

DESK PACKET

(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)

- 8. Paul Taylor Subdivision; KPB File 2024-080
Seabright Surveying / Taylor
Location: Bakke St., Wynette Dr., Clarice Way, Twitter Creek
Ln. & Rahla Way
Diamond Ridge Area / Kachemak Bay APC**

Hello,

My name is Lois Parshley and my partner Sean McDermott and I received notice from the Kenai Peninsula Borough Planning Department as a beneficial interest holder or neighbor within 600 feet of Paul Taylor's proposed subdivision, KPB file No. 2024-080.

We are writing to raise several concerns with the proposed subdivision. The proposed subdivision is between the Bridge Creek and the Twitter Creek watersheds, and includes documented wetlands. By turning this into 16 parcels, with no apparent covenants on what type of development will take place, we are concerned for the potential environmental impacts of development.

This subdivision also has the potential to dramatically increase traffic and poses a safety concern for pedestrian use of the existing road. The current dirt track to the right-of-way easement that will presumably be used, and significantly extended, by the subdevelopment is often too muddy to be driven on.

We are also concerned about the development of a new road — which in the proposed preliminary plat appears to extend roughly one mile — where there is no existing road easement. If each of these 16 parcels is developed into a single family home, that could easily represent many dozens of additional car trips per day. And that is without knowing whether there will be any covenants to restrict future subdivision, commercial activity, or multifamily, or guesthouse developments.

While subdividing this parcel into 16 separate parcels and building a new road for development purposes poses a potential safety risk, *not* building a road to this many potential homes would also present a public safety hazard. The way things stand now, residents who live along the undeveloped section of Crossman Ridge often park at the start of the unmaintained Twitter Creek Lane easement.

There is only sufficient space for 4-5 cars, depending on snow. Those spaces are already fully utilized. In the event that parcels in this proposed subdivision are sold off without the current owner providing additional road access, there would be no safe or legal parking for those parcels if new owners chose not to, or were unable to, build 4-season road access.

We hope that the planning commission asks for covenants on the land to prevent further subdivision, and potential harm to the nearby watersheds. We also hope the planning commission will ask the developer's intent, and capacity to follow through, on providing road access to the subdivision. We ask that the planning commission consider the potential traffic impacts associated with adding at least 16 residences to this neighborhood, and consider a subdivision proposal with fewer lots.

Sincerely,
Lois Parshley and Sean McDermott