

# **DESK PACKET**

**(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)**

## **E. NEW BUSINESS**

### **2. Anglers Crest Subdivision 2024 Addition**

**KPB File 2024-019**

**Johnson Surveying / Ninilchik Native Association, Inc.**

**Location: Shavila Road, Matriona Drive & Kimeluk Street**

**Happy Valley Area**

March 17, 2024

Attn: Beverly Carpenter  
Kenai Peninsula Borough Planning Department  
144 N. Binkley Street  
Soldotna, AK 99669

To Whom it May Concern:

Here are my comments related to File No. 2024-019 (Ninilchik Native subdivision).

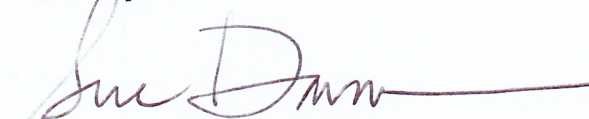
My lot is located on Kimeluk Street and very close to the proposed subdivision. While I understand the need for the Ninilchik Native Association to offer lots to their members and others, I'm worried about the increase of traffic flow in and out of Berussa Road from the Sterling Highway.

On several occasions I've seen cars turning left onto Berussa Road almost get hit by northbound traffic on the Sterling Highway due to the hill that makes it difficult to see oncoming traffic. I'm worried about what may happen at this intersection with that much added traffic. Can this new subdivision be accessed from Deep Creek Farm Road or other access?

I also worry about the dust issues on Chefnak Road with the added vehicles. This road gets little attention from the borough in managing dust abatement. Are there plans on how the severe dust issues may be addressed with the increased traffic flow?

Will this new subdivision be covered by codes and covenants? The transfer site is often overwhelmed with refuse, and I would like to know if adding an extra 22 families has been analyzed for effects to the transfer site operations?

Sincerely,

A handwritten signature in dark ink, appearing to read "Sue Danner", with a long horizontal flourish extending to the right.

Sue Danner (sdanner10s@hotmail.com)  
PO Box 39839  
Ninilchik, AK 99639



March 13, 2024

Attn: Beverly Carpenter  
Kenai Peninsula Borough Planning department  
144 N Binkley Street  
Soldotna, AK 99669

Re: Comments to Proposed Subdivision/Replat (File No 2024-019)  
Ninilchik Native Association Inc, (NNAI)

To Whom It Concerns:

I want to start by thanking you for the opportunity to comment on the proposed Subdivision/Replat that has been requested by NNAI. My name is John Amerson and my wife and I live at 17747 Matrona Street, Ninilchik. We have lived at this address since early 2002 and currently own 8 parcels that will be adversely effected by this proposed subdivision.

I have several concerns related to the new Subdivision being developed in our neighborhood, starting with the increase in traffic, potential accidents entering/exiting the Sterling Highway from Berussa, and the road maintenance on Chefornek Road/ Matrona Street which is performed by KPB.

The major issue I have is the potential future accidents related to the Berussa and Sterling Highway intersection, in my opinion, there is a serious safety issue related to entering and exiting to/from the Sterling Highway from Berussa Street. We as residents of Anglers Crest, have tolerated the unsafe entering and exiting of the subdivision, with the blind hill that is just south of the intersection, for many years. I'm sure that I'm not the only one that has luckily avoided a near collision over the past 20 plus years, due to this blind hill scenario. Most of the traffic heading north doesn't anticipate someone pulling out of Berussa and are not prepared for that, especially in adverse conditions. Lets now add about 200% increase to the traffic entering and exiting to the Sterling Highway, and I can see a fatal collision in the future. I just believe the State of Alaska needs to evaluate that intersection and consider the increase traffic and how that will effect the safety of that intersection. Why not re-draw the subdivision road to utilize the streets of Tikahtnu Hts subdivision as an exit onto Deep creek Road as it doesn't have any of the safety issues related to entering/exiting the Sterling Highway. Besides Deep Creek Road is a State maintained road and not a KPB maintained road which would save the KPB time and money for maintenance.

My second issue is with the KPB and their lack of road maintenance in our subdivision. I have complained over many years about the pot holes and dust associated with the traffic on Chefornek Rd/Matrona Dr. With this increase, of possibly 200% traffic on these roads, what is KPB going to do to deal with the additional road maintenance? Over the years I have heard every excuse possible from KPB road service as to why our road hasn't been maintained, i.e. sodium chloride budget is

exhausted, no funding remaining, too cold, too wet etc. I just don't have faith in KPB Road department as to their road maintenance program if we had an increase of 200% traffic usage on Chefnak/Matrona. Besides when the borough accepted Chefnak Rd/Matrona St, they didn't consider this increase in traffic usage. These roads are so narrow that there is no way people can pass each other without one of the vehicle nearly coming to a stop to avoid a collision or going in the ditch. These roads, in my opinion, will not accommodate this increase in traffic in their current condition.

I just feel that there are options available that could alleviate these issues mentioned above by redrawing the access to this new subdivision to avoid the Berussa/Sterling Highway intersection and funnel the traffic to Deep Creek Road, which is a much wider, better maintained road, which has a much safer access to the Sterling Highway or find another access point to the Sterling highway via another spot other than Berussa.

Sincerely,



John Amerson  
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(907)351-1790