

HANDOUT #1
MEADOW CREEK HOMESTEAD
CASE # 2024-040
MEETING DATE: MAY 16, 2024

1 of 1

6516B07L003 32
WELLS JUDY ANN LVG TR
WELLS JUDY ANN TRE
2023 S HENRY AARON DR
WASILLA, AK 99623

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: Monty & Jo Cassidy, Troy & Lieba Putnam

REQUEST: The request is to create five lots and two tracts from Tax Parcel B2 (Tax ID #17N03W15B002), to be known as **MEADOW CREEK HOMESTEAD**, containing 40.00 acres +/- . The property is directly north of S. Henry Aaron Drive, east of S. Beaver Lake Road, and north & south of Meadow Creek; within the NW ¼ Section 15, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

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 **May 16, 2024**, starting at 1:00p.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 packet has been written 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 12:00 p.m.** To request additional information please contact the Platting Technician, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

No Objection Objection Concern

Name: Judy Wells Address: 2023 S. Henry Aaron Dr.

Comments: I HAVE LIVED ON THIS ROAD FOR 40+ YEARS, AND NOT EVEN ONCE HAS A NEW BASE BEEN PUT DOWN. I DO NOT AGREE WITH THE ACCESS TO THIS PROPERTY (PROPOSED SUB-DIVISION) WITH OUT SOMEUP GRADES ON HENRY AARON DR. TRAFFIC, JUST FOR BUILDING PROPERTIES, IS NOT ACCEPTABLE WITHOUT SOME ROAD UPGRADES.

Judy Wells

Case # 2024-040 CC

Note: Vicinity map Located on Reverse Side

HANDOUT #1
MEADOW CREEK HOMESTEAD
CASE # 2024-040
MEETING DATE: MAY 16, 2024

1 of 1

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

HANDOUT #1
THOR ROAD ADD PUE
CASE # 2024-045
MEETING DATE: MAY 16, 2024

RECEIVED
APR 29 2024
PLATTING

9161000U001 25
NIELSEN BENJAMIN JOHN CLYDE
NIELSEN SOMMER DAWN
3566 N MARS AVE
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: KEYSTONE SURVEYING & MAPPING / MARTHA BUTLER

REQUEST: The request is to create a 30' wide public use easement within Tax Parcel D13 (Tax ID #18N02E27D013), to be known as **THOR ROAD ADDITION PUE**. The proposed public use easement would widen the existing N. Thor Road right of way to the current Borough standard of 60' wide. The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and west of N. Diana Avenue; within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain community council and in Assembly District #1.

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[] No Objection Objection [] Concern

Name: Ben Sommer Nielsen Address: 3566 N Mars Ave

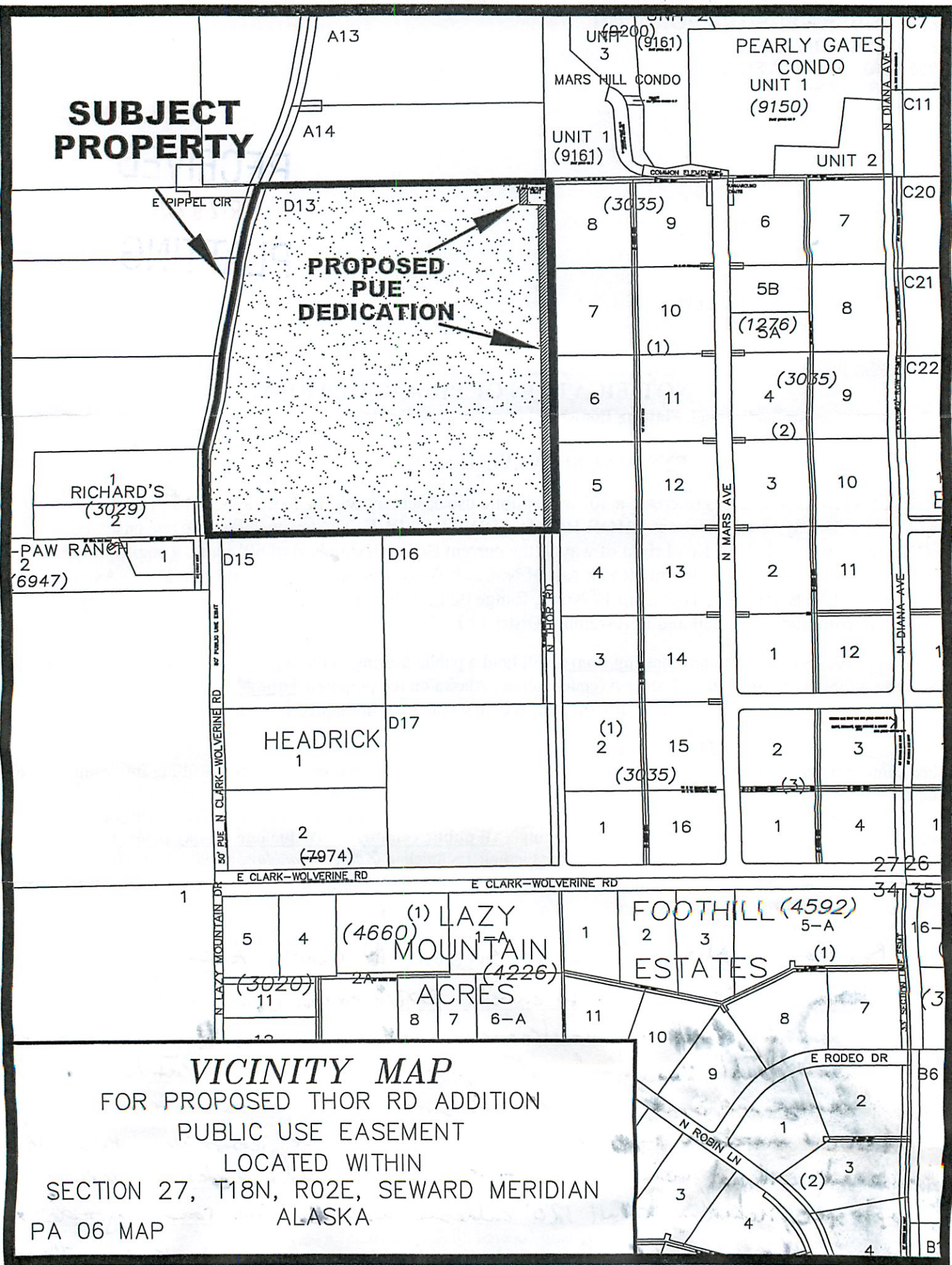
Comments: Thor Rd is not built to current DOT/Borough specs and already has significant usability, durability/maintenance issues as is. Doubling the # of parcels, creating more/doubling the number of residences or even worse, rentals will cause significant damage and issue. Ranches and surrounding parcels are set at a size to limit traffic & maintain property privacy. This development jeopardizes this. Adding a 30' easement will not make this adequate. The entire road & material needs to be brought up to spec, including a full 120" culdesac as well. This road upgrade should be done prior to any subdividing taking place. This is also in keeping with prior attempts & requests for the same option.

Case # 2024-045 MG

Note: Vicinity map Located on Reverse Side

**SUBJECT
PROPERTY**

**PROPOSED
PUE
DEDICATION**



VICINITY MAP

FOR PROPOSED THOR RD ADDITION

PUBLIC USE EASEMENT

LOCATED WITHIN

SECTION 27, T18N, R02E, SEWARD MERIDIAN

ALASKA

PA 06 MAP

RECEIVED
MAY 09 2024
PLATTING

9161000U002 28
NIELSEN NATHANAEL H
NIELSEN LAURIE D
3580 N MARS AVE
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

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PETITIONER/OWNER: KEYSTONE SURVEYING & MAPPING / MARTHA BUTLER

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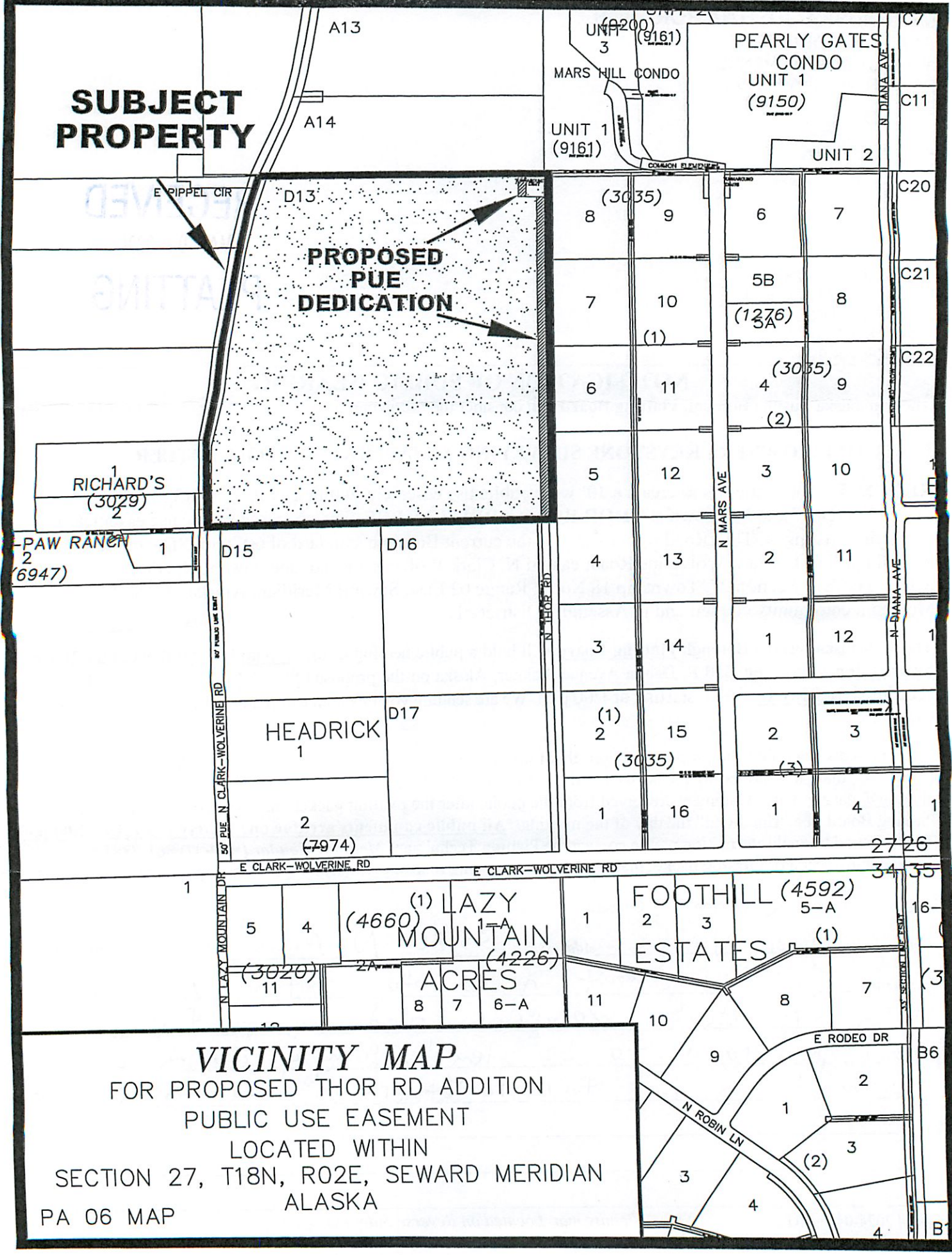
No Objection Objection Concern

Name: Nathanael Nielsen Address: 3580 N Mars Ave, Palmer Ak 99645

Comments: This easement needs to extend ALL the way to Clark Wolverine and be a fully developed road to be legit. Simply adding a partial easement is not fair to others in the neighborhood.

**SUBJECT
PROPERTY**

**PROPOSED
PUE
DEDICATION**



VICINITY MAP

FOR PROPOSED THOR RD ADDITION
PUBLIC USE EASEMENT
LOCATED WITHIN

SECTION 27, T18N, R02E, SEWARD MERIDIAN
ALASKA

PA 06 MAP

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

RECEIVED
MAY 13 2024
PLATTING

3035B01L015 15
SALLISON WILLIE & CHARLOTTE TRES
SALLISON FAM TR
3100 N MARS AVE
PALMER, AK 99645-8724

NOTIFICATION OF PUBLIC HEARING

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[] No Objection [] Objection Concern

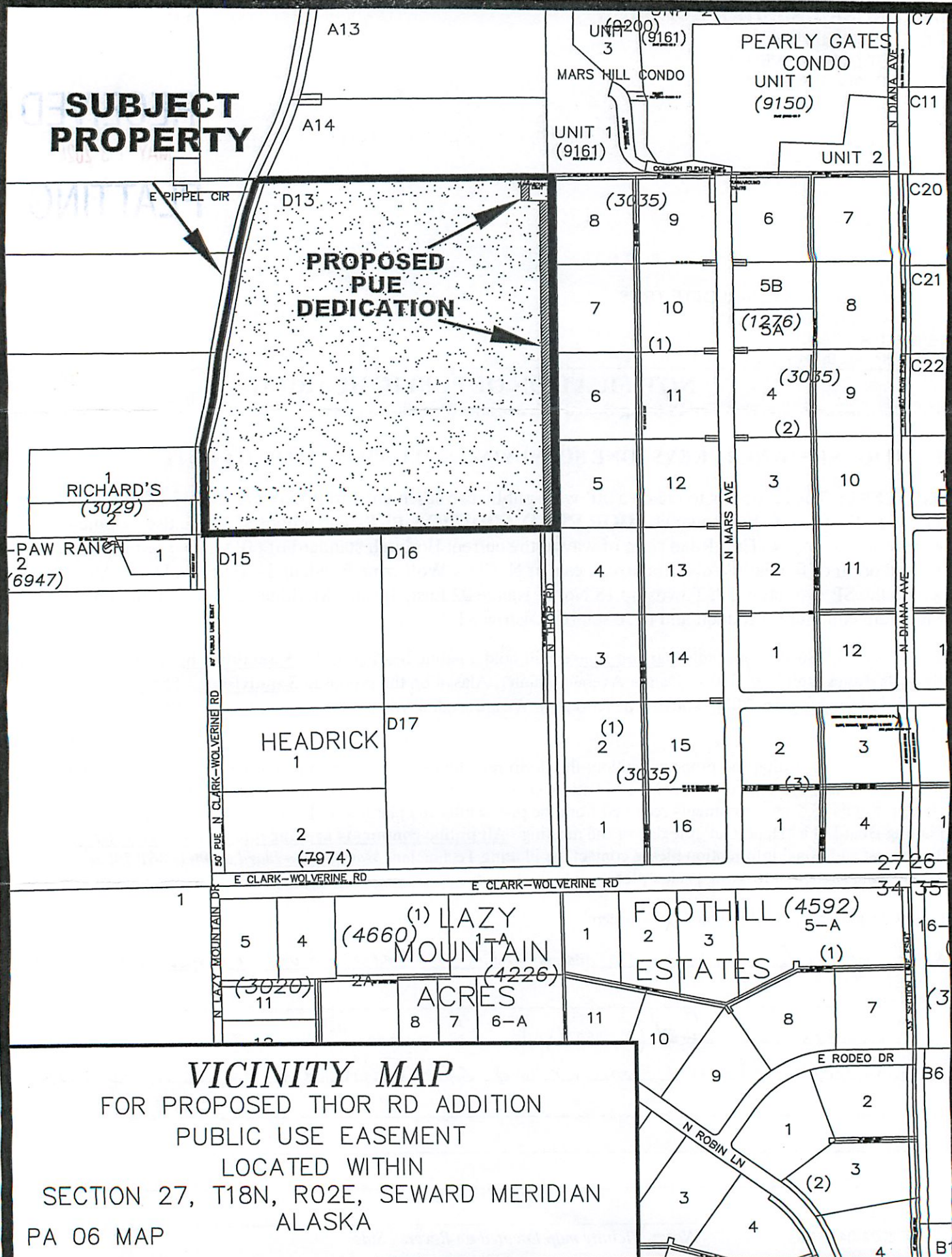
Name: Charlotte Sallison Address: 3100 N Mars Ave Palmer AK 99645

Comments:

Property is ^{129.6} ~~129.6~~ (mostly) 2 ½ acres. ^{you} want to make them smaller. Also concerned about another road in future

**SUBJECT
PROPERTY**

**PROPOSED
PUE
DEDICATION**



VICINITY MAP

FOR PROPOSED THOR RD ADDITION
PUBLIC USE EASEMENT
LOCATED WITHIN

SECTION 27, T18N, R02E, SEWARD MERIDIAN
ALASKA

PA 06 MAP

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

RECEIVED
MAY 14 2024
PLATTING

1276B02L005A 45
LARRABEE PATRICK W & HEIDI
PO BOX 4691
PALMER, AK 99645-4691

NOTIFICATION OF PUBLIC HEARING

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No Objection Objection Concern

Name: Pat Larrabee Address: 3505 N Mars Ave

Comments: Verbage & map

**SUBJECT
PROPERTY**

**PROPOSED
PUE
DEDICATION**

PEARLY GATES
CONDO
UNIT 1
(9150)

UNIT 1
(9161)

RICHARD'S
(3029)

HEADRICK
1

2
(7974)

(1) LAZY
MOUNTAIN
(4660)

ACRES
8 7 6-A

FOOTHILL (4592)
ESTATES 5-A
(1)

VICINITY MAP

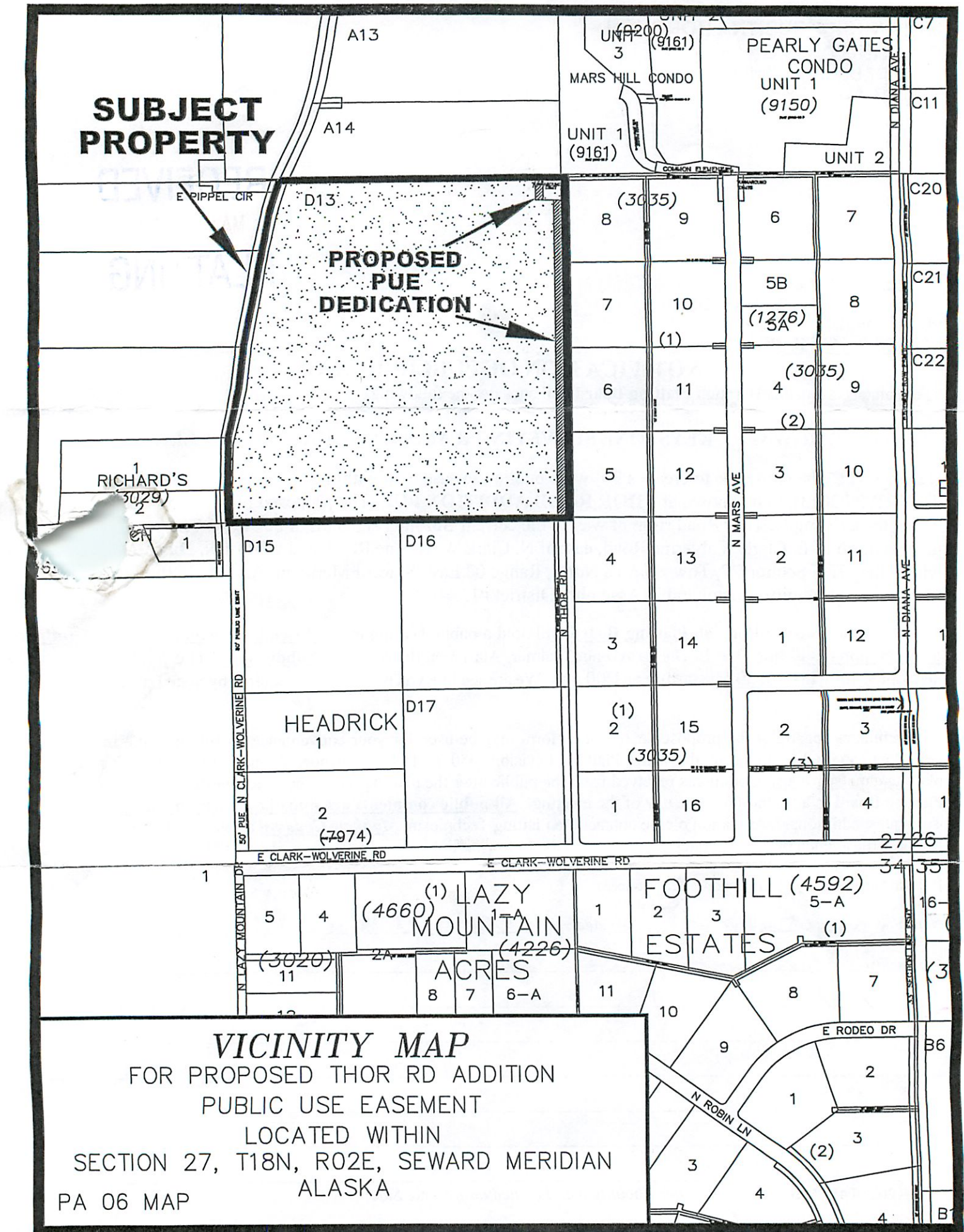
FOR PROPOSED THOR RD ADDITION
PUBLIC USE EASEMENT

LOCATED WITHIN

SECTION 27, T18N, R02E, SEWARD MERIDIAN

PA 06 MAP

ALASKA



«Tax_ID» «No»
«Name_1»
«Name_2»
«Address_1»
«Address_2»

NOTIFICATION OF PUBLIC HEARING

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[] No Objection [] Objection [] Concern

Name: Shelly Nielsen Address: 3572 N. Mars Ave, Palmer, AK 99645

Comments: see attachments including photos

Photos are for both this objection + the Lazy Moose Run subd. objection.

(Shelly) Objections and Concerns to proposed Lazy Moose Run Subdivision:

And Objections to Thor Rd Easement and expansion included also: Attached photos to be shared.

Thor Rd Addition PUE / Butler

1. This proposal goes against the 2008 Mat Su Borough planning commission's Lazy Mountain Comprehensive Plan. Especially the "maintaining the rural character of Lazy Mountain" including maintaining quiet nature, privacy, and agricultural characteristics, as well as discouraging an increase in population density. Not only does the proposed subdivision go against this ordinance, but it also sets a devastating precedence. I think it is shameful that the Borough seems to be ignoring the ordinance and not advising different counsel to those proposing further subdividing of already "minimal" lots. I also think it is shameful that realtors in the area seem either unaware or indifferent to the ordinance when guiding their clients.
2. The terrain of the Lazy Mountain area is not conducive to absorbing Palmer's urban sprawl. It is notorious for ground water issues, septic issues, and unpredictable well drilling results. If an aquifer is found, there's no telling if it is big enough for multiple neighbors to tap into. (Our son had to drill 2 wells not far from this proposal.) Each lot needs to have enough usable space for septic and well presently and in the future. One acre or less does not provide this assurance.
3. I was told the newly proposed Lazy Moose Run passed the percolation tests; I believe last August. I think it should need to pass in more months of the year! We have found water 4 feet down on our property many months out of the year. Yet it was also not easy finding well water. I took lots of pictures along Thor and Mars Ave showing very wet ground. (SEE attached physical hard copy). I have walked across several local lots during a dry summer month and still sunk into water over my ankles in what appeared to be dry level ground. Our 10 acres originally had dry perk holes, yet 2 out of 3 septic systems are mounded (Gravel all had to be brought in). We had to go back and double the leach sand for another. We also had to add and then further extend a French Drain around our house. We know multiple neighbors who had to add sump pumps for their houses. We purposely built on slab to avoid the problems we've seen in the neighborhood. We had to bring in all the needed gravel to do this.
4. The current roads in the Ranchettes area of this subdivision are sub-par. There are seasonally wet sections full of very muddy heaving. A while back I was pleased to hear that there'd be improvements made to Mars Ave. I was subsequently disappointed when improvements only included a very, very short section of the road from Clark Wolverine to Jupiter. If money is so scarce, why should Thor be expanded to benefit just a few owners? The Butlers already have access to their property from Clark-Wolverine Road and Thor Rd. If they want to subdivide in the future, they can punch their own road in off Clark-Wolverine. We hope future plans respect the existing Lazy Mountain Comprehensive Plan. Ranchette subdivision roads are not adequate for increased population density. Besides mud issues, when there is a rare dry spell in the summertime the dust kicked up into residents' yards is unbearably thick. No one with asthma can enjoy their own 2+ acre yard.

5. We bought and built in this area because there was a minimum of 2+ acre lots in the Ranchettes for less population density and space for a couple of animals. We were told that we could not subdivide our 10 acres into anything under 2 acres. So why is this new proposal even being considered? It doesn't sound equal.
6. I don't see how it is legal for the original plan and intent of the Ranchettes Subdivision lots to be 2+ acres can be disregarded. It is certainly unethical treatment to the existing neighbors.
7. The Borough needs to uphold the 2008 Borough Planning Commission and Lazy Mountain Community Council's adopted Lazy Mountain Comprehensive Plan. Not to do so erodes all trust in our local Mat-Su Borough government.
8. I quote from John Nielsen: "In 2008 the Borough planning commission and Lazy Mountain Community Council finalized and adopted the Lazy Mountain Comprehensive Plan. This plan was the result of extensive research and was consistent with the wishes of most all residents. On page 1 it reads: **BE IT ENACTED** (in caps): **Section 1: Classification** (underlined). This ordinance is of a general and permanent nature and shall become a part of the borough code. Under Comprehensive Plan Goals, there are six emphases, more than can be listed here, but "maintaining the rural character of Lazy Mountain" along with conserving open space, forested, quiet nature, privacy and agricultural characteristics are central to them. These are repeated over and over throughout the plan. At one point it addresses population density and discourages any moves to increase density. Obviously, the proposed subdividing flies in the face of this ordinance. It also sets a precedent that effectively negates it. One borough employee told me because the community did not create a special use district this plan has no weight. Really! It says it is an ordinance and part of borough code. Plus, at the very least it should give guidance to present decision making. Does the borough just pretend this isn't in the books? I'm sure a vote on Lazy Mountain today would support the goals and direction of this plan. Maybe we need a lawyer.

I find it extremely ironic and sad that on the MSB planning and land use viewer, under the plan for Lazy Mountain, the only plan listed is the Lazy Mountain Comprehensive Plan. Yet its major goals and emphasis seem to be ignored and negated, certainly in the case of this proposed subdivision. Ranchettes has worked, albeit minimally, for Lazy Mountain with its rural character. Dividing three lots into seven doesn't come close." End quote.

Sincerely,
Shelly Nielsen
3572 N. Mars Ave
Palmer, AK 99645



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THOR ROAD ADD PUE
CASE # 2024-045
MEETING DATE: MAY 16, 2024





HANDOUT #5 **Page 6**
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HANDOUT #5 **Page 13**
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MEETING DATE: MAY 16, 2024



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HANDOUT #5

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THOR ROAD ADD PUE

CASE # 2024-045

MEETING DATE: MAY 16, 2024



HANDOUT #5 **Page 20**
THOR ROAD ADD PUE
CASE # 2024-045
MEETING DATE: MAY 16, 2024

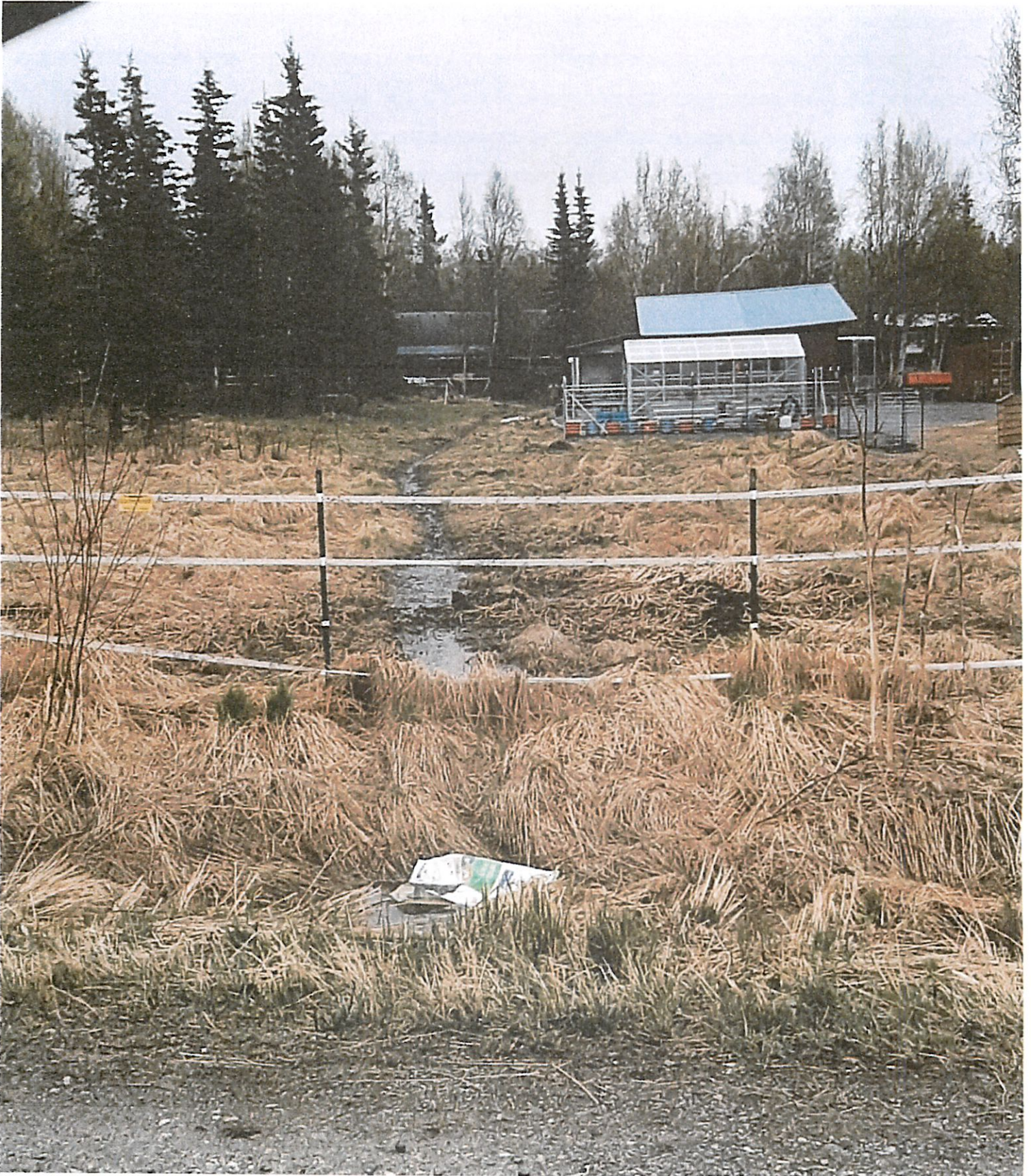


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CASE # 2024-045
MEETING DATE: MAY 16, 2024





HANDOUT #5 **Page 23**
THOR ROAD ADD PUE
CASE # 2024-045
MEETING DATE: MAY 16, 2024



Richard and Abby Pochatko
3172 N. Thor Road
Palmer, AK 99645
(907) 232-1357
abbypochatko@hotmail.com

May 15, 2024

MSB Platting Division
350 E. Dahlia Avenue
Palmer, AK 99645
plattting@matsugov.us

RECEIVED
MAY 15 2024
PLATTING

To Whom It May Concern,

We object to Case #2024-045 MG, request to create a 60' wide public use easement within Tax Parcel D13.

The developer's proposal to widen the road easement from 30' to 60' t above our property could negatively impact our community in several ways:

Loss of Privacy and Noise Pollution:

1. A wider road easement brings the road closer to our property, potentially reducing privacy and increasing noise levels from traffic.
2. This could disrupt the peaceful and quiet nature of our rural living environment.

Environmental Impact:

1. The widening of the road easement may require clearing vegetation, trees, or other natural features on or near our property.
2. This could disrupt local ecosystems, increase soil erosion, and potentially impact water drainage patterns, affecting our property.
3. We have a natural stream flowing from north end of our property to a pond near the south end where we get ducks and other wild life visiting throughout the year.

Devaluation of Property:

1. A wider road closer to our property could be perceived as less desirable by potential buyers, potentially reducing the market value of our property.
2. The increased noise, reduced privacy, and environmental impact may make our property less attractive.

Increased Maintenance Costs:

1. With a wider road easement, there may be additional costs associated with maintaining the portion of the road that runs above our property, such as snow removal, drainage maintenance, or road repairs.
2. These costs could be passed on to us or other property owners, increasing our financial burden.

HANDOUT #6 PAGE 1
THOR ROAD ADDITION PUE
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Safety Concerns:

1. A wider road may encourage higher traffic speeds, posing a safety risk for residents, especially since there are no sidewalks or pedestrian paths.
2. Increased traffic volume could also become a concern, impacting the rural character of the area.

Encroachment on Our Property (future):

1. Future expansion of the Thor Rd road easement may encroach onto our land, effectively reducing the size of our property.
2. This could impact any structures, landscaping, or other improvements we may have made near the existing easement.

Thank you for your time.

Respectfully,

Richard and Abby Pochatko

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

RECEIVED
MAY 09 2024
PLATTING

9161000U002 28
NIELSEN NATHANAEL H
NIELSEN LAURIE D3580 N MARS AVE
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: THOMAS & MEGAN VAN DIEST

REQUEST: The request is to create 7 lots from Lots 5, 6, and 7, Ranchettes, Plat #76-64, to be known as **LAZY MOOSE RUN**, containing 6.86 acres +/- . The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and directly east of N. Thor Road (Tax ID #3035B01L005 / L006 / L007); within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1.

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[] No Objection [X] Objection [] Concern

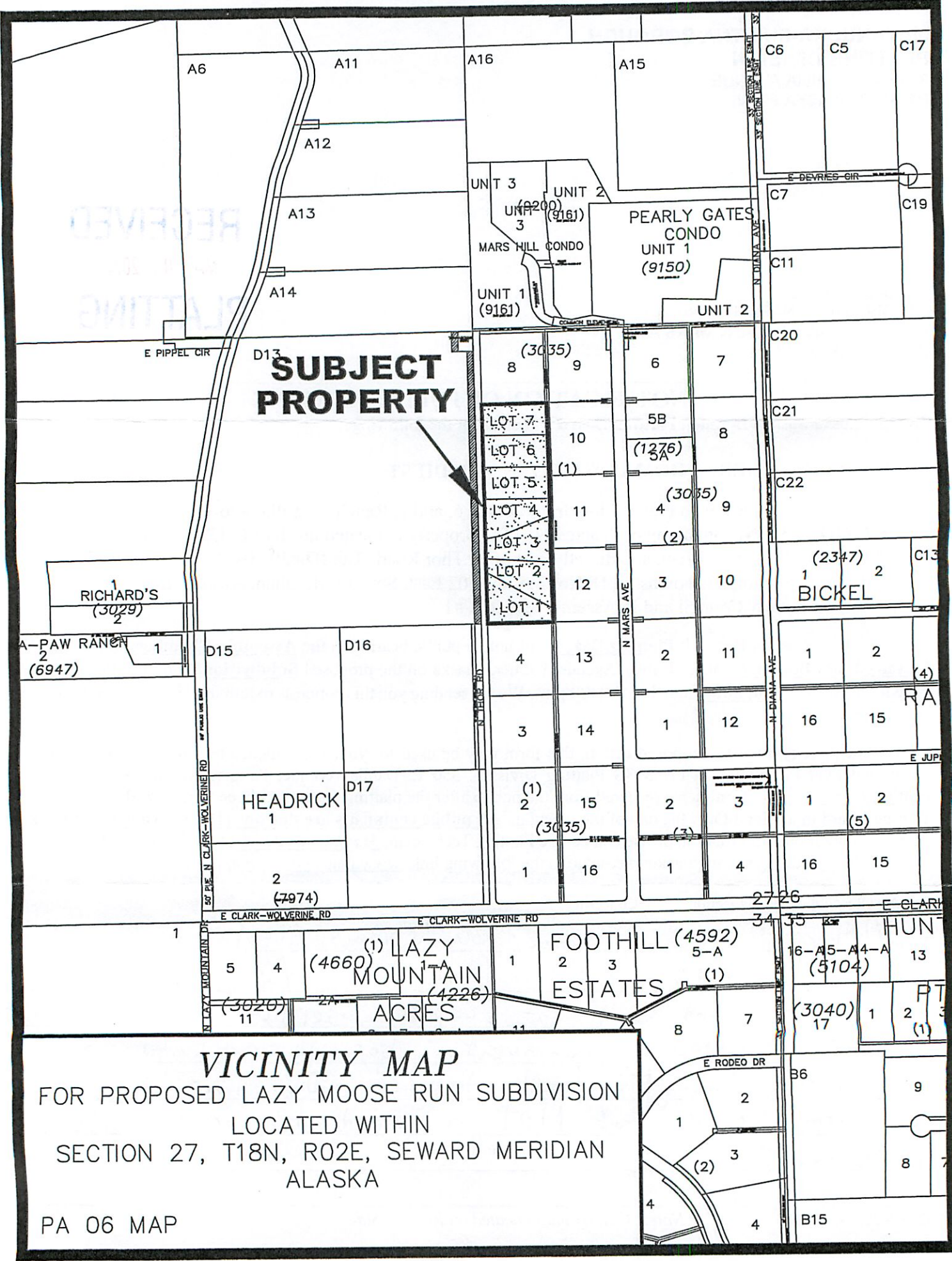
Name: Nathanael Nielsen Address: 3580 N Mars Ave, Palmer Ak 99645

Comments: This sets a new precedent for the area.
The wet land will not support septic well for smaller
lots. This also circumvents borough subdivision requirements
for expanding the road to 60' wide. The partial
easement proposed is NOT a road & connects to
nothing.

Case # 2024-048 MG

Note: Vicinity map Located on Revers.

HANDOUT #1
LAZY MOOSE RUN
CASE # 2024-048
MEETING DATE: MAY 16, 2024



**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED LAZY MOOSE RUN SUBDIVISION
 LOCATED WITHIN
 SECTION 27, T18N, R02E, SEWARD MERIDIAN
 ALASKA

PA 06 MAP

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

RECEIVED
MAY 10 2024
PLATTING

3035B01L011 12
FOLCIK NEIL J & CHARITY B
2005 N BYERS CIR
PALMER, AK 99645-8609

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: THOMAS & MEGAN VAN DIEST

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[] No Objection [X] Objection [] Concern

Name: Neil Folcik Address: 3400 N Mars Ave

Comments: ~~Two~~ Ranchettes subdivision was created with 2 acre residential lots for a reason. The two acre lot size provides the privacy that all of us residents enjoy and is the primary reason we live in the area. If we wanted sub acre lots and close neighbors we would live in the municipality of Palmer.

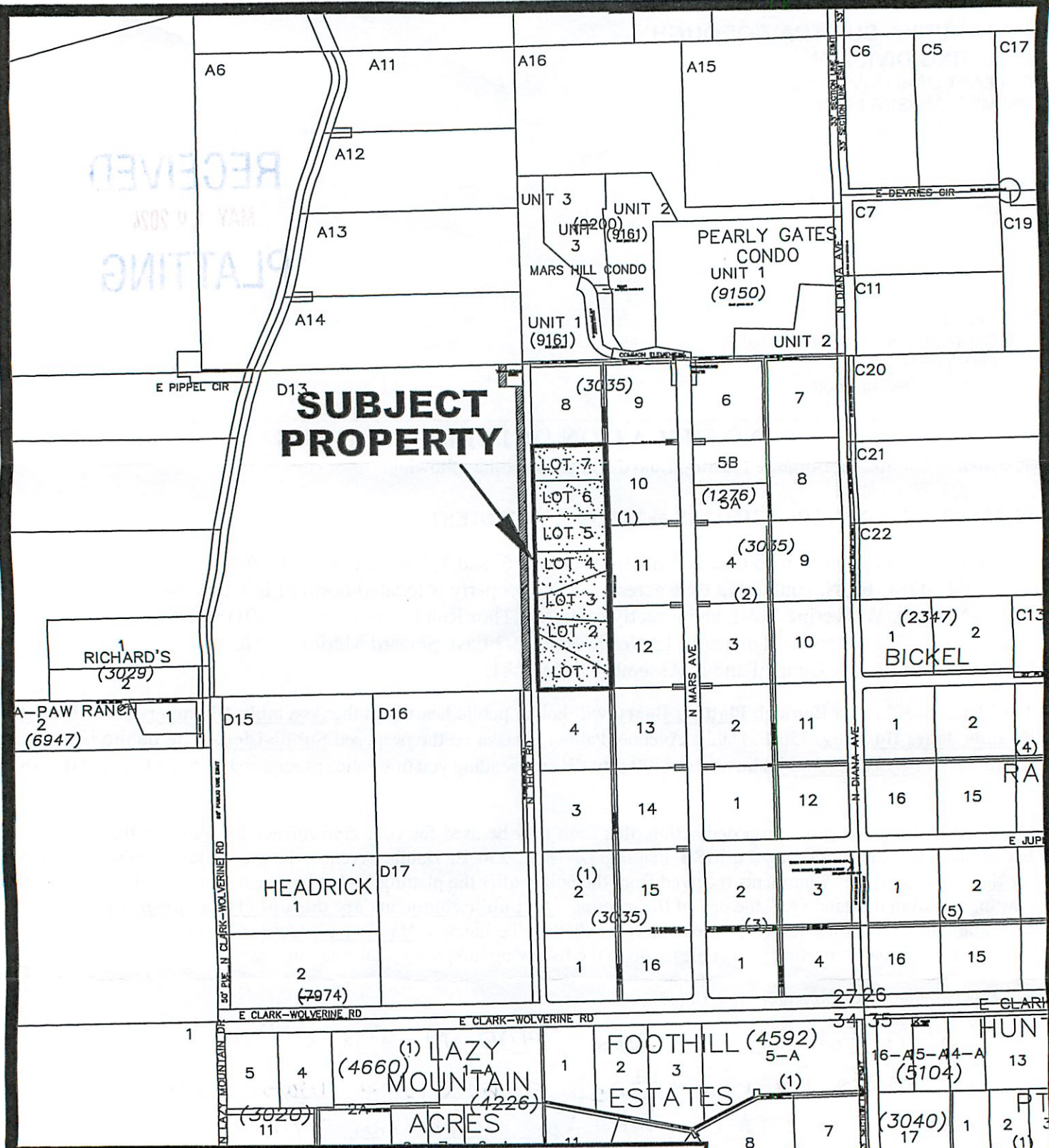
Case # 2024-048 MG

Note: Vicinity map Located on Reverse

HANDOUT #2
LAZY MOOSE RUN
CASE # 2024-048
MEETING DATE: MAY 16, 2024

RECEIVED
MAY 14 2008
PLANNING

**SUBJECT
PROPERTY**



VICINITY MAP

FOR PROPOSED LAZY MOOSE RUN SUBDIVISION
LOCATED WITHIN
SECTION 27, T18N, R02E, SEWARD MERIDIAN
ALASKA

PA 06 MAP

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

RECEIVED
MAY 13 2024
PLATTING

3035B01L015 16
SALLISON WILLIE & CHARLOTTE TRES
SALLISON FAM TR3100 N MARS AVE
PALMER, AK 99645-8724

NOTIFICATION OF PUBLIC HEARING

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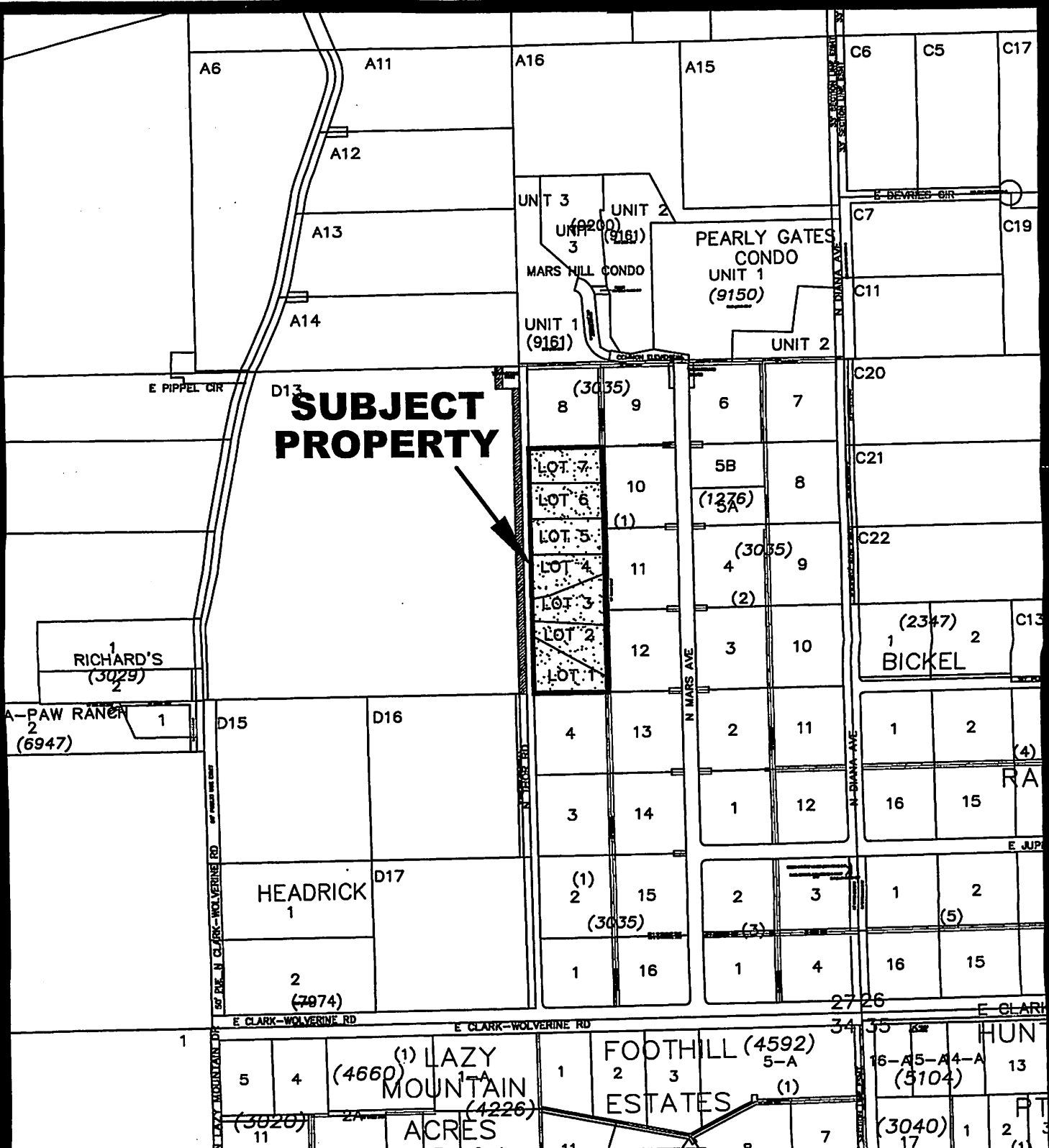
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[] No Objection [] Objection [X] Concern

Name: Charlotte Sallison Address: 3100 N Mars Ave, Palmer AK 99645

Comments:

Since we have had trouble with our water well and
now again this year ~~again~~ with our septic, yes, I have
real concerns



SUBJECT PROPERTY



VICINITY MAP
 FOR PROPOSED LAZY MOOSE RUN SUBDIVISION
 LOCATED WITHIN
 SECTION 27, T18N, R02E, SEWARD MERIDIAN
 ALASKA
 PA 06 MAP

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

RECEIVED
MAY 14 2024
PLATTING

1276B02L005B 52
LARRABEE PATRICK W& HEIDI
PO BOX 4691
PALMER, AK 99645-4691

NOTIFICATION OF PUBLIC HEARING

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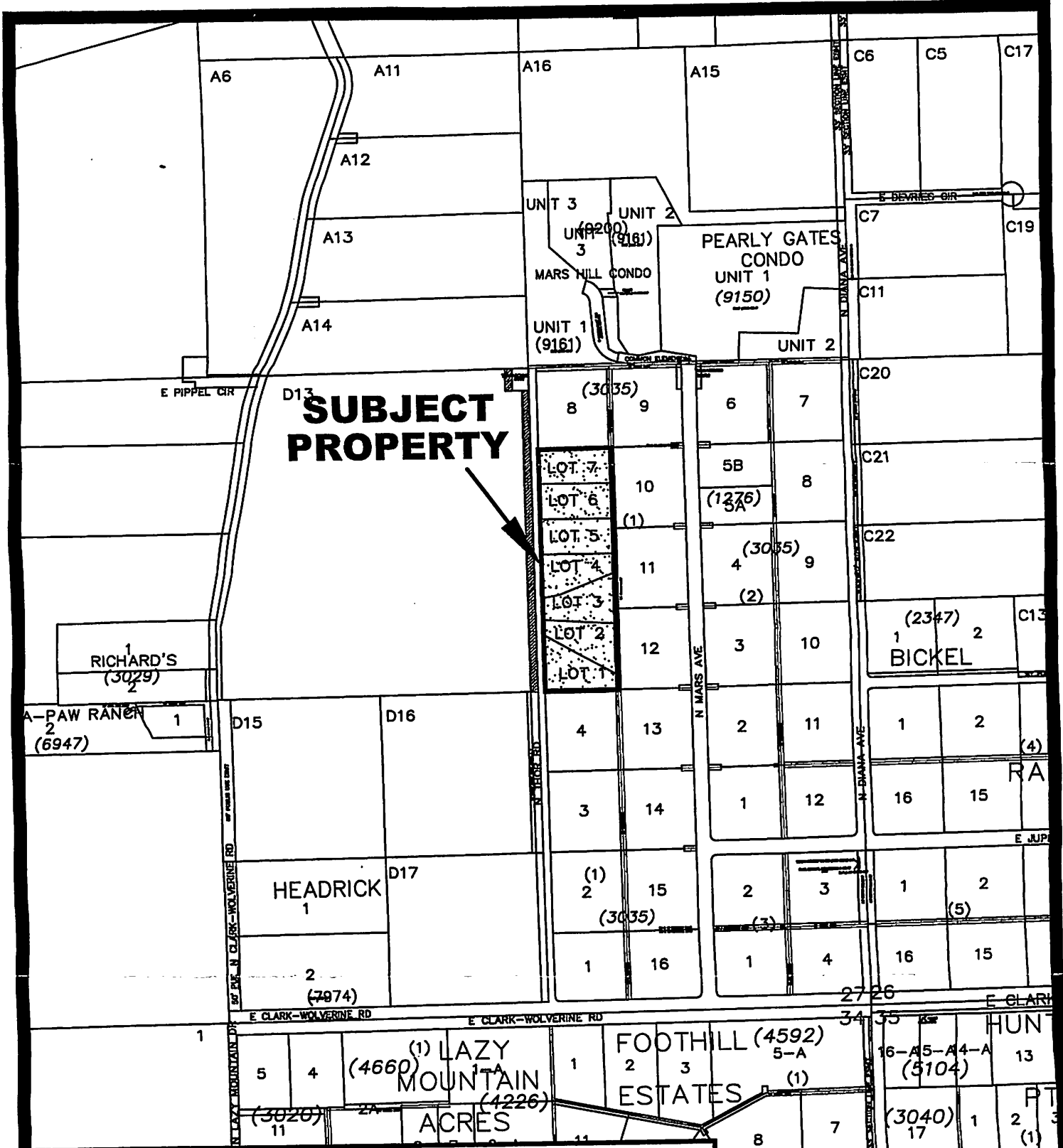
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[] No Objection [] Objection Concern

Name: Pat Larrabee Address: 3505 N Mars Ave

Comments: Remove from sub-division



**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED LAZY MOOSE RUN SUBDIVISION
 LOCATED WITHIN
 SECTION 27, T18N, R02E, SEWARD MERIDIAN
 ALASKA

PA 06 MAP

«Tax_ID» «No»
«Name_1»
«Name_2»
«Address_1»
«Address_2»

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

Name: Shelly Nielsen Address: 3572 N. Mars Ave, Palmer,
AK 99645

Comments: See attached papers
+ photos also
(Photos are for both
these objections + Thor Rd,
addition PUE objections.

(Shelly) Objections and Concerns to proposed Lazy Moose Run Subdivision:

And Objections to Thor Rd Easement and expansion included also: Attached photos to be shared.

1. This proposal goes against the 2008 Mat Su Borough planning commission's Lazy Mountain Comprehensive Plan. Especially the "maintaining the rural character of Lazy Mountain" including maintaining quiet nature, privacy, and agricultural characteristics, as well as discouraging an increase in population density. Not only does the proposed subdivision go against this ordinance, but it also sets a devastating precedence. I think it is shameful that the Borough seems to be ignoring the ordinance and not advising different counsel to those proposing further subdividing of already "minimal" lots. I also think it is shameful that realtors in the area seem either unaware or indifferent to the ordinance when guiding their clients.
2. The terrain of the Lazy Mountain area is not conducive to absorbing Palmer's urban sprawl. It is notorious for ground water issues, septic issues, and unpredictable well drilling results. If an aquifer is found, there's no telling if it is big enough for multiple neighbors to tap into. (Our son had to drill 2 wells not far from this proposal.) Each lot needs to have enough usable space for septic and well presently and in the future. One acre or less does not provide this assurance.
3. I was told the newly proposed Lazy Moose Run passed the percolation tests; I believe last August. I think it should need to pass in more months of the year! We have found water 4 feet down on our property many months out of the year. Yet it was also not easy finding well water. I took lots of pictures along Thor and Mars Ave showing very wet ground. (SEE attached physical hard copy). I have walked across several local lots during a dry summer month and still sunk into water over my ankles in what appeared to be dry level ground. Our 10 acres originally had dry perk holes, yet 2 out of 3 septic systems are mounded (Gravel all had to be brought in). We had to go back and double the leach sand for another. We also had to add and then further extend a French Drain around our house. We know multiple neighbors who had to add sump pumps for their houses. We purposely built on slab to avoid the problems we've seen in the neighborhood. We had to bring in all the needed gravel to do this.
4. The current roads in the Ranchettes area of this subdivision are sub-par. There are seasonally wet sections full of very muddy heaving. A while back I was pleased to hear that there'd be improvements made to Mars Ave. I was subsequently disappointed when improvements only included a very, very short section of the road from Clark Wolverine to Jupiter. If money is so scarce, why should Thor be expanded to benefit just a few owners? The Butlers already have access to their property from Clark-Wolverine Road and Thor Rd. If they want to subdivide in the future, they can punch their own road in off Clark-Wolverine. We hope future plans respect the existing Lazy Mountain Comprehensive Plan. Ranchette subdivision roads are not adequate for increased population density. Besides mud issues, when there is a rare dry spell in the summertime the dust kicked up into residents' yards is unbearably thick. No one with asthma can enjoy their own 2+ acre yard.

5. We bought and built in this area because there was a minimum of 2+ acre lots in the Ranchettes for less population density and space for a couple of animals. We were told that we could not subdivide our 10 acres into anything under 2 acres. So why is this new proposal even being considered? It doesn't sound equal.
6. I don't see how it is legal for the original plan and intent of the Ranchettes Subdivision lots to be 2+ acres can be disregarded. It is certainly unethical treatment to the existing neighbors.
7. The Borough needs to uphold the 2008 Borough Planning Commission and Lazy Mountain Community Council's adopted Lazy Mountain Comprehensive Plan. Not to do so erodes all trust in our local Mat-Su Borough government.
8. I quote from John Nielsen: "In 2008 the Borough planning commission and Lazy Mountain Community Council finalized and adopted the Lazy Mountain Comprehensive Plan. This plan was the result of extensive research and was consistent with the wishes of most all residents. On page 1 it reads: BE IT ENACTED (in caps): Section 1: Classification (underlined). This ordinance is of a general and permanent nature and shall become a part of the borough code. Under Comprehensive Plan Goals, there are six emphases, more than can be listed here, but "maintaining the rural character of Lazy Mountain" along with conserving open space, forested, quiet nature, privacy and agricultural characteristics are central to them. These are repeated over and over throughout the plan. At one point it addresses population density and discourages any moves to increase density. Obviously, the proposed subdividing flies in the face of this ordinance. It also sets a precedent that effectively negates it. One borough employee told me because the community did not create a special use district this plan has no weight. Really! It says it is an ordinance and part of borough code. Plus, at the very least it should give guidance to present decision making. Does the borough just pretend this isn't in the books? I'm sure a vote on Lazy Mountain today would support the goals and direction of this plan. Maybe we need a lawyer.

I find it extremely ironic and sad that on the MSB planning and land use viewer, under the plan for Lazy Mountain, the only plan listed is the Lazy Mountain Comprehensive Plan. Yet its major goals and emphasis seem to be ignored and negated, certainly in the case of this proposed subdivision. Ranchettes has worked, albeit minimally, for Lazy Mountain with its rural character. Dividing three lots into seven doesn't come close." End quote.

Sincerely,
Shelly Nielsen
3572 N. Mars Ave
Palmer, AK 99645



HANDOUT #5 **Page 4**
LAZY MOOSE RUN
CASE # 2024-048
MEETING DATE: MAY 16, 2024





HANDOUT #5 **Page 6**
LAZY MOOSE RUN
CASE # 2024-048
MEETING DATE: MAY 16, 2024



HANDOUT #5

Page 7

LAZY MOOSE RUN

CASE # 2024-048

MEETING DATE: MAY 16, 2024









HANDOUT #5
LAZY MOOSE RUN
CASE # 2024-048
MEETING DATE: MAY 16, 2024





HANDOUT #5 **Page 13**
LAZY MOOSE RUN
CASE # 2024-048
MEETING DATE: MAY 16, 2024





**HANDOUT #5
LAZY MOOSE RUN
CASE # 2024-048**

Page 15

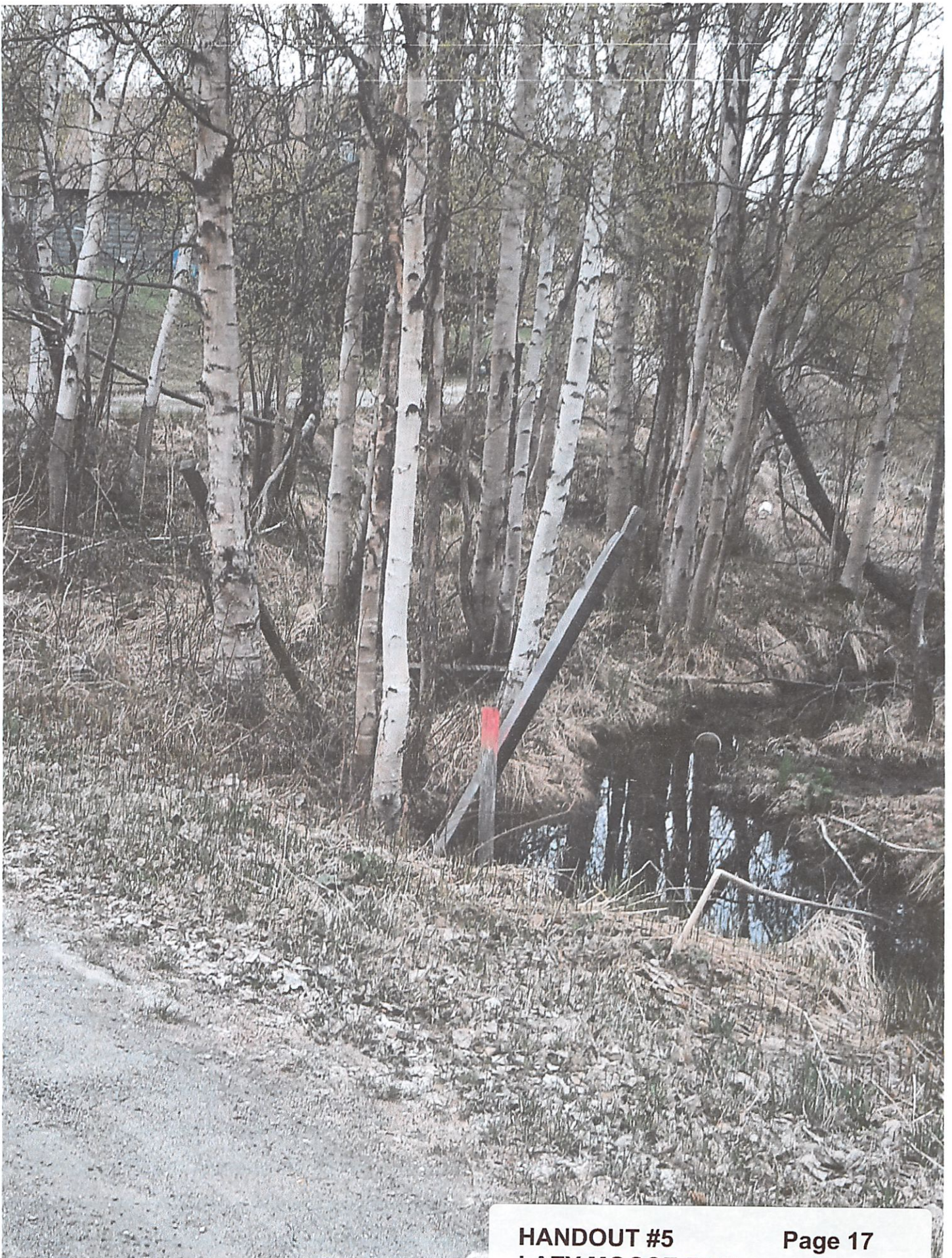
MEETING DATE: MAY 16, 2024



**HANDOUT #5
LAZY MOOSE RUN
CASE # 2024-048**

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MEETING DATE: MAY 16, 2024



HANDOUT #5 **Page 17**
LAZY MOOSE RUN
CASE # 2024-048
MEETING DATE: MAY 16, 2024





HANDOUT #5

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LAZY MOOSE RUN

CASE # 2024-048

MEETING DATE: MAY 16, 2024



**HANDOUT #5
LAZY MOOSE RUN
CASE # 2024-048**

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MEETING DATE: MAY 16, 2024



HANDOUT #5 **Page 21**
LAZY MOOSE RUN
CASE # 2024-048
MEETING DATE: MAY 16, 2024



**HANDOUT #5
LAZY MOOSE RUN
CASE # 2024-048**

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MEETING DATE: MAY 16, 2024



**HANDOUT #5
LAZY MOOSE RUN
CASE # 2024-048
MEETING DATE: MAY 16, 2024**

Page 23



HANDOUT #5 **Page 24**
LAZY MOOSE RUN
CASE # 2024-048
MEETING DATE: MAY 16, 2024

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

RECEIVED
MAY 15 2024
PLATTING

3035B01L001 39
ANTHONY NANCY L
PO BOX 3168
PALMER, AK 99645-3168

NOTIFICATION OF PUBLIC HEARING

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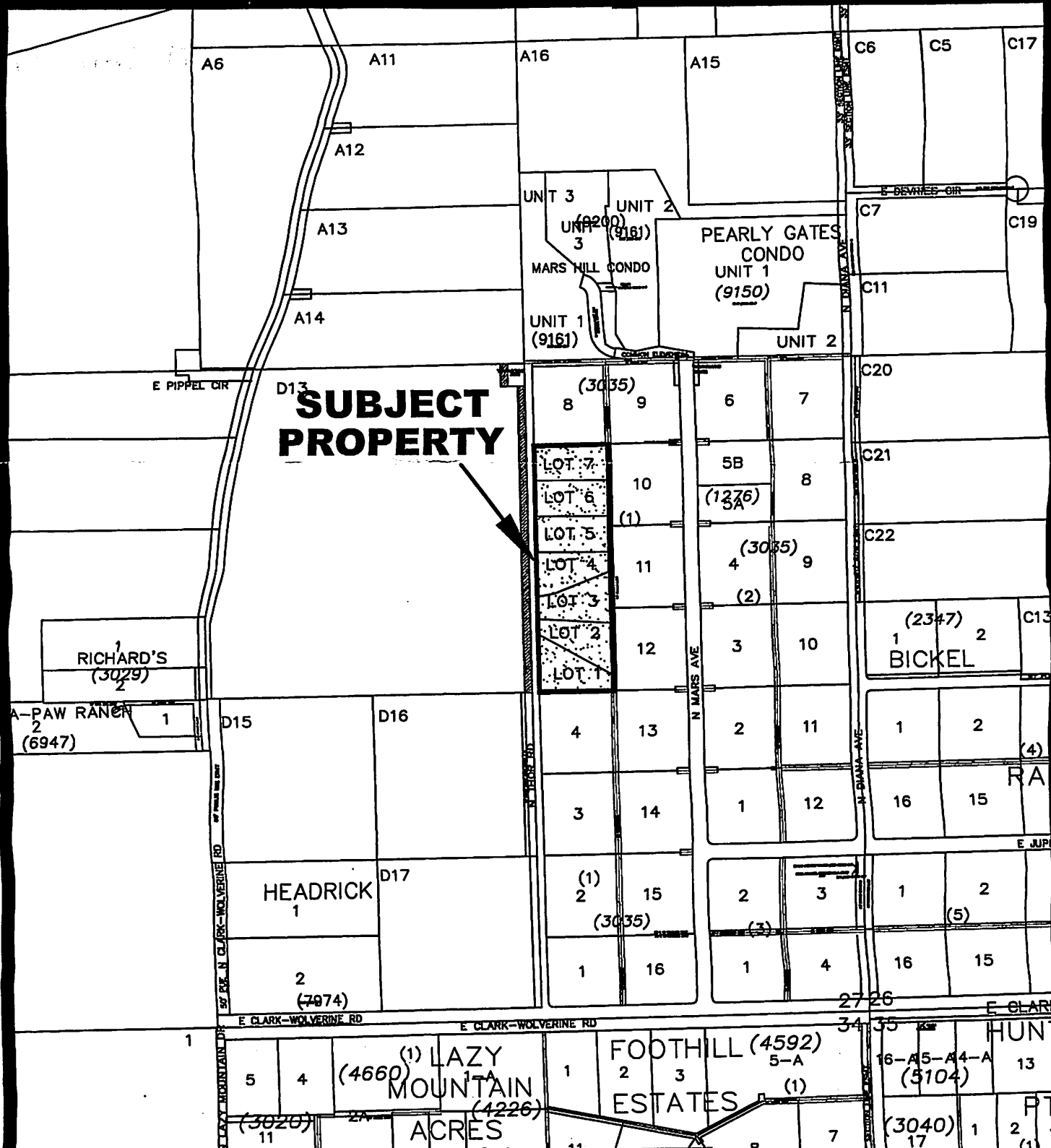
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[] No Objection [X] Objection [] Concern

Name: Nancy Anthony Address: 3055 N Thor Rd. Palmer AK 99645

Comments: I don't want to set a precedent allowing the subdivision of more lots. I think that it's important to maintain the feeling of a rural area by not having houses built so close to one another. Thor Rd is a small road and that much added traffic is also a concern.

**SUBJECT
PROPERTY**



VICINITY MAP

FOR PROPOSED LAZY MOOSE RUN SUBDIVISION
LOCATED WITHIN
SECTION 27, T18N, R02E, SEWARD MERIDIAN
ALASKA

PA 06 MAP

NOTIFICATION OF PUBLIC HEARING

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[] No Objection [X] Objection [] Concern

Name: Mark E. Webb Address: 16100 E. Mercury Ave. Palmer, Ak. 99645

Comments: I am very concerned about retaining the rural character of Lazy Mt. I have lived in the Ranchettes Subdivision, on Mercury Ave, for 30+ years. The lots in Ranchettes are about 2 1/4 acres each. The size has allowed for space for the residents in the area to have room for a rural lifestyle. The thought of allowing a "developer" to resubdivide 2 1/4 acre lots into about 1 acre lots goes against what the established residents moved here for. We do not want additional traffic, dust, and noise in our neighborhood. And if this resubdivision

Case # 2024-048 MG

Note: Vicinity map Located on Reverse Side

were to be allowed, what is to stop other "developers" from buying lots and carving up more property?

(see next attached page)

- 2 -

It is my understanding that the Comprehensive Plan for Lazy Mountain was designed to conserve open space, creating privacy, temper congestion, and create quality-living neighborhoods.

I ask that you deny any attempt to degrade our neighborhood.

*Sincerely,
Mark Webb*

**HANDOUT #7
LAZY MOOSE RUN
CASE # 2024-048
MEETING DATE: MAY 16, 2024**

RECEIVED

MAY 15 2024

PLATTING

Dear Matanuska-Susitna Borough Platting Board,

Concern:

The Hillshade layer from the Borough property map shows 3541 N Diana has 2 streams that run East to West southwest and cross many properties. During breakup and heavy rains, these waterways carry a deluge of water. The East side culvert on Diana handles most flow on that street. The East side culvert on N Mars Ave handles the flow that makes it to Mars. Further down Mars, near Ranchette 13, there is another cross-under culvert that handles further flow towards Thor and on. Historically, the flow was probably through Ranchettes 6 and 10/11, if you look at the ravines in lot D13. The properties on the West side of N Diana and West side of N Mars have few options for standing water. For example, it is uphill to reach the West culvert of N Mars on Ranchette 10. Down slope water run is toward the power line easement between Thor and N Mars. This pools SUBSTANTIAL water; as it has now where to go, it can only go down into the ground. Ranchette 11 has similar issues as well as Ranchettes on the West side of N Diana. Serious water issues currently persist between Thor and N Mars that are not properly addressed. The subdividing of Ranchettes will only further exacerbate this problem.

Concern:

The Ranchettes 5, 6, 7, 10, 11, 12 are all typical bog like surfaces if you look at the Matsugov.us Hillshade. In each of the plats, you can see that substantial fill was needed to elevate structures due to water table and drainage. Lot 10 had an initial leach field that was abandoned and an above ground leach field was placed for proper function due to water table issues. The subdividing the already subdivided Ranchettes 5, 6, and 7 will put more pressure on water issues in this area from the added elevation required to properly handle 7 additional septic systems and leach fields.

Objection:

We steadfastly object to the additional subdividing of these minimum-sized Ranchette lots. The entirety of the neighborhood is concerned AND confused by the proposal of putting a Lazy Moose Run inside the confines of the Ranchette subdivision upon 3 of the smallest lots in the community. We ardently request the Borough object to this idea that is laden with problematic water drainage issues.

We thank you for addressing our concerns,

Amanda Wolfe and Max Waddoups

**HANDOUT #8
LAZY MOOSE RUN
CASE # 2024-048
MEETING DATE: MAY 16, 2024**

Richard and Abby Pochatko
3172 N. Thor Road
Palmer, AK 99645
(907) 232-1357
abbypochatko@hotmail.com

May 15, 2024

MSB Platting Division
350 E. Dahlia Avenue
Palmer, AK 99645
platting@matsugov.us

RECEIVED
MAY 15 2024
PLATTING

To Whom It May Concern,

With regards to Case #2024-048 MG, resubdivision of Lots 5, 6, and 7 Ranchettes to be known as LAZY MOOSE RUN, we are objecting the proposed project. Please see below for reasoning.

Urban Sprawl Issues:

1. Subdividing large rural lots into smaller ones promotes urban sprawl, which can lead to the loss of open spaces, agricultural lands, and natural habitats. Cutting down more trees on Lazy Mtn could result in wind pattern changes.
2. Uncontrolled urban sprawl can strain public services, increase traffic congestion, and contribute to air and water pollution. Thor Road is already an under maintained dirt road. Added vehicle traffic will tear the road up quicker.
3. Smaller lot sizes may not align with the rural character and aesthetic appeal of the existing community. All lots on Thor Road are 1.9 acres or larger, including 10 acre and 40 acre lots. These new lots will be under 1 acre in size.

Loss of Quality of Life:

1. The increased density resulting from smaller lot sizes can lead to noise pollution, light pollution, and a general loss of privacy and tranquility associated with rural living. We chose to live on Thor Road because of the large lot sizes, tree coverage, and minimal neighbors. Adding vehicle traffic will decrease privacy passing our home.
2. Overcrowding and overuse of shared resources, such as roads and recreational areas, can diminish the quality of life for existing residents.
3. The rural lifestyle and sense of community may be compromised by the influx of new residents in a high-density development.

Dirt Road Maintenance:

1. Increased traffic due to higher population density can accelerate the deterioration of dirt roads, leading to higher maintenance costs for the community or local government.
2. Dust from heavily used dirt roads can become a nuisance and potential health hazard for residents.

HANDOUT #9 PAGE 1
LAZY MOOSE RUN
CASE # 2024-048
MEETING DATE: MAY 16, 2024

3. Upgrading dirt roads to paved surfaces may be necessary, which can be costly and disruptive to the rural character of the area.

Well and Septic Issues:

1. Smaller lot sizes may not provide adequate space for proper septic system installation and maintenance, increasing the risk of groundwater contamination.
2. High-density development can strain existing well water resources, potentially leading to water shortages or the need for costly infrastructure upgrades. The proposed lots are at the top of our road's hill. Adding multiple new septic systems and wells can greatly impact all the lower lots' wells.
3. Concentrated septic systems in a small area can increase the risk of groundwater pollution, impacting the quality and safety of well water.

Wetland Habitat Destruction:

1. Subdividing larger lots may encroach upon or destroy valuable wetland habitats, which serve essential ecological functions, such as flood control, water filtration, and wildlife habitats.
2. Wetland destruction can disrupt the delicate balance of the local ecosystem, potentially leading to the loss of biodiversity and the displacement of plant and animal species.
3. Moose, lynx, hares, fox, and multiple bird species call Thor Road home. Breaking down their habitat will cause them to disperse.

Additional Issues:

1. Negative impacts on property values, as smaller lot sizes and higher density will affect the desirability and market value of existing properties.
2. Preserving the rural character, aesthetic appeal, and sense of community that attracted residents to the area in the first place will be greatly affected with the addition to 6 new lots.

Thank you for your time.

Respectfully,

Richard and Abby Pochatko

Objections to proposed Lazy Moose Run Subdivision:

The proposed subdivision undermines all stated intent within the 2008 comprehensive plan, which as far as I'm concerned will no longer exist should this subdivision move forward. It sets a bad precedent for the future of Lazy Mountain and erodes community trust.

My wife and I purchased a house and associated property on Lazy Mountain in 2019 under the pretext that further development would be limited, maintained to no less than ranchette (2+acre) size lots (5 acres where we are). And in accordance with the 2008 Lazy Mountain Comprehensive Plan.

Seven houses, each presumably occupied by a husband/wife and one child will entail 21 additional people, at least 21 additional vehicles if not many more, along with associated RVs, campers, boats etc. This would have an enormous impact on Lazy and acutely severe to the immediate neighbors of this development. Additionally, my wife and I have livestock, as is a desirable reason to live on Lazy Mountain. We occasionally contend with neighborhood pets but have come to know those who live around us and have a cooperative understanding regarding the control of dogs and potentially costly predatory behavior. How many additional dogs will now be roaming the neighborhood between seven additional families?

Water tests were conducted in August, as I understand, however exactly when matters a great deal. If you remember, it began raining in August of last year and virtually did not stop raining clear through to winter. Our ground water is often within arms reach of the well opening.

The following is directly from the 2008 Lazy Mountain Comprehensive Plan.

- Survey results point to a recognition among the Lazy Mountain community to safeguard values that protect the existing quality of life. Scenic views, country living, agricultural activities, access to local trails and recreational areas, and privacy are high priorities for most survey respondents.
- Overall, little support was shown for increasing residential densities..... - Most respondents did not want to encourage rapid population growth on Lazy Mountain, but favored minimal (0-1% or 0 -75 people) to no population growth.
- This Comprehensive Plan gives the community a voice in the decisions made by the state, federal, and borough entities. It expresses the community voice regarding decisions that may affect Lazy Mountain. The Comprehensive Plan helps residents gain greater community control and plan Lazy Mountain's future
- Purpose of this Plan Lazy Mountain is an unincorporated community within the Matanuska-Susitna Borough (MSB) that enjoys a rural, quiet lifestyle and has a long history of agricultural and subsistence activities.

- As development occurs, concerns over ensuring water quality, protecting water availability, and maintaining privacy and open space are priorities for the community.
- This slower rate of growth is due in large part to the topographical constraints, varying water quality and availability, and limited supply of private land physically suited for development. However, there are some large tracts that could be subdivided in the future.
- Throughout the area, water sources tend to be erratic and found in pockets; which can create difficulty with obtaining good drinking water from wells.
- Strive to minimize automobile and pedestrian conflicts and create low-profile, modest parking areas.
- Goal (GI-1): Design developments that protect natural functions, (such as the recharge of ground and surface water supplies, and wildlife habitat and corridors) while respecting the needs and desires of the landowners and other stakeholders.

This development erodes Lazy Mountain community standards and trust in our community leaders. Please reconsider the proposed subdivision and help maintain our beautiful community.

Jason and Shannon Isley
2840 N Kroenung Rd
Palmer Ak 99645
907-414-7258

Matthew Goddard

From: Richard Gaffey <partychief360@gmail.com>
Sent: Tuesday, May 14, 2024 11:45 AM
To: MSB Platting
Subject: Public Comment: Pate's Province, West Lake Blvd, Big Lake

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

Thank you for the opportunity to comment on the proposed Subdivision to be known as **Pate's Province**.

I have some, what deem as serious concerns. Specifically the access as shown on the proposed plat. I see 22 driveways exiting out on to West Lakes Blvd. Without counting the existing ones to the south beyond W. Four Dog Court, 22 new driveways easily matches or exceeds those existing.

I would also like to see addressed the intentions of the developer regarding Briggs Rd./ W. Four Dog Court.

Thank you for reception to my concerns

Richard and Rita Gaffey

7159000L002, Big Lake, Alaska P.O.Box 521825, Big Lake, Alaska 99652



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NOTIFICATION OF PUBLIC HEARING

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

RECEIVED

MAY 06 2024

PETITIONER/OWNER: ROCK LLC

REQUEST: The request is to create 29 lots from Lot 3, Block 1, Harry's Place, Plat No. 2006-209, to be known as **MORNING LIGHT**, containing 33.56 acres +/- . Parcels are located east of N. Covington Street, north of E. Tex-A-Drive and E. Windy Wood Loop and will be bisected by E. Dale Drive (Tax ID# 55975000L003); lying within Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

PLATTING

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska, on the proposed **Subdivision**. The public hearing is scheduled for **May 16, 2024** 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: 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. 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/platting.

[] No Objection Objection Concern

Name: Nathan & Lauren Hall Address: 7683 N Aileron Cir, Palmer, AK 99645

Comments: The possibility of an aircraft making contact with a house has a high probability, per FAA buildings need to be set 200ft from end of runway and 20:1 vertical standard. This Advisory Circular standards and regulations pertain to lots 16, 17, 18. (mainly lot 16).

Case # 2024-053 AOB

Note: Vicinity Map Located on Reverse Side

Please consider these regulations for these 3 lots right off the end of the active runway of High Ridge landing airstrip FAA identifier 97AK as this is a huge safety concern for the entire community.

**HANDOUT #1
MORNING LIGHT
CASE # 2024-053
MEETING DATE: MAY 16, 2024**

Natasha Heindel

From: daniel miner <Daniel.Miner@hotmail.com>
Sent: Friday, May 10, 2024 2:14 PM
To: MSB Platting
Subject: Rock LLC petition 29 lots Plat no 2006-209 (Morning Lights)

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

Good afternoon,

I am emailing in response to the letter we received for public hearing on the addition of 29 lots for plat no 2006-209.

As a resident of E Windy Woods Loop in Goodwin Estates my family is strongly against the addition of this neighborhood and the access it would need from E Windy Woods Loop. Establishing these 29 lots would generate an extreme amount of additional traffic through the neighborhood that our kids and family call home, walk and play in. Not only would the additional traffic for the 29 lots being turned into residential lots (most families have 2 vehicles and this would add an additional minimum of 58 vehicles per day just from these 29 lots) but also the access it would allow from E Dale Circle and N Covington Street would generate even more through traffic from the Tex Al drive and Wolf Creek area as well.

With the lack of forward progress that has been demonstrated to create an alternative solution, roundabout or light at the intersection of N Engstrom Road and Bogard road the residents of those neighboring areas are continuing to look for alternative access with less traffic restrictions and this addition would allow for them to have that alternative through traffic through a residential area.

There is a lot of risk to public safety and the safety to our kids and neighborhood families by adding this addition.

With all that in consideration we politely decline the addition of this neighborhood with access to our quiet neighborhood we call home.

Regards,
Daniel Miner
907-354-7622

Natasha Heindel

From: Aimee Dodds <aimee.l.dodds@gmail.com>
Sent: Saturday, May 11, 2024 3:19 PM
To: MSB Platting
Subject: Dale Circle amendment (Morning Lights 2024-053)

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

Good afternoon,

We live in ge corner of Yarn Spinner Circle and Windy Woods Loop. We have an issue with water pressure in the area and water quality as well. We also already have people driving through that intersection pretty fast. We are opposed to them adding another subdivision that will cut into the area and take away from what we already have. People and construction crews already risk the children that are in yh neighborhood. I'm concerned it's going to cause issues with the problems that already exist. Please do not put an access drive through our neighborhood and allow them to destroy what resources we have. The wells are already insanely deep and we constantly are dealing with sand due to this.

Thank you,
Aimee Dodds
8021 E Yarn Spinner Cir
Palmer, AK 99645

Natasha Heindel

From: Liza Consbruck <alaskanchicky13@yahoo.com>
Sent: Tuesday, May 14, 2024 8:00 PM
To: MSB Platting
Subject: Proposed Morning Light Subdivision

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

Dear Matsu Platting Board Members,

I would like to object to your proposed road into the Goodwin Estates from Morning Light Subdivision. As seen on the map Dale Circle is the MOST obvious road access into this new subdivision. From Dale Circle one can have access to Engstrom and also the soon to be Tex-AI extension.

When we moved out here from Anchorage it was nice to be in a quiet dead-end road, one road in one road out neighborhood. We have gotten to know our neighbors, our children can play outside and we can take walks without the fear of cars speeding through. We tried to get a speed sign last summer but someone took it out and still hasn't been replaced. If this proposed road comes into our neighborhood we would have to contend with a LOT more traffic and lose our quiet neighborhood.

It seems to me that this new subdivision wants to have their cake and eat it too by having access to both Palmer AND Wasilla by cutting a unnecessary road through our neighborhood. They can wait for the Tex-AI extension, its not like this developer is going to be building all 25+ homes overnight.

Again, please do not authorize this punch through into our quiet, family-friendly neighborhood it would destroy a lot of why most of us bought here in the first place.

Sincerely,
Liza and Brent Consbruck
8119 E Windy Woods Loop

Natasha Heindel

From: Michelle Thompson <yogaonthemountainwithmichelle@gmail.com>
Sent: Tuesday, May 14, 2024 9:00 PM
To: MSB Platting
Cc: fortheotherthings23@gmail.com
Subject: FORMAL OBJECTION TO MORNING LIGHT - 16 MAY 2024

Importance: High

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

To whom it may concern,

We are the homeowners of 8050 E Windy Woods Loop (John and Michelle Thompson) and we are formally OBJECTING to the proposal being put forward by Rock LLC to create 29 lots from Lot 3, Block 1 at the top of Windy Woods Loop.

Comments: This request increases the demand on the water supply and further compromises the water for the houses that are already established at the top of the loop as their levels are already low. The home values will reflect the degradation of the environment that our tightly knit community invested in because it afforded families a respite and safe haven for their children to explore the outdoors. The request also increases our traffic which drastically increases the danger for the children in the neighborhood who do spend many hours out playing. It increases unnecessary congestion through our neighborhood as there is already access via Dale Circle AKA E Covington Circle where they are planning to build.

Thank you,
John and Michelle Thompson

Natasha Heindel

From: Sarah Harman <sarahjean37@gmail.com>
Sent: Tuesday, May 14, 2024 10:40 PM
To: MSB Platting
Subject: Morning Light Objection

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

To the board,

As residents of Goodwin Estates, we **STRONGLY** oppose adding the Morning Light access road to our neighborhood. The new road will add so much more traffic to our quiet neighborhood, and we have major safety concerns about fast drivers going up and down the hill to get to the new road.

We chose to live in this neighborhood specifically because it is secluded with one way in and out, quiet, and out of the way of traffic. All of the neighbors I have talked to also feel this way and strongly oppose the new road cutting through our subdivision.

This subdivision **ALWAYS** has walkers and bike riders going around the loop, many of which are young children and families. The proposed entrance into the Morning Light neighborhood will potentially add 60+ cars (assuming 2/new house) traveling through the neighborhood, increasing crime possibilities and making our kids not feel safe riding bikes around the loop. We love our daily walks and bike rides and will be so sad if they become less safe.

The section of Windy Woods Loop that will be used to access Morning Light is also atrocious in the winter. The road is narrow enough that on the slight curve after turning onto Windy Woods, if another car is passing by and you don't hug the car, you will get pulled into the ditch. Add in 60 more vehicles and that area will be a nightmare all winter!

The pull-off into the mailbox area is also so tight already, it's nearly impossible to have 2-way traffic there if someone is getting their mail. The mailboxes are on the section the new road users would travel, and it really would cause so much congestion and headache having 60+ vehicles going through. Most of the upper loop is still undeveloped, and when the lots up there are filled, we'll have plenty of traffic with just the Goodwin Estates residents.

Tex-AI is being extended in 2026, so there is no reason a road needs to cut through our neighborhood. There will already be access from Dale Circle. When the Tex-AI extension goes through, they will have access through that.

Please do not add this extra road into our neighborhood. We love how it is currently and strongly oppose the extra traffic/safety concerns it will bring.

Thank you,
Sarah and Chase Harman

Natasha Heindel

From: Zach Korsmo <zach.korsmo@gmail.com>
Sent: Wednesday, May 15, 2024 10:46 AM
To: MSB Platting
Subject: Objection to Morning Light connection from Goodwin Estates

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

Hello,

My name is Zachary Korsmo and I am writing my comment to the MSB Platting Division in opposition to the Morning Light connection from Goodwin Estates. I am a resident of Goodwin Estates and believe this connection to Morning Light from my neighborhood would create significant safety concerns due to increased traffic. With the future expansion of connecting the two Tex Al Roads, I believe this connection going through would cause too much congestion and traffic and put the children of our neighborhood at more risk when playing outside. Morning Light will have a high number of lots in a small area.

I am not against the development of the neighborhood itself; however, I am against the road connection from E Windy Woods Loop. I believe access to Morning Light should only be from Wasilla Fishhook just like our neighborhood only has access from Palmer Fishhook. The reason I chose to move to Goodwin Estates is because its a closed loop neighborhood.

Thank you,

Zachary Korsmo

Natasha Heindel

From: Mary Smith <polly.m.e.smith@gmail.com>
Sent: Wednesday, May 15, 2024 11:57 AM
To: MSB Platting
Subject: Fwd: Harry's Place Plat No. 2006-209

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

----- Forwarded message -----

From: Mary Smith <polly.m.e.smith@gmail.com>
Date: Wed, May 15, 2024 at 11:55 AM
Subject: Harry's Place Plat No. 2006-209
To: <plating@matsu.gov>
Cc: Chase Mildenberger <chase.mildenberger@gmail.com>

To whom it may concern,

We are writing to voice our concern about the proposal for adding 29 lots that is planned behind Windy Woods Loop.

We are concerned about our already low water pressure in this area and how the addition of 29 new wells will impact this. A study of impact seems like it would be indicated for this concern alone.

We are also concerned about the proposal to connect through into our subdivision as this will significantly increase traffic through this area. The children in our subdivision are currently able to play more safely as there is only one entrance/ exit. I know many families bought in this subdivision believing this would be an as needed access point, not a full road adding significantly through traffic and increasing risk. We would like to know what the plan would be to manage this extra traffic and prevent people from speeding down this road and through a currently quiet area? If Tex-AI is connected as planned there should not be any need to have further access through this area.

Thank you for your consideration,
Mary Smith and Chase Mildenberger
8065 E Windy Woods Loop, Palmer, AK

Natasha Heindel

From: Chase Mildenerger <chase.mildenerger@gmail.com>
Sent: Wednesday, May 15, 2024 11:59 AM
To: MSB Platting
Subject: Morning Light Subdivision

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

To whom it may concern,

We are writing to voice our concern about the proposal for adding 29 lots that is planned behind Windy Woods Loop.

We are concerned about our already low water pressure in this area and how the addition of 29 new wells will impact this. A study of impact seems like it would be indicated for this concern alone.

We are also concerned about the proposal to connect through into our subdivision as this will significantly increase traffic through this area. The children in our subdivision are currently able to play more safely as there is only one entrance/ exit. I know many families bought in this subdivision believing this would be an as needed access point, not a full road adding significantly through traffic and increasing risk. We would like to know what the plan would be to manage this extra traffic and prevent people from speeding down this road and through a currently quiet area? If Tex-Al is connected as planned there should not be any need to have further access through this area.

Thank you for your consideration,
Mary Smith and Chase Mildenerger
8065 E Windy Woods Loop, Palmer, AK

Natasha Heindel

MEETING DATE: MAY 16, 2024

From: Daniel Dahms
Sent: Wednesday, May 8, 2024 4:05 PM
To: Natasha Heindel
Cc: Jamie Taylor; Tammy Simmons; Brad Sworts; Tom Adams
Subject: RE: Holler Engineering Response to Morning Light Comments

Natasha,

Please see PD&E's comments below in red in response to Curt Holler's updated information below and attached drawings.

Daniel Dahms, PE
Department of Public Works
Pre-Design and Engineering Division

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, April 24, 2024 11:06 AM
To: Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>
Subject: Holler Engineering Response to Morning Light Comments

From: Curt Holler <holler@mtaonline.net>
Sent: Wednesday, April 24, 2024 10:56 AM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Cc: Gary LoRusso <garyl@mtaonline.net>
Subject: Morning Light

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

Hello Amy-

1 Attached are 2 drawings which are likely new to you. Apparently the 9 sealed copies of my 3 different drawings were not sorted, so each of the 3 original soils reports had 3 copies of the same drawing, and was missing the other 2 drawings. I have also updated one drawing to reflect the new Morning Light Circle street name change. You will receive original copies later today, sorry for the trouble! Thank you for supplying the new drawings. The plan and profiles appear to meet SCM standards and are acceptable to Public Works.

2 As for the traffic methodology, virtually all of the subdivision projects in the immediate area were my road projects, and I am familiar with local traffic patterns, having visited all of those sites numerous times. We previously constructed a similar tie-through on the north end of the Aurora Ridge project, and actual through traffic was minimal, as had been predicted. When you create another option for ingress/egress, some lots on each side of the tie-through will use the option and you have opposing direction traffic counts, which tend to balance out the flow on either access. It really depends on where the driver's destination is; for some lots near the center their trips will be split. This is modeled by estimating where the "split line" is, and adjusting lot/traffic counts accordingly. On average, drivers will select an option based on destination, length, # of intersections, # of driveways, and ease of access at the collector road (E.G. no stoplight left turn), even the time of day. My drawing included extra circles and arrows near the split line indicating the traffic splits, happy to discuss any of this in a phone call. PD&E is concerned that the amount of through traffic going

through internal subdivision streets is underestimated in the ADT estimate. Please provide a more comprehensive explanation of your traffic methodology, particularly how the amount of cut-through traffic going to various destinations was determined. Some factors to consider are trip times, school boundaries, and work destinations. For example:

A traveller going from Grizzly Hills wishing to reach Palmer will have two options once this cut-through is created:

- A) Travel from Grizzly Hills to Palmer using cut-through and then Palmer Fishhook – 15 minutes
- B) Travel from Grizzly Hills to Palmer using Wasilla Fishhook (existing route) – 23 minutes

A traveller going from Goodwin Estates wishing to reach Shaw Elementary will have two options once this cut through is created:

- A) Travel on from Goodwin to Shaw through cut-through – 11 minutes
- B) Travel on from Goodwin to Shaw using Palmer Fishhook (existing route) – 17 minutes

3. It is unlikely Windy Woods will ever experience over 1000 ADT, even if there is substantial development in Grizzly Hills. My map indicated only 82 lots including Morning Light and 5 from Grizzly Hills, so it would require another 18 Grizzly lots to head east. The Covington/Tex-Al option provides a higher order road with few driveways or intersections, and offers 2 options for the ultimate access point (Wasilla Fishhook and Engstrom). There is little in the way of schools, churches or shopping near the access of Tex-Al and Palmer Fishhook, so much of the east traffic will be headed to shopping or work in Palmer or Anchorage, and much of the west traffic would be expected to have a more local destination. Future development of Tex-Al connection will make the Covington option even more attractive for Grizzly residents; faster and more direct with 3 options; it may even increase the number of lots within Morning Light heading west. **See analysis above as to why travelers may choose the cut-through open over Covington/Tex-Al when travelling to Palmer from Grizzly Hills (before the Tex-Al connection is made).**

Thanks,

Curt Holler PE
Holler Engineering
3375 N Sams Drive
Wasilla AK 99654
(907) 376-0410
(907) 232-0510

“Subject: Re: RFC Morning Light #24-053

Hello,

Submit a plan and profile for Morning Light Circle. Update ADT estimate to include all of Grizzly Hills Master Plan and include information on how the traffic routing was determined. Windy Woods Loop is classified as a residential subcollector street and is limited to an ADT of 1000. If the updated ADT estimate shows Windy Woods Loop going over 1,000 ADT, there should be a condition of approval that would delay recording of certain phases until the TIP21 Tex-Al Drive project is completed and open to traffic.

Thank you,

PD&E Review Group”