

**MAY 25, 2022
PLANNING & ZONING COMMISSION
ADDITIONAL MATERIAL/REVISIONS**

REQUESTED ADDITIONS TO THE PACKET:

<u>ACTION</u>	<u>ITEM</u>	<u>REQUESTED BY</u>
Add to item F.1	Resolution PZ2022-12 <ul style="list-style-type: none">• Public Comment• Rezoning Property Petitioner Map	Planning Director Vice Chair Douthit

From: [Barbara Baldwin](#)
To: [City Clerk](#)
Subject: Public Comment on Angler Drive, Basin View Subdivision Rezoning
Date: Thursday, May 19, 2022 12:43:58 PM

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Dear Planning and Zoning Commission Members,

We are residents and owners of three lots in Basin View subdivision. Unfortunately, we are unable to attend the May 25th hearing for consideration of rezoning our neighborhood to the RR 1 status. We support this rezoning initiative in order to maintain the residential character of our neighborhood. The RR1 designation supports the values we consider important to our quality of life.

Thank you for your consideration of our support for this change.

Sincerely,
Bobbie and Rick Baldwin
3080 KIm-n-Ang Court
3075 Kim-n-Ang Court
465 Cub Court

From: [MJ Loveland](#)
To: [Katie Rector](#)
Cc: [Ryan Foster](#)
Subject: Resolution PZ2022-12 Rezone Basin View, Ames Road, Beaver Loop RR to RR-1
Date: Thursday, May 19, 2022 8:23:49 AM

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Katie,

We formally voice our support of the application for rezoning parcels in Basin View Subdivision, Ames Road and Beaver Loop Road from Rural Residential to Rural Residential-1.

Regards

MJ Loveland & Ron Rogalsky
945 Ames Road/1003 Angler Drive
907 398-9237 & 907 398-9238

From: [Pete Coots](#)
To: [Ryan Foster](#); [Teea Winger](#)
Cc: [City Clerk](#); [Meghan Thibodeau](#); [ggreenberg@akmapco.com](#); [alex@douthits.com](#); [joe@digitsak.com](#); [ectt@ptialaska.net](#); [woodard.g@outlook.com](#)
Subject: LAYDOWN- 5/25/22 P&Z Meeting; PZ2022-12 – Rezoning – Rural Residential to Rural Residential-1
Date: Tuesday, May 24, 2022 11:41:41 PM

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Good evening Mr. Foster, Ms. Thibodeau, Ms. Winger and P&Z Commissioners-

I am writing in strong support for the rezoning of the Basin View Subdivision from rural residential to rural residential-1. I'm out of town at training for work and will not be able to speak at the meeting on 5/25/22

Our neighborhood was shocked and dismayed when we were blindsided by a new property owner attempting to change our quiet, family neighborhood into high-volume seasonal fishing guide lodge destination advertised far and wide on the internet and multiple social media platforms.

As you'll recall from last summer, our neighborhood banded together in strong opposition to the conditional use permits to operate a guide service and lodge in our quiet residential neighborhood.

We were unfortunately not completely successful in our actions and the guide service was approved to operate.

The owner falsely claimed in his testimony that the property would become his permanent residence, which it did not as the property was vacant over the winter.

The owner testified he wouldn't have clients traveling into the neighborhood. Multiple clients over numerous days we're observed at the owner's property. (Please see additional email to follow with photos.)

The operation of his business created noise during early mornings and he washed down boats in the front yard. The owner's assistant guide lives in an RV trailer in the front yard of the property.

These infractions called us together again to seek further protection from the Planning and Zoning Commission.

We seek to maintain the residential character of our neighborhood and we all agree the next step is to change the zoning designation to rural residential-1.

Thank you for your wise consideration and support of the rezoning our neighborhood.

Sincerely,

Peter M. Coots
385 Dolchok Lane
Kenai, AK 99611

Sent from my iPhone









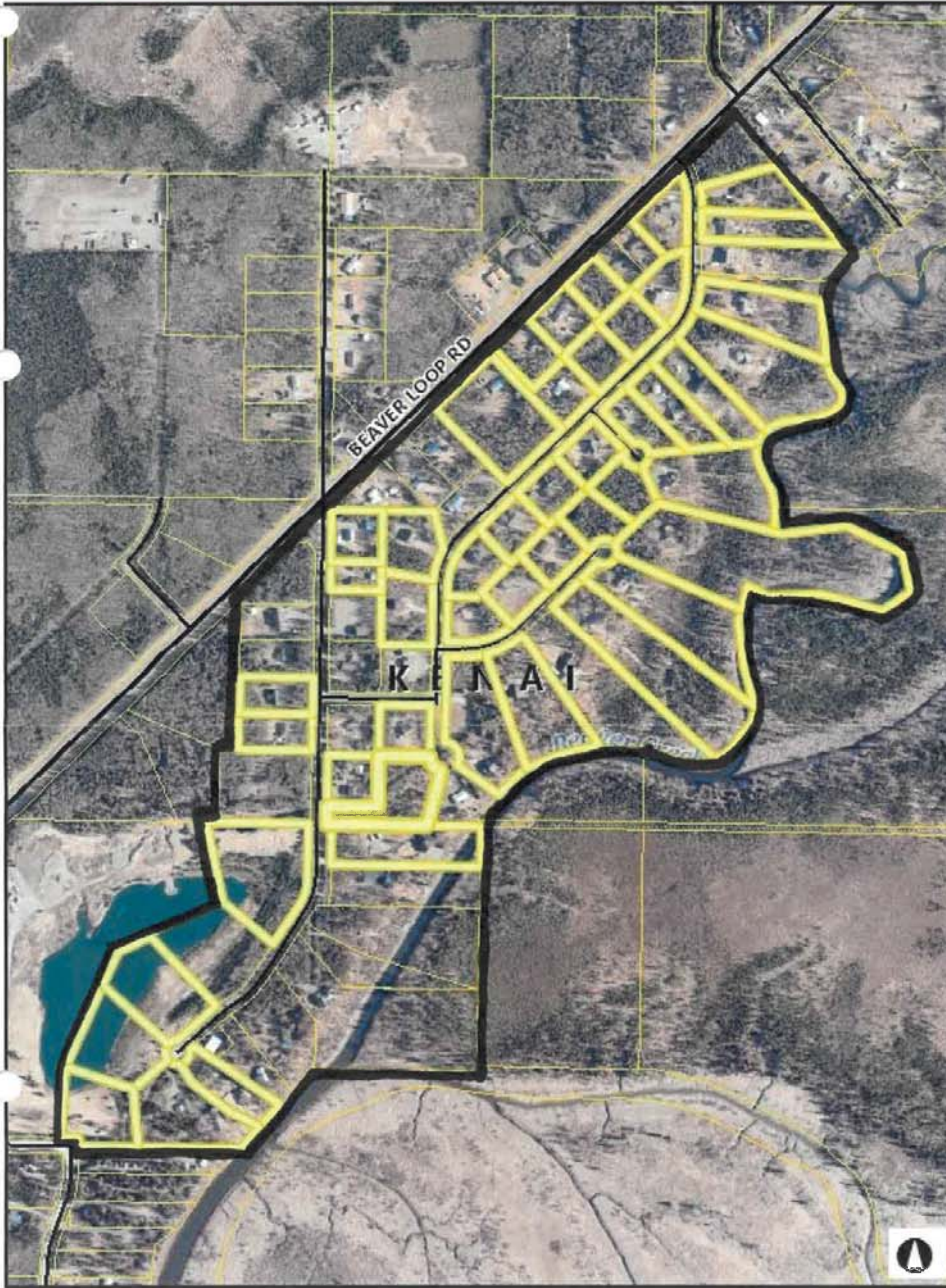








Map title goes here.



Legend

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads
 - Town Medium Volume
 - Town Low/Seasonal; Other
 - Proposed
- Parcels

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

Notes

Type any notes here.

46 Signatures
74 parcels 621.

DATE PRINTED: 5/11/2022