

Hindman, Julie

From: Jodi Stuart <jmariestuart@hotmail.com>
Sent: Tuesday, June 1, 2021 4:11 PM
To: Planning Dept,
Cc: Clements, Peggy; Hindman, Julie; bgabriel@kenai.city
Subject: <EXTERNAL-SENDER>RE: Baleen Cove Subdivision: KPB File 2021-045
Attachments: Comment_Form.pdf

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Good afternoon,

Please see attached comments regarding the plan to subdivide for commercial purposes. If for whatever reason, the PDF doesn't work, please see my comments below:

I was informed about the plan to subdivide the Baleen Cove Subdivision (KPB File 2021-045) for commercial purposes with potential traffic to be on Baleen. I am concerned about having business traffic established through a residential neighborhood, of which Set Net is near. Already, the neighborhood sees an uptick in traffic during the summer months due to easy access to Cannery Road and the beach access points. Adding the additional traffic through the neighborhood will impact the walkability of the area to the walking path located along K-Beach Road. The streets in the neighborhood are not wide, have no sidewalk, and often have children playing, selling goods (like lemonade), and riding bikes. Business traffic increases the risk of injury to people and pets. My main concern is because the plat is looking to be subdivided into multiple business plats. I would encourage the Borough to not utilize Baleen as an access point for business and instead require businesses to have driveways/parking lots facing K-Beach Road. On the opposite side of the road, there is a frontage road to allow for businesses to be accessed without infringing on the neighborhoods. This would potentially mean moving or changing the walking path that currently sits on that easement. I would rather not use the walking path to ensure the neighborhood roads contain only traffic which is reasonable for a residential area. I'm not asking for the subdivision to not be permitted, just that Baleen not be used as the direct route for access.

Thank you.

Jodi Stuart