

Matthew Goddard

From: RACHEL KERTESZ <rachel84kz@yahoo.com>
Sent: Tuesday, July 16, 2024 10:49 AM
To: MSB Platting
Subject: Objection of Req to Subdivide Lot 1 Block 2 of Knik Heights West (Knik Heights West 204)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Platting Officer,

We object to the proposed action that would create two lots from Lot 1, Block 2, Kinki Heights West Subdivision, Plat#2005-165.

My main complaint is that that lot 1 is already zoned for multifamily construction and allowing it to be subdivided would turn the current 4 residential units into 8. The immediate area already cannot adequately handle the current student levels and the addition of yet another multifamily lot would be irresponsible. In Knik Heights West we still have 5 lots that have not been developed, all of which are zoned for multifamily. Both Dena'ina Elementary and Redington JR/SR High School have been using portable classrooms for several years despite being relatively new. During my recent tour at Redington we were informed that the entering 6 grade class is expected to be the largest yet and classroom sizes will average 32 students. With so much new construction already occurring between Carmel and Hallie I don't feel that increasing the potential for additional students makes any sense when the property is already zoned for 4 residential units. At some point this rapid growth in the immediate area needs to be tempered to allow for the borough enact plans for increase schooling, paving of the roads that already have increased traffic, and improving any other necessary public works or utilities.

A separate concern would be the lack of consideration taking during the construction of the recently built 4-plex on lot 1. The request to create two lots from lot 1 has not been approved yet they have already created a driveway onto Redington Drive. The address of lot 1 falls on Rolf Circle making the driveway illegal as it was installed on the higher use road without a permit. The real issue though, is that where the driveway is installed is around a curve and with the overgrowth has created is a blind driveway. Not the best location when this road is already narrow and is the path for the main entrance of Redington JR/SR high school and where the school busses travel. Otherwise, the construction crew themselves were parking on the brand-new bike path, completely blocking its use. created on lot 1 the construction crew parked on the new bike path and on the other side of the road blocking two-way passage for Redington Drive. Cigarette butts were also discarded onto the trail. It's just frustrating that there was no consideration for the area not to mention the cursing by the roofers that could be heard from inside my house.

Unfortunately, the immediate area just cannot handle the current influx of students and the addition of yet another multifamily lot we feel would be negligent. At the time the original subdivision was created this large of a population boom and high amount of new construction was not planned for in such a short period of time. Simply stated, there is not enough infrastructure to accommodate the lots already zoned for multifamily, let alone to allow for the addition of more in such a small area. I worry about the additional strain on the aquifers that already supply two schools and the existing neighborhood. When we purchased our lot, we understood that the lots around us could each be developed into 4 housing units but those lots surrounding us have 2.5 acres so it was a nonissue. It didn't feel crowded, and I had no worry about the quite enjoyment of our home being affected. Subdividing additional lots though, I feel like we will end up surrounded by mini apartment complexes in a once quite neighborhood.

Thank you for your consideration,

Camden and Rachel Reddish

9750 W Redington Dr

Wasilla, AK 99623

907-841-0544

**HANDOUT #1
KNIK HEIGHTS WEST 2024
CASE # 2024-079
MEETING DATE: JULY 17, 2024**

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Knik Heights West 2024, Section 06, Township 16 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Provide Platting Staff proof that code compliance case #24788 has been closed.
4. Pay postage and advertising fees.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.

**HANDOUT #2
KNIK HEIGHTS WEST 2024
CASE # 2024-079
MEETING DATE: JULY 17, 2024**