

Amy Otto-Buchanan

From: Michelle Baldwin <chelleinak@outlook.com>
Sent: Sunday, June 20, 2021 11:19 AM
To: MSB Platting
Subject: Proposed Alliance Country Estates Concern

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

I received a notice in the mail regarding the proposed Alliance Country Estates.

I live at 4740 N Edenfield Rd. I live in the cul-de-sac and am very concerned about this proposed property.

The proposal does not show an entrance or exit for the 27 lot subdivision besides Edenfield Rd that is currently a 20 lot subdivision.

My concern is that Edenfield will turn into a "freeway" to get to the bigger subdivision added to the end of ours. Not to mention what the construction equipment will do to our paved road. There are many children and animals that live on this street and putting a subdivision that is bigger than the existing established one at the end of it will dramatically change the safety of this neighborhood.

I bought my house here because of the safety and quietness. This will change that, and not just during construction.

I have no problem with progress, would just ask that you reconsider the traffic issues this will cause.

The way that this would change the home life of those of us that live in this existing subdivision, is something that I am hoping will be a factor in this decision.

I will try to be at the public hearing but I am having surgery tomorrow and am not sure that I will be able. Please let this email show my view on this and please let it be a factor in your decision.

Thank you -

Michelle Baldwin
907-982-2273

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



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11823 RAINBOW AVE
ANCHORAGE AK 99516-1946

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: PATRICK SINNETT & BONNIE HARRIS-SINNETT

REQUEST: The request is to vacate a 90' X 230' portion of the Public Use Easement of S. Birch Bark Drive, within Lot 5, Block 3, containing 11.19 acres, Hi-450 Phase III, Plat No. 2002-134, to be known as **S. BIRCH BARK DRIVE PUBLIC USE EASEMENT VACATION**. The vacation is located north of S. Hi-450 Road, north of Sheep Creek and east of S. Parks Highway (Tax ID# 55288B03L005); within Section 07, Township 23 North, Range 03 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7: Tam Boeve.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Vacation**. The public hearing is scheduled for **July 1, 2021**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

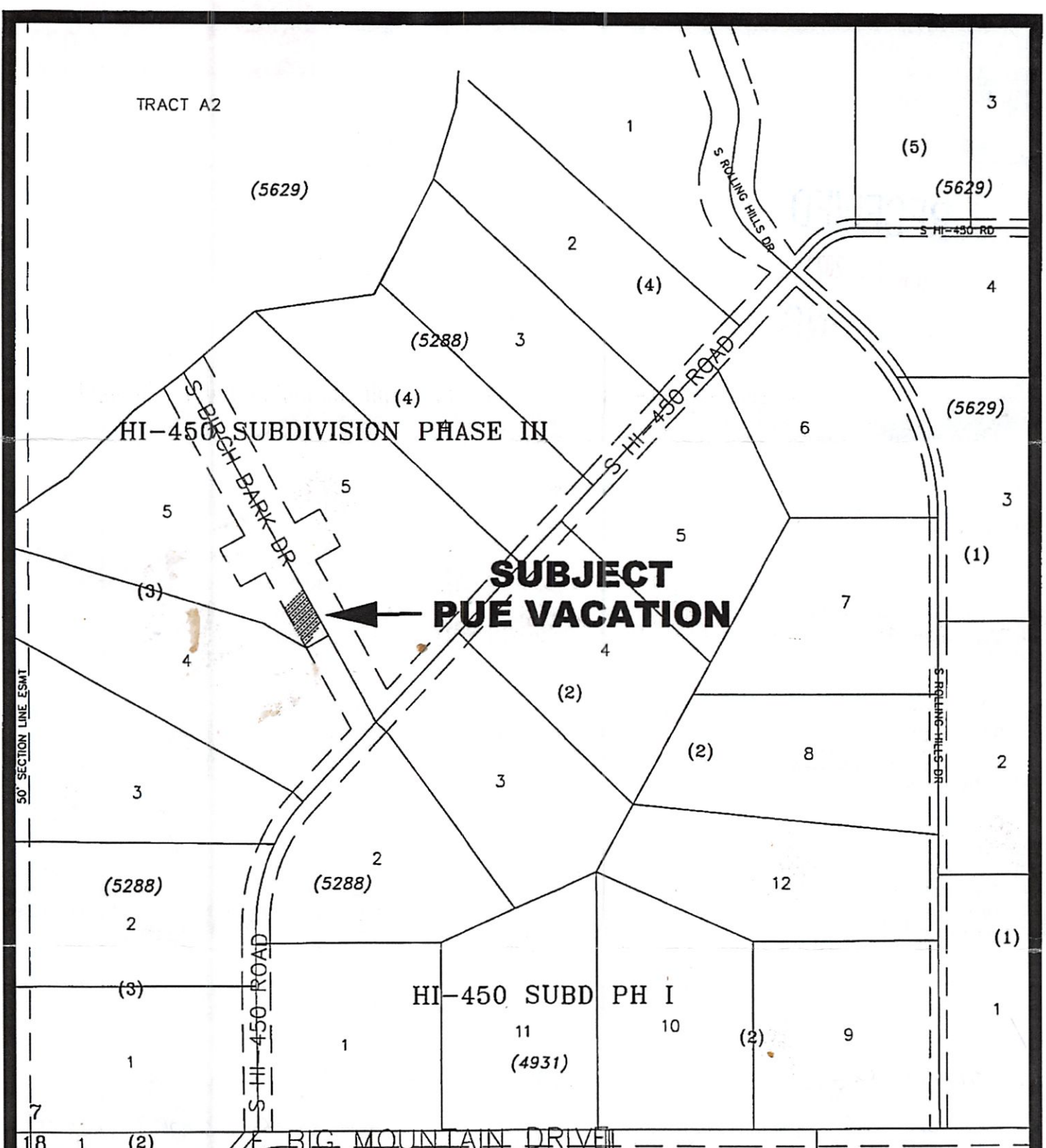
For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: plattng@matsugov.us. Comments received from the public after the platting board 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. Please do not send comments or questions directly to 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. **All public comments are due one (1) day prior, by 12:00 p.m** To request additional information please contact the Platting Technician, Amy Otto-Buchanan at (907) 861-7872.

To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/plattng. **Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.**

No Objection Objection Concern

Name: Travis O'Brien Address: 11823 Rainbow Ave Anch, AK

Comments: I have no objections as long as they don't make any trails onto my property tract A2.



VICINITY MAP

FOR S. BIRCH BARK DRIVE PUE VACATION
 LOCATED WITHIN
 SECTION 07, T23N, R03W, SEWARD MERIDIAN,
 ALASKA
 KASHWITNA 06 MAP

B3

A3

Amy Otto-Buchanan

From: Bea Campbell <beepshun@gmail.com>
Sent: Tuesday, June 22, 2021 12:40 PM
To: MSB Platting
Subject: S.BIRCH BARK DRIVE PUBLIC USE EASEMENT VACATION

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

I oppose the loss of this public easement to the community in which I am a member. This overlook is a community gathering spot to view Denali and also was and is important to the community as it serves as a look out during the fire season. I strongly discourage the loss of this easement to our community.

Thank you
Beatrice Campbell

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BIRCH BARK VAC
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HANDOUT #3**

Amy Otto-Buchanan

From: Reynvaan_Fauna <hancock_fauna@asdk12.org>
Sent: Thursday, June 24, 2021 11:48 AM
To: MSB Platting
Subject: MSB Platting Division Case No. 2021-070

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

To Whom It May Concern:

We are writing this letter to comment against the proposed vacation of easement on MSB Platting Division Case No. 2021-070.

Our reasons are as follows:

We are nearby land owners, just 3 plots away, who access the location in question regularly as a public gathering place. When we purchased our property, the permanent public access to this spot was an important factor in our purchase. We enjoy visiting what is known as "Denali Lookout" on S Birch Bark Dr. in both summer and winter and drive or family-walk to it to both enjoy the views and in order to get cell service, as we do not have it at our property. This is essential to us for updates on things like fire safety and fishing and hunting regulations.

Denali Lookout is a community gathering area. During the fires of 2019 locals regularly met up in this location to observe the spread and proximity of both the Montana Creek/Malaspina and McKinley fires, among others. Unfortunately, more fires are predicted soon and the Lookout will again prove valuable to everyone's safety.

Our 10-acre property also contains an easement that provides road access for everyone who lives off of Hi-450, including this plot in question. Without access to the road through our land, Mr. Sinnett would not be able to access his own property. We knew upon buying our property that we would not be able to simply cut off public use of the road as the easement is built in to our property. Mr. Sinnett knew the same road issues existed on his recent property purchase and it would be a loss to the community in this area to lose access to this public gathering place.

Sincerely,
Chad and Fauna Reynvaan
Cross-Country Estate Block 1 Lot 1
21600 East Big Mountain Drive

Sent from [Mail](#) for Windows 10

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BIRCH BARK VAC
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HANDOUT #4**