

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645



U.S. POSTAGE PITNEY BOWES
ZIP 99645 \$ 000.50⁰
02 4W
0000368428 APR 22 2020

34

Ronald Forsyth, FSA #35
PO Box 716
Willow, AK 99688

FIRST CLASS

REVISED UPDATED NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Board** will consider the following:

PETITIONER/OWNER: MARC E. & JENNIFER E. CANET

REQUEST: The request is to create one lot from US Government Lot 48 (except the portion described at Two Jack Subdivision, Plat No. 73-83) and US Government Lot 56, to be known as **HIDEAWAY HEIGHTS**, containing 1.32 acres +/- . The project is located southwest of W. Parks Highway, west of N. Buckingham Palace Drive, on a peninsula in Nancy Lake, (Tax ID# 219N04W33D014 & D020); lying within NE ¼ NE ¼ Section 33, Township 19 North, Range 04 West, Seward Meridian, Alaska. Petitioner also proposes to vacate 33' wide Patent Reserves on all three sides of the lot. Community Council: Willow Area and in Assembly District #7 Tam Boeve.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. **The public hearing is rescheduled to May 13, 2020 due to borough facility closures in response to COVID-19.** The meeting begins at **1:00 p.m.** We are sending you this notice as required by State Law and Borough Ordinances.

To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>
Public testimony will be held at the beginning of the meeting before the case is heard.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand Out" the day of the meeting. **All public comments are due one (1) day prior, by 5:00 p.m** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872.

Please do not send comments or questions directly to the Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

THE PUBLIC IS NOT PERMITTED TO PHYSICALLY ATTEND THE MEETING.

THE PUBLIC CAN PARTICIPATE, VIEW OR LISTEN TO THE MEETING IN THE FOLLOWING WAYS:

Go to <https://www.matsugov.us/boards/platting> to follow the video conference call-in instructions, the video app, or link.

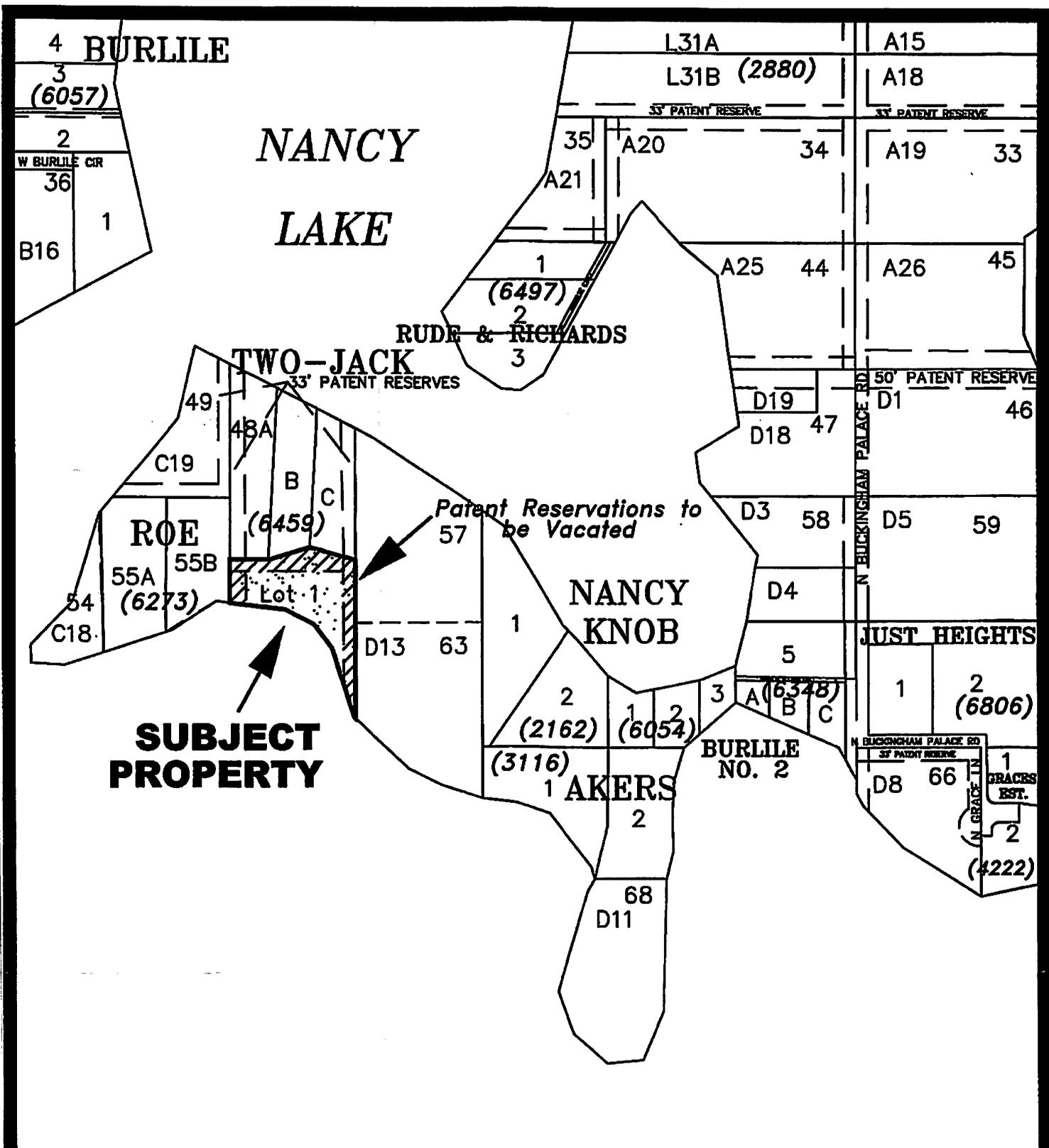
PLEASE BEAR WITH US AS WE CONTINUE TO IMPROVE THIS PROCESS,

YOUR PATIENCE IS GREATLY APPRECIATED.

No Objection [] Objection [] Concern

Name: RON & CINDY FORSYTH Address: 10770 BUCKINGHAM PALACE DR. PO BOX 716, WILLOW, AK 99688

Comments: WE SUPPORT VACATING 33' WIDE PATENT RESERVES.



VICINITY MAP
 FOR PROPOSED HIDEAWAY HEIGHTS
 LOCATED WITHIN
 SECTION 33, T19N, R04W, SEWARD MERIDIAN,
 ALASKA
 WILLOW 15 MAP

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645



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MAY 05 2020
PLATTING

217N01W29C012 1
ALASKA CUSTOM HOMEBUILDERS LLC
1735 S CREEKSIDE CIR
WASILLA AK 99654-8293

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Board** will consider the following:

PETITIONER/OWNER: HELEN SULLIVAN

REQUEST: The request is to create two lots from Tax Parcel B3 (Parcel #3 of 40A Exemption 1995-3), to be known as **COTTONWOOD SLOUGH**, containing 79.9 acres +/- . Petitioner also proposes to create a 60' wide Public Use Easement with a temporary cul-de-sac. The project is located north of W. Fairview Loop and east of W. Roan Drive, (Tax ID# 217N01W29B003); lying within S 1/2 NW 1/4 Section 29, Township 17 North, Range 01 West, Seward Meridian, Alaska. Community Council: Knik-Fairview and in Assembly District #3 George McKee.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. **The public hearing is rescheduled to May 13, 2020 due to borough facility closures in response to COVID-19.** The meeting begins at **1:00 p.m.** We are sending you this notice as required by State Law and Borough Ordinances.

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Please do not send comments or questions directly to the Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

THE PUBLIC IS NOT PERMITTED TO PHYSICALLY ATTEND THE MEETING.

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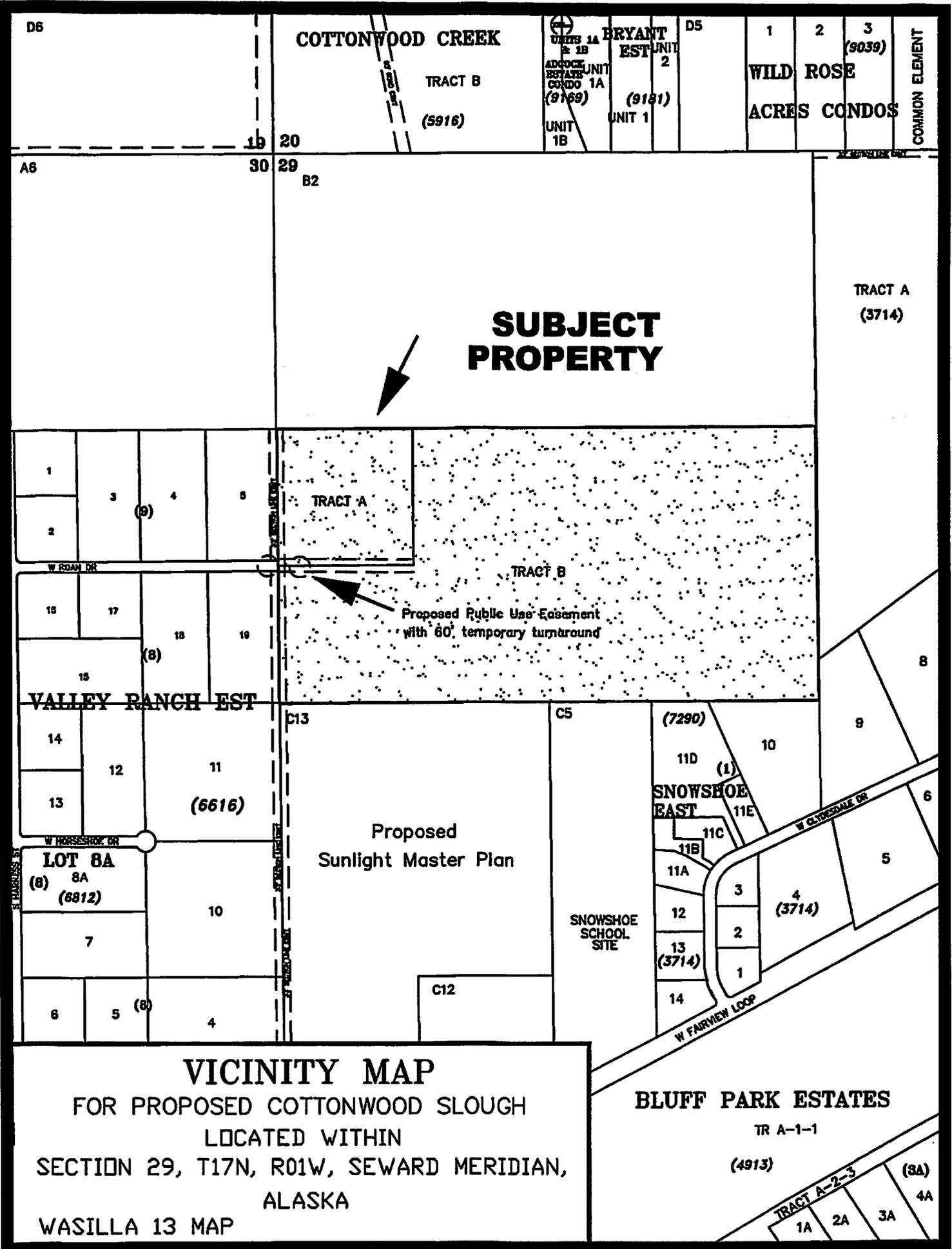
Go to <https://www.matsugov.us/boards/platting> to follow the video conference call-in instructions, the video app, or link.

PLEASE BEAR WITH US AS WE CONTINUE TO IMPROVE THIS PROCESS,
YOUR PATIENCE IS GREATLY APPRECIATED.

No Objection Objection Concern

Name: Agim Delolli Address: 1735 S creekside cir wasilla, AK 99654

Comments: Phone # 907-360-0332



VICINITY MAP

FOR PROPOSED COTTONWOOD SLOUGH
LOCATED WITHIN
SECTION 29, T17N, R01W, SEWARD MERIDIAN,
ALASKA
WASILLA 13 MAP

BLUFF PARK ESTATES

TR A-1-1 (4913)
TRACT A-2-3 (3A)
1A 2A 3A 4A

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645



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119N01E32C003 5
BUXTON TAYLOR J
PO BOX 4051
PALMER AK 99645-4051

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Board** will consider the following:

PETITIONER/OWNER: JAMES & EVELYN SAMPSON & KATSUTAKA TANAKA

REQUEST: The request is to create six lots from Tax Parcel B3 to be known as **SUMMIT VISTA PARK**, containing 40.02 acres +/- . The plat is located on the northeast corner of Bear Den Circle and Edgerton Parks Road intersection (Tax ID #19N01E32B003); within the NW ¼ Section 32, Township 19 North, Range 01 East, Seward Meridian, Alaska. In Community Council: Fishhook and in Assembly District #6 Jesse Sumner

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. **The public hearing is rescheduled to May 13, 2020 due to borough facility closures in response to COVID-19.** The meeting begins at **1:00 p.m.** We are sending you this notice as required by State Law and Borough Ordinances.

To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>
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Please do not send comments or questions directly to the Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members presented in the application.

THE PUBLIC IS NOT PERMITTED TO PHYSICALLY ATTEND THE PUBLIC HEARING. THE PUBLIC CAN PARTICIPATE, VIEW OR LISTEN TO THE MEETING.

Go to <https://www.matsugov.us/boards/platting> to follow the video conference.

**ITEM # 6D 5/13/2020
SUMMIT VISTA PARK
PAGE 1 OF 1
HANDOUT #3**

PLEASE BEAR WITH US AS WE CONTINUE TO IMPROVE THIS PROCESS,
YOUR PATIENCE IS GREATLY APPRECIATED.

[] No Objection [X] Objection [X] Concern

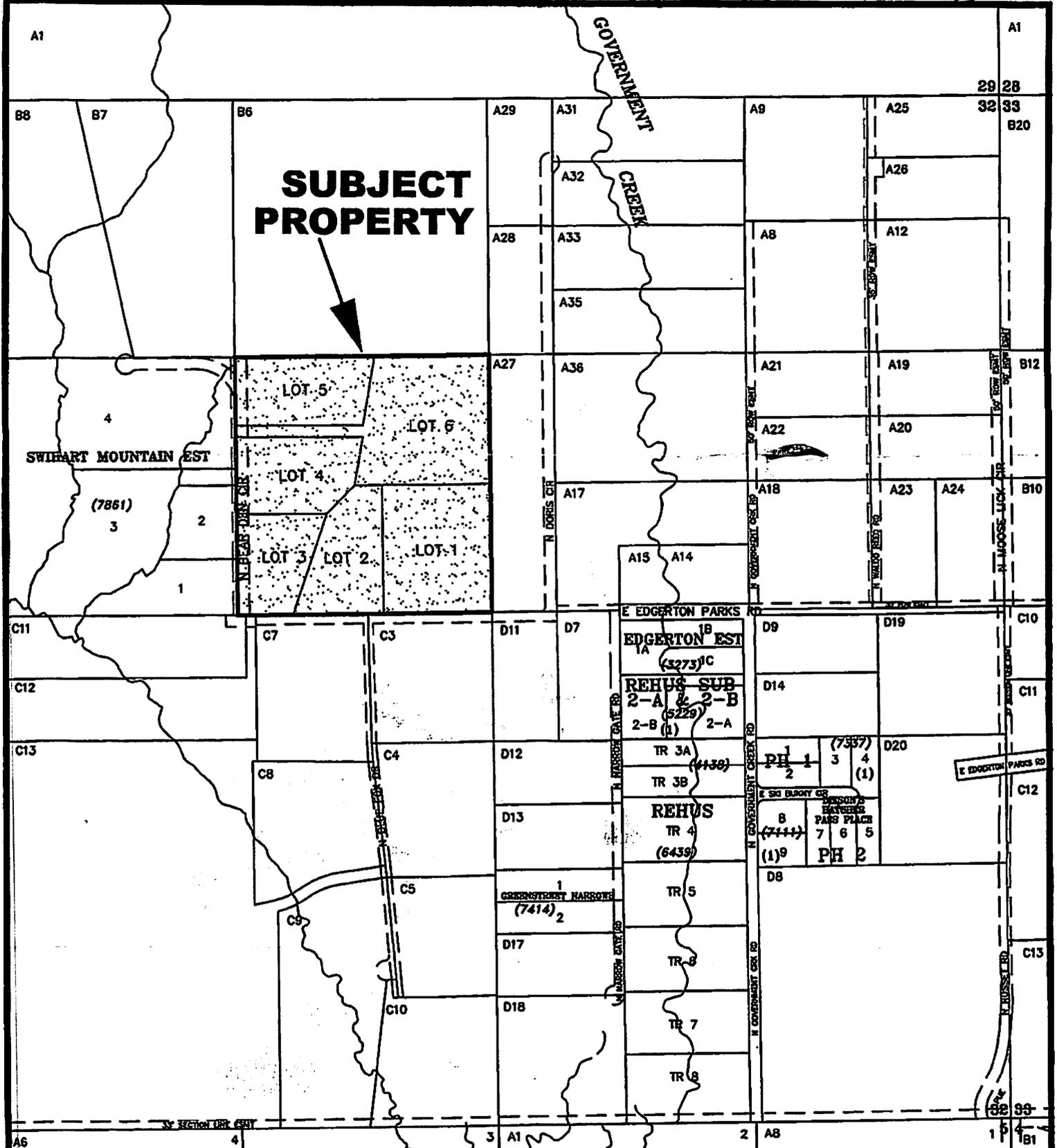
Name: Taylor Buxton Address: 9509 N. BLUE FOX DR.

Comments: WE HAVE AN EXTREMELY HIGH WATER TABLE THAT CAN NOT SUPPORT SEWER SYSTEMS - GROUND WATER CAN EASILY BE CONTAMINATED BY IMPROPER DEVELOPMENT.

Case # 2020-036 CS

Note: Vicinity Map Located on Reverse Side

YOU HAVE SEEN THE DISASTER AT TURNERS CORNER, THIS IS THE FIRST STEP IN THAT DIRECTION. I KINDLY ASK TO DENY THIS PETITION!



**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED SUMMIT VISTA PARK
 LOCATED WITHIN
 SECTION 32, T19N, R1E, SEWARD MERIDIAN,
 ALASKA

INDEPENDENCE 13 MAP

Rhonda Stark
South Colony RSA 16 Board Member
PO Box 1452
Palmer, Alaska 99645

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May 1, 2020

Peggy Horton
Platting Technician
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645

Re: Six Mile Subdivision Substandard Access via Bemis Rd. and Sun Valley Drive

Dear Peggy,

I have spoken with you a couple times over the phone and very much appreciate your knowledge and help. I still would like to submit information as a concerned taxpayer and a member of the South Colony Road Service Area #16 Board, for review and consideration in the approval process of the Six Mile subdivision.

Sun Valley Drive is a substandard road, and if it is approved as an access to the proposed Six Mile Subdivision will be a violation of MSB codes. Bemis Road, although it appears to be holding up fairly well in part because it has very little traffic, also does not meet sub-collector standards.

In addition, the structural roadbed of Sun Valley Drive is sinking and crumbling within the first 500' off of Fishhook Road. Repairing the structural road template could cost in a range of \$500,000 to \$1,000,000. Local taxpayers should not have to pay for access improvements for a new development.

Also I would like to respond to David Meneses comment regarding two separate access points into a subdivision. I believe this is required by international code for which the borough has not adopted.

I have attached a document of code compliance analysis of access via Sun Valley Drive, with an extension of Bemis Road for accessing the Six Mile Subdivision. We are requesting plat notes be added as put forth at the bottom of the attached analysis page.

Thank you for your time and consideration.

Respectfully,


Rhonda Stark
RSA 16 Board Member

ITEM # 6E 5/13/2020
6 MILE
PAGE 1 TO 2
HANDOUT #5

Code compliance analysis of Six Mile Subdivision access via Sun Valley Drive on a possible extension of Bemis Road

Compliance with 1991 Subdivision Construction Manual, incorporated by reference in code of MSB

Construction manual standards A3. – A5

Access via Sun Valley Drive:

	Compliance with Residential Standard	Compliance with Residential Subcollector	Compliance with Residential Collector
ROW Width- Sun Valley Dr. 50' wide	YES	NO	NO
Sun Valley Dr. Curve Radius 175'	NO (190'-225'Min)	NO (275-350'Min)	NO
Stopping Sight Distance	NO (150'Min)	NO (200' Min)	NO
Traffic Count (ADT)	NO (ADT > 200) *	NO (ADT > 500)*	

*** TRAFFIC COUNT ESTIMATE ON SUN VALLEY BASED UPON MSB COUNTS**

- 2009 MSB counted = 274 ADT (Annual growth = 8 ADT per year 2005-09) 2005 MSB count = 242
- 2020 estimate by the delta count increase = 274 + 88 = 362
- Add 36 lots x 6 trips day = 216
- Bemis Road extension Estimated ADT = 578 ADT

Conclusion-Access to Six Mile Subdivision via Sun Valley Drive, Wendt Rd and Bemis Roads is not compliant with the Subdivision Construction Design manual and thus will violate MSB code if permitted

RECEIVED

MAY 05 2020

PLATTING

Jim Colver, PLS
PO Box 427
Palmer, AK 99645

May 5, 2020

Peggy Horton
Platting Technician
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645

VIA EMAIL

Re: Six Mile Subdivision Comments

Dear Peggy,

In light of COVID-19 measures I will not be testifying in person at the platting hearing. Please consider this letter as record comments for the Six Mile Subdivision platting hearing.

Physical Road Access MSB 43.20.140

The platting code requires that approval of physical road access to a subdivision comply with standards of the Subdivision Construction Manual. A physical connection access point to this development via an extension of Bemis Road leading from Sun Valley Drive does not meet the Construction Manual's minimum standards. Specifically Sun Valley Drive is deficient in meeting standards for curve radius, minimum stopping sight distance, and is not constructed to meet traffic count standards for a residential street and a residential subcollector. Therefore, according to the code this development must be accessed via Mile 6 Road or upgrade Sun Valley Drive and all the roads leading to the Bemis Road connection point to meet required standards.

In the interest of mitigating public fiscal and safety impacts, a plat note is recommended as follows: *"Access to this subdivision shall not be by a constructed connection or extension of the existing Bemis Road unless Sun Valley Drive and roads leading to said connection are upgraded to meet the standards of the 1991 Subdivision Construction Manual."*

Drainage

The topography of this subdivision is approximately 8-12 feet higher than the adjoining lots of Fishhook Estates. To comply with EPA storm water management guidelines and Borough drainage requirements, conditions of plat approval should explicitly state that ditches, swales or drainage from improvements shall be entirely contained within the development. In other words do not approve plans or construction of improvements which will drain from this development upon lower adjoining property.

**ITEM # 6E 5/13/2020
6 MILE
PAGE 1 TO 4
HANDOUT #6**

Density and Impact to Local Roads

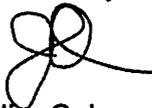
A subdivision was recently developed in the Fishhook area. During the subdivision approval process, it is my understanding that the public was told these lots would be for single family homes on single family lots. Subsequently the lots were sold and detached four-plexes were built quadrupling the impacts to roads, fire, and such.

This subdivision has 36 lots. At 6 trips per day the ATD traffic count is 216. If detached four-plexes are built the count will be 864 ATD requiring Six Mile 6 Road to be upgraded to meet residential collector standards.

I understand that the developers have stated the Six Mile Subdivision is for single family residences. To protect the public and the taxpayers from a change in use after approval perhaps a plat note is appropriate that Mile Six Road be upgraded to meet appropriate road standards if lot density is increased beyond one single family residence per lot or the lots are for one single family residence per lot.

Thank you for your service, especially in these challenging times.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim Colver', with a stylized, looping flourish.

Jim Colver

cc Platting Board
Fred Wagner, Platting Officer

Attachment- Code compliance analysis of access via Sun Valley Drive

Six Mile Subdivision May 2020 Plat Hearing

Code Compliance Analysis of Subdivision Access Via Sun Valley Drive and Extension of Bemis Road

Compliance with 1991 Subdivision Construction Manual, incorporated by reference in MSB Title 43

Analysis of Compliance with Construction manual standards A3. – A5

Access via Sun Valley Drive:

	Compliant with Residential Standards	Compliant with Residential Subcollector	Compliant with Residential Collector
ROW Width- Sun Valley Dr. 50' wide	YES	NO	NO
Sun Valley Dr. Curve Radius 175'	NO (190'-225'Min)	NO (275-350'Min)	NO
Stopping Sight Distance	NO (150'Min)	NO (200' Min)	NO
Traffic Count (ADT)	NO (ADT > 200) *	NO (ADT > 500)*	

*** TRAFFIC COUNT ESTIMATE ON SUN VALLEY BASED UPON MSB COUNTS ABOVE STANDARDS PER 1991 SUBDIVISION CONSTRUCTION MANUAL**

- 2009 MSB counted = 274 ADT (Annual growth = 8 ADT per year 2005-09) 2005 MSB count = 242
- 2020 estimate by the delta count increase = 274 + 88 = 362
- Add 36 lots x 6 trips day = 216
- Bemis Road extension Estimated ADT = 578 ADT

Conclusion-Access to Six Mile Subdivision via Sun Valley Drive, Wendt Road and Bemis Roads is not compliant with the Subdivision Construction Design manual and thus will violate MSB code 43.20.140 (A) (1) PHYSICAL ACCESS



Approaching curve from the East side-traveling towards Palmer Fishhook Rd.



West side of curve

Peggy Horton

From: RICHARD PLACK <leaddog@mtaonline.net>
Sent: Monday, May 11, 2020 5:44 PM
To: MSB Platting
Cc: Trisha & Richard Plack
Subject: 6 Mile Subdivision - E. Mile 6 Road (Tax ID #18N01E02A003)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
MATANUSKA-SUSITNA BOROUGH PLATTING DIVISION
350 East Dahlia Avenue
Palmer, Alaska 99645
re: 118N01E02B11

Attention: MSB Platting Division,

We are submitting our Objections & Concerns regarding the proposed 6 Mile Subdivision. As residents of E. Mile 6 Road our concerns are many. With the number of new family homes proposed for construction, we express our concerns for the ability of the road to:

1. Handle the flow of traffic in & out of the neighborhood?
2. Will emergency vehicles (fire & ambulance) vehicles have adequate access?
3. Will there be depletion of the aquifer & loss of water & adequate water pressure?
4. Will there be additional/alternative access roads?
5. Will a traffic signal now be required & who pays for that instillation if deemed necessary?
6. Will the property owner or the builder be funding the cost of additional access roads for the additional traffic flow, or will the present Homeowners bear the burden?
7. Our understanding is these are 1 acre parcels, the problem may be eased if they were, at least, 2 acre parcels or greater.

Respectfully submitted,

Patricia & Richard Plack

ITEM # 6E 5/13/2020
6 MILE
PAGE 1 OF 1
HANDOUT #7

Peggy Horton

From: Craig Hanson <ceh@hlsalaska.com>
Sent: Monday, May 11, 2020 12:54 PM
To: Peggy Horton
Subject: 19-320 : Non-compliance 6 Mile Subd. Prelim Plat

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

Good morning, Peggy,

There have been considerable comments received pertaining to the Bemis road access to 6 Mile Subdivision. Our response to these are as follows:

1. There is nothing in MSB code that I am aware of that provides authority to require construction of Bemis Rd in this case. I assume that is why the staff notes correctly show no such requirement.
2. The developer does not intend to build the Bemis connection. He believes it presents an unwarranted expense with insufficient benefits and that it would result in an increase of through traffic in the subdivision that would decrease quality of life.
3. Based upon public comment, the affected community does not want a Bemis connection to be built
4. MSB 43.20.060(D) requires access (legal, not constructed) to existing stub roads (like Bemis Rd. in the present case). That is why I added this into our design. However, we shouldn't lose sight of the fact that the same paragraph in code goes on to say that providing access (legal, not constructed) to stub roads is NOT required if it is shown to be "unnecessary for future development and/or public safety". The fact is I believe we could show that this exception applies in this case and we would be open to removing the legal connection. However, I also think this issue is legitimately debatable and we will defer to the decision of the Platting Board.
5. The comments from Mr. Colver suggest a violation of 43.20.140: . Said code refers to "Roads used for access and internal circulation". As we do not intend to use Bemis for access or circulation, my interpretation is that 43.20.140 would simply not apply until the road is actually constructed and used.
6. To my knowledge, Emergency Services is the only party that wants Bemis road constructed. International Fire Code has been used to suggest that non-construction is a violation of pertinent, binding code:
 - a. There is a common perception that the State Fire Marshall accepted IFC only for commercial use. Comments from Emergency Services declare this is not the case when they say that portions of that code referencing residential development apply. This ambiguity needs to be resolved.
 - b. The specific IFC code that Emergency services cites in their opposition to this and other subdivisions contains 2 parts: 1 part states that developments exceeding 30 residences require a second outlet, while the other part of that same code states that the second outlet is not required "when roads will connect to future development". Emergency services cites only the first part. Given the proliferation of development in the Valley, connections to future development are almost a given. Citing only portions of the IFC code is causing confusion.

c. Details of code and authority aside, the issue at hand is one of relative safety. It is a true statement that multiple outlets could provide increased safety in the event of a road closure. However, this is not the only consideration regarding safety and safety is not the only consideration when it comes to public policy. Current Borough code (by incorporation of the Subdivision Construction Manual) has established that residential subcollector roads can safely carry traffic up to 83 lots (ADT 500) and this is presented in the SCM with a depiction of a single loop road containing lots adding up to that traffic count. This guidance was created with considerable competent input. The attempted application of IFC suggests that the SCM guidelines are completely unworthy of merit. I don't think such dismissal is warranted. I believe that Emergency Services needs to do a better job establishing the need for what they are requesting.

Respectfully,
Craig Hanson, RLS
Hanson Land Solutions, LLC
305 E. Fireweed Ave.
Palmer, AK 99645
(907) 746-7738

On 5/11/2020 8:16 AM, Peggy Horton wrote:

An objection for 6 Mile Subdivision.

Regards,
Peggy Horton
Platting Technician
907-861-7881

From: Jim Colver <colver@mtaonline.net>
Sent: Friday, May 8, 2020 4:31 PM
To: Peggy Horton <Peggy.Horton@matsugov.us>
Cc: Fred Wagner <Frederic.Wagner@matsugov.us>
Subject: Non-compliance 6 Mile Subd. Prelim Plat

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
Peggy & Fred,

Attached is a letter of objection to preliminary plat approval of 6 Mile Subdivision.
Have a good Weekend!

Best,

Jim Colver

Peggy Horton

From: BILLIE HAAN <haanfam@mtaonline.net>
Sent: Thursday, May 7, 2020 9:08 PM
To: MSB Platting
Subject: Using Sun Valley Drive and Bemis to connect to 6 Mile subdivision

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

Dear Platting Board Members,

I would like to unequivocally state that using Sun Valley Drive to Wendt Road to Bemis to create a connector road to the Six Mile subdivision is a horrible idea. First of all Sun Valley Drive is not adequately designed for heavy traffic, parts of it sink every year and there is a very sharp 90 degree corner; a fix does not seem easy or cheap. And the area at the beginning of Sun Valley Drive is full of children. Heavier traffic will lead to a very bad situation.

With Wendt Road already being the access point to the Moose Range we have seen an increase in traffic with a lot of reckless driving. Connecting the Six Mile Subdivision via Bemis will only make this problem worse. And the current cauldesac of Bemis is surrounded by families with children, too. They play in a safe place right now, that would be altered for the worse if a road is put in there. No one in this subdivision bought here with any idea that something like this would happen. We have lived on Sun Valley Drive for 17 years. Traffic to the Moose Range has increased, but adding another road via Bemis would cause major disruption to the area.

Our roads do not seem to have been designed to handle any heavier traffic loads. They tend to fall apart each year. I don't believe our Borough or State are in any financial position to deal with this. Allowing an access road from Bemis to the Six Mile Subdivision would be a financially costly mistake, not to mention the negative alteration of two different subdivisions for the people who live there.

Respectfully,
Scott and Billie Haan
9251 Sun Valley Drive
907-354-2956

ITEM # 6E 5/13/2020
6 MILE
PAGE 1 OF 1
HANDOUT #9

Jim Colver, PLS
PO Box 427
Palmer, AK 99645
(907) 746-5300

May 8, 2020

Peggy Horton
Platting Technician
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645

VIA EMAIL

Re: 6 Mile Subdivision Staff Review and Recommendations

Dear Peggy,

I have reviewed the Subdivision Staff Review and Recommendations, including the proposed conditions of approval prepared for the Platting Board meeting on May 13th.

As a member of the public and an adjacent land owner I object to the Six Mile Subdivision Preliminary Plat Staff Review and Recommendations, including the "Recommendations for Conditions of Approval" presented to the platting board as a motion of approval.

I am writing in the public interest. I am concerned about the negative financial impacts to taxpayers and about the safety concerns for the traveling public that will occur if the Platting Board approves the plat as recommended. By approving the plat, there is an implied approval of the substandard road access connection via Bemis Road. Reference my May 5th letter that documents an access connection via Bemis Road to this development which does not meet the required minimum standards of the Subdivision Construction Manual and the platting code.

The staff recommendations and conditions of approval state that the developer does not intend to construct a connection with Bemis Road. However, by approving this plat with a dedication of an extension of Bemis Road, there is an implied approval of construction of the connection and thus a violation of MSB 43.20.140 (A) *Roads used for access and internal circulation shall:(1) conform to the existing requirements of the Subdivision Construction Manual; and..*

The platting code anticipates and provides for prospective uses, and therefore for a plat to be approved it must be in substantial compliance with the platting code. The prospective use of a road connection means that an eventual road can or will be constructed. Assurances from the developer that the Bemis Road connection will not be constructed are non-binding and are not legally enforceable. In fact, the developer, or

**ITEM # 6E 5/13/2020
6 MILE
PAGE 1 TO 2
HANDOUT #10**

anyone for that matter, could later apply for and receive a construction permit to build the road, with no consideration of the safety or adequacy of the connection to existing infrastructure- skirting the intent of the platting code providing for safe roads.

Clearly without a plat note requiring that at such time said connection is built the roads leading to the Bemis Rd Connection must be upgraded to meet minimum standards, approval of the plat and the Bemis Road extension as shown on the plat is a violation of MSB 43.20.140 (A)(1).

Possible solutions the platting board might consider to bring the plat into compliance with the code include:

- 1) Deleting the Bemis Road connection on the plat, or
- 2) Adding a plat note like *"Access to this subdivision shall not be by a constructed connection or extension of the existing Bemis Road unless Sun Valley Drive and roads leading to said connection are upgraded to meet the standards of the 1991 Subdivision Construction Manual."*

In conclusion approving this preliminary plat as is without one of the aforementioned amendments is a violation of MSB 43.20.140 (A)(1).

Thank you for your public service.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jim Colver', written in a cursive style.

Jim Colver

cc Platting Board
Fred Wagner, Platting Officer

Peggy Horton

From: PHILIP COBB <cobbfam@mtaonline.net>
Sent: Friday, May 8, 2020 9:35 PM
To: MSB Platting
Subject: Case # 2020-039 / Request to create a 3-Phase Master Plan of 36 lots from Tax Parcel A3, to be known as 6 MILE Subdivision

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

Re: Case # 2020-039 / Request to create a 3-Phase Master Plan of 36 lots from Tax Parcel A3, to be known as 6 MILE Subdivision

Dear Platting Board,

I am the Road Service Area 16 Chairman. I am writing to request that the Platting Board eliminate the access into/out of the proposed "6 Mile Subdivision" from Bemis Road. While I do not live in this community, it is in my RSA and I have had community members contact me about this plan with their concerns. While RSA Board 16 cannot meet due to COVID-19 to make a formal comment from our Board to your Board, I feel it's important to express my concerns.

I have visited this area recently and I see several issues:

1. Sun Valley Drive, Wendt Road and Bemis Road are not in the greatest condition or wide enough to handle increased traffic.
2. The 15 mile per hour turn located on Sun Valley Drive needs a major upgrade as it is now; with adding more traffic this turn will be a major safety hazard. If this does go through, this turn will not meet current Borough Code.
3. I understand it has been mentioned that extending Bemis into Mile 6 Subdivision will enhance access for emergency personnel. I would like to respectfully disagree. The planned subdivision already has access from Mile 6 Road which is closer and far easier to access from Palmer Fishhook. With the current condition of Sun Valley Drive, I personally would not want emergency vehicles on that road if they did not need to be – especially not an ambulance carrying a patient.
4. The community does not want this access; further, I've been told the developer of this new subdivision agrees with the community.

I believe that if this access does get put in, then Sun Valley Drive, Wendt Road, and Bemis Road will need to be upgraded to handle the traffic and RSA 16 **DOES NOT HAVE THE FUNDS** to make it happen.

Sincerely,

Phil Cobb
RSA 16 Chairman



MATANUSKA-SUSITNA BOROUGH
• PLATTING DIVISION •
350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874

MEMORANDUM

Date: May 13, 2020

To: Platting Board

To: Fred Wagner, Platting Officer

From: Peggy Horton, Platting Technician

RE: Martin Heights MSP w/ ROW Vacation & Utility Easement Elimination
Case #: 2006-169, 2020-025 & 2020-026

The petitioner has requested a continuance until June 4, 2020. Platting Staff is agreeable to this.

Suggested motion: "I move to continue the public hearing for Martin Heights Master Plan with Right-of-Way Vacation and Utility Easement Elimination till June 4, 2020.

Peggy Horton

From: John Shadrach, RLS <shadrach@mtaonline.net>
Sent: Tuesday, May 12, 2020 4:04 PM
To: Peggy Horton
Subject: Martin Heights, CASE: 2006-169, 2020-025, & 2020-026

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

Ms. Horton,

My client, Mr. Randall Martin, respectfully requests a continuance of the the Martin Heights Case No. 2006-169, 2020-025, & 2020-026 to the meeting of June 4, 2020.

Thank you very much for your attention to this matter.

Kindest regards,

John Shadrach

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JOHN SHADRACH, RLS
POB 871497
Wasilla, Alaska 99687
907-841-0706

Peggy Horton

From: Tab Gray <tabdeb@gmail.com>
Sent: Tuesday, May 12, 2020 4:56 PM
To: MSB Platting
Subject: 6 Mile Subdivision

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

Tab Gray 8650 N Bemis, Palmer

With the connection of Bemis Rd to the 6 Mile Subdivision our homes in the area are going to be significantly impacted by the massive increase in traffic on Bemis, Doro, Sun Valley, and Wendt Roads. Wendt Road will have to be significantly upgraded to handle the huge increase. I have witnessed many vehicles on Wendt traveling extremely fast and dangerously and this will undoubtedly significantly increase if connected to Six Mile Subdivision.

We have a very unstable water table here and I am assuming with 37 homes attached it will overburden it. Has the MSB conducted any investigation into this issue?

It looks like the subdivision will have two access points from Mile Six. Does this meet any and all required or suggested guidelines, codes ect to provide access for Emergency vehicles. Why is a connection to Bemis needed? Do all MSB subdivisions require three access points?

Has the Borough estimated the entire cost of connecting Bemis Road to the new subdivision and if so what is the projected cost? Does this require the needed upgrades to Sun Valley Rd? Will all of the required upgrades be made and paid for prior to the connector being made? Does Six Mile road meet sub collector status and if not how much will this cost the taxpayer to upgrade?

Has the Fishhook Community Comprehensive Plan been reviewed and are the intentions of that plan being honored?

It is hard to imagine that our quit little deadend road will soon be carrying possibly 148 more vehicles or more per day, in the very near future.

With the massive cost to upgrade all roads, the very good potential to lose my water, the huge increase in traffic as well as crime, the drastic impact of 37 homes being installed very close in what is a nice quiet area and the enormous loss to my homes value and the loss to our well being I strongly oppose this unneeded connection from Bemis Rd to Six Mile Subdivision.

I moved to this location for its quietness and a peaceful place to retire. If the unneeded connection to Six Mile Subdivision is completed that will definitely force me to rethink that decision.

Thank You

Tab and Deb Gray

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Tab and Deb

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6 MILE
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HANDOUT #13

**MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION**
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645



U.S. POSTAGE PITNEY BOWES



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LOGAN MICHAEL A & DARCY G
PO BOX 3034
PALMER, AK 99645-3034

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Board** will consider the following:

PETITIONER/OWNER: ALBERT L. ALLEN, PERSONAL REPRESENTATIVE FOR THE ESTATE OF LEE ALLEN

REQUEST: The request is create a 3-Phase Master Plan of 36 lots from Tax Parcel A3, to be known as **6 MILE SUBDIVISION**, containing 39.87 acres +/- . Constructed access for the subdivision lots will be from E. Mile 6 Road. The property is located northeast of mile 6, Palmer-Fishhook Road at the east end of E. Mile 6 Road (Tax ID #18N01E02A003); within the SW ¼ NE ¼ Section 02, Township 18 North, Range 01 East, Seward Meridian, Alaska. In Community Council: Fishhook and Assembly District #6 Jesse Sumner

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. **The public hearing is rescheduled to May 13, 2020 due to borough facility closures in response to COVID-19.** The meeting begins at **1:00 p.m.** We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 5:00 p.m.** To request additional information please contact the Platting Technician, **Peggy Horton** at (907) 861-7881.

Please do not send comments or questions directly to the Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

**THE PUBLIC IS NOT PERMITTED TO PHYSICALLY
THE PUBLIC CAN PARTICIPATE, VIEW OR LISTEN TO**
Go to <https://www.matsugov.us/boards/platting> to follow the vic
PLEASE BEAR WITH US AS WE CONTIN
YOUR PATIENCE IS GREAT

**ITEM # 6E 5/13/2020
6 MILE
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HANDOUT #14**

No Objection Objection Concern

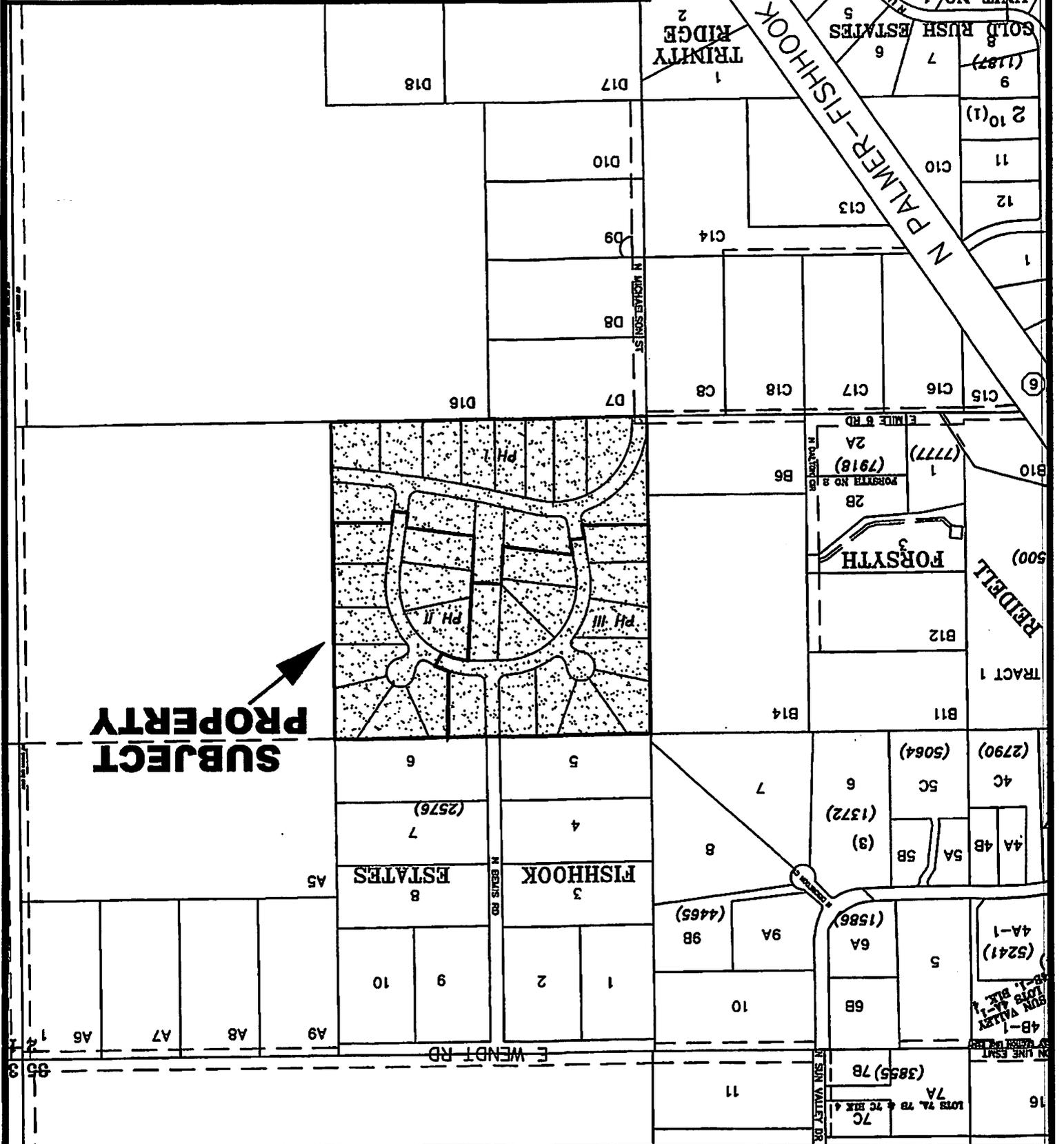
Name: Michael + Darcy Logan Address: 8201 N. Michaelson St

Comments: We object to the lot sizes proposed, how they will affect our larger parcel land values, the volume of traffic on Mile 6 Rd and the effect on the aquifer. We feel 5 acre lots should be minimum to match existing properties on both sides of this development. Thank you

Case # 2020-039 PH

Note: Vicinity Map Located on Reverse Side

WASILLA 01 MAP
 SEWARD MERIDIAN, ALASKA
 SECTION 02, T18N, R01E
 LOCATED WITHIN
 FOR PROPOSED 6 MILE SUBDIVISION
VICINITY MAP



SUBJECT PROPERTY

Peggy Horton

From: Nancy Moore <nmoore@mtaonline.net>
Sent: Tuesday, May 12, 2020 2:32 PM
To: MSB Platting
Subject: Comments re: 6 MILE SUBDIVISION

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

The following are my comments regarding this subdivision.

- I am insulted that the platting board says that the subdivision in question is 'proposed'. When has a development ever been stopped or altered? Development is well underway; the roads have been laid out, cleared and gravel laid in some places.
- Why has a road been developed directly to the south east corner of the property Where is it headed or is this a house site right on the edge of the property?
- I am disturbed that the platting board is willing to approve a high-density subdivision, 37 lots in 40 acres, in the middle of a larger neighborhood that is characterized by 5 Acre lots. This development speaks of greed. More thought and action should be taken by the platting board to consider the greater community that will be impacted by developments such as this. Seems like we(the neighbors) are just going through motions pretending the community is involved.
- There are several relatively low flow wells in the neighborhood and this high-density development could have a negative impact on existing wells. What consideration has been given to this issue?
- Are there plans to accommodate the increased travel on 6 Mile Rd? Yes, there is an alternative exit from the subdivision on Bemis Rd, but in reality that exit will take more time to reach Palmer Fishhook than taking 6 Mile Rd. If the subdivision is ever fully developed that means potentially an additional 40-70 or more cars will travel on this road. Six Mile Rd. is not designed for that amount of traffic.
- Further tree removal should be restricted to the dates outlined by MEA, May 1-August 1 and USFWS, May 1 - July 15, for their no tree felling regulations that protect nesting birds. This should be enforced.
- The existing shop on the property should not be permitted to become a business of any sort. This is a quiet residential neighborhood and should be allowed to remain one. The existing buildings on the southern portion of the property have been razed or are in the process of being removed. The shop should be removed as well to prevent a business from sneaking in.
- Hopefully no street-lights will be added to this new development, but if they are, lights that direct light downward should be used to reduce light pollution. Light pollution has increased 6 times faster than population growth. The neighborhood should be allowed to enjoy the night sky.
- Construction activities should not begin before 7:00 a.m. One morning 4-5 weeks ago, construction equipment was working at 5:45 a.m. That's unacceptable and violates the Borough's quiet hour period from 11:00 p.m. to 7:00 a.m. Recently early morning construction activity begins about 6:55 a.m.. Some mornings it is later.

- Green space and vegetation buffers are highly valued. Property adjacent to this subdivision is protected by a Conservation Easement. This Easement increases the property value of the subdivision lots but there is concern that the habitat and public value of the conservation easement is at risk of degradation with the increased population associated with the Subdivision. The Easement is not open to the public.