

**NOVEMBER 10, 2021
PLANNING & ZONING COMMISSION
ADDITIONAL MATERIAL/REVISIONS**

REQUESTED ADDITIONS TO THE PACKET:

ACTION

ITEM

REQUESTED BY

Add to item F.1

Resolution PZ2021-21 & PZ2021-40

- Public Comment

Planning Director

Kaye Reed
429 Rogers Rd.
Kenai, AK 99611
907.395.4080

Dear Planner and Commissioners,

This letter is regarding Resolution PZ 2021-21 and PZ 2021-40.

At the current moment I have a strong “frown” face opposition to approving this Resolution. Some of my Questions are:

How many people would “full capacity” be for the Bed & Breakfast, along with a vehicle number. This question also applies to the Dormitory.

What does the floor plan look like for the dormitory, what number of people, would there be a co-ed situation? What are the bathroom facilities?

How many people are permitted under the Fire codes? Would approval by the Fire Marshall be required? And would the be a completion date of work be stipulated?

Would there be a “Quiet Time” rule encouraged as there are kids/students living nearby?

Pending the answers and placing these stipulations below; it may be possible to change the “frown” face into a “smiley” face reception.

Driveway entrance is off Lawton and one way exiting off Rogers. Safety hazard of Rogers entrance, too close to an intersection and an almost blind left turn into steep icy driveway. Would also like to see the exit onto Rogers be graded to a lesser slope so that the vehicles are not slipping on mud or ice.

Would highly recommend a sound barrier/fence between the property at 434 Rogers and along Rogers screening the “picnic” back yard facility.

Thank you for your consideration in this matter,

Kaye Reed

Bridget L. Mitchell

434 Rogers Rd.
Kenai, AK 99611
907-942-0612
bdot907@gmail.com

November 9, 2021

City of Kenai
Planning & Zoning Department
210 Fidalgo Ave.
Kenai, AK 99611

Dear Planner and Staff,

I am writing in regards to Resolution PZ2021-21 & PZ2021-40. Being the immediate neighbor to this property I have an abundance of concern about this application. My concern is based on the poor experiences my children and I have had since the property at 702 Lawton Drive has installed a driveway and parking lot next to my house and since students of a driving school have moved in.

Safety. My two school aged children and dog play in my fenced backyard. Quite literally just on the other side of my fence there is now a parking lot of 8-12 vehicles. These vehicles and drivers change every couple of weeks. They come and go at all hours of the day and night on the weekends. And all evening long during the weekdays. To access this parking lot where many out of town/state men (students) smoke and congregate, these vehicles fly over loose dirt and rock and, during the winter, ice that runs on the side of my house and side of my backyard. We have had two close calls thus far where my family has jumped due to a vehicle speeding excessively down this driveway off of Rogers, as recently as last weekend. This driveway is truly more like a road. I have vehicles backing up to within less than a foot of my fence and vehicles speeding and sliding to very near my fence. And it is next to my house. I have a garage between this road and my main living space indoors but even with that, we see lines of car lights and hear bass during our evening family time. While outdoors this summer, my family and I discontinued or adjusted our dinner plans on our deck due to dirt flying up everywhere from a speeding line of vehicles near the end of the work day.

I moved here to live in a family friendly neighborhood. When I bought my home in July of 2020, my realtor assured me that this neighborhood was established, family friendly and that my home would, without a doubt, accrue value. I have many doubts since this driving school has started housing its students. My kids aren't safe to lay in their hammocks and play out back without immediate supervision outside of weekday business hours and my house's value, in a real estate sense, has decreased due to the eyesore of

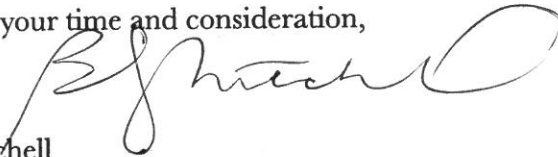
vehicles, exhaust of running vehicles, noisy students and disregard and conduct on the behalf of speeding drivers so near my family's fence and play space. I'm now next to a road with noise and hazards. There is no buy in or investment for these students staying at 702 Lawton Drive to conduct themselves in a manner conducive to a family neighborhood.

I want to be very clear that my aversion to this set up and use of property/driveway/road is not anything personal to do with the owners. They have been very pleasant and friendly. They responsibly cut dead trees that threatened my roof upon their moving in, we've had positive interactions and they've been very approachable and kind. I recently had a conversation about my concerns with Ed Martin Sr. just before he left Alaska for the winter. He heard me out. I appreciated that. But I do still have grave concerns. The way things are set up is changing the landscape of an old and established family neighborhood. It poses safety risks as a result of the very long driveway that basically turns into a road.

I am asking to make it so that the driveway and parking lot are moved and relocated next to the 702 Lawton house instead of next to my house and side of my yard. That the entering and exiting of students take place from Lawton only and not Rogers. This would eliminate my family's safety concerns and deterioration of a residential family street (Rogers Rd.) that is currently experiencing a lull due to the constant traffic in and out of the Rogers driveway. This would also better separate business related operations and people from residential living and families.

Thank you for your time and consideration,

Bridget L. Mitchell

A handwritten signature in black ink, appearing to read "Bridget L. Mitchell". The signature is fluid and cursive, with a large, looping initial "B" and a long, sweeping tail that ends in a circular flourish.