

Jesse Curlin

From: Alia Davis <aliamdavis@gmail.com>
Sent: Sunday, December 31, 2023 1:27 AM
To: MSB Platting

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

I live at 6140 E Eek St, Wasilla AK 99654. We didn't get a notice about the Shadowridge subdivision. We have some major concerns. The traffic on eek street is already something that the street can't handle with the school being there. So let's add more houses to a very congested area. That sounds like a great idea. Then what they tried to punch through the back of our property. They have tried to survey before for our property and we have a major issue with that. We have creek frontage running through out the back of our property and we own both sides. In order for them to build anything closer to our property which seems to be their eventual goal would have to build near lake front and creek front. I mean is this why there's a huge push to get the laws changed to reduce the water set back?! There are bald eagles live on the property they're trying to build on. There are salmon that spawn in the creek. And there are tons of other wild life that depend on the creek. The creek also feeds from finger lake into cottonwood lake. Which then feeds all the way into Wasilla Lake. They're literally talking about building almost on top of the creek. What kind of environmental impact is that going to have on the wildlife, the spawning salmon, the lakes. I think this idea is completely ludicrous. And it should be stopped. It only economically benefits a family and a developer. It doesn't benefit the community whatsoever, it doesn't benefit the environment at all, in fact it's most likely going to devastate it, and the infrastructure can't support more traffic to that small congested area. And people who live on Eek are the ones who will suffer. I already can't get off my driveway half of the time. And this road is maintained by the borough. Put a stop to it. Please.

Thank you
Alia Davis

Jesse Curlin

From: Rod Hanson <rod@nlakes.cc>
Sent: Wednesday, January 3, 2024 11:59 AM
To: MSB Platting
Cc: North Lakes Community Council (board@nlakes.cc)
Subject: North Lakes Community Council Comments - Shadowridge Subdivision

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

My name is Rod Hanson, I live in the Shaw's Tri-Lakes Subdivision off of Bogard Road and I am the President of the Board for North Lakes Community Council (NLCC); Please consider the following input for the January 4, 2024 Platting Board Hearing on the Shadowridge Subdivision.

Inadequate timing of Public Notice for Community Councils

We received the Public Notice for the February 4, 2024 hearing on December 22, 2023, several days after our December 14 monthly meeting. It was not until the Meeting Packet was published on the Platting Board web-page that we had access to the other background materials for today's discussion of the Shadowridge Subdivision.

The MatSu Borough expects the Community Councils to be involved in these reviews and to provide community perspectives into the process. We do this by

- sharing information with our area residents
- gathering input from members through emails and social media
- including agenda topics in our Monthly NLCC Membership meetings to determine the position the NLCC will take in response to MSB requests for our input.

This is yet another example of inadequate time being provided to Community Councils to gather and provide meaningful input. This hearing is being held prior to our January NLCC meeting scheduled for January 25, 2024.

We've raised this concern before and, once again, we request the MatSu Borough revise the process and timing by which Community Councils are provided public notice to assure adequate time for meaningful input.

NLCC Perspective on the Shadowridge Subdivision

The NLCC has not yet held a formal vote, required by our bylaws, to establish a position on approval of this variance request. As such, my following comments are my own. I will assure this subject is included in the agenda for our January NLCC Membership meeting and that the ultimate position of the NLCC is provided to the MatSu Borough no later than January 31, 2024. I will also assure that the outcome of this hearing is shared, with context, to our area residents.

My personal comments

I have reviewed all of the public comments that have been published on this subject. I have also reviewed, in some detail, the correspondence between the MatSu Borough and the Petitioner regarding not only the requested construction variances, but overall approval of the Shadowridge Subdivision.

1. Regarding the specific variance requests of the petitioner with regard to roadway horizontal alignment, I agree with the MSB staff recommendation that the variance be approved.

2. I agree with the MSB staff recommendations to approve the preliminary plat based on bringing Ridgewater street and the bridge up to Borough standards (all the way from the intersection with Eek street to the planned T-Turnaround). This helps assure safe access by emergency and maintenance vehicles. This is to include redésign of the bridge approaches and redesign of the turnaround to be outside of any designated wetland area.
3. I take note of traffic forecasts that have been done and the evaluation of Eek Street as a Sub-Collector and now the entire length of Earl Street being brought up to Collector status.
4. While not part of this subdivision, I am already concerned about the level of traffic and the unsafe intersection at Earl and Bogard. Additional traffic simply adds to the urgency for the MSB to address this on a more long term basis.
5. I've reviewed the survey report delimiting the buildable area on each lot and the areas defined as usable for purposes of septic systems. All areas respect the setback requirements from wetlands and water bodies, including Cottonwood Creek. I agree with the MSB condition of approval that a new wetlands delineation report be submitted before any construction of a fill pad on lot 1.

In summary, I support proceeding with the variance approval and the subdivision development as long as there is full compliance with the conditions of approval outlined by the MSB.

Thank you,

Rod Hanson
907-841-8735

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

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PLATTING

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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 to create 8 lots from the east 60' of the south 600' of the SE1/4 NE1/4 Sec. 32, T 18N, R. 1E, SM, AK, U.S. Gov. Lot 1 and N1/2 of U.S. Gov. Lot 5 Sec. 32, T.18N. R.1E. SM, AK, Except therefrom the west 660' of U.S. Gov. Lot 1 and U.S. Gov. Lot 6 and N1/2 of U.S. Gov. Lot 7 Sec.33, T.18N, R.1E. SM, AK excepting therefrom a portion of U.S. Gov. Lot 6 described in 2021-017480-0, to be known as **SHADOWRIDGE**, containing 68.81 acres +/- . All proposed lots will access 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 #6. ****This case was continued from the November 17, 2023 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 **January 4, 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, **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: Alechia Nordstrom Address: _____

Comments: This entire thing has been mis-managed from the get go. This is a huge safety concern & liability. This needs to be stopped & put to bed. It's gone on far too long.

Case # 2022-052 CC

Note: Vicinity Map Located on Rever

HANDOUT #3
SHADOWRIDGE
CASE # 2022-052
MEETING DATE: JANUARY 4, 2024

Jesse Curlin

From: Craig Hanson <ceh@hlsalaska.com>
Sent: Tuesday, January 2, 2024 9:26 AM
To: Jesse Curlin
Subject: Re: Staff Report 2024 - Shadowridge

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

Good morning, Jesse,

Just a couple minor issues that we should resolve with this Staff Report:

- 1: page 2, paragraph 2...the last sentence should be deleted ("Road is only being constructed to 60 ft south of..."). That was from an earlier design. Ridgewater will be certified down to the new turnaround now.
2. COA for Subdivision: # 3: remove that same said reference to "60 ft south of..." and just say "Construct and Certify to the proposed turnaround...". That 60' south of comment was from an older design when we were only going to certify down to the bridge. Now we are certifying much further. down Ridgewater.
3. COA for Subdivision: # 3c) remove "Certify that Eek street meets the requirements for a residential subcollector road" . We have already shown that the current classification of this road is already sub collector and as the current action is not changing this the petitioner is not responsible for upgrading or certifying it.
4. COA for Subdivision: # 3c) This item should also be changed to state that Ridgewater street must be certified to meet residential road requirements only to the new turnaround. As it currently reads, we would need to certify the entirety of that road and this is not the case.
5. COA for Subdivision: # 3b) should be removed, we already provided the design with vertical curves leading into the approaches
6. COA for Subdivision: # 5) This should refer to Lot 1 Block 2, not Lot Phase 2.
7. COA for Subdivision: # 6) this COA should be removed. DPW has requested that we " minimize the impacts to wetlands, perhaps by moving the cul-de-sac further south". Petitioner is open to considering such a change and will certainly work with DPW in deriving a good design. But this does not necessarily mean moving it out of the wetland in it's entirety. The Corps of Engineers regulates and in some cases allows fill of wetlands. There is no justification at this point to preclude the petitioner from working with the Corps of Engineers on this design and possibly filling in the wetlands under their guidance, to come up with a good solution for the road.

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

---- On Fri, 29 Dec 2023 11:24:07 -0800 Jesse Curlin <Jesse.Curlin@matsugov.us> wrote ---

Hi Craig,

The report was too large to email.

The link below will take you to it.

[Staff Report for Shadowridge 2024](#)

Sincerely,

Jesse C. "Chris" Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873

RECOMMENDED CONDITIONS OF APPROVAL FOR SUBDIVISION:

Staff recommends approval of the preliminary plat of Shadowridge, SEC 32 & 33, Township 18 North, Range 01 East, Seward Meridian, Alaska contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Construct and Certify N. Ridgewater Street to the proposed T-Turnaround to MSB residential standards.
 - a) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff.
 - b) Certify that Ridgewater Street meets the requirements for residential road as outlined in the 2022 SCM to the proposed turn-around.
 - c) Arrange Pre-Final and Final inspections with DPW per SCM F01.6 and F01.7, submit Final Report to Platting per F01.8, and obtain a Certificate of Construction Acceptance from DPW per F01.9
 - d) Submit as-built of street, T-Turnaround, and drainage improvements once construction is complete.
4. Submit updated soils report after grading/filling complete.
5. Submit a Wetlands Delineation before constructing a fill pad on Lot 1, Block 2.
6. Grant a 15' Utility Easement on each side of N. Ridgewater St.
7. Pay postage and advertising fees.
8. Show all easements of record on final plat.
9. Submit recording fees, payable to Department of Natural Resources (DNR).
10. Submit final plat in full compliance with Title 43.

HANDOUT #5
SHADOWRIDGE
CASE # 2022-052
MEETING DATE: JANUARY 4, 2024