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Matanuska Susitna Borough Planning Commission:

June 9, 2021

The Meadow Lakes Community Council is hereby voicing its opposition to the Conditional Use Permit for Parcel 17N02W10C001, which proposes a gravel pit on Sylvan Road. **The proposed pit is in contradiction to major articles in the Meadow Lakes Comprehensive Plan:**

- 1) **“Town Center Site:”** This parcel is part of the Town Center as designated in the Comprehensive Plan. The plan specifies that the Town Center should be designed for Commercial, Residential and Public Use. The plan **discourages “large scale industrial activities.”** (Comp Plan page 49)
- 2) **“Protection of Nature Features and Open Space.”** The parcel is bisected by one of the creeks of the Cook Inlet Wetlands System. This creek and others form a system of wetland features which are described in the ML Comprehensive Plan as significant wetland assets in Meadow Lakes. It is unlikely that setbacks of 100 feet will adequately protect this wetland area. **“Compliance with US Army Corp of Engineers wetland policies is required in any actions that adversely affect wetlands.”** (Comp Plan page 63)
- 3) **“Insurance of Quality of Water Table.”** Property on three sides of this parcel is residential. Allowing gravel mining on this parcel will have the very serious potential to harm the local water supply. (Comp Plan pages 93-94)

**Traffic along Sylvan:** Sylvan is designated as a minor collector road by the Mat-Su Borough. It is not adequate to handle the possible traffic of up to 500 trucks (1000 round trips) a day as listed in the CUP. Of particular concern is the school with an enrollment of 200 students, located in the mall at the Parks intersection. The exit on Sylvan from the school is the primary route for egress and ingress for school buses and parent traffic. Children from the school walk along Sylvan to reach their homes on Knox, Blondell, Tim, Sun Ridge, and Joe’s Drive.

This project will create noise, dust, odor, and result in devaluation to properties along Knox Drive (19 properties), Full Curl Circle (23), Blondell Drive (28), Tim Drive (3), W Sun Ridge Circle (26), and Joe’s Drive (32). The Mat-Su Borough’s My Property site lists a total of 131 residential properties on those roads, abutting the proposed pit. Allowing a gravel mine as proposed would create an unhealthy and dangerous situation in the neighborhoods listed and along Sylvan Road. **We strongly urge that this Conditional Use Permit be denied.**

Sincerely,

A handwritten signature in cursive script, appearing to read 'Camden Yehle'.

Camden Yehle, President  
Meadow Lakes Community Council

- Rural Residential
- Residential Collector Road Corridors
- Parks Highway Corridor
- Town Center
- Watersheds & Stream Corridors
- Baldy/Open Space
- Community Council Boundary
- Parks Highway
- Alaska Railroad
- Alaska Mental Heath Trust land

