

Knik Fairview Community Council

A Non-Profit Corporation

William Kendig, President
PO Box 877291
Wasilla, AK 99687

November 16, 2022

Matanuska-Susitna Borough
Platting Division
350 E Dahlia Ave
Palmer, AK 99645

Dear Platting Division,

At the November 2, 2022 Member Meeting of the Knik Fairview Community Council the Notification of Public Hearing Case #2022-145/146 for proposed Miller Acres was discussed. There were no objections by any board members present.

At that meeting a motion was made, seconded, and passed unanimously by the Board of Directors to send this letter of non-objection regarding the aforementioned notification.

Sincerely,



Bill Kendig

PLATTING BOARD MEETING 11/17/22
HANDOUT # 2
MILLERS ACRES
CASE #2022-145/146

[] No Objection [X] Objection [] Concern

Name: Dennis Minshall Address: 1539 W Suburban Dr, Wasilla 99654

Comments: _____

RECEIVED

NOV 07 2022

PLATTING

Case # 2022-145/146 AOB

Note: *Vicinity Map Located on Reverse Side*

**PLATTING BOARD MEETING 11/17/2022
HAND OUT
MILLERS ACRES
2022-145/146**

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

RECEIVED
NOV 17 2022
PLATTING

87
RSA - MEADOW LAKES NO 27
7362 W PARKS HWY #528
WASILLA, AK 99623-1921

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: BRAXTON CLINE; WESTON & HOLLY HARDAN

REQUEST: The request is to create five lots from Tax Parcels B2 & C4 to be known as **HARDLINE**, containing 120.93 acres +/- . Access to all lots will be from N. Meadow Lakes Loop. Proposed Lot 3 is a flag lot. The property is located directly east and south of N. Meadow Lakes Loop and west of N. Pittman Road (Tax ID # 18N02W33B002 & 18N02W33C004); lying within the W 1/2 Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

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 **Subdivision**. The public hearing is scheduled for **November 17, 2022**, 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 Avenue, Palmer, Alaska 99645 or e-mail: plattling@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, **Kimberly McClure** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [X] Objection [] Concern

Name: Stephen Edwards Address: 7362 W Parks Hwy PMB 528 Wasilla AK 99623

Comments:

This area along Meadow Lake drive would not be feasible for driveway construction in accordance with Driveway Construction Manual. The road shoulder drops sharply down nearly from pavement edge. Topography makes this impractical to construct. Access to parcels needs to be from a new road. Redesign

Case # 2022-147 KMc

Note: Vicinity Map Located on Reverse Side

PLATTING BOARD MEETING 11/17/22
HANDOUT # 1
HARDLINE
CASE #2022-147

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

RECEIVED
NOV 14 2022
PLATTING

PLATTING BOARD MEETING 11/17/22
HANDOUT #1
SHADOWRIDGE
CASE # 2022-052

59053000L017 67
NORDSTROM ALECHIA & HANS P
1957 N LAKERIDGE CIR
WASILLA AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: 6R DEVELOPMENT GROUP LLC

REQUEST: The request is create 7 lots from Units 1-17, 99 and Tract A, Lakebridge, Plat No. 2021-106 to be known as **SHADOWRIDGE**, containing 68.81 acres +/- . Proposed Lot 2, Block 1 and Lot 2, Block 2 are flag lots. Access is from N. Ridgewater Street, which is not certified or maintained by the Borough. Petitioner to construct and dedicate a temporary turnaround. Petitioner is requesting a variance from MSB 43.20.140 for conformance with the Subdivision Construction Manual regarding tangent between horizontal curves. The property is located west of Finger Lake, southeast of Finger Lake Elementary School and directly west and east of N. Ridgewater Street (Tax ID # 9222000T00A/U001-17&99); lying within Sections 32 & 33, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #3. ****This case was continued from the June 2 and July 7, 2022 public hearing.**

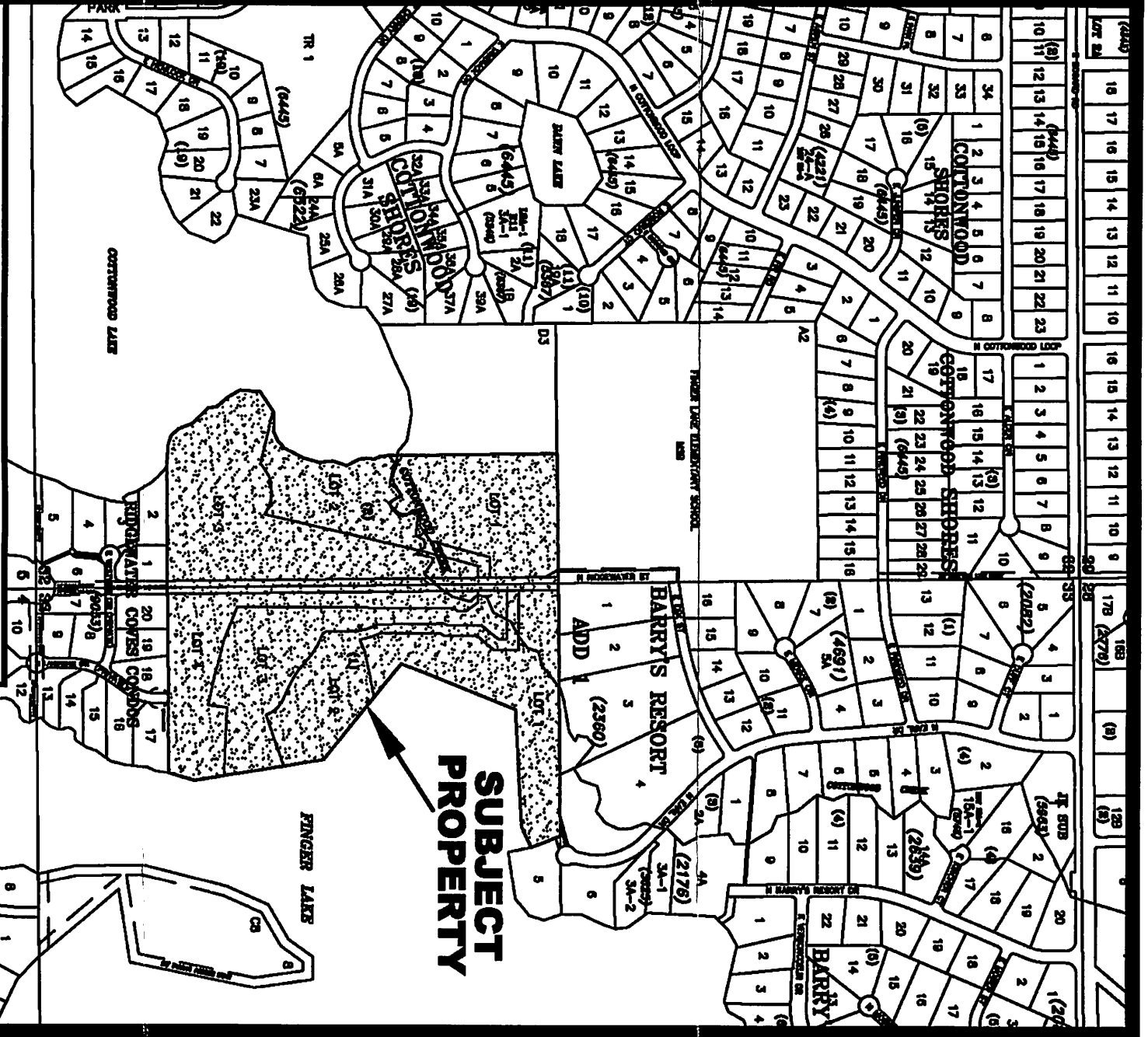
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[] No Objection [] Objection [] Concern

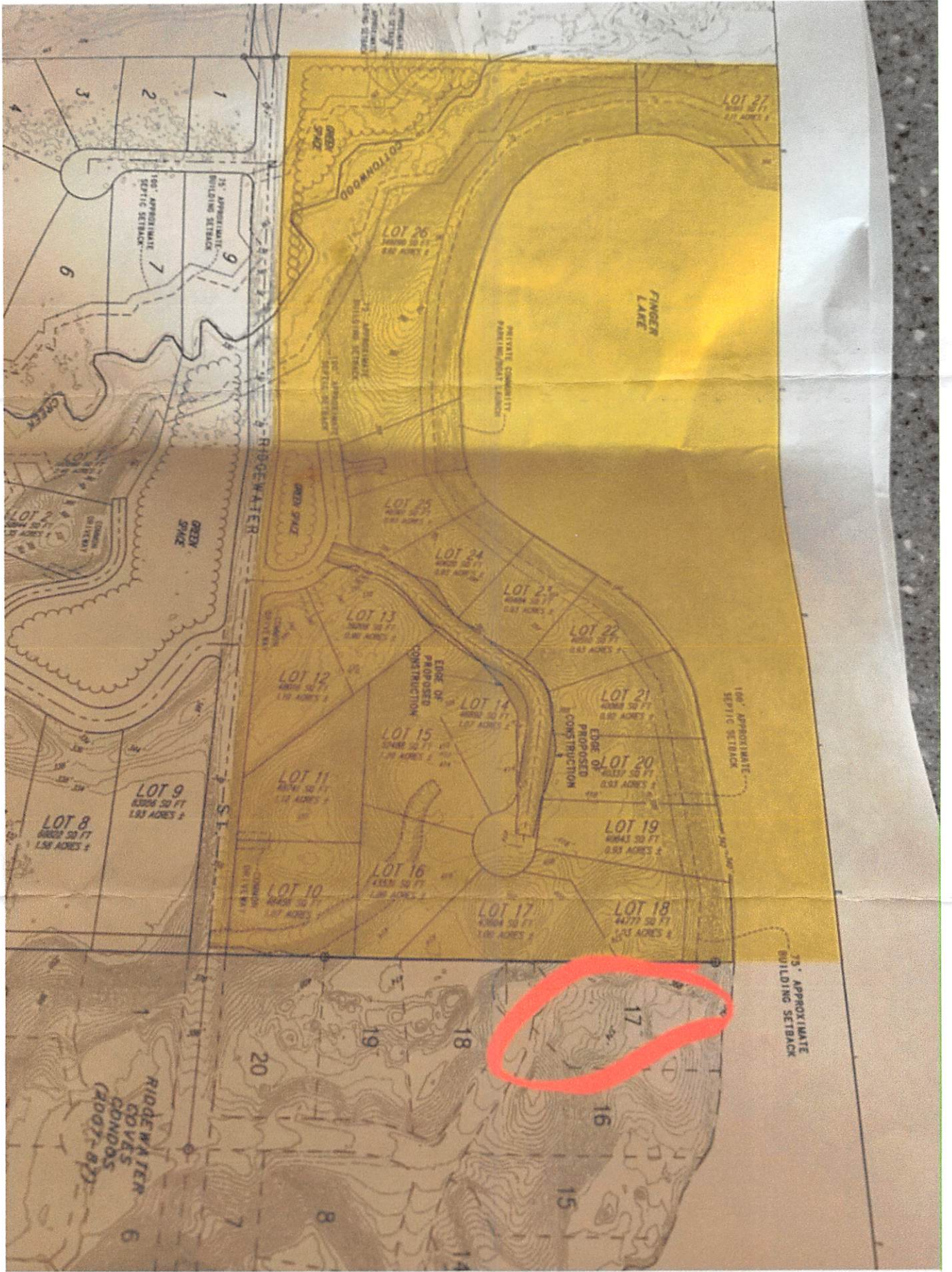
Name: Hans & Alechia Nordstrom Address: 1957 N. Lakeridge Circle

Comments: Strongly object to this development. (See back page)
This is the actual intention of what will happen to the land.
This has been mismanaged by 6R & The borough. What they have
done so far with no official platting is wreckless for valley
development. There is no road agreement either. This
Case # 2022-052 KMc Note: Vicinity Map Located on Reverse Side
is careless development with the congestion to FLE, &
Bogard road. There is one way in & out. Very dangerous!



VICINITY MAP - UPDATED
 FOR SHADOWRIDGE
 LOCATED WITHIN
 SECTION 32 & 33, T18N, R1E, SEWARD
 MERIDIAN, ALASKA
 TAX MAP WA07

**SUBJECT
 PROPERTY**





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

RECEIVED
NOV 15 2022
PLATTING

56445B19L021 48
KOIVUNEN JON & VALERIE FAM TR
KOIVUNEN JON & VALERIE TRES
5525 E HEMLOCK DR
WASILLA AK 99654-4218

PLATTING BOARD HEARING 11/17/22
HANDOUT #2
SHADOWRIDGE
CASE # 2022-052

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: 6R DEVELOPMENT GROUP LLC

REQUEST: The request is create 7 lots from Units 1-17, 99 and Tract A, Lakebridge, Plat No. 2021-106 to be known as **SHADOWRIDGE**, containing 68.81 acres +/- . Proposed Lot 2, Block 1 and Lot 2, Block 2 are flag lots. Access is from N. Ridgewater Street, which is not certified or maintained by the Borough. Petitioner to construct and dedicate a temporary turnaround. Petitioner is requesting a variance from MSB 43.20.140 for conformance with the Subdivision Construction Manual regarding tangent between horizontal curves. The property is located west of Finger Lake, southeast of Finger Lake Elementary School and directly west and east of N. Ridgewater Street (Tax ID # 9222000T00A/U001-17&99); lying within Sections 32 & 33, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #3. ****This case was continued from the June 2 and July 7, 2022 public hearing.**

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[] No Objection [] Objection [] Concern

Name: Valerie P. Koivunen Address: 5525 E Hemlock Drive Wasilla 99654

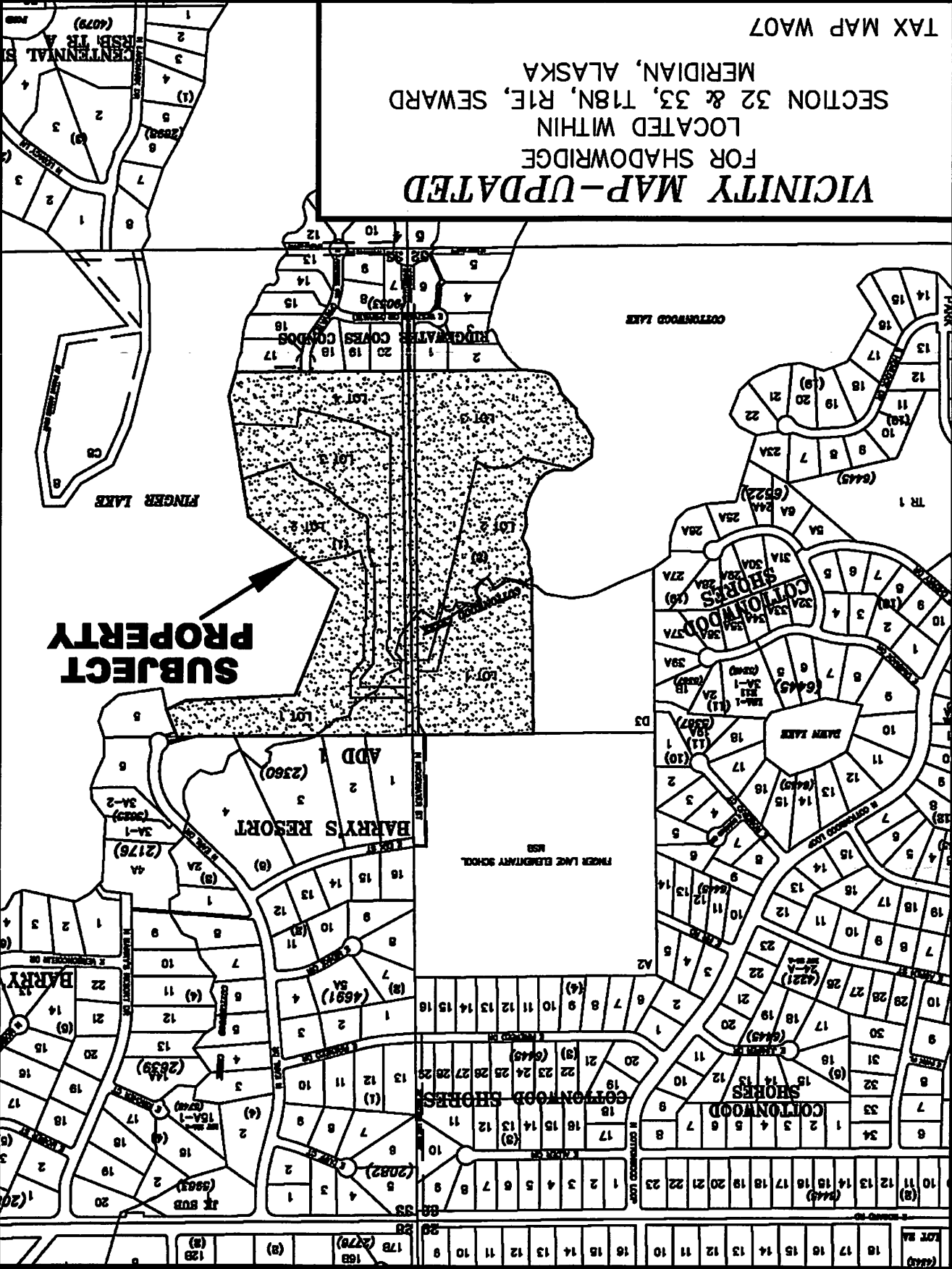
Comments: What is motivating the property owner + Borough to proceed when nothing has been done with Bogard Road to keep its users safe? it is important to do the right thing at the right time for the right reasons in the right way. Please continue to ^{consider} the previous concerns mentioned by residents about the further pollution to the natural beauty of the lake and Cottonwood Creek, their wildlife habitat, the overcrowding of a oneway in and out that is of grave concern to school, residential, and emergency traffic.

Case # 2022-052 KMc

Note: Vicinity Map Located on Reverse Side

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VICINITY MAP-UPDATED
 FOR SHADOWRIDGE
 LOCATED WITHIN
 SECTION 32 & 33, T18N, R1E, SEWARD
 MERIDIAN, ALASKA
 TAX MAP WA07



SUBJECT PROPERTY

BARRY'S RESORT

FINGER LAKE ELEMENTARY SCHOOL

COTTONWOOD SHORES

COTTONWOOD SHORES

BARRY'S

TR SUB

LOT 18

ADD 1 (2360)

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HIDGWATER COVES CONDOS

COTTONWOOD SHORES

COTTONWOOD SHORES

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COTTONWOOD SHORES

ADD 1 (2360)

TR 1

LOT 18

LOT 18

Fred Wagner

From: Adam Imperato <a_imperato@icloud.com>
Sent: Tuesday, November 15, 2022 12:37 PM
To: MSB Platting
Subject: Shadow bridge

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

To whom it may concern,

As a resident of Ridgewater cove I think shadow bridge is a bad idea. First reason is financial for the owners of shadow bridge, I don't think they did the research to see how long it took for any of Ridgewater to sell. My other financial reason is that the lots are way over priced and will not see until foreclosure.

My next point is I don't see how this can not harm animals. To build the lots next to Fingerlake Elementary there will have to be a lot of fill brought in since it's a swamp, this alone can hurt different habitats. Swans uses cottonwood creek as a stopping point in the fall and summer. This is also a salmon spawning stream which will most definitely get hurt by this subdivision. Think of all the fertilizer that will go into the creek once people move into this subdivision.

The roads also will not be able to handle more traffic. I put the same two potholes in to the problem manager every month. There's one right at the Eek and Ridgewater and another at Eek and earl. Also there's a berm at the end of Ridgewater that makes it impossible to see kids walking to school. Speaking of school it's near impossible to get into Bogard during school times. You have to wait for one of the parents turning left on to earl to let you out. The other way out is through cottonwood shores down fireweed, I also see this has dangerous because there are many bus stops along that road.

Also during construction the semi's park in the middle of Ridgewater making it impossible for anyone to get around them. Also kids walk to school with these big semi's in the way and the workers don't seem to care that they've almost hit the kids with many different pieces of equipment.

Fingerlake is already crowded during the summer and this will add to the crowds.

The more I think about this the worst the subdivision will be.

Thanks

Adam Imperato

Sent from my iPhone

PLATTING BOARD HEARING 11/17/22
HANDOUT #4
SHADOWRIDGE
CASE #2022-052

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

RECEIVED
NOV 15 2022
PLATTING

56445B19L022 49
KOIVUNEN JON & VALERIE FAMILY TR
5525 E HEMLOCK DR
WASILLA AK 99654-4218

PLATTING BOARD HEARING 11/17/22
HANDOUT #3
SHADOWRIDGE
CASE #2022-052

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: 6R DEVELOPMENT GROUP LLC

REQUEST: The request is create 7 lots from Units 1-17, 99 and Tract A, Lakebridge, Plat No. 2021-106 to be known as **SHADOWRIDGE**, containing 68.81 acres +/- . Proposed Lot 2, Block 1 and Lot 2, Block 2 are flag lots. Access is from N. Ridgewater Street, which is not certified or maintained by the Borough. Petitioner to construct and dedicate a temporary turnaround. Petitioner is requesting a variance from MSB 43.20.140 for conformance with the Subdivision Construction Manual regarding tangent between horizontal curves. The property is located west of Finger Lake, southeast of Finger Lake Elementary School and directly west and east of N. Ridgewater Street (Tax ID # 9222000T00A/U001-17&99); lying within Sections 32 & 33, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #3. ****This case was continued from the June 2 and July 7, 2022 public hearing.**

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[] No Objection [] Objection [] Concern

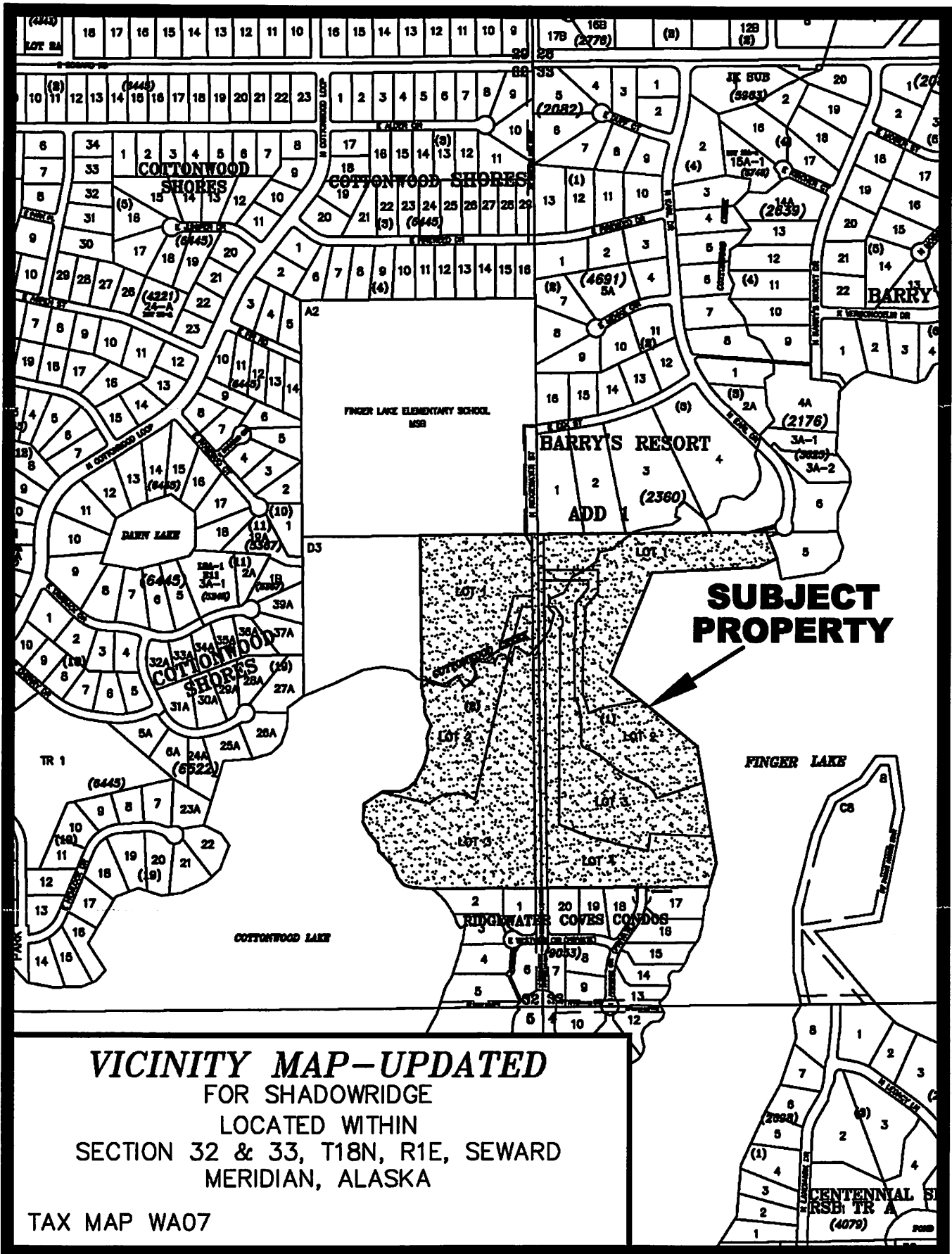
Name: Valere P. Koivunen Address: 5525 E Hemlock Drive Wasilla 99654

Comments: What is motivating the property owner + Borough to proceed when nothing has been done with Bogard Road to keep its users safe? It is important to do the right thing at the right time for the right reasons in the right way. Please continue to consider the previous concerns mentioned by residents about the further pollution to the natural beauty of the lakes and Cottonwood Creek, their wild life habitat, the overcrowding of a one way in and out that is of grave concern to school, residential, and emergency traffic.

Case # 2022-052 KMc

Note: Vicinity Map Located on Reverse Side

ripk



VICINITY MAP-UPDATED
 FOR SHADOWRIDGE
 LOCATED WITHIN
 SECTION 32 & 33, T18N, R1E, SEWARD
 MERIDIAN, ALASKA

TAX MAP WA07

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

RECEIVED
NOV 16 2022
PLATTING

59053000L014 20
EKLE JADE & CHRISTINE MARIE
STE C
645 N JESSICA BROOKE CIR
WASILLA AK 99654

NOTIFICATION OF PUBLIC HEARING

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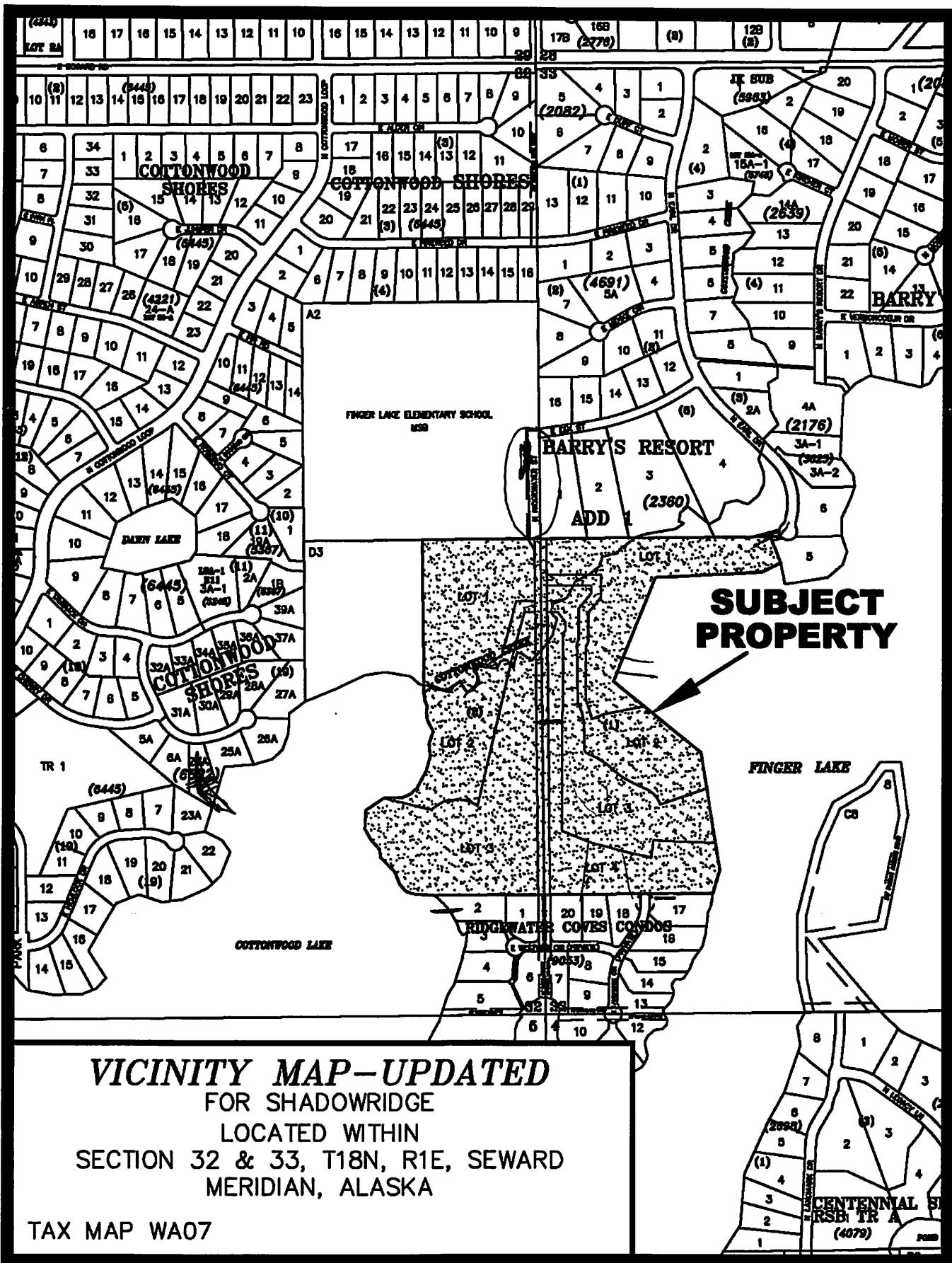
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[] No Objection [X] Objection [X] Concern

Name: CHRISTINE EKLE Address: 1871 N. LAKEBRIDGE CIR

Comments: SEE ATTACHED DOCUMENT

Case # 2022-052 KMc Note: Vicinity Map Located on Re
PLATTING BOARD MEETING 11/17/22
HANDOUT # 5
SHADOWRIDGE
CASE #2022-052



VICINITY MAP-UPDATED
FOR SHADOWRIDGE
LOCATED WITHIN
SECTION 32 & 33, T18N, R1E, SEWARD
MERIDIAN, ALASKA

TAX MAP WA07

Currently there is no road agreement between the developer and Ridgewater Coves. He has accessed the private bridge without an agreement and continues to utilize private property with no regard. Am I to understand this new proposal will contain 3 additional bridges? There has not been a traffic analysis completed for this development. Approving this as a borough is not serving your community and will continue to contribute the already dangerous Bogard traffic jams. This development will NOT stop with these 7 lots. You will be allowing additional developers the opportunity to purchase these lots and develop them with no regard for the road or safety of the established Ridgewater Community. Allowing this to progress any further is an injustice to our community, and while I recognize the borough has a financial motive to approve this I think its best you set an example to do the right thing instead of what's best for your pocket books. You are all public servants and are NOT serving your community responsibly by allowing this proposal. IF this is approved the borough will face legal implication for approving a development with no road agreement.

Christine Ekle

Amy Otto-Buchanan

From: Christine Ekle <christineekle@gmail.com>
Sent: Wednesday, November 16, 2022 12:01 PM
To: MSB Platting
Subject: Objection

RECEIVED
NOV 16 2022
PLATTING

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

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

50053000L014_20
EKLE, JADE & CHRISTINE MARE
SITE C
645 N. JESSICA BROOKE CIR
WASILLA AK, 99654

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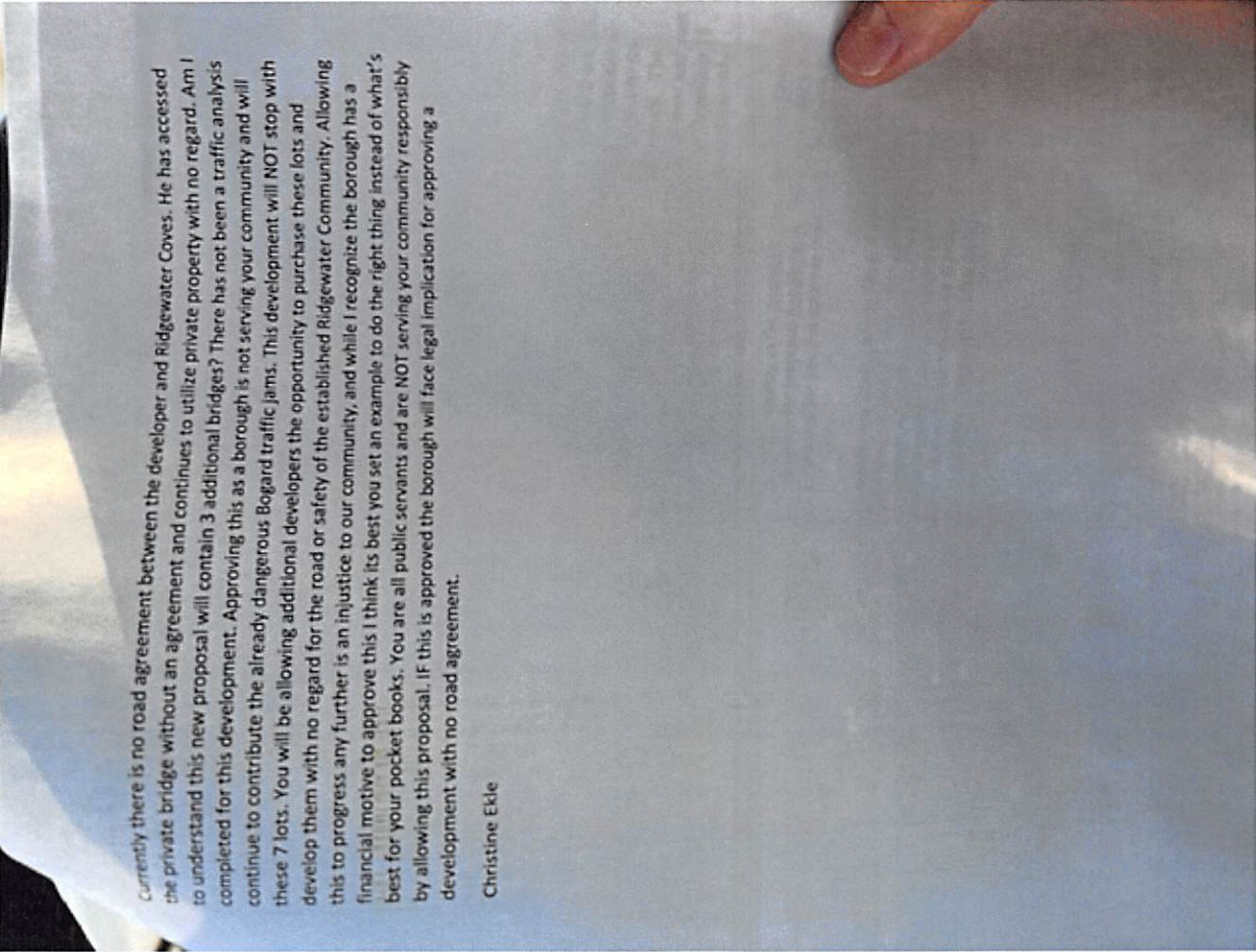
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No Objection Objection Concern

Name: CHRISTINE EKLE Address: 1871 N. LAKEBROSSE CIR

Comments: SEE ATTACHED DOCUMENT

Case # 2022-052 KM6 Note: Vicinity Map Located on Reverse Side

A photograph of a document page, likely a letter or email, with a hand pointing to the text. The text is oriented vertically on the page. The background of the photo shows a cloudy sky.

Currently there is no road agreement between the developer and Ridgewater Coves. He has accessed the private bridge without an agreement and continues to utilize private property with no regard. Am I to understand this new proposal will contain 3 additional bridges? There has not been a traffic analysis completed for this development. Approving this as a borough is not serving your community and will continue to contribute the already dangerous Bogard traffic jams. This development will NOT stop with these 7 lots. You will be allowing additional developers the opportunity to purchase these lots and develop them with no regard for the road or safety of the established Ridgewater Community. Allowing this to progress any further is an injustice to our community, and while I recognize the borough has a financial motive to approve this I think its best you set an example to do the right thing instead of what's best for your pocket books. You are all public servants and are NOT serving your community responsibly by allowing this proposal. IF this is approved the borough will face legal implication for approving a development with no road agreement.

Christine Ekle

Sent from my iPhone

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

RECEIVED
NOV 16 2022
PLATTING

59053000L003 26
GRIESINGER JOHN
5955 E WESTVIEW CIR
WASILLA AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: 6R DEVELOPMENT GROUP LLC

REQUEST: The request is create 7 lots from Units 1-17, 99 and Tract A, Lakebridge, Plat No. 2021-106 to be known as **SHADOWRIDGE**, containing 68.81 acres +/- . Proposed Lot 2, Block 1 and Lot 2, Block 2 are flag lots. Access is from N. Ridgewater Street, which is not certified or maintained by the Borough. Petitioner to construct and dedicate a temporary turnaround. Petitioner is requesting a variance from MSB 43.20.140 for conformance with the Subdivision Construction Manual regarding tangent between horizontal curves. The property is located west of Finger Lake, southeast of Finger Lake Elementary School and directly west and east of N. Ridgewater Street (Tax ID # 9222000T00A/U001-17&99); lying within Sections 32 & 33, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #3. ****This case was continued from the June 2 and July 7, 2022 public hearing.**

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 **Subdivision**. The public hearing is scheduled for **November 17, 2022**, 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 Avenue, Palmer, Alaska 99645 or e-mail: plattling@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, **Kimberly McClure** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/plattling.

[] No Objection [x] Objection [x] Concern

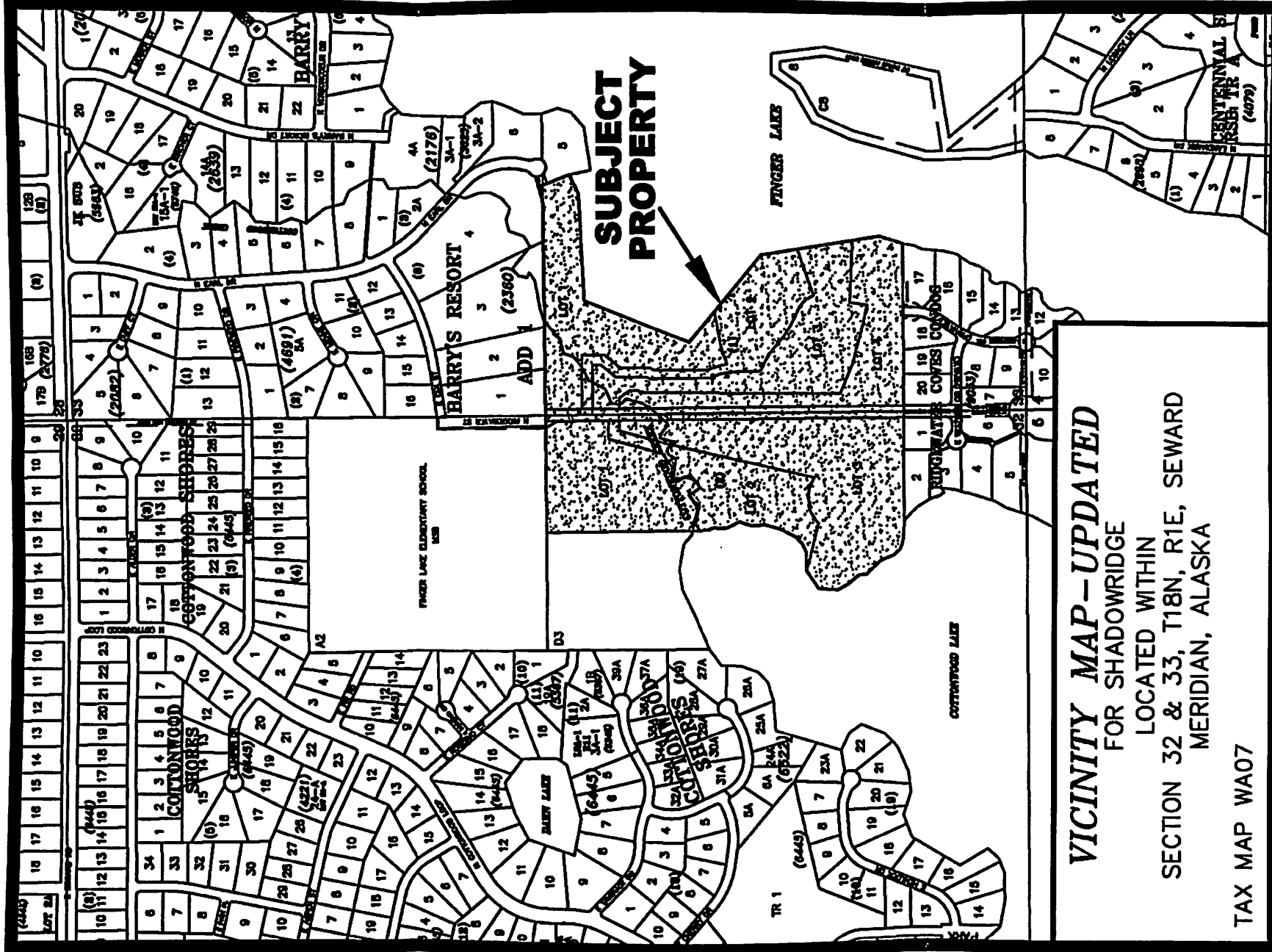
Name: John Griesinger Address: 5955 E. Westview Circle Wasilla, AK 99654

Comments: Please see attached. There are 3 objections and one concern

Case # 2022-052 KMc

Note: *Vicinity Map Located on Re*

PLATTING BOARD MEETING 11/17/22
HANDOUT # 6
SHADOWRIDGE
CASE #2022-052



VICINITY MAP - UPDATED
 FOR SHADOWRIDGE
 LOCATED WITHIN
 SECTION 32 & 33, T18N, R1E, SEWARD
 MERIDIAN, ALASKA
 TAX MAP WA07

To: MSB Platting Division
350 E Dahlia Ave.
Palmer AK 99654

From: 59053000L003 26
Griesinger, John
5955 E. Westview Cir
Wasilla, AK 99654

Name: John Griesinger Address: 5955 E Westview Cir. Wasilla AK 99654

Comments:

1. objection: It is our understanding per Borough code, a limit exists on the number of homes or residences that can exist in a sub-division/neighborhood, and that once that limit is reached two separate roads for egress must exist. That does not exist in the area in question.

2. objection: The traffic when trying to exit the neighborhood presently is difficult most of the day, especially while school is in session. The addition of many more homes without the Borough providing an updated traffic study and solution is untenable and would be a dereliction of ~~duty~~ public duty

3. concern: If the area in question is allowed to be developed it should be for homes of equivalent size, value and appearance so as to improve property values in the area and not detract from current residences.

4. objection: The bridge that is privately held would need to be adopted by the Borough and brought up to ~~code~~ Borough standards while considering the water way and the salmon hatchery that exists within it. The private bridge is not designed for large volume traffic.

Amy Otto-Buchanan

From: Adam Imperato <a_imperato@icloud.com>
Sent: Tuesday, November 15, 2022 12:37 PM
To: MSB Platting
Subject: Shadow bridge

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PLATTING

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

To whom it may concern,

As a resident of Ridgewater cove I think shadow bridge is a bad idea. First reason is financial for the owners of shadow bridge, I don't think they did the research to see how long it took for any of Ridgewater to sell. My other financial reason is that the lots are way over priced and will not see until foreclosure.

My next point is I don't see how this can not harm animals. To build the lots next to Fingerlake Elementary there will have to be a lot of fill brought in since it's a swamp, this alone can hurt different habitats. Swans uses cottonwood creek as a stopping point in the fall and summer. This is also a salmon spawning stream which will most definitely get hurt by this subdivision. Think of all the fertilizer that will go into the creek once people move into this subdivision.

The roads also will not be able to handle more traffic. I put the same two potholes in to the problem manager every month. There's one right at the Eek and Ridgewater and another at Eek and earl. Also there's a berm at the end of Ridgewater that makes it impossible to see kids walking to school. Speaking of school it's near impossible to get into Bogard during school times. You have to wait for one of the parents turning left on to earl to let you out. The other way out is through cottonwood shores down fireweed, I also see this has dangerous because there are many bus stops along that road.

Also during construction the semi's park in the middle of Ridgewater making it impossible for anyone to get around them. Also kids walk to school with these big semi's in the way and the workers don't seem to care that they've almost hit the kids with many different pieces of equipment.

Fingerlake is already crowded during the summer and this will add to the crowds.

The more I think about this the worst the subdivision will be.

Thanks

Adam Imperato

Sent from my iPhone

PLATTING BOARD MEETING 11/17/22
HANDOUT # 7
SHADOWRIDGE
CASE #2022-052

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

RECEIVED
NOV 16 2022
PLATTING

59053000L009 74
POMRENKE ERICK STEVEN
1830 N LAKERIDGE CIR
WASILLA AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: 6R DEVELOPMENT GROUP LLC

REQUEST: The request is create 7 lots from Units 1-17, 99 and Tract A, Lakebridge, Plat No. 2021-106 to be known as **SHADOWRIDGE**, containing 68.81 acres +/- . Proposed Lot 2, Block 1 and Lot 2, Block 2 are flag lots. Access is from N. Ridgewater Street, which is not certified or maintained by the Borough. Petitioner to construct and dedicate a temporary turnaround. Petitioner is requesting a variance from MSB 43.20.140 for conformance with the Subdivision Construction Manual regarding tangent between horizontal curves. The property is located west of Finger Lake, southeast of Finger Lake Elementary School and directly west and east of N. Ridgewater Street (Tax ID # 9222000T00A/U001-17&99); lying within Sections 32 & 33, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #3. ****This case was continued from the June 2 and July 7, 2022 public hearing.**

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 **Subdivision**. The public hearing is scheduled for **November 17, 2022**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

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[] No Objection Objection [] Concern

Name: ERICK POMRENKE Address: 1830 N. LAKERIDGE CIRCLE WASILLA AK
99654

Comments: _____
TOO MANY HOMES FOR THE INFRASTRUCTURE IN PLACE.
PEOPLE HAVE DIED ON BOGARD & EARL - YOU CAN'T GET
ON BOGARD MANY TIME DURNING THE DAY.

Case # 2022-052 KMc

Note: Vicinity Map Located on Re

PLATTING BOARD MEETING 11/17/22
HANDOUT # 8
SHADOWRIDGE
CASE #2022-052

Knik Fairview Community Council

A Non-Profit Corporation

William Kendig, President
PO Box 877291
Wasilla, AK 99687

November 16, 2022

Matanuska-Susitna Borough
Platting Division
350 E Dahlia Ave
Palmer, AK 99645

Dear Platting Division,

At the November 2, 2022 Member Meeting of the Knik Fairview Community Council the Notification of Public Hearing Case #2022-140 for proposed Dandy Bluffs 2022 was discussed. There were no objections by any board members present.

At that meeting a motion was made, seconded, and passed unanimously by the Board of Directors to send this letter of non-objection regarding the aforementioned notification.

Sincerely,



Bill Kendig

PLATTING BOARD MEETING 11/17/22
HANDOUT # 1
DANDY BLUFFS 2022
CASE #2022-140

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

RECEIVED
NOV 16 2022
PLATTING

57577000L005 16
HAMMONS JAMES & LAZELL
PO BOX 1615
PALMER AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: MARK & LESLEY DINKEL

REQUEST: The request is to create five lots from Lot 3, Dandy Bluffs, Plat 2016-129 to be known as **DANDY BLUFFS 2022**, containing 40.49 acres +/- . Petitioner to construct and certify S. Dandy Bluffs Circle to pioneer road standard to include a T-turnaround. Proposed Lots 3C, 3D & 3E to share a common access area onto E. Fairview Loop; no new driveways to Fairview Loop will be created. Petitioner is requesting a variance to MSB 43.20.300(E)(4) requiring multiple flag lots with adjoining pole portions to overlay a public use easement over the width of the pole portion. The property is located directly south of E. Fairview Loop, directly east of S. Dandy Bluffs Circle and north of Weinie Lake (Tax ID # 57577000L003); lying within the N ½ Section 27, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. This case was continued from the November 3, 2022 meeting.

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 **Subdivision**. The public hearing is scheduled for **November 17, 2022**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

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[] No Objection [] Objection [X] Concern

Name: Jamie Hammons **Address:** 3701 S. Dandy Bluffs Cir., Wasilla 99654

Comments: I'm writing to comment on the proposed road construction on Dandy Bluffs. Dandy Bluffs will need a culvert installed underneath it to divert water runoff from Fairview Loop. The currently has water draining across it which washes the fines off the road surface and quickly forms pot holes on the road with minimal traffic.

Case # 2022-140 KMc

Note: Vicinity Map Located on Re

PLATTING BOARD MEETING 11/17/22
HANDOUT # 2
DANDY BLUFFS 2022
CASE #2022-140