

E. NEW BUSINESS

- 2. Anglers Crest Subdivision 2024 Addition; KPB File 2024-019
Johnson Surveying / Ninilchik Native Association, Inc.
Location: Shavila Road, Matrona Drive & Kimeluk Street
Happy Valley Area**



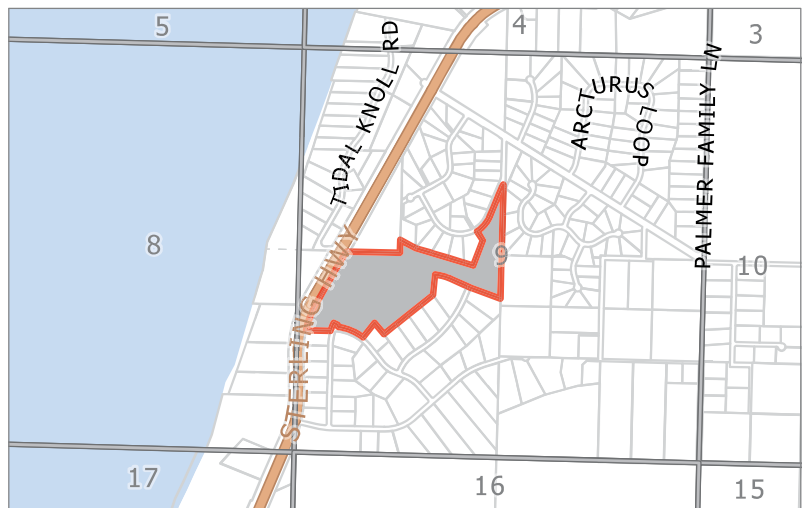
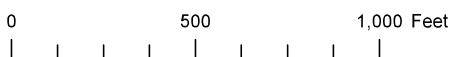
Kenai Peninsula Borough Planning Department

Vicinity Map

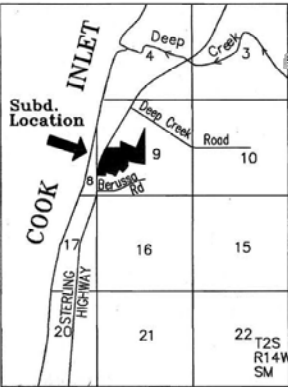


KPB File 2024-019
T 02S R 14W SEC 09
Happy Valley

2/20/2024







Anglers Crest Subdivision 2024 Addition PRELIMINARY PLAT

A subdivision of Tract 3A2 Anglers Crest Subd., 2010 Addn. (HRD plat 2010-40).
Located SW1/4 & NW1/4 Section 9, T2S R14W, SM, Alaska.
Homer Recording District Kenai Peninsula Borough File

Prepared For
Ninilchik Natives Association, Inc.
P.O. Box 39130
Ninilchik, AK 99639

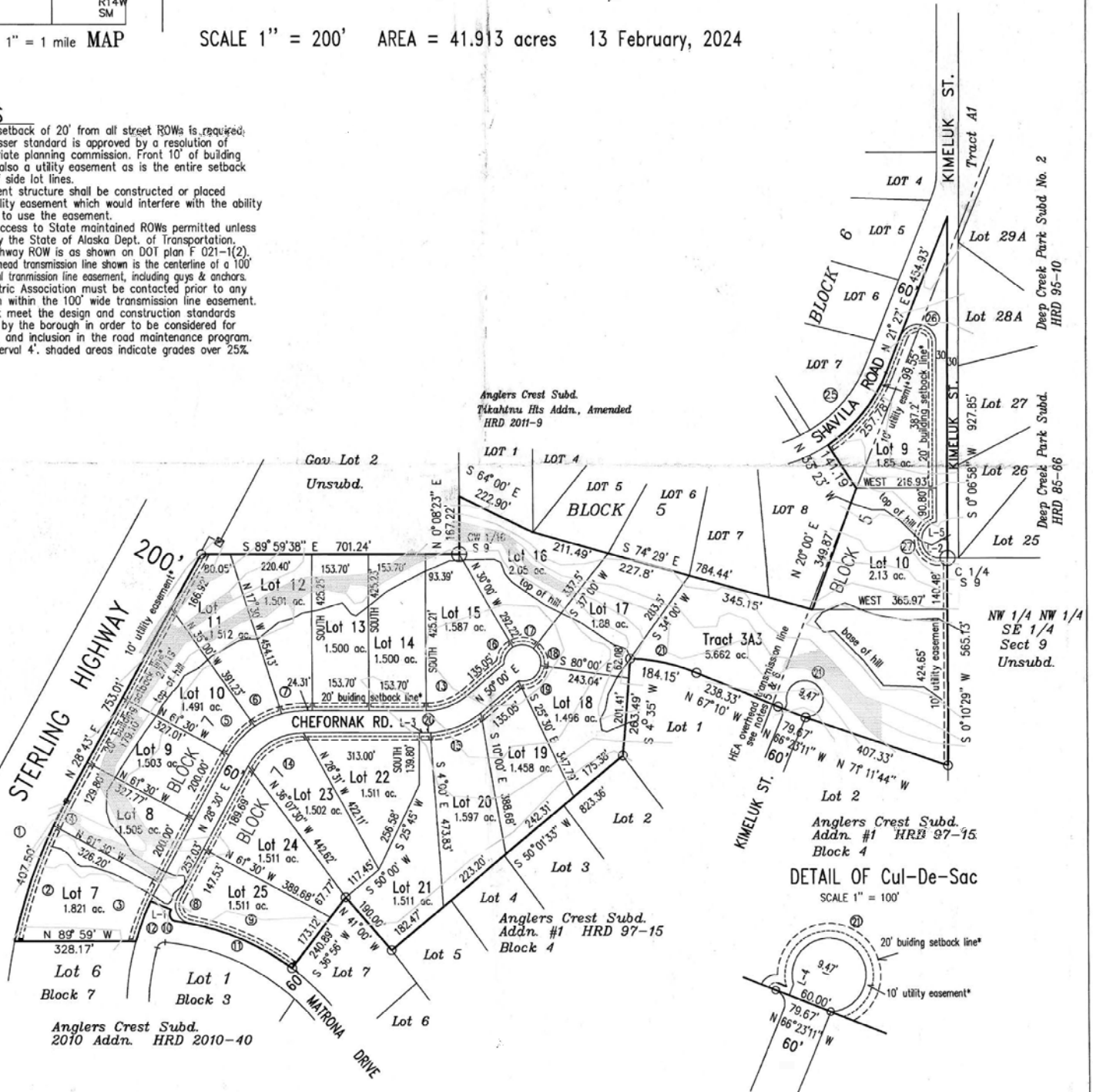
Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, AK 99568
(907) 252-5772

VICINITY 1" = 1 mile MAP

SCALE 1" = 200' AREA = 41.913 acres 13 February, 2024

NOTES

1. A building setback of 20' from all street ROWs is required, unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. No direct access to State maintained ROWs permitted unless approved by the State of Alaska Dept. of Transportation.
4. Sterling Highway ROW is as shown on DOT plan F 021-1(2).
5. Existing overhead transmission line shown is the centerline of a 100' wide electrical transmission line easement, including guys & anchors.
6. Homer Electric Association must be contacted prior to any construction within the 100' wide transmission line easement.
7. Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program.
8. Contour interval 4'. shaded areas indicate grades over 25%.



DETAIL OF Cul-De-Sac
SCALE 1" = 100'

- L-1 N 67°57'44" W 60.00'
- L-2 S 89°53' E 30.00'
- L-3 EAST 30.00'
- L-4 N 22°15' E 16.00'
- L-4 N 89°53' W 20.00'

KPB 2024-019

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
ANGLERS CREST SUBDIVISION 2024 ADDITION**

KPB File No.	2024-019
Plat Committee Meeting:	March 25, 2024
Applicant / Owner:	Ninilchik Native Association Inc
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Ninilchik along Sterling highway near Deep Creek Road

Parent Parcel No.:	159-012-86
Legal Description:	Tract 3A2 Anglers Crest Subdivision 2010 Addition KN 2010-40
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.170 & KPB 20.30.100

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 41.9113 acres tract into 25 lots, one tract and three dedications.

Location and Legal Access (existing and proposed):

Access to the plat is mainly from the south by Chefnak Street that enters into the subdivision and becomes Chefnak Rd. giving access to a most of the lots in the subdivision. Kimeluk St also comes from the south an end in a bulb at Tract 3A3. Kimeluk St also enters the plat from the northeast corner giving access to two lots in the plat. From the south these two roads are access from Sterling Highway to Berussa Rd to Chefnak St and to Matrona Dr which connects to Kimeluk St.

The length of Chefnak Rd as extended is longer than 1,000 feet and an exception has been requested for the length requirement.

The subdivision is not vacating and right-of-way and is not affected by a section line easement

Block length is not compliant and an exception has been requested.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: Existing portions of Berussa Rd Chefnak St are constructed to a category I standard. The category requirement of these feeders would increase as result of the addition of the 18 lot load (this plat). In 2021 an Encroachment permit was issued (RSA 21-130E 9/1/22-9/1/23) to Hill Corp to drill a test well within the ROW at the convergence of Chefnak and Matrona. As specified in the permit: the well casing was to be severed and sealed "no less than 30" below surface".
SOA DOT comments	

Site Investigation:

There are no structures or improvements located on the plat.

There are some steep areas shown on the plat by the shaded areas drawn on the plat. The slopes are mostly on the edges of this plat. Contours are shown but there are no elevations given. The label on the east shown as 'base of hill' is deceptive as to where is the hill located. With elevations or added flowage arrows this could help to show the direction of the hill location.

The River Center review has identified the plat to be in a FEMA flood zone hazard area being labeled as Flood Zone D. the proper flood hazard note should be listed from KPB 20.30.280. The plat is not identified as being in a floodway or a Habitat Protection District by the River Center review.

KPB River Center Review	<p>A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Flood Zone: D Map Panel: 02122C-1615E In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p> <p>C. State Parks Reviewer: Comments: No Comments</p>
State of Alaska Fish and Game	No Comments

Staff Analysis

The first plat done from the NW1/4 and SW1/4 of Section 9, Township 2 South, Range 14 West SM Alaska was Angler's Crest Subdivision HM 95-25. Tract 3 of HM 95-25 was then subdivided by Angler's Crest Subdivision Addition No. 1 HM 97-15. Tract 3A of HM 97-15 was then subdivided by Anglers Crest Subdivision Tikahtnu Heights Addition HM 2008-84 Amended HM 2011-9. Tract 3A1 was then subdivision by Anglers Crest Subdivision 2010 Addition HM 2010-40.

A soils report will be required and an engineer will sign the final plat.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

A comment was received from the public with concerns about the intersection coming off Sterling Highway at Berussa Road. The comment is in the packet for viewing.

Utility Easements

HEA has made a request concerning existing easement listed in the plat notes and shown on the drawing. This comment is included in the packet for viewing.

Affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	HEA has made some request, comment is in the packet.
ENSTAR	No Comment
ACS	No Comment
GCI	No Comment
SEWARD ELECTRIC	N/A
CHUGACH ELECTRIC	N/A
TELALASKA	N/A

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn</p> <p>Affected Addresses: NONE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: CHEFORNAK ST, MATRONA DR, KIMELUK ST, SHAVILA RD, STERLING HWY</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: No other comments</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments:</p> <p>There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>
Advisory Planning Commission	Not within an APC area

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Add KPB File No 2024-019 to title block.
 - Add name and ROW to road to southwest.
-

KPB 20.25.070 – Form and contents required

Staff recommendation: *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
Staff recommendation:
Add roads and names to map to get to site.
- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
Staff recommendation:
Add block labels to the lots to the southeast of the plat
- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 1 0 percent on other streets;
Staff recommendation:
Contours are shown but there are no elevations given. The label on the east of 'base of hill' is deceptive as to where is the hill located. With elevations or added flowage arrows this could help.
-

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: *final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.*

20.30.280. Floodplain requirements.

- A. All subdivision plats which are within areas where the floodplain has been identified by the Federal Emergency Management Agency (FEMA), and which involve 50 lots or five acres whichever is lesser, shall include the base flood elevation source.
- B. Any area of the subdivision within the floodplain, floodway or Seward Mapped Flood Data Area (SMFDA) is to be shown and labeled on the plat.
- C. All subdivisions which are wholly or partially located within flood hazard areas as defined by KPB 21.06.030 must comply with KPB 21.06.050 standards for Floodplain Management.
- D. All subdivisions or replats within the Flood Insurance Rate Map (FIRM) area or SMFDA, as amended, as defined by KPB 21.06.030, shall contain the following note:

FLOOD HAZARD NOTICE:

Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough Seward Mapped Flood Data Area as a flood hazard area district as of the date this plat is recorded with the district recorder's office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code.

KPB 20.40 – Wastewater Disposal

Staff recommendation: *final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.*

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: *comply with 20.40.*

KPB 20.60 – Final Plat

Staff recommendation: *final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

EXCEPTIONS REQUESTED:

A. KPB 20.30.170 Blocks – Length requirements

Surveyor's Discussion:

Existing subdivision configuration and topography prevent street dedication to solve block length.

Findings:

1. There are steep slopes and large gully affecting the subdivision with existing subdivision configuration allowing little room to deal with these.
2. Proposed subdivision and ROW configuration are the most practical outlay for the property and avoid excessive ROW dedication for cuts and fills.
3. Granting the exception will avoid ROW construction expenses involved with cuts and fills for crossing a large gully.
4. A possible road hazard will be avoided involving a high steep sided road way across a high fill.

Staff Discussion:

20.30.170. - Blocks—Length requirements.

Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

Findings:

5. Existing roads and lots are limiting street layout to fix block length.
6. There is restricted / limited access to Sterling Highway.
7. No other configuration is feasible for convenient use of the lots.
8. Adjacent land owners will not be affected by the exception.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The commission (committee) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1-4 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-4 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 6 & 8 appear to support this standard.

B. KPB 20.30.030 Proposed Street Layout -- requirements

Surveyor's Discussion:

Topography prevents any further street extension to meet acceptable grade

Findings:

1. There are steep slopes and large gully affecting the subdivision with existing subdivision configuration allowing little room to deal with these.
2. Proposed subdivision and ROW configuration are the most practical outlay for the property and avoid excessive ROW dedication for cuts and fills.
3. Granting the exception will avoid ROW construction expenses involved with cuts and fills for crossing a large gully.
4. A possible road hazard will be avoided involving a high steep sided road way across a high fill.

Staff Discussion:

20.30.030. – Proposed street layout - requirements.

A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

Findings:

5. This road layout does not affect the public or adjacent land owners in any sort of negative way.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts

relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

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Findings 1-4 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-4 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 5 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

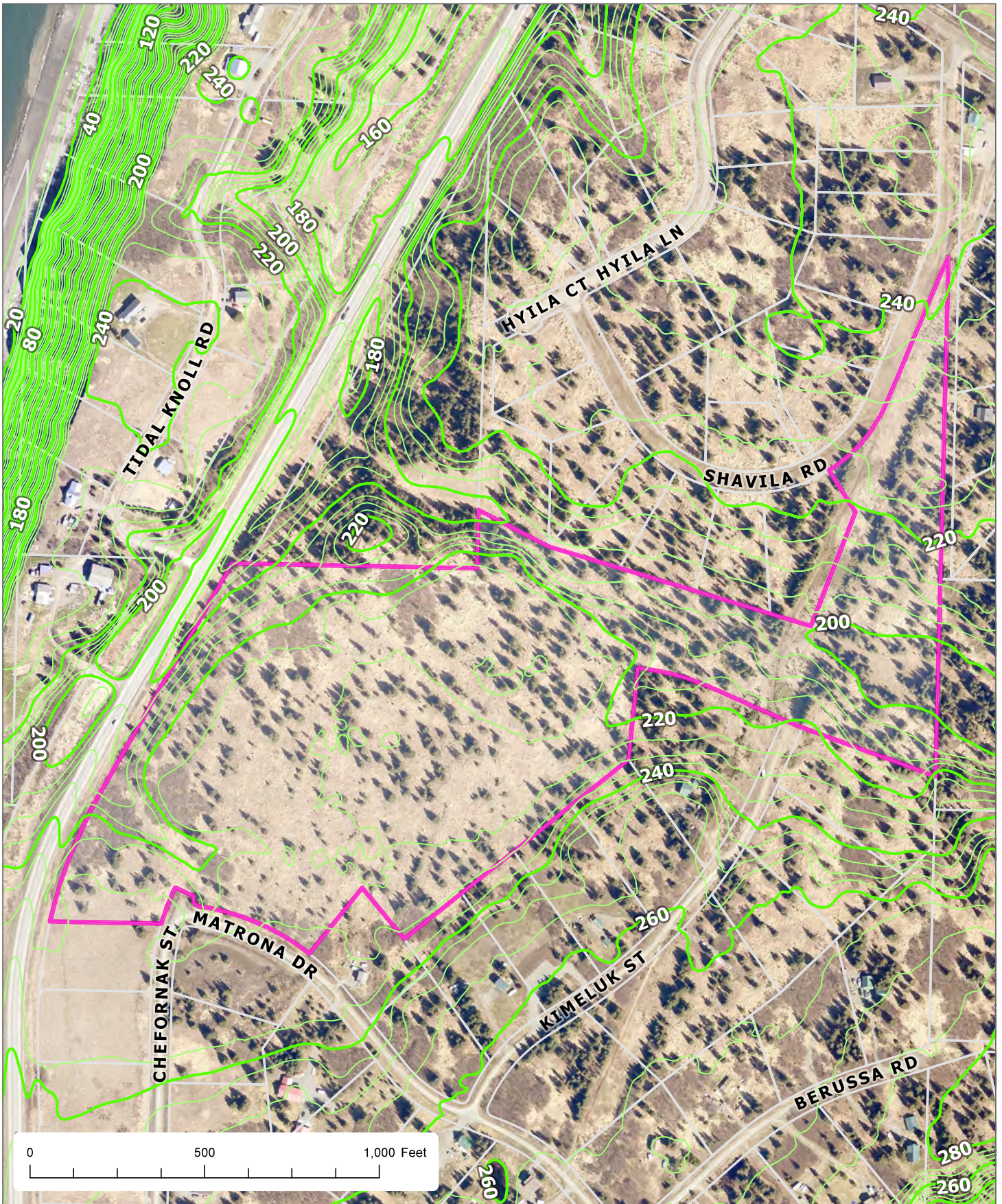
NOTE: 20.25.120. - REVIEW AND APPEAL.

A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT





F imagery

arks



Sheet 1 of 2 Home 2008-84

AMENDED
PLAT

Prepared by
Johnson Surveying
Box 277
Chickadee, AL 39550



AMENDED PLAT AFFIDAVIT

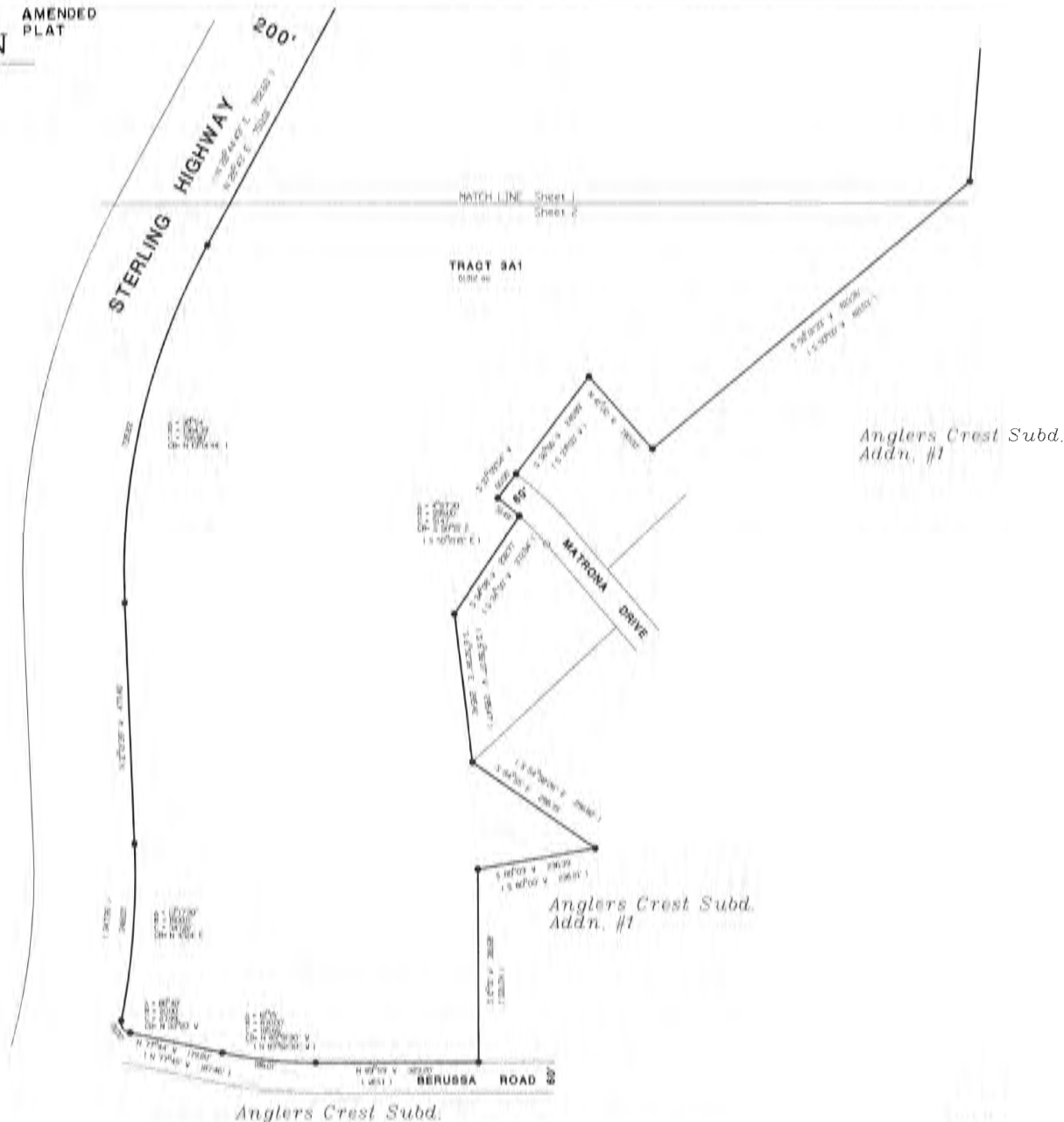
The plot reveals Homer Buckner first REDIRECTED to correct the spelling of 'Shabaz' to 'Shabazz' in the file BUCK100, to correct the distance along tangent Shabazz Road N 25° 27' E from 409.06 to 454.93, and the distance north from site center 1/4 corner from 86714 to 92705.

The above revisions constitute the sole changes made to the plot guide from this date. The above revision does not affect any valid existing rights. I am therefore submitting this plot for editing as corrected.

Richard S. Johnson 18 July, 2014
 Richard L. Johnson 1980-5 Date

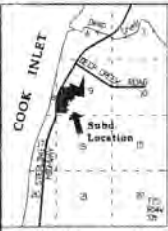
2008-54
RECORDED-FILED
HARRIS REC. DIST.
DATE FILED 2008
BY HAD # 11
Jedrejah, Dwayne
Box 27
Fort Clark, TEXAS

2011-9
Mat #
Home #
3-21-11
9:41



Sheet 2 of 3 Home/ 2008-84

Home, 2011-9
page 2 of 2



ANGLERS CREST SUBDIVISION 2010 ADDITION

A subdivision of Tract 3A2 Anglers Crest Subd., Tishatu Heights Addn I HRD plat 2008-041
Located S41/4 & NW1/4 Section 9 T2S R4W S4 Alaska
Kenai Peninsula Borough F4c 3010-054

Prepared For
Natchik Native Association, Inc.
P.O. Box 29039
Kenai, AK 99539

Prepared by
Johnson Surveying
Box 27
Kenai, Alaska 99558



PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission on the hearing of 10 May, 2010.
KENAI PENINSULA BOROUGH

By Mary Beth Sept. 22, 2010
Borough Clerk

VICINITY 1" = 1 mi. MAP

SCALE 1" = 200' AREA = 61.812 acres 13 April, 2010

2010-40
RECORDED-FILED
Hawley REC 1081
DATE 9-28-10
TIME 2:58 PM
By Johnson Surveying
Box 27
Kenai, Alaska 99558

LEGEND

- ① - 3/4" U.S. pipe monument 630-5 1979, Found
- ② - 1/2" rebar with 1" plastic cap, 1329-5 Found
- ③ - 5/8" plastic cap on rebar, Please Engineering, Found
- ④ - 1/2" x 4" rebar with 1" plastic cap, 941 Found
- ⑤ - Concrete RDV monument, Found
- ⑥ - Indicates record information HRD 2008-041

NOTES

1. Building setback of 20' from all street RDVs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. No direct access to State maintained RDV is permitted unless approved by the State of Alaska Dept. of Transportation.
4. For Sterling Highway RDV see Dept. of Highways RDV Plat. P 1021-021, sheet 7/25L dated 5/22/1984. For information on State of AK Highway easements see SDA Project 1-321-803, As-built sheet 14/52.
5. Existing overhead power line shown is the centerline of a 20' wide electrical distribution line easement.
6. Homer Electric Association must be contacted prior to any construction within the 100' wide transmission line easement.
7. Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program.
8. Protective covenants affecting this property are contained in the Declaration of Protective Restrictions Recorded with the Homer District Recorder under Serial #2009-02532.



OWNERSHIP CERTIFICATE & DEDICATION

I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt the plan of subdivision and by my free consent dedicate all RDVs to public use and grant all easements to the use shown.

Gary D. Johnson
President
Natchik Native Association, Inc.
P.O. Box 29039
Kenai, AK 99539

WASTEWATER DISPOSAL

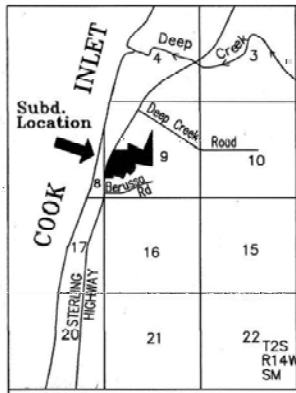
TRACT 3A2
This lot is at least 200,000 square feet in a parcel 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment and disposal system must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.
Lots 1 and 2 thru 10 Block 3 & Lot 1 thru 3 Block 7
Soil conditions, water table levels and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or other residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment or disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Dept. of Environmental Conservation.
Lots 11 & 12 Block 3
Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans for a typical alternate wastewater disposal system for use on lots in this subdivision are included in the Engineer's Subdivision and Sols Report and are available from the Kenai Peninsula Borough. All wastewater treatment or disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Dept. of Environmental Conservation prior to construction.

Engineer Gary D. Johnson License # 9-15-10 Date

NOTARY'S ACKNOWLEDGEMENT

For Gary D. Johnson
Subscribed and sworn to before me this 10th day of September 2010.
Garry M. V. J.
Notary Public for Alaska
My commission expires 3/24/2011





Anglers Crest Subdivision 2024 Addition PRELIMINARY PLAT

A subdivision of Tract 3A2 Anglers Crest Subd., 2010 Addn. (HRD plat 2010-40).
Located SW1/4 & NW1/4 Section 9, T2S R14W, SM, Alaska.
Homer Recording District Kenai Peninsula Borough File

Prepared For
Ninilchik Natives Association, Inc.
P.O. Box 39130
Ninilchik, AK 99639

Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, AK 99568
(907) 262-5772

HEA REVIEWED - SEE COMMENTS

Scott Huff 3/6/2024
Land Management Officer

VICINITY 1" = 1 mile MAP

SCALE 1" = 200' AREA = 41.913 acres 13 February, 2024

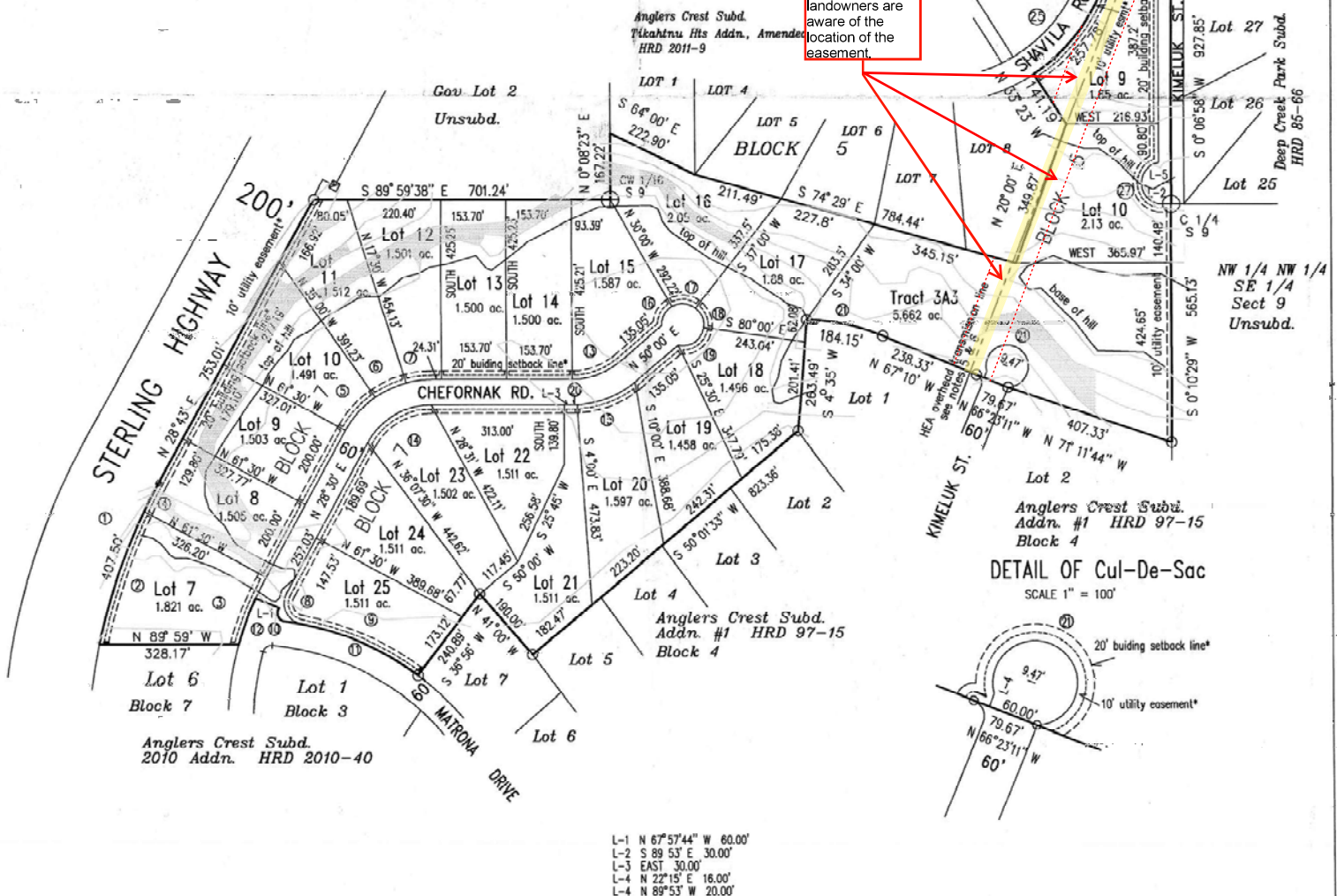
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4. Sterling Highway ROW is as shown on DOT plan F 021-1(2).
5. Existing overhead transmission line shown is the centerline of a 100' wide electrical transmission line easement, including guys & anchors.
6. Homer Electric Association must be contacted prior to any construction within the 100' wide transmission line easement.
7. Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program.
8. Contour interval 4'. shaded areas indicate grades over 25%.

The standard plat note for a transmission line is as follows: "The existing overhead electric transmission line is the centerline of a 100-foot-wide electrical transmission line, including guys and anchors, granted this plat. Construction of public roads shall be restricted to the outer 20 feet of one side or the other, but not both sides of the easement. Public roads or driveways crossing the easement shall be located as nearly perpendicular to the transmission line as is reasonably possible. No portion of a road or driveway shall be closer than 25 feet to a transmission line pole/structure. No excavation or fill within the easement is allowed without the express written permission of HEA."

Plat notes 5 and 6 are acceptable to HEA and the surveyor can either use current plat notes 5 and 6 or the plat note provided by HEA.

Please show the limits of the 100 foot wide transmission line easement so landowners are aware of the location of the easement.



KPB 2024-019

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

March 14, 2024

Re: Comments to Proposed Subdivision/Replat - KPB File No. 2024-019

Dear Ms. Carpenter,

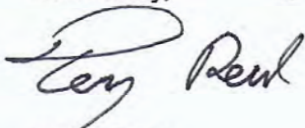
Thank you for the opportunity to comment on the proposed subdivision. My name is Terry Reid and I own 3 parcels of property on Berussa Road, including a 10-acre parcel. I have lived at this location for over 25 years and am one of the original owners in the Anglers Crest Subdivision.

My primary concern with the proposed subdivision is safety and how it relates to the ingress and egress at the intersection of Berussa Road and the Sterling Highway. Berussa Road sits between a blind hill to the south and the transfer station access road to the north. Cars and trucks (many with boats) turning onto Berussa Road from either the south or north, create very hazardous conditions for the travelling public. There have been many close calls that could have resulted in serious accidents at this intersection and the proposed subdivision will triple the number of potential users of this access.

Would it be possible to have a road design engineer review the potential issues related to having a three-fold increase in traffic at the Sterling Highway and Berussa Road intersection? This may include line-of-sight distance from the blind hill on the Sterling Highway to the south and Berussa Road as well as traffic patterns from the transfer station.

Are there options to work with the State of Alaska DOT to approve a separate road to access this subdivision directly from the Sterling Highway? As a member of Western Emergency Services, I know we have many accidents on the Sterling Highway and I worry that this access could add more.

Sincerely,

A handwritten signature in black ink, appearing to read "Terry Reid". The signature is fluid and cursive, with a small horizontal line above it.

Terry Reid
67364 Berussa Road
Ninilchik, AK 99639
twreid@hotmail.com