

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

RECEIVED  
AUG 29 2023  
PLATTING

5121B02L010 101  
CAULKINS FRITZ PATRICK CAULKINS JOANNE HARTLEY  
2295 N FILLY CIR  
WASILLA AK 99654-3572

### NOTIFICATION OF PUBLIC HEARING

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

**PETITIONER/OWNER: PRECISION HOMES LLC & BENNETT J. & RHONDA A. DURGELOH**

**REQUEST:** The request is to create seven lots from Tax Parcel C7 (Parcel #3, MSB Waiver 76-4, recorded 79-245w) and create a 60' X 60' Public Use Easement on Tract 6, Kelton's Knob Hill, Plat No. 2006-98, to be known as **KELTON'S CIRCLE**, containing 15.82 acres +/- . Petitioner is applying for a variance from MSB 43.20.120(A)(1) Legal Access and MSB 43.20.140(A)(1) Physical Access. Parcels are located east and south of N. Wasilla-Fishhook Road. Access is from N. Kelton Knob Circle, which is currently unconstructed (Tax ID#s 18N01W35C007/1384000T006); lying within the SW ¼ Section 35, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at 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 **September 7, 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](mailto: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](http://www.matsugov.us/boards/platting).

[ ] No Objection ☒ Objection [ ] Concern

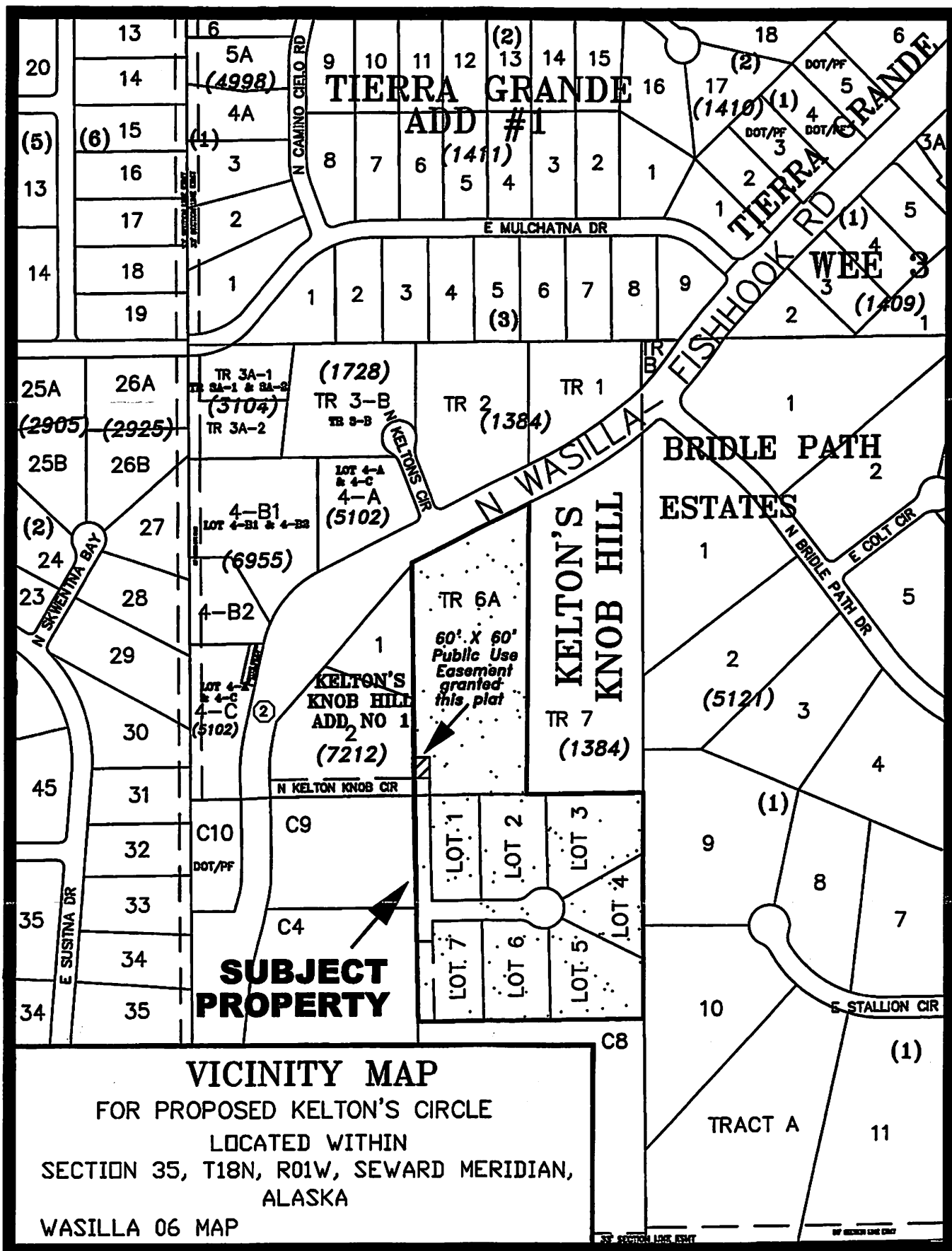
Name: Fritz Caulkins Address: 2295 N. Filly Cir. Wasilla AK. 99654

Comments: Septic system concerns. The lots are too small.  
Should require a community septic system.

Case # 2023-061 AOB

Note: Vicinity Map Located on Reverse Side

HANDOUT #1  
KELTON'S CIRCLE  
CASE # 2023-061  
MEETING DATE: SEPTEMBER 7, 2023





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

RECEIVED  
AUG 31 2023  
PLATTING

1168B05L003 141  
DIAS FRANK A JR & LINDA T  
824 E AGATE LN  
WASILLA AK 99654

### NOTIFICATION OF PUBLIC HEARING

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

**PETITIONER/OWNER: PRECISION HOMES LLC & BENNETT J. & RHONDA A. DURGELOH**

**REQUEST:** The request is to create seven lots from Tax Parcel C7 (Parcel #3, MSB Waiver 76-4, recorded 79-245w) and create a 60' X 60' Public Use Easement on Tract 6, Kelton's Knob Hill, Plat No. 2006-98, to be known as **KELTON'S CIRCLE**, containing 15.82 acres +/- . Petitioner is applying for a variance from MSB 43.20.120(A)(1) Legal Access and MSB 43.20.140(A)(1) Physical Access. Parcels are located east and south of N. Wasilla-Fishhook Road. Access is from N. Kelton Knob Circle, which is currently unconstructed (Tax ID#s 18N01W35C007/1384000T006); lying within the SW ¼ Section 35, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at 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 **September 7, 2023**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

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☒ No Objection [ ] Objection [ ] Concern

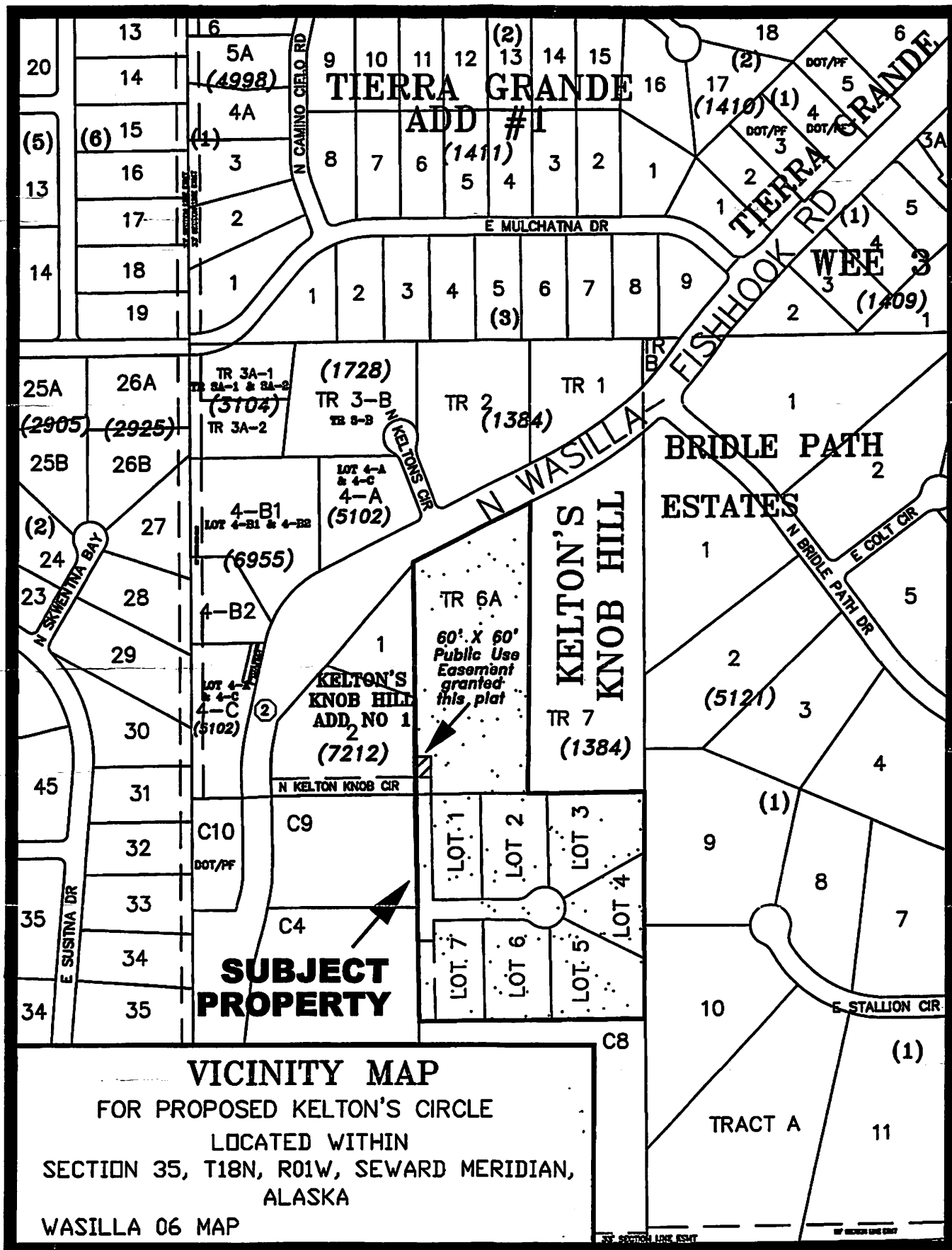
Name: \_\_\_\_\_ Address: \_\_\_\_\_

Comments: \_\_\_\_\_

Case # 2023-061 AOB

Note: Vicinity Map Located on Rever

HANDOUT #2  
KELTON'S CIRCLE  
CASE # 2023-061  
MEETING DATE: SEPTEMBER 7, 2023



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
SEPTEMBER 7, 2023

PRELIMINARY PLAT: KELTON'S CIRCLE

LEGAL DESCRIPTION: SEC 35, T18N, R01W, SEWARD MERIDIAN AK

PETITIONERS: PRECISION HOMES LLC/BENNETT & RHONDA DURGELOH

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS/PIONEER ENGINEERING LLC

ACRES: 15.82 ± PARCELS: 8

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2023-061

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**REQUEST:** The request is to create seven lots from Tax Parcel C7 (Parcel #3, MSB Waiver 76-4, recorded 79-245w) and create a 60' X 60' Public Use Easement on Tract 6, Kelton's Knob Hill, Plat No. 2006-98, to be known as **KELTON'S CIRCLE**, containing 15.82 acres +/- . Parcels are located east and south of N. Wasilla-Fishhook Road. Access is from N. Kelton Knob Circle, which is currently unconstructed; lying within the SW ¼ Section 35, Township 18 North, Range 01 West, Seward Meridian, Alaska.

Due to an error in the program used to notify surrounding property owners, some property owners within the 1200' required by MSB 43.10.065, did not receive a Notice of Public Hearing. Platting staff is recommending a continuation of this case to October 5, 2023, to allow for proper noticing to be accomplished.

**RECOMMENDATION OF CONTINUATION**

**Suggested motion:** I move to approve the continuation of the preliminary plat of Kelton's Circle, Section 35, Township 18 North, Range 01 West, Seward Meridian, Alaska, to October 5, 2023 to allow for proper public notice.

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
September 7, 2023

PRELIMINARY PLAT: ALLIANCE RIDGE ESTATES

LEGAL DESCRIPTION: SEC 17, T17N, R01W, SEWARD MERIDIAN AK

PETITIONERS: ALLIANCE CONSTRUCTION

SURVEYOR/ENGINEER: BULL MOOSE SURVEYING LLC

ACRES: 40.00 ± PARCELS: 26

REVIEWED BY: MATTHEW GODDARD CASE #: 2023-089

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**REQUEST:** The request is to create 26 lots from Tax Parcel B8 (NW 1/4, SW 1/4, 40 Acre Exemption #1996-12-EXM) and create internal roads for access, to be known as **ALLIANCE RIDGE ESTATES**, containing 40.00 acres +/- . The property is located north of S. Knik Goose Bay Road, south and east of S. Clapp Street, and southwest of Lucille Lake; within the SW ¼ Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska.

Due to an error in the program used to notify surrounding property owners, some property owners within the 1200' required by MSB 43.10.065, did not receive a Notice of Public Hearing. Platting staff is recommending a continuation of this case to October 5, 2023, to allow for proper noticing to be accomplished.

**RECOMMENDATION OF CONTINUATION**

**Suggested motion:** I move to approve the continuation of the preliminary plat of Alliance Ridge Estates, Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska, to October 5, 2023 to allow for proper public notice.



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

RECEIVED

AUG 25 2023

PLATTING

12  
FSA - TALKEETNA NO 24  
PO BOX 826  
TALKEETNA AK 99676

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: RICK SCHREIBER**

**REQUEST:** The request is to create a 60' X 70' Public Use Easement with a T-turnaround in the northwest corner of Parcel #2, MSB Waiver 2006-154-PWm, recorded at 2007-00026-0 (Tax ID#24N04W05B006), containing 3,150 sf (.07 acres +/-). The proposed Public Use Easement is located east of S. Talkeetna Spur and directly south of E. Tanner Road; located within the NW ¼ NW ¼ Section 5, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7.

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 **September 7, 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](mailto:platting@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **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](http://www.matsugov.us/boards/platting).

☒ No Objection [ ] Objection [ ] Concern

Name: Stephen Hanson Address: 34855 S. CARLS LANDING  
TKA, AK 99676

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

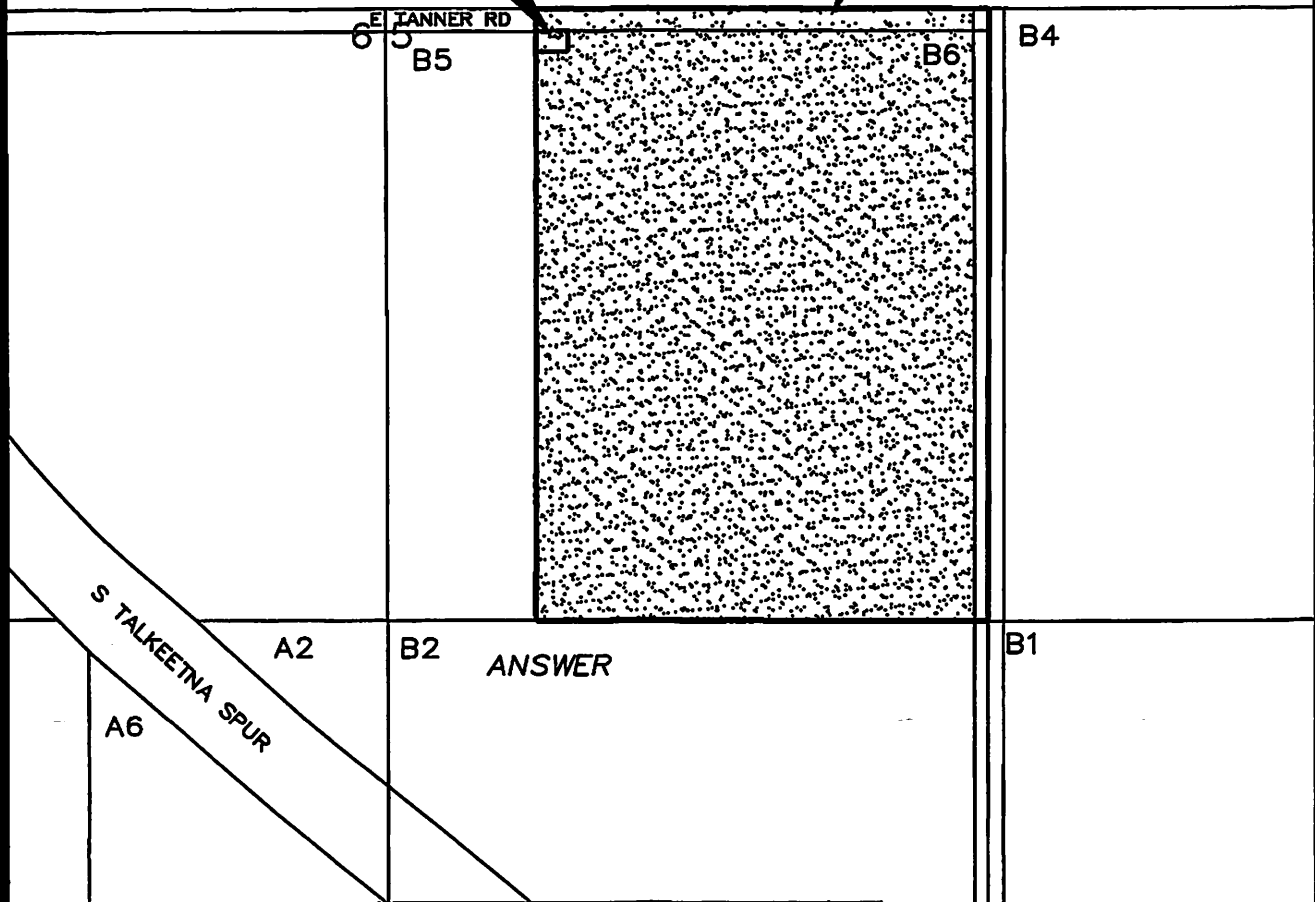
Case # 2023-077 CC

Note: Vicinity map Located on Reverse Side

HANDOUT #1  
SCHREIBER - PUE  
CASE # 2023-077  
MEETING DATE: SEPTEMBER 7, 2023

**PROPOSED  
P.U.E.**

**SUBJECT  
PROPERTY**



***VICINITY MAP***  
FOR PROPOSED P.U.E.

LOCATED WITHIN  
SECTION 05, T024N, R04W, SEWARD MERIDIAN  
ALASKA

MO02 MAP



## Amy Otto-Buchanan

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**From:** KirbyKoy <kirbykoy@gmail.com>  
**Sent:** Wednesday, September 6, 2023 9:54 AM  
**To:** Amy Otto-Buchanan  
**Subject:** Re: Comments on Case#2023-078 Sculpin Subdivision Talkeetna  
**Attachments:** image001.jpg

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

Hi Amy,

I added a reply in red. If it is possible to include this as our formal comments to the board it would be greatly appreciated.

Best Regards,  
Mike

### Case#2023-078 - Comments Against the Petitioner's Request to Approve the Proposed Sculpin Master Plan.

My name is Michael Koy. My wife, Gillian Kirby, and I own the property immediately to the south of the proposed Sculpin Master Plan. Our property at 13950 E. Leila Lane abuts the entire southern boundary of the proposed plan making us the most impacted property owner by this development. We strongly object, and are against, the proposed Sculpin Master Plan as currently defined.

Our objection is due specifically to the inclusion in the proposed master plan of a new right of way that would allow E. Leila Lane to be extended west from its current terminus to connect with S. Red Tail Road. The right of way extension proposed for E. Leila Lane would be adjacent to our property for the full length of its extension.

We are against creating a new right of way to extend E. Leila Lane for the following reasons:

- Creating and approving a new right of way where one doesn't currently exist, which allows a road to be constructed where one doesn't currently exist, forever changes the setting, tranquility and enjoyment of our property without providing any benefits now or in the future to us or our property.
- Creating and approving a new right of way is not required for the Petitioner to enjoy their property, now or in the future, and not creating a new right of way would not impact the Petitioner's proposed master plan by limiting access to any of the proposed subdivided lots within the Master Plan.
- An existing, approved, right of way already exists for S. Red Tail Rd which is immediately adjacent to the Petitioner's property along the entirety of its western border. This already approved right of way is cleared of trees and available for the Petitioner to use now or in the future at their leisure to access all portions of their property and their proposed subdivision.

HANDOUT #1  
SCULPIN MASTER PLAN  
CASE # 2023-078  
MEETING DATE: SEPTEMBER 7, 2023

- Creating and approving a new right of way to extend E. Leila Lane when an approved right of way already exists for S. Red Tail Rd is wasteful and does not better meet the public need while it does cause irreparable harm to the setting, tranquility and enjoyment of our property.
- Accessing the Petitioner's property from an existing, approved, right of way which is S. Red Tail Rd does not cause harm or damage, now or in the future, to the enjoyment of landowners whose property is adjacent to S. Red Tail Rd because the right of way already exists, and was known to exist, prior to individuals whose property is adjacent to S. Red Tail Rd acquiring their property.
- Accessing the Petitioner's property solely from S. Red Tail Rd does not cause undue harm to the Petitioner with respect to their enjoyment, now or in the future, or their proposed master plan.
- Accessing the Petitioner's property from the existing, approved, S. Red Tail Rd right of way requires less road to be constructed than accessing the Petitioner's property through the creation of a new right of way to extend E. Leila Lane.

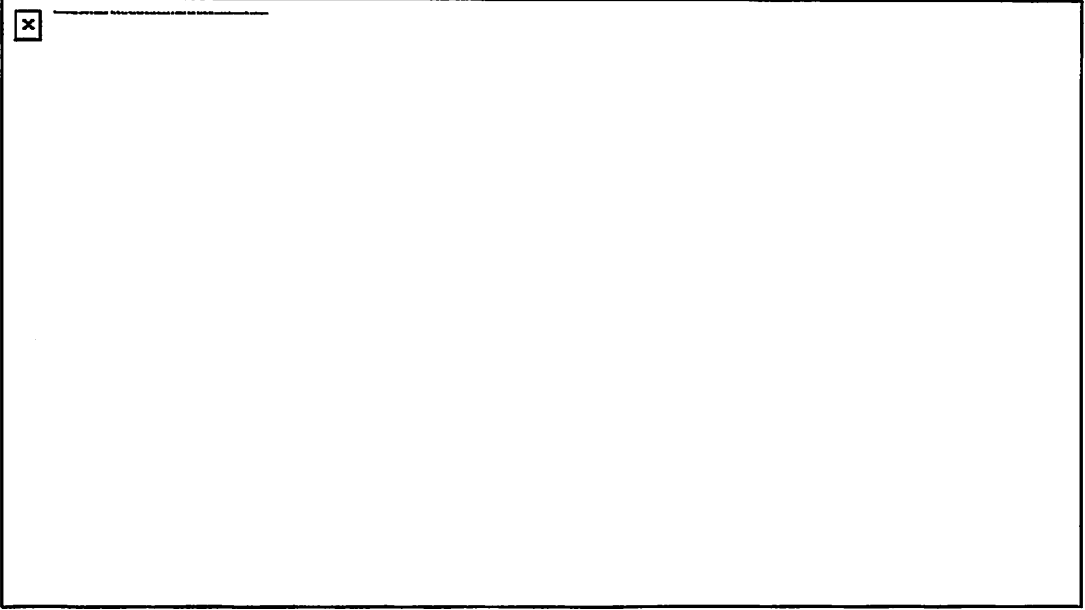
In order to create legal and physical access using E. Woodpecker Road and S. Red Tail Road, the petitioner would be required to construct Borough residential sub-collector or residential standard streets from the intersection of E. Woodpecker Road and S. Wolf Tract Road west, then construct S. Red Tail Road south to access his parcel. This would impact surrounding parcels in much the same way the extension of E. Leila Lane impacts your parcel. It is up to the Borough to accept the granting of a Public Use Easement or dedication of a new right-of-way (MSB 43.15.021). The extension of E. Leila Lane will provide interconnectivity for the proposed subdivision and for other surrounding properties in the future (MSB 43.20.060(C) & (D)). Using S. Red Tail Rd to access the Petitioner's land does not impact any surrounding parcels along this route much in the same way the extension of E. Leila Lane impacts our parcel. Right of way already exists on Woodpecker Road and S. Red Tail Road. A road already exists on Woodpecker Road all the way to S. Red Tail Rd and the landowners along this road are aware the right of way, and road, exist. There already is a right of way for S. Red Tail Rd and this right of way has already been cleared. The existing road on Woodpecker Road and the existing right of way on S. Red Tail Rd already provide interconnectivity for the proposed subdivision and for the surrounding properties in the future alleviating the need for creating a new right of way.

To reiterate, we are against approving the proposed Sculpin Master Plan as proposed and submitted, but would not be opposed to the proposed master plan if it were amended to exclude a new right of way to extend E. Leila Lane and instead relied on the existing right of way for S. Red Tail Rd to access the Petitioner's property.

Finally, we were not made aware of a public notice by the Petitioner for their proposed master plan and suggesting that there were no comments to the negative from a public notice are misleading and disingenuous. Pursuant to our code, MSB 43.10.065(B)(2), public notices are mailed 21 days prior to the scheduled hearing date. I believe you did receive public notice. It is not up to the petitioner to provide the public notice. At the time the staff report was written, there were no objections from the public in response to the public hearing notices. However, any comments that are received after the staff report is written, are provided to the Platting Board in the form of a hand-out at the hearing. We have not received at any time a notice.

Yours respectfully,

Mike Koy & Gillian Kirby





6  
MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

RECEIVED  
SEP 05 2023  
PLATTING

4976B01L012 14  
RINEHART JOE & DAWN  
HC 89 BOX 8078  
TALKEETNA AK 99676

### NOTIFICATION OF PUBLIC HEARING

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

**PETITIONER/OWNER: ALL ASPECTS CONSTRUCTION LLC**

**REQUEST:** The request is to create 23 lots by a two phase Master Plan, from Lot 1, Durham Subdivision, Plat No. 2014-13, to be known as **SCULPIN MASTER PLAN**, containing 31.61 acres +/- . Parcels are located west of S. Talkeetna Spur and east of the Susitna River (Tax ID# 7365000L001). Access is from E. Leila Lane. Petitioner will be replacing the existing 15' wide utility easement adjoining the new right-of-way for the extension of E. Leila Lane; lying within the NW ¼ Section 07, Township 25 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at 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 **September 07, 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](mailto: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](http://www.matsugov.us/boards/platting).

[ ] No Objection [ ] Objection [x] Concern

Name: Joe & Dawn Rinehart Address: HC 89 Box 8078  
14574 EAST Lindsey Circle

Comments: The additional 23 lots with building will create Xtreme  
dust on Wolf track Rd which goes into the homes here. Black top  
Wolf Track and it will be less dust going into homes especially with  
asthma and children here affecting people with breathing problems

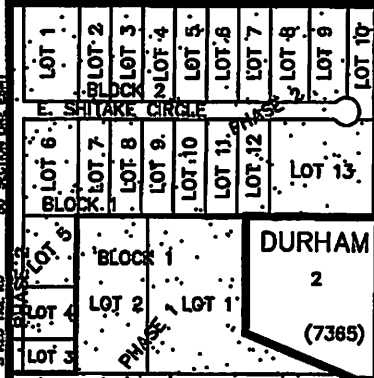
Case # 2023-078 AOB

Note: Vicinity Map Located on Reverse Side

HANDOUT #2  
SCULPIN MASTER PLAN  
CASE # 2023-078  
MEETING DATE: SEPTEMBER 7, 2023



**SUBJECT  
PROPERTY**

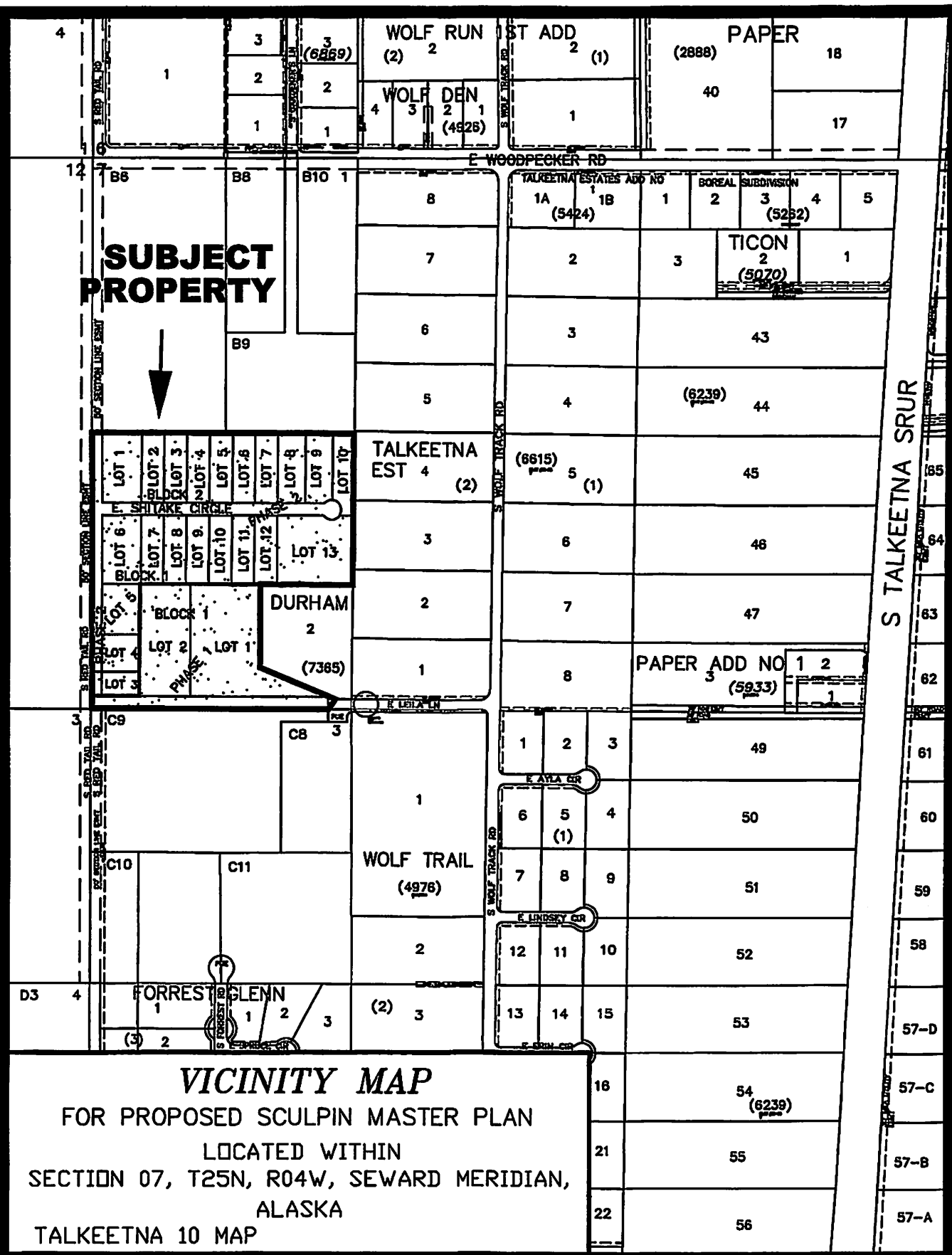


# **VICINITY MAP**

FOR PROPOSED SCULPIN MASTER PLAN  
LOCATED WITHIN  
SECTION 07, T25N, R04W, SEWARD MERIDIAN,  
ALASKA  
TALKEETNA 10 MAP

S TALKEETNA SRUR

65  
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57-D  
57-C  
57-B  
57-A



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
AUGUST 17, 2023

PRELIMINARY PLAT: SCULPIN MASTER PLAN

LEGAL DESCRIPTION: SEC 07, T25N, R04W, SEWARD MERIDIAN AK

PETITIONERS: ALL ASPECTS CONSTRUCTION LLC

SURVEYOR/ENGINEER: FRONTIER SURVEYS

ACRES: 31.61 ± PARCELS: 23

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2023-078

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**REQUEST:** The request is to create 23 lots by a two phase Master Plan, from Lot 1, Durham Subdivision, Plat No. 2014-13, to be known as **SCULPIN MASTER PLAN**, containing 31.61 acres +/- . Parcels are located west of S. Talkeetna Spur and east of the Susitna River. Access is from E. Leila Lane. Petitioner will be replacing the existing 15' wide utility easement adjoining the new right-of-way for the extension of E. Leila Lane; lying within the NW ¼ Section 07, Township 25 North, Range 04 West, Seward Meridian, Alaska.

Due to an error in the program used to notify surrounding property owners, some property owners within the 1200' required by MSB 43.10.065, did not receive a Notice of Public Hearing. Platting staff is recommending a continuation of this case to October 5, 2023, to allow for proper noticing to be accomplished.

**RECOMMENDATION OF CONTINUATION**

**Suggested motion: I move to approve the continuation of the preliminary plat of Sculpin Master Plan, and the elimination and replacement of the 15' wide utility easement, Section 07, Township 25 North, Range 04 West, Seward Meridian, Alaska, to October 5, 2023 to allow for proper public notice.**

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
SEPTEMBER 7, 2023

PROJECT NAME: LUITEN PUBLIC USE EASEMENT VACATION  
LEGAL DESCRIPTION: SECTIONS 36, T17N, R04W, SEWARD MERIDIAN, AK  
PETITIONER: TONY AND JENNIFER LUITEN  
SURVEYOR: LAVENDER SURVEY & MAPPING  
REVIEWED BY: CHRIS CURLIN CASE #: 2023-085

**REQUEST:**

The request is to vacate the 50' Public Use Easement on Tract 1A, South Big Lake Alaska Subdivision, Plat #66-4 (Tax ID#6285000T001A), containing 13,939 sf (.32 acres +/-). The property is located north of S. Big Lake Road and west of S. Dottie Lou Lane; located within the NE ¼ Section 36, Township 17 North, Range 04 West, Seward Meridian, Alaska.

Due to an error in the program used to notify surrounding property owners, some property owners within the 1200' required by MSB 43.10.065, did not receive a Notice of Public Hearing. Platting staff is recommending a continuation of this case to October 5, 2023, to allow for proper noticing to be accomplished.

**RECOMMENDATION OF CONTINUATION**

**Suggested motion: I move to approve the continuation of the vacation of the 50' Easement in Section 36, Township 17 North, Range 04 West, Seward Meridian, Alaska to October 5, 2023 to allow for proper public notice.**

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
SEPTEMBER 7, 2023

ABBREVIATED PLAT: HOUSTON WYE

LEGAL DESCRIPTION: SEC 27 & 28, T18N, R03W, SEWARD MERIDIAN AK

PETITIONERS: MATANUSKA-SUSITNA BOROUGH

SURVEYOR/ENGINEER: SURVBASE

ACRES: 261.1 ± PARCELS: 4

REVIEWED BY: CHRIS CURLIN

CASE #: 2023-088

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**REQUEST:** The request is to create four tracts from S1/2 NW1/4 & W1/2 SW1/4 Section 27; N ½ SE ¼, SW ¼ SE ¼, SE ¼ SE ¼, & NE ¼ Section 28, to be known as **HOUSTON WYE SUBDIVISION**, containing 261.1 acres +/- . The property is located directly north of W. Miller's Reach Road, West of W. Railside Drive and south of the Alaska Railroad; within the E ½ Section 28, and SW ¼ Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska.

Due to an error in the program used to notify surrounding property owners, some property owners within the 1200' required by MSB 43.10.065, did not receive a Notice of Public Hearing. Platting staff is recommending a continuation of this case to October 5, 2023, to allow for proper noticing to be accomplished.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the continuation of the preliminary plat of Houston Wye, Section 27 & 28, Township 18 North, Range 03 West, Seward Meridian, Alaska, to October 5, 2023 to allow for proper public notice.**