

Date: January 18, 2006

To: MOA Platting Board

From: Turnagain Community Council Board of Directors

Subject: S11438-1 Simonson Homestead - Notice of Reconsideration

The Turnagain Community Council Board of Directors met on January 14, 2006 and reviewed the January 4th actions of the Platting Board. The Board also discussed findings from a January 12th Community Meeting regarding Pump Station 10, the AWWU project which is planned to be constructed on Tract A of the subject property.

We would first like to thank the Platting Board for reconsidering the actions of January 4. Prior to the January 4th Platt hearing, we believed that development could be accomplished on Tract B without further Public Hearing. We understand this issue will be addressed at the February 1st hearing with a condition that any development on Tract B will be subject to a future Public Hearing.

Another issue we would like addressed is the 60 ft width of the easement across Tract A to Tract B. The existing Pete's Place ROW is 30 ft and will contain a 24 ft road. We request that the easement across Tract A be reduced to match the existing Pete's Place ROW of 30 ft. This would permit Pump 10 to be moved further from the Coastal Trail and would mitigate some impacts of this development.

We want to express our sincere thanks for your decision to maintain a buffer along the Coastal Trail and requiring a separate linked trail from Marston Drive to the Coastal Trail. The original design by AWWU did not have a separate trail, i.e. the trail and road were combined. Pursuant to a directive of the Platting Board, Alternate 1, which was presented to the Community by AWWU on January 12 at a PS10 public meeting, includes a separate 8 ft trail linking the Coastal Trail to Marston Drive. Pete's Place is designed as a separate 24 ft road. Traffic to PS 10 and driveway traffic to lots on Pete's Place would now be separated from the access trail all the way to Marston Drive. This is an issue that was very sensitive to the neighbors and was a safety issue that appears to now have been resolved thanks to your intervention.

Thank you for addressing these issues. Your actions will have a positive impact on our community.

Regards,

Mark C. Wiggin

Turnagain Community Council President