
Cooper Landing, AK 99572

Kenai Peninsula Borough Assembly  
144 N. Binkley St.  
Soldotna, AK 99669

March 25, 2010

Assembly President Sprague and Members of the Kenai Peninsula Borough Assembly,

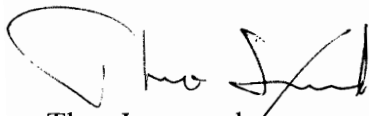
I am writing, as a resident of Cooper Landing, to support proposed KPB Ordinance # 2010-13, incorporating the recently adopted Cooper Landing Walkable Communities Plan into the transportation section of the 2005 Kenai Peninsula Borough Comprehensive Plan.

The Cooper Landing Walkable Communities Plan, when implemented, will improve our community in a number of ways:

- Our roads will be safer for pedestrians
- Our roads will be safer for drivers
- Walking or biking between businesses in our community will become easier
- Exercise opportunities for residents and visitors will be enhanced
- Our community will become an even more enjoyable place to visit (if one can imagine that)

I appreciate the interest Mayor Carey has demonstrated in the Cooper Landing Walkable Communities Plan and I urge the Borough Assembly to adopt Ordinance # 2010-13 to help this effort of the Cooper Landing community become a reality in the years ahead.

Sincerely,

A handwritten signature in black ink, appearing to read 'Theo Lexmond', with a stylized flourish at the end.

Theo Lexmond  
Resident and Small Business Owner

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**Subject:** FW: Walkable plan COMMENTS

**From:** Ed Martin <keeconstructionllc@yahoo.com>  
**To:** blankenship@borough.kenai.ak.us; pa12gary@hotmail.com; psprague@acsalaska.net; akjfischer@hotmail.com; hvsmalley@yahoo.com; cpierce@gci.net; bsmith@xyz.net; gsuperman@gci.net; suemccl@gmail.com; mako@xyz.net  
**Cc:** dcarey@borough.kenai.ak.us  
**Sent:** Fri, April 2, 2010 1:46:32 PM  
**Subject:** Fw: Walkable plan COMMENTS

Dear Assembly Members, Mayor and the Public,

The following e-mail from Max Best dated March 31, 2010 is contradictory to actions already taken by the Assembly at the first of the year when you folks approved a legislative want list for Cooper Landing for 3 of these projects in excess of \$1,180,000.00. Please explain why Max has stated that this privately owned special interest plan (that is still unfinished and considered a draft by it's owners) is required to be included in the Kenai Area Plan to be funded. This is a false assumption and will not be funded by this Borough. These projects are at the whim of the State and the Fed's; if these projects will ever be funded at all! This document is one which is more appropriate in the State's plans.

Cooper Landing is still working currently on a revised plan and has yet to bring it to the Borough. If it would be supported by all of Cooper Landing has yet to be seen. Why are you modifying the 2005 Kenai Area Plan piece meal? No, only a special interest group in Cooper Landing has weighed in on this private plan. If you pass this, you will be setting an inappropriate means for amending a lawful document and at an inappropriate time. Please ask Max about Cooper Landing's current activity with regard to it's Comprehensive Plan.

The Cooper Landing community didn't notice all of the effects to Cooper Landing in the planning process with regard to this plan as it was accomplished by a special interest group over last summer. I and many other Cooper Landing residents where unaware this would become a future document that would amend a lawful document for the Kenai Peninsula. If any of these ideas for the future where noticed as amending the Kenai Plan surely many more comments would be documented. Where are those comments of the community? This Assembly should not be passing this amendment without all comments included. This was passed by the same special interest group whom also are the majority of the CLAPC. Please see the wisdom to at least delay this action until it is discussed in the continuing work in progress to upgrade the Cooper Landing Comprehensive Plan. There is much more that could be said about this plan's effect on property rights and it's possibilities in the future. Please include our comments into the record.

Sincerely, Cooper Landing residents Ed & Kathy, and son Eddie Martin

----- Forwarded Message -----

**From:** "Best, Max" <MBest@borough.kenai.ak.us>  
**To:** Ed Martin <keeconstructionllc@yahoo.com>  
**Cc:** "Bannock, Duane" <dbannock@borough.kenai.ak.us>; "Carey, Dave" <dcarey@borough.kenai.ak.us>  
**Sent:** Wed, March 31, 2010 4:18:27 PM  
**Subject:** RE: Walkable plan CL, AK

Hi Ed,

Sorry to keep missing you via phone. I have taken a closer look at the insertion of the Cooper Landing walkable Community Project as an appendix to the Comprehensive Plan and have concluded that it does belong in the document. As indicated by the plan, no funding requests can move forward for the suggested projects until it is adopted by the KPB. Projects must then be inserted into the appropriate ADOT&PF funding programs via the Statewide Transportation Improvement Program. This will require the passage of supporting resolutions by governing bodies such as the KPB. There are many more opportunities for the public to comment before one of these projects is implemented. As always, I appreciate you taking the time to read through the material and expressing your opinion.

Max.

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**Subject:** FW: Cooper Landing / Assembly Meeting

**From:** Deb Carlson [mailto:walkablecooperlanding@yahoo.com]

**Sent:** Monday, April 05, 2010 8:22 AM

**To:** Blankenship, Johni; pa12gary@hotmail.com; psprague@acsalaska.net; akjfischer@hotmail.com; hvsmalley@yahoo.com; cpierce@gci.net; bsmith@xyz.net; gsuperman@gci.net; suemccl@gmail.com; mako@xyz.net

**Subject:** Cooper Landing / Assembly Meeting

Dear Assembly Members,

On Tuesday, April 6th, two busloads of residents from Cooper Landing will be attending the Kenai Borough Assembly meeting on behalf of the Cooper Landing Walkable Community Project, in order to show our support of Ordinance 2010-13. There will be representatives from many of our organizations including the Cooper Landing Seniors, The Cooper Landing Community Club, The Kenai Princess Lodge, the Cooper Landing Advisory Planning Commission, The Cooper Landing Emergency Services, the Cooper Landing Historical Society, the Cooper Landing Library, young families and guides, B and B owners, the Steering Committee for Walkable Community and individual supporters as well. We will be also be bringing a basket of support letters from those that cannot attend. We will be offering a brief review of the project's history and will individually speak for the need for more safety and infrastructure in order to safely walk and/or bike in our community.

We ask for your support of Ordinance 2010-13 Amending KPB 2.56.007 to Amend the 2005 Kenai Peninsula Borough Comprehensive Plan by Adopting the Cooper Landing Walkable Community Project as Appendix K in Chapter 5, Transportation.

The Cooper Landing Walkable Community Steering Committee,  
Deb Carlson, Janette Cadieux, Scott Davis, Sandra Holsten, Karl Romig