

From: [Kathleen Menke](#)
To: [Xi Cui](#)
Subject: Hilltop Subdivision
Date: Monday, October 12, 2015 11:16:40 AM

Dear Tracy and Haines Planning Commission:

I have lived in Port Chilkoot Subdivision for twenty years on a lot that is just a couple of lots away from the proposed Hilltop Subdivision.

I have reviewed the materials in the packet for this week's agenda and I have walked the recently bulldozed roads into our neighborhood.

This area was zoned multi-family years ago, but since I purchased my own property, and the multi-family zoning was granted with little or no public input.

Even now, this application is ambiguous as to what will be allowed in this "Hilltop Subdivision" ..not being clear from this application if multi-family units such as duplexes or three stories high rise apartments would be allowed or not.

And even if the intent is for the structures on these lots is to be single family residential, then even then, the lots are too small, too close together, and poorly laid out and planned..not an attraction to potential buyers nor an asset to the community, and definitely a drawback to the quality of life and property values of adjoining neighbors, like myself, living in a rural residential district.

There are water and sewer issues that need to be addressed and clarified (low water pressure on a number of lots requiring wells?), (sewage lines that would have to be pumped uphill on some lots?), and serious access and traffic concerns. The Tower Road intersection with Mud Bay Road is already a dangerous intersection at the top of a blind dip. Interior lots have "private access" to what is recommended by the Borough as a potentially Borough-owned "public park". Fire safety is a concern. Public works is a concern. Health and safety within the neighbor and in adjoining neighborhoods is a concern.

It is the job of the Planning Commission to take public input on important land use decisions to send this subdivision back to the drawing board for major revisions before approving this preliminary plat.

I generally agree with the comments previously made by Marnie Hartman, that were quoted in this week's CVN. Specifically.."The lots could be divided into larger parcels and planning could include trail networks and designed "green spaces." A subdivision of this manner could find the balance of development and natural living."

I myself live on a lot in the neighborhood that is 1/2 acre in size and have found it extremely challenging to use such a small space in the forest in a way that complies with Borough code with regard to access and setbacks and respects the natural character of the landscape, keeping some trees and forest in the character of the natural landscape, and allows for respectful living among extremely close neighbors.

In looking at the specific layout put forth in the preliminary plat, some thoughtful changes could greatly improve the character and value of the lots within the subdivision itself, as well as be more respectful of existing neighbors in the Port Chilkoot rural residential area and others in the community.

Specifically, the area around Tower Road could be more green space with the elimination of lots 7, 8, 17, and 18 and Tower Road could be aligned more within the Hilltop Subdivision itself, away a bit from Port Chilkoot subdivision.

The interior lots Block 2 1-4 can remain green space/public park, with public access from the Tower Road side as a trail from Tower Road through a lot 7 converted to green space to lot 4 at one end and public access in/out as a designated trail between lot 2 to Major Road between lots 22, 23, 24, and 25.

Lots 21 and 22 could be combined into one lot, as well as lots 19 & 20, lots 12 & 13, and lots 14 & 15. If lots 17 and 18 were eliminated to allow for a green space buffer next to Tower Road, lot 16 could be enlarged into part of the area for lots 17 and 18 to make it a more attractive lot for potential buyers.

Some of these recommendations would also help with the issue of "low water pressure" in Block 2 lots 2, 4, 5, 6, 7, 19, 20, 21, 31, 32, 33, 34, 35, 36...none of which should probably receive preliminary plat approval until such issues are resolved. In addition any lots requiring sewage treatment to be pumped uphill should either be eliminated or made large enough to accommodate an approved septic system.

Thanks for considering these recommendations. Please send this plat back to the drawing boards for further resolution of ongoing concerns and issues that should be of ultimate benefit to all concerned, the developer, potential purchasers of lots within this subdivision, and to existing neighbors.

Regards, Kathleen Menke