

February 6, 2020

Dear Local Boundary Commission,

Thank you for your time and effort in this matter. I am writing to let you know that I am NOT in favor of the City of Soldotna's request for annexation, specifically area 7. I am a resident of Soldotna, as well as a property owner in this area.

I would like to review the standards required by the LBC for this portion of Soldotna's annexation request.

#### LBC Criterion 1 – Needs of the Territory Proposed to be Annexed

Area 7, as you can see from the Land Ownership map from the 2015 study, contains mostly large parcels of land, except for near the commercial district along the Kenai Spur Highway and one 40 acre parcel that was subdivided many years ago. 10 acre parcels as well as 40 acre or larger properties are common. This area will probably have some growth in the next 10 years, but not growth that causes health, safety or general welfare problems. The current services provided by the Kenai Peninsula Borough are sufficient. Due to the large parcel size, this area does not exhibit a reasonable need for city government.

#### LBC Criterion 2 – Character of the Territory Proposed to be Annexed

Land use is similar, although on a different scale. Most parcels inside the city limits range from one-quarter to one-half acre, while area 7 has larger parcels. Population density follows this pattern also. Transportation and facility patterns are difficult to discuss because approximately half of area 7 does not have any streets. Furthermore, the wetlands in this area are out of character with most of the current city.

#### LBC Criterion 3 – The economy must include resources necessary to provide services on a cost-efficient level.

Because the large parcels do not provide the city with a large income, let's leave them out of this annexation process. The city is interested in tax revenue, which is provided from the sales tax of the commercial areas along and near the Kenai Spur Highway. This is evidenced by the strange shape of the area proposed to be annexed. It appears the city's biggest interest is the sales tax revenue from these commercial properties.

Without going further and wasting everybody's time, you can see area 7 does not fit the LBC guidelines. Please vote NO. If you need more information, or want to discuss this issue further, you may contact me through the means listed below. Again, thank you for your time.

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