

Dear Fellow Members of South Fork,

For those of you who do not know me, my name is Richard Wight. My wife, Janelle, and I, along with my brother, Michael, and his wife, Rachel, are the owners of the vacant land and the proposed new plat on Bernard. For us, this project is about creating our future homes where we wish to live and raise our families.

We have been working with the Municipality since last August to find a solution that both improves the community and is financially realistic. While we would like to be able to build the entire length of Bernard Drive, it is simply unfeasible due to the tremendous standards required by Municipal Code Title 21. As some of you know, several professional developers have tried and failed to make this financially viable, even when subdividing the area into 19 or more lots. The physical geographical layout and the soils of the area are just that challenging and unique.

Given this reality, we are focusing on improving whatever we can. We do not want this land to continue to be a dumping ground as it has been for many years. With the proposed plat heard by the Platting Board on April 4th, we thought we had found a solution that would satisfy the requirements of the Municipality and meet the needs of the community while remaining within our capabilities as a family.

At the Community Council meeting on April 5th, we discussed several options for moving forward. Specifically, we explored the ideas of building the right-of-way to driveway standards and seeking support from Chugiak/Birchwood/Eagle River Rural Road Service Area (CBERRRSA). I have reached out to the Municipality since then to investigate those ideas further. Unfortunately, Private Development and Planning were both adamant that they would not allow driveway standards. On speaking with CBERRRSA, we learned that this is outside the scope of what they do. This is the same thing that the South Fork CBERRRSA representative told us at the April Community Council meeting.

Although the Platting Board approved our plat on April 4th, they did not grant us a variance on the road construction. As such, in order for the plat to be finalized, they would require us to build the road up to the start of the Alaska Mental Health Trust land. Unfortunately, as previously mentioned, the uniqueness of this property, with its drainage, soils, and inclines, makes building the whole road cost prohibitive. This does not affect the use of Bernard Drive; the right of way will remain in place for egress and public use. Please note that the Alaska Mental Health Trust land section connecting Bernard to Hiland does not belong to us and is not part of this plat.

I am writing this letter because we received notice from the Municipality that the Platting Board has decided to reconsider their April 4th vote on the variance for the complete road construction. This is not something that we requested. We want the community to be aware of this decision to reconsider and, because it will occur before the next Community Council meeting, we thought that this letter would best ensure everyone was informed. If the community is interested in having an additional community meeting before the next scheduled meeting on May 3rd, we would welcome that idea.

We want to live in this community alongside you and we are committed to working together to make this road safe and accessible regardless of the outcome of the Platting Board meeting. I don't have any information about this meeting that I haven't already shared, but if you have questions for us about the plat or our intentions with the property, please call or e-mail me. Any ideas or suggestions on how to make this work are also welcome. My e-mail address is [rjwight@gmail.com](mailto:rjwight@gmail.com) and my cell phone is (907) 351-3835.

Sincerely,

Rich