

MCLANE

CONSULTING GROUP

23 June 2004

MCG 032014x

Paul Ostrander, PLS
Land Management Officer
Kenai Peninsula Borough
144 N. Binkley
Soldotna, Alaska 99669

**Subject: Cooper Landing Senior Citizen Site
SE ¼ Section 25, T5N, R3W**

Re: Water Supply

Dear Mr. Ostrander:

As you may be aware, groundwater in the Cooper Landing area has not been well studied or documented. For a variety of reasons, the aquifer(s) are not continuous and are influenced by the local terrain and geology. Therefore, it may be necessary to work with a low yield well to supply water to a particular site.

It was reported to me that the well on the above mentioned site was producing in excess of 2 gpm for a sustained period. A long duration flow test was not conducted, nor was additional development performed on the well. The well may actually produce in excess of 2 gpm. Just another 0.5 gpm is 720 gallons more per day.

Based on this information, it appears prudent to look at a low production, two-stage water supply system. Such systems are basic. A low flow submersible pump supplies water to a storage tank (≈ 2,000 gal.) at atmospheric pressure. A centrifugal pump then supplies water from the tank to the facility at higher flow rates.

Well Flow	Daily Capacity	Staff / Miscellaneous Use	Water Available for Residential Use	Number of Residents @ 80 GPD
2 GPM	2,880 GPD	380 GPD	2,500 GPD	30

Contact me at 283-4218 if you have any questions.

Sincerely,



S.A. Sam McLane, PE



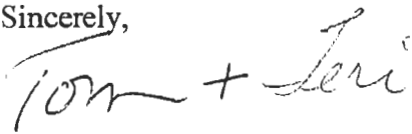
4 April 2005
6550 Farpoint Drive
Anchorage AK 99507

Kenai Peninsula Borough
Land Management Division
144 N. Binkley Street
Soldotna, AK 99669-7599

To Whom It May Concern:

This letter regards the proposal to re-classify 23.32 acres of borough land in the Cooper Landing area as recreational. We are property owners within one-half mile of this acreage. We have read over the land classification definitions and feel that this recreational property would be appropriate for hiking, skiing, and other activities which are low impact and quiet. Obviously, gun ranges, snowmachine use, and ATV trails would be inappropriate given the proximity to a quiet residential area. Thanks very much for letting us participate in this land use process.

Sincerely,



Tom and Teri Mader

APR 6 2005
LAND MANAGEMENT DIVISION

William J. and Georgia A. Polley
4620 Hunter Drive
Anchorage, Alaska 99502
(907) 243-8643

April 26, 2005

Kenai Peninsula Borough
Land Management Division
144 N. Binkley Street
Soldotna, AK 99669-7599

Via FAX

Re: Borough proposal to reclassify 23.32 acres of borough land in Cooper Landing to Recreational

Dear Planning Commission Members:

We fully support the Borough's above referenced proposal to reclassify 23.32 acres of borough land in Cooper Landing from "Institutional" to "Recreational."

Along with others, we strongly opposed the 2003 reclassification of this acreage to Institutional status, because such reclassification was contrary to the Comprehensive Land Use Plan which we relied upon when purchasing nearby property in 2002.

In recognition of such broad opposition, KPB Resolution #2003-093; the related Cooper Landing Planning Commission resolution; and Section 5 of KPB Ordinance 2003-41 all stated that the 23.32 acres in question would revert back to its original Recreational status should the acreage not be feasible for the senior housing project proposed by Cooper Landing Senior Citizen Corporation. Frankly, we were skeptical this reversionary condition would ever be addressed in a timely fashion. Therefore, we are extremely pleased with the Borough's proposed action.

Further, we were shocked and dismayed to recently learn what we understand is a KPB Planning Staff recommendation to leave this acreage in Institutional status for some future use. Such a recommendation is contrary to the stated intent of the reversionary clauses referenced above. Also, there was no mention of this dissenting Staff recommendation in the March 13, 2005 notice mailed to nearby property owners.

Again, we fully support the Borough's proposal to reclassify the acreage back to Recreational status and to honor the conditions and intent of the above referenced resolutions and ordinance.

Sincerely,



William and Georgia Polley (Lot #9, Russian Gap Subdivision)