

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

RECEIVED
APR 20 2023
PLATTING

2990B02L002-B 36
RICHMOND GORDON E & C D
PO BOX 3104
PALMER AK 99645-3104

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: NANCY J. MOORE

REQUEST: The request is to create two lots from Tax Parcel D16 (MSB Waiver 72-44) to be known as **MOOSE RANGE**, containing 79.83 acres +/- . Parcel is located east of N. Palmer-Fishhook Road and north of E. Boyd Road. Access is from a 100' wide Section Line Easement and petitioner will construct a street with a temporary turnaround (Tax ID# 18N01E02D016); lying within the Section 02, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at the MSB Public Safety Building/Fire Station 6-2 (KGB), 4568 S Knik-Goose Bay Road, Wasilla, Alaska, 99654, on the proposed Subdivision. The public hearing is scheduled for May 4, 2023, 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

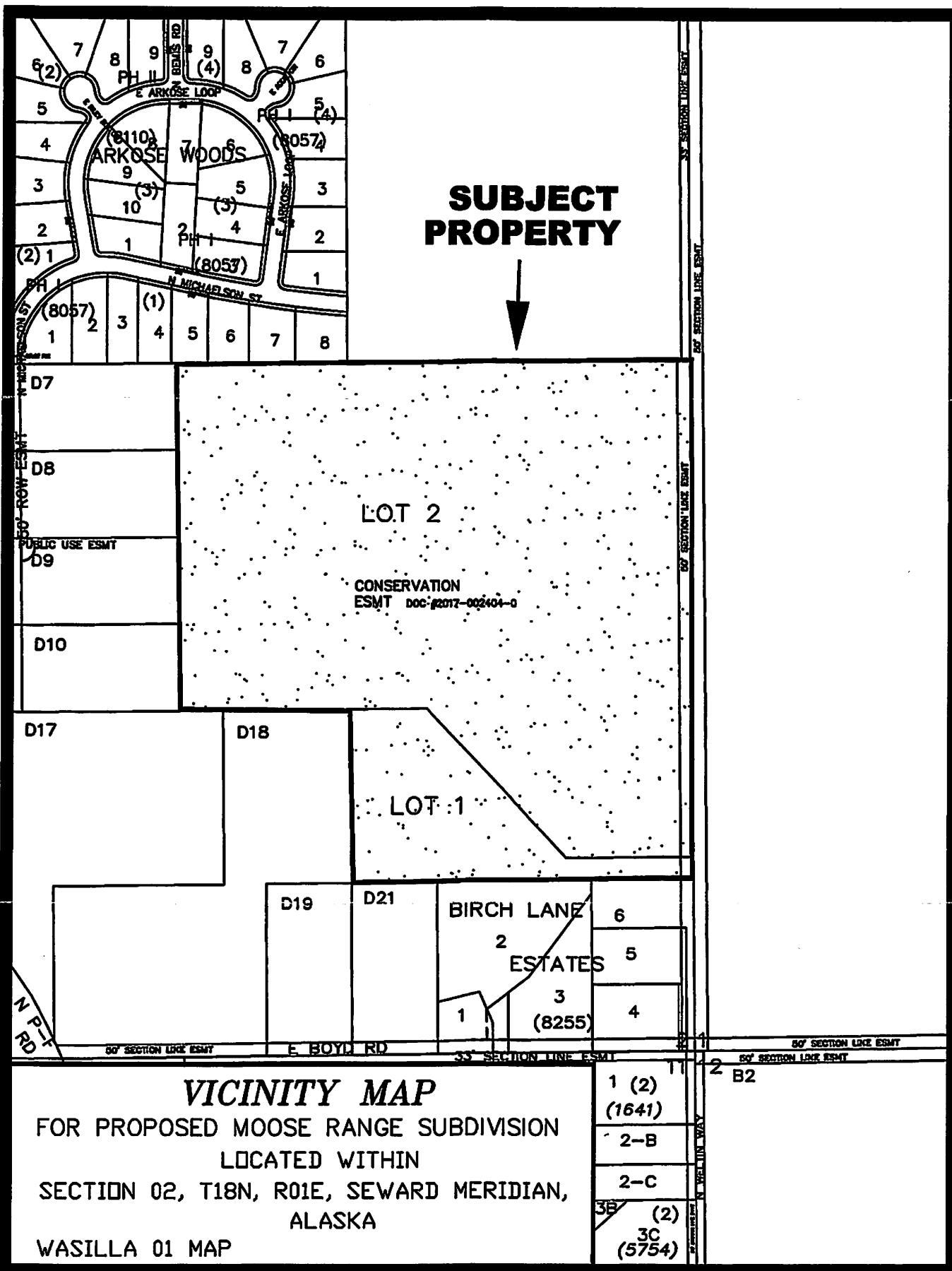
Name: Cindy Reeb Address: P.O. Box 3104, Palmer 99645

Comments: _____

Case # 2023-031 AOB

Note: Vicinity Map Located on Reverse Side

HAND OUT #1
MOOSE RANGE
CASE #2023-031
PAGE 1 OF 1



**SUBJECT
PROPERTY**



LOT 2

CONSERVATION
ESMT DOC #2017-002404-0

LOT 1

BIRCH LANE
ESTATES
1 2 3
(8255)

VICINITY MAP

FOR PROPOSED MOOSE RANGE SUBDIVISION
LOCATED WITHIN
SECTION 02, T18N, R01E, SEWARD MERIDIAN,
ALASKA
WASILLA 01 MAP

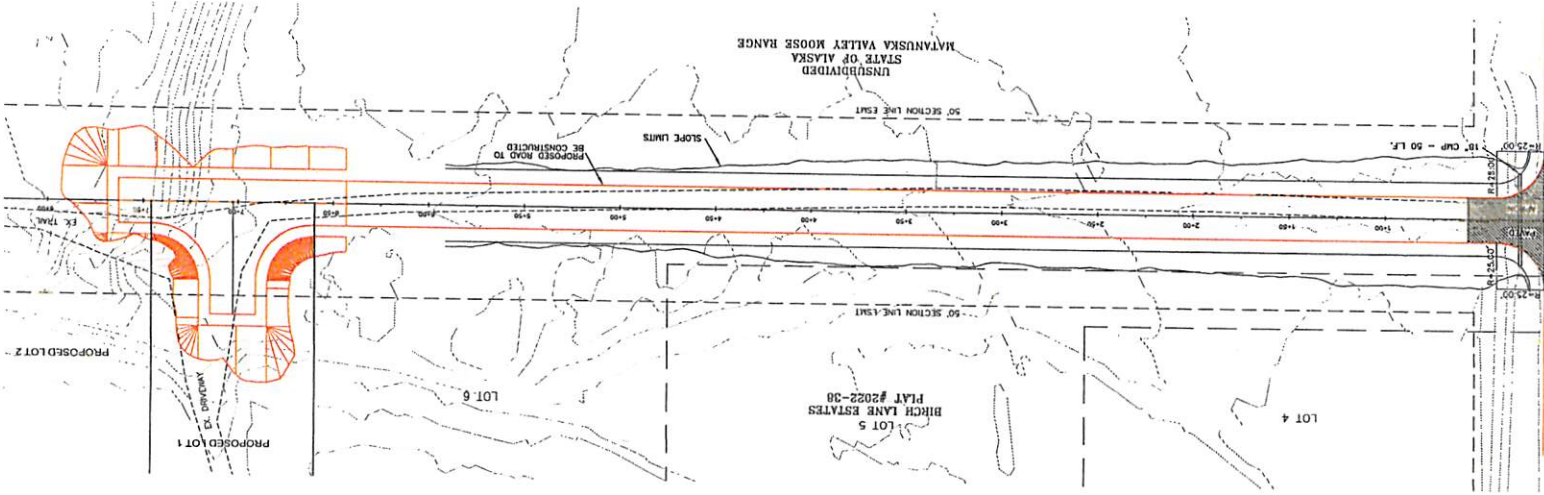
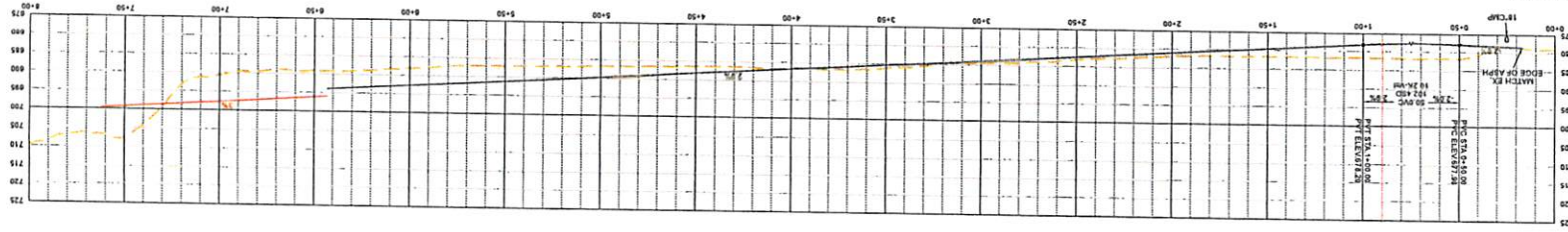
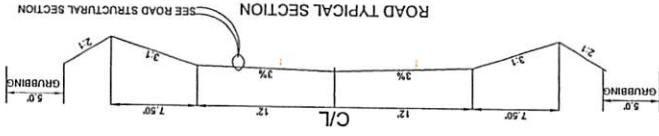
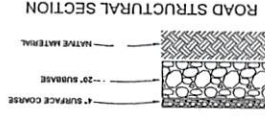
1 (2)
(1641)
2-B
2-C
3B (2)
3C
(5754)

B2

5/4/23 MEETING

ENGINEER
MAX A. SCHILLINGER
ALL POINTS NORTH
17000 MATANUSKA RD.
PALMER, AK 99645

Volume by Trigonometry (Planes)
Easting: 221653.33
North: 221653.33
Calculation: 2.0000 C.Y.
Area in C.Y.: 0.00 Acres
Total Volume: 1.12 Acres
Average Cut Depth: 2.00 feet
Cut to Road: 1.00
Average Fill Depth: 2.00 feet
Fill to Road: 1.00
Volume Change Per 1 ft: 100.0 C.Y.
Elevation Change by Road: 0.20
Elevation Change by Road: 0.20
Elevation Change by Road: 0.20
Cut to Road: 1.00
Fill to Road: 1.00
Average Cut Depth: 2.00 feet
Average Fill Depth: 2.00 feet
Total Volume: 1.12 Acres
Area in C.Y.: 0.00 Acres
Calculation: 2.0000 C.Y.



PLAN AND PROFILE
Moose Range Subdivision
A SUBDIVISION OF THE
Moose Range Subdivision
T18N R1E, SEWARD MERIDIAN
SECTION 2
CONTAINING 78.83 ACRES
LOCATED WITHIN THE SEPA, SECTION 2, T18N, R1E, S.M.
PALMER RECORDING DISTRICT, ALASKA
DWM: 3-2-2023
SCALE: 1"=20'

Amy Otto-Buchanan

From: Lloyd Tesch <lloydtesch@gmail.com>
Sent: Wednesday, May 3, 2023 12:10 PM
To: MSB Platting
Cc: Lloyd Tesch
Subject: Public Comment on Thunderbird's Lair

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

Matanuska-Susitna Borough
Platting Division
350 E. Dahlia Avenue
Palmer, AK 99645

Dear Members of the Matsu Borough Platting Board,

As adjacent property owners we are writing to submit our public comments regarding the proposed platting action for Thunderbird's Lair. The plan entails creating eight tracts from Tax Parcel B2, Section 29, and Tax Parcel A1, Section 30, spanning an area of 135.86 acres +/-.

Regrettably, we did not receive the mailed notice of the public hearing, which hindered us from submitting our comments earlier. Nonetheless, we appreciate the opportunity to provide our input on this matter.

Firstly, we request a 15' utility easement dedication along the north boundary of tract A, similar to the one proposed along the southern boundary of tract D. We believe this would be a reasonable and necessary requirement to ensure proper access to utilities and maintenance for the area. We also note that this utility easement would connect to an existing easement in the Goose Creek Recreational Subdivision.

Secondly, we have concerns about the lack of practical access to tract B and its potential impact on neighboring property owners. The proposed platting action could cause significant inconvenience to nearby residents. We urge the petitioner/owner to explore alternative access options that will not negatively affect the surrounding properties.

Thirdly, we suggest that the proposed public access easement along Goose Creek be dedicated for pedestrian use only. Our concern is that the development of a motorized trail directly adjacent to the creek will result in the degradation of riparian ecosystems and water quality. The existing trail that crosses proposed tract C is generally set back from the creek but motorized use has degraded or destroyed vegetation in the few areas where it is directly adjacent to the creek. A pedestrian-only access easement would be a more environmentally responsible option, preserving the natural habitat and ensuring that the creek remains a safe and enjoyable destination for fishermen and hikers.

Lastly, we strongly recommend a conservation setback along Goose Creek to preserve the natural habitat and protect the water quality of the area. It is worth noting that the neighboring Goose Creek Recreational Subdivision has a 200' building setback, which has helped to preserve the area's natural beauty and promote sustainable development practices. A conservation setback would help to mitigate any potential negative effects of the development on the surrounding environment.

In conclusion, we urge the petitioner/owner to carefully consider these comments in their decision-making process. We appreciate your attention to this matter and look forward to a favorable outcome that is beneficial to all parties involved.

Sincerely,

Lloyd and Jennifer Tesch

Goose Creek Recreational Area
Block 2, lots 1 and 2

HANDOUT #1
THUNDERBIRD'S LAIR
CASE 2023-007
MEETING DATE: MAY 4, 2023