

Platting Board

August 3, 2022

Case #: **S12671**

Case Title: Subdivide one (1) tract of land into five (5) lots
POSTPONED FROM 7/6/22

Agenda Item #: **F.1.a** Supplementary Packet #: **1**

X Comments submitted after the packet was finalized

Additional information

Other:

Sent by email: yes no

Kimmel, Corliss A.

From: Riki Lebman <riki_lebman@hotmail.com>
Sent: Friday, July 29, 2022 10:23 AM
To: Kimmel, Corliss A.; Blake, Lori A.
Cc: Dave Mesiar
Subject: Taras Subdivision Development, S12671

RECEIVED

JUL 29 2022

[EXTERNAL EMAIL]

Ladies,

We would like to comment on the proposed Taras Ilnitkiy River Hills Estates Development, Project # S12671 for platt approval. We are not opposed to this development, but we live on Wind Song Drive and have a few concerns about the current and past developments receiving approvals in our area.

First, we are concerned with the traffic being added to our road and to East 162nd Ave. Both this subdivision and Spruce Terrace to the east were not required to develop E. 156th Ave through to Goldenview Dr. even though both border this avenue's right of way. East 162nd is the sole collector road for a vast swath of developed residential property on a hillside that will most likely see a fire earthquake, or other emergency in the future. These existing roads are minimally maintained and usually rutted with potholes. The intersection of Wind Song Drive and West Circle has runoff issues (drains down our driveway at 15740 Wind Song Dr). The additional cars, with future additional dwelling units allowed by the Muni, will exacerbate the already poor road conditions on E. 162nd Ave. and Wind Song Dr.

Second, these roads are not currently safe for pedestrian traffic. Our community was not designed for any foot traffic. It's dangerous to walk anywhere because no sidewalks exist on these narrow roads and there is no requirement for sidewalks and trails for children to get to nearby schools or for evening family walks.

Third, although fire hydrants are proposed for mitigating fire risk in the larger adjacent Spinell development (Spruce Terrace) it doesn't excuse the poor approval process that didn't require 156th Ave to be developed to support traffic conditions. What will it take to have this road developed and who will require it if not the Platting Board?

Last, but most importantly, the water table in our area barely supports existing infrastructure. The additional developments might adversely affect our homes. Are there supportive studies required and conducted to address our concerns? If not, why not? These concerns grow when drilled wells not only supply water to the homes in this subdivision but to fire hydrants. Will storage tanks be required? What will happen if inadequate water is a result? Will our State of Alaska filed "Water Rights" be enforced?

Thank you for allowing our comments to be part of the record and hopefully some actions can be directed towards addressing our concerns.

Respectfully,
Riki Lebman and Dave Mesiar

Sent from my iPad