

From: [Rick Gustin](#)
To: [Clements, Peggy](#)
Cc: [Hindman, Julie](#)
Subject: <EXTERNAL-SENDER>notice of subdivision replat comments.
Date: Thursday, August 19, 2021 11:04:18 AM

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My name is Richard L. Gustin. I own property at 32710 and 32690 Linda lane out east end road in Homer. My 32710 property borders a section of the Falls Creek Estates unit 5 property. I would like to state first of all that to try and do a subdivision with out any KPB platted and built roads to reach it, is irresponsible. Currently, there are no KPB built roads to reach this property. Falls creek road ends at the top of Hermosa drive. It was never built across the top of the next two properties and does not connect with Bush Drive which also has never been built at all. At the bottom of Hermosa drive Linda lane goes east and was built to KPB standards some years ago at quite a cost and is now KPB maintained year round. Linda Lane from the bottom of Hermosa drive west was never built to KPB standards and has never been maintained by KPB. Chris Herried had Troy Jones and East road services build that road as a driveway to reach his property which I now own. It is not built to Borough standards. I Richard Gustin have maintained it for the past 25 years, adding gravel, repairing and plowing the snow in the winter. Some of the property which would be build able in this Falls creek estates subdivision would most likely be reached by using my driveway and the extension off the end of it built by Les Bridgeman to reach his house that he purchased from Jack Cushing. Regarding the other side of the Falls creek estate unit 5 property reachable by using the Morrison road, Furrow Road (another never built platted KPB) which shows on the platt map, also has never been built. Looking at the map you sent me and at other platt maps I have, there is no direct access to any of this Falls creek estate unit 5 property. To access it would require getting permission to cross private property. I have hiked this Falls creek estates property extensively since I first bought my property in 1986. It consists of swamp, spring, creek areas,extremely steep unstable cliff, bank, and steep slope property, unsuitable for house or road construction. There are a few very small and not flat but not so steeply sloped areas where you could potentially build, but as I have already stated access to those areas would be expensive and difficult. I would hope that the KPB would not grant permission to subdivide and allow sale of these pieces until proper roads are built to access them. Otherwise you will be contributing to conflict and controversy regarding existing roads. I would still have to maintain my driveway which lies in the platted 60 foot road right of way across my property, but it has already been my experience that people think it is a public road (even though it is not KPB approved or constructed) and have parked cattle trailers on it, and act as if it were a publicly built and maintained road which it is not. People tend to expect roads to be free and seldom are willing to contribute to their maintenance and repair. IT is the spoiled Alaskan resident syndrome. So seeing what is bound to be looming on the horizon for my driveway and the increased traffic and repair I will have to spend on it, unless the Falls creek estate unit 5 current landowner builds some proper roads and acts in a responsible manner rather than trying to sell it and make money, I would not like to see the KPB approve this unit 5 as it now stands. I always understood in most states that you have to provide road access and in many cases power and other utilities in order to be allowed to carry out a subdivision. This area is far far from offering any of those amenities. It is difficult enough living out this far during winter and breakup as it is, without (through poor planning and management) making things even more difficult than they already are.

Thank you for you time.

Sincerely
Richard L Gustin