

Amy Otto-Buchanan

From: Mail.com <michael.larson@mail.com>
Sent: Monday, September 25, 2023 12:47 PM
To: MSB Platting
Subject: Case #2023-096 AOB

RECEIVED
SEP 25 2023
PLATTING

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

Matanuska-Susitna Borough Platting Division,

My name is Michael Larson, owner of 11414 Back Home Dr., and I am writing to formally voice my concerns as they relate to the Petitioner CHAI HSI CHIAVETTA's request to create 9 lots from Tract A, The Cedars, Plat No. 2014-7 (Case #2023-096 AOB). I have many personal concerns, as these new lots will share property lines with our own, but also overall concerns for the community as a whole and the dangerous precedence that would be set.

I would also offer this platting request is in direct violation of the local community's charter recommendations. According to the verbiage within the South Knik River Comprehensive Plan under Community Charter, it states the following three recommendations:

- Protect air, water, wildlife, and land quality while reducing impacts to nearby properties from traffic, noise, pollution, lighting, etc.
- Protect recreation opportunities and enhance the quality of life for South Knik River Community residents.
- Ensure future development is compatible with adjacent properties.

I would argue this request is in direct violation of all three of those community charter recommendations. 1. This platting request does not reduce traffic, noise, pollution, or lighting...it increases them. 2. This platting request does not enhance the quality of life of the nearby community, it diminishes our quality of life. 3. This platting request is not at all compatible with its adjacent properties. Additionally, in the Green Infrastructure section of the community character, it states: "As land gets subdivided and converted, open space is often fragmented into smaller and more isolated patches which can alter the way natural systems, such as wetlands, function. As these natural areas diminish, habitat diversity declines, and the degradation of water, natural resources, and fish and wildlife populations occur." It is my concern that this platting request will, in fact, diminish all of the above (sans fish).

The charter also highlights in the Residential Development section, that a consensus of the South Knik River community agrees to minimal growth, scenic views, quiet atmosphere, and low traffic volumes. This platting request is in direct conflict with this community consensus. Therefore, as the owner of Lot 1 to Tract A-Nystrom, I adamantly OBJECT to this platting petition and I humbly request the Mat-Su Platting Division Board to deny this subdivision.

Thank you for your consideration and if you have any questions, please feel free to contact me via the above email address or by my personal cell phone 907-201-0342.

Respectfully,
Michael D. Larson, Lt Col, USAF

HANDOUT #1
KNIK RIVER PLACE
CASE # 2023-096
MEETING DATE: OCTOBER 5, 2023

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

RECEIVED
SEP 25 2023
PLATTING

50
SOUTH KNIK RIVER COMMUNITY COUNCIL
17958 E KNIK RIVER RD
PALMER AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CHIA HSI CHIAVETTA

REQUEST: The request is to create nine lots from Tract A, The Cedars, Plat No. 2014-7, to be known as **KNIK RIVER PLACE**, containing 11.31 acres +/- (Tax ID# 7275000T00A). A Public Use Easement recorded on September 28, 2017 at Reception No. 2017-040154-0 and the adjoining 15' wide utility easement will be vacated to allow for the creation of a new access street. Access is from S. Nystrom Way; lying within the NW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1.

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 October 5, 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: plattling@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: VLASTIC HAREK Address: 26062 E. JUSTIN Rd.

Comments: • This lot is part of subdivision that requires
consent of homeowners to subdivide further
• lots this small create potential problem with 100
feet distance between wells and septic

Case # 2023-096 AOB

Note: Vicinity Map Located on Reverse Side

HANDOUT #2
KNIK RIVER PLACE
CASE # 2023-096
MEETING DATE: OCTOBER 5, 2023

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

RECEIVED

SEP 27 2023

PLATTING

7682000T00A 1
NYSTROM JOHN W & JULIE L
27638 E KNIK RIVER RD
PALMER AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CHIA HSI CHIAVETTA

REQUEST: The request is to create nine lots from Tract A, The Cedars, Plat No. 2014-7, to be known as **KNIK RIVER PLACE**, containing 11.31 acres +/- (Tax ID# 7275000T00A). A Public Use Easement recorded on September 28, 2017 at Reception No. 2017-040154-0 and the adjoining 15' wide utility easement will be vacated to allow for the creation of a new access street. Access is from S. Nystrom Way; lying within the NW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1.

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 **October 5, 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 [X] Objection [] Concern

Name: JOHN W. NYSTROM Address: 27638 Ea. KNIK river RD, PALMER

Comments: I have strong objections to the KNIK River Place, ALASKA 99645

This cannot STAND as planned 1 First our Family paid \$200000
FOR MEA ENGINEERING, THE VERY UTILITY EASEMENT that the 'K.R.P.'
wants to VACATE. This if ALLOWED would deny The utility
power source to 15- FIFTEEN properties. more to come on the

Case # 2023-096 AOB

Note: Vicinity Map Located on Reverse Side

plat-meeting microphone.
Thank you
John W. Nystrom

HANDOUT #3
KNIK RIVER PLACE
CASE # 2023-096
MEETING DATE: OCTOBER 5, 2023
PAGE 1 OF 18

**SUBJECT
PROPERTY**

PUBLIC USE ESMT
TO BE VACATED
THIS PLAT

**ROTKIN
ACRES**
2 1

(3230)

HOMESTEAD HILLS
(7682)

TR B

TR A

LAUX #2

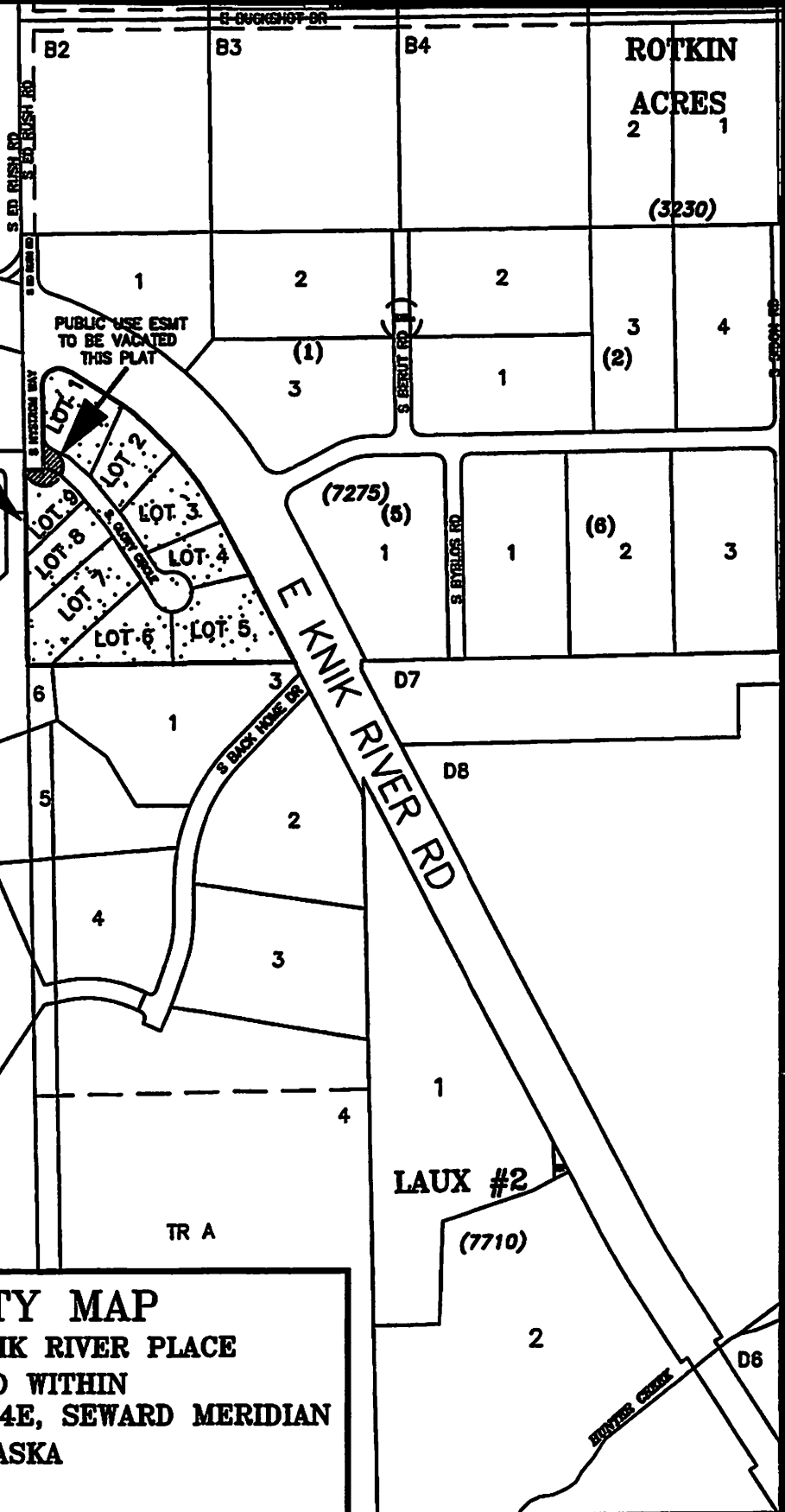
(7710)

VICINITY MAP

**FOR PROPOSED KNIK RIVER PLACE
LOCATED WITHIN**

**SECTION 30, T16N, R04E, SEWARD MERIDIAN
ALASKA**

KNIK GLACIER KG 07



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

50
SOUTH KNIK RIVER COMMUNITY COUNCIL
17958 E KNIK RIVER RD
PALMER AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CHIA HSI CHIAVETTA

REQUEST: The request is to create nine lots from Tract A, The Cedars, Plat No. 2014-7, to be known as **KNIK RIVER PLACE**, containing 11.31 acres +/- (Tax ID# 7275000T00A). A Public Use Easement recorded on September 28, 2017 at Reception No. 2017-040154-0 and the adjoining 15' wide utility easement will be vacated to allow for the creation of a new access street. Access is from S. Nystrom Way; lying within the NW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1.

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 **October 5, 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: Julie Nystrom Address: 27638 E Knik River Rd

Comments: See attached pages

Case # 2023-096 AOB

Note: Vicinity Map Located on Reverse Side

HANDOUT #3
KNIK RIVER PLACE
CASE # 2023-096
MEETING DATE: OCTOBER 5, 2023
PAGE 2 OF 18

Julie Nystrom
27638 E Knik River Rd
Palmer, AK 99645
907 746-1744

Regarding the proposed development of Knik River Place, I strongly Object. There are several concerns I will address and have attached documentation:

1. This development does not align with the goals of the community as adopted by the South Knik River Community Council. Our Community Goal in our Comprehensive Plan is:

"The South Knik River Community is a scenic, quiet, rural community. It is the desire of the community, to preserve the area's scenic and residential qualities including high air and water quality, quiet atmosphere, privacy and outdoor recreation opportunities. Growth and development should be limited and controlled in a way that does not impact in a detrimental manner, the quiet, rural atmosphere desired by this community."

Eleven acres subdivided into nine small additional lots, falls more in alignment with urban than rural, and would create an additional 18 vehicles if the norm is two vehicles per lot. This does not provide the quiet and private atmosphere for the residents who already own adjacent property to Tract A. It is incomprehensible to the surrounding neighbors as to why you would drive 30 minutes out of town to be in an Anchorage atmosphere. We as neighbors, question this as an opportunist move to subdivide and then move along and collect the money, leaving the neighbors with

- an unwanted atmosphere. The Chiavettas, shortly after moving in cleared 90% of the trees of the 11 acres right up to the lot lines, leaving several of us terribly disheartened.
2. Regarding vacating the utility easement, once again I **strongly object**. The utility easement was provided and engineered by MEA for Homestead Hills lots 6,7,8, and 9 with an additional easement running along the west side of lot 7. Vacating this easement would cause hardship to those parcels and future development south of those parcels. Diagram from MEA included.
 3. I request that The Cedars soil report be looked at. I have included a copy of the January 15, 2007 soil report from International Consulting to Paul Hulbert from the MatSu Platting Dept. In summary it states: Any single family onsite domestic wastewater disposal system should be required to be designed by an engineer registered by the state of Alaska and be required to incorporate a silt or sand filter at least two feet in depth. This Tract A parcel is at the bottom of the mountain and sits in a bowl. The groundwater is shallow, and water can be found at 40 ft. It has been said by the Chiavetta's well driller himself (Zac Hupp) that with that many parcels they will be recycling their own water. I have contacted the DEC to look into this situation. I am also including the Homestead Hills drainage report. Although we have incorporated our own drainage areas, there is spring run off and the occasional earth movement that can be unpredictable. Three years ago, an ice jam appeared to break loose, and it was like a tsunami. The runoff heads down Back Home Dr, through the culvert to the ditching along Tract A and Knik River Rd.
 4. As stated in the Comprehensive Plan, the top 4 reasons people live in the South Knik River Community is: Quiet rural atmosphere, Natural beauty, Seclusion, and Density\Lot size.

In partnering with Richard Farah of The Cedars Subdivision in our corresponding development of Homestead Hills, it was never his intention to have small little parcels and detract from the rural atmosphere with Tract A. It was meant to be an opportunity for a little business/home site. I please ask You, the Platting Board, to be in agreement with the Community Council and deny this request. It sets dangerous precedence for future opportunists to come in to develop for financial gain at the expense of us who truly love our Community.

Thank you,
Julie Nystrom

SOUTH KNIK RIVER COMPREHENSIVE PLAN

Community Goal

"The South Knik River Community is a scenic, quiet, rural community. It is the desire of the community to preserve the area's scenic and residential qualities including high air and water quality, quiet atmosphere, privacy and outdoor recreation opportunities.

Growth and development should be limited and controlled in a way that does not impact in a detrimental manner, the quiet, rural atmosphere desired by this community."



Photo By: Lauren Driscoll

LAND USE

The residents of the South Knik River Community have made a decision to live in the area not as a matter of convenience, but of choice. Members of the South Knik River Community reside in the planning area despite the lack of natural gas and other utilities, the lack of commercial amenities provided in a more urban environment, and often despite the need to work far from their residence. ¹From 2008 to 2010, the population grew from 677 individuals to approximately 744 residents. The overriding attraction of this area includes its incredible scenic views, quiet atmosphere, low moderate traffic volumes, clean environment, and outdoor recreation opportunities. Recent issues, such as a massive influx of tourism to the end of the road, frequent daily helicopter traffic, and its associated vehicular traffic through the community, the Knik River Public Use Area (KRPUA), excessive litter, transportation and traffic concerns, and the unsafe discharge of weapons prompted the creation of a South Knik River Comprehensive Plan.

It is the desire of the community to preserve the residential qualities that have made the South Knik River Community such an attractive place to live and control future amenities and development that are desirable to the community through prior approval by the SKRCC.

COMMUNITY CHARACTER

When area residents were asked about the community's character, surveys and public comments show that for most residents, the area's quiet rural atmosphere is one of the top motivations for living in the South Knik River Community. This character includes low density housing, limited traffic, few governmental services, pristine views, presence of wildlife, and ready access to trails, rivers, lakes, and recreation. Strategies to maintain and enhance this rural character include:

Recommendation:

- o Protect air, water, wildlife, and land quality while reducing impacts to nearby properties from traffic, noise, pollution, lighting, etc.
- o Protect recreation opportunities and enhance the quality of life for South Knik River Community residents.
- o Ensure future development is compatible with adjacent properties and has gone through a review period that includes at least one meeting of the SKRCC.

LAND OWNERSHIP & DEVELOPMENT

PUBLIC LANDS

Publicly owned lands (which includes Federal, State and MSB land) represent approximately 74% percent² of the land in the South Knik boundaries, or 36,728 acres (57 square miles). It should be noted that much of the recognized public land will be or is in the process of being

¹ Department of Commerce, Community, and Economic Development. (2010, January 1). *Community Database Online*. Retrieved June 5, 2014, from

<http://commerce.alaska.gov/cra/DCRAExternal/Community/Details/995402bc-ed28-44f3-a42b-d8f5b28a13fd>.

² SKRCC boundary is 49,536 acres in size. Private land = 15 percent, public land = 74 percent, remaining percentages fall into the categories of Right of Way (ROW) or water bodies.

conveyed to Eklutna Inc., an Alaska Native Corporation. These lands are being conveyed as part of the Alaska Native Claims Settlement Act (ANCSA). Later in this document the section titled, Trails and Public Access, goes into greater detail on the subject of ANCSA conveyed lands and Appendix C gives two maps illustrating the change in land status.

RESIDENTIAL DEVELOPMENT

The 2009 community survey shows 42.1% of respondents indicate diverse recreational opportunities as an important part of why they live in the South Knik River Community. Many of the area's recreation activities are further supported by the community's other priorities, scenic views, quiet atmosphere, and low traffic volumes. Residents feel a lifestyle that supports recreational opportunities in a rural community is best achieved with minimal growth and low density. This communal attitude is reflected in the community survey with 65.5% of respondents choosing minimal growth for the community over the next 10 years. Vast views, space, and recreational opportunities are available in the community because of the current development pattern and residents would like to keep it this way.

Recommendations:

- o The need to preserve the rural character with minimal growth is of the utmost importance to the population through preservation of natural vegetation, open space requirements, and vegetative buffers on water bodies.
- o Protect water quality, soil erosion, and ensure that development can adequately provide infrastructure needs, such as roads, emergency access, and other related concerns.
- o Provide for a variety of lot sizes and development patterns throughout the community, utilizing subdivision design methods that encourage rural character and green space.

COMMERCIAL ACTIVITY

Currently there is minimal commercial development within the planning area. The majority of existing commercial development is composed of a gun smith, tourism-related business, self-employed contractors and various home occupations. A number of small businesses dot the area. Businesses located on the first two miles of the Knik River Road include a professional photographer and a welding shop. Near Mile 5 is the Knik River Trading Post and a trucking firm for gravel, soil and other earth materials. Future business plans include a bed and breakfast and glass blowing shop. Further into the community, business at Mile 8 include a rural electrification enterprise, a metal salvage business, and a glacier viewing business. Businesses at Mile 9, south to the hillside, include a natural beef ranch and a natural soils and tree farm boutique. As the road comes to an end you will find a gunsmith shop and the Knik River Lodge. Residents have expressed a need to preserve the esthetics of the Knik River Road corridor from dense commercial development. Although the community includes small cottage industries and home-based businesses, it is not the desire of the community to see Knik River Road become a series of strip malls. The community also would like to discourage any business that has an impact on neighbors. The community supports the following services: small-scale retail, a general store, public transportation, small home-based businesses, and tourism.

MSB CODE COMPLIANCE DIVISION GENERAL REVIEW COMMENTS

1. ☒ MSB Platting action, ☐ MSB disposal, ☐ Other MSB Action, ☐ State/Fed review

Type of application (Name/Code) **PRELIMINARY PLAT MSB 16.03**

Project ID: [REDACTED]

TAX MAP # **KG-07** MSB TAX PARCEL ID# **16N04E30A006 & B010**

T [REDACTED], R [REDACTED], S [REDACTED], M [REDACTED]

Property ID/Legal: [REDACTED]

MSB CC File # **PRJRV2007-0063**

Applicant's Name: **KIEFFER VIEW RENTAL LLC**

SUMMARY COMMENTS (See Narrative):

Do Code Compliance issues need to be resolved before this project proceeds. ☐ No

Do Code Compliance issues need to be resolved separately that do not need to hold up this project? ☐ No

Action required [REDACTED]

Narrative: **N/C**

By: Robert Guertin **RG** Review Date: **1/26/2007**
Code Compliance Officer

DETAILED REVIEW CHECKLIST

2. Has fee been paid for this application?

3. Has this application been logged in?

4. Is the application complete with all attachments?

a. If No, specify deficiencies [REDACTED]

5. Is this activity in a Special Land Use District (SPUD) or City?

a. If yes, specify (May be in more than one) [REDACTED]

b. Is this activity allowed in this location?

c. If No, explain: [REDACTED]

d. Do structures comply with the all requirements of the SPUD ordinance?

e. If No, specify [REDACTED]

f. Does proposed plat meet standards of SPUD?

g. If No, specify [REDACTED]

6. Is this activity in a mapped Special Flood Hazard Area?

a. Is this activity in a mapped Floodway?

b. Flood Insurance Rate /Floodway Map # (FIRM): [REDACTED] Zone: **OUTSIDE MAPPED AREA**

c. Does this activity require a Flood Hazard Development Permit (MSB 17.29)

d. Does the Plat require flood hazard information to be depicted?

e. Is appropriate flood hazard information noted on Plat?

f. If No, specify [REDACTED]

g. Does Plat indicate flood hazard in area not mapped on FIRM?

7. Is this activity in the Coastal Zone?

** As of 2011 & Revised in 2014 we as the South Kwik River Community Council adopted a Spud Comp. Plan as pursued by the Borough*

NO

NO

** See attached Comp Spud shorts*

16N04E30A006 & B010 MSB CC File # **PRJRV2007-0063**

International Consulting & Engineering, LLC

PO Box 110950
Anchorage, Alaska 99511
Phone: (907) 345-9625
Fax: (907) 348-9625
Email: NorthernICE@gci.net

January 15, 2007

Mr. Paul Hulbert
Mat-Su Borough Platting Department
350 East Dahlia Avenue
Palmer, Alaska 99645-6488

RECEIVED
JAN 16 2007
PLATTING DIV.

Dear Mr. Hulbert,

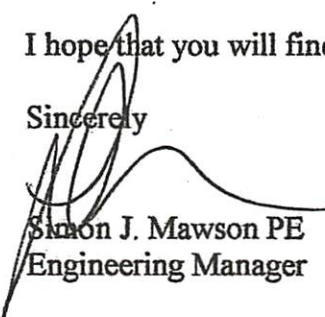
I am enclosing a soils report from "The Cedars" subdivision on the Knik River Road for your consideration. The soils from this subdivision are interesting because of their consistency throughout the subdivision. There was not significant difference between the soils in any of the test holes.

The soils are coarse grained as you will see from a review of the soil logs. Consequently, any single family on-site domestic wastewater disposal systems proposed for the subdivision should be required to be designed by an engineer registered in the State of Alaska and be required to incorporate a silt or sand filter at least two feet in depth.

Test hole locations were selected to be representative of the entire subdivision. All test holes were dug to 14-feet below ground surface.

I hope that you will find this information useful for your purposes.

Sincerely


Simon J. Mawson PE
Engineering Manager

Soils Report

Cedars Subdivision Soils Report

On November 18th 2006 staff from International Consulting & Engineering (ICE) visited The Cedars subdivision on the Knik River Road for purposes of evaluating the soils for suitability for on-site domestic wastewater disposal. The subdivision is over 50 acres in area and the lots are all around 100,000 square feet in size substantially exceeding the 40,000-square feet minimum described in Matanuska Susitna Borough regulations.

Fifteen test holes were excavated to a depth of over 12-feet below ground surface (bgs), the minimum depth for soil test holes required by the regulations. All test holes were 14-feet bgs. No groundwater was encountered in any of the test holes.

Test hole locations are identified on the attachments included with this subdivision submittal. Soils in all of the test holes were very similar. Soils were generally coarse poorly graded gravel to a diameter of approximately 1 1/2 inches with poorly graded fine to coarse sand and some cobbles to approximately 11-inches in diameter. There was no significant difference between the soils in any of the test holes that were logged.

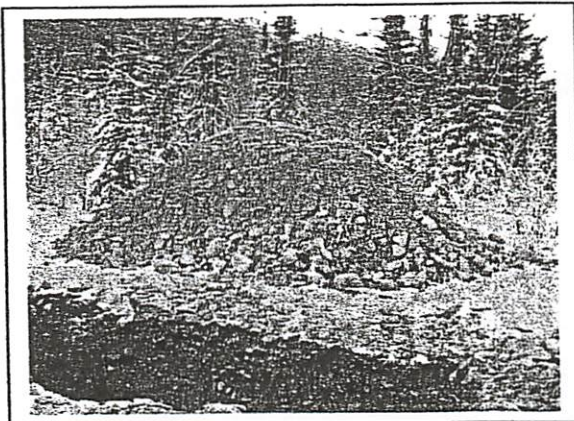
A post hole digger was used to dig a test hole for purposes of conducting a percolation test at the bottom of test hole number 1. Because of the similarity of the soils in all of the test holes, the results of this percolation test are representative of all of the other soils that were observed and logged in all of the other test holes.

A percolation test was conducted in test hole number one. The result of the test was greater than one minute per inch too rapid for conventional on-site septic systems. Any systems installed in the subdivision should be engineered to include a silt or sand filter with a minimum depth of 2-feet..

Test Hole Information

Test holes were typically a poorly graded sandy poorly graded gravel to 2-inches in diameter with occasional cobbles to 11-inches in diameter. Soil logs are included with this report.

Photo 1: Typical Soil. Sandy Gravel with Some Cobbles



Cedars Topography
Tract A

Range 3 East
Section 36

Section 30
Range 4 East

02/07

1' Contour Interval

Scale: 1" = 200'

PRELIMINARY PLOT ! **TOPOGRAPHIC DESIGN SURVEY**

HANDOUT #3
KNIK RIVER PLACE
CASE # 2023-096
MEETING DATE: OCTOBER 5, 2023
PAGE 12 OF 18

EXHIBIT G

HANDOUT #3
KNIK RIVER PLACE
CASE # 2023-096
MEETING DATE: OCTOBER 5, 2023
PAGE 13 OF 18

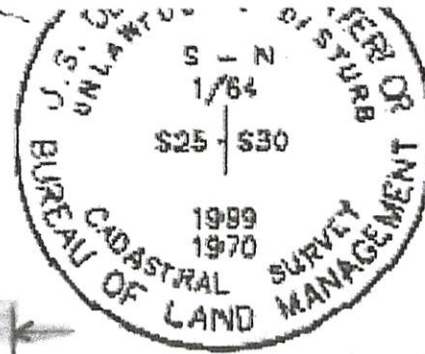
1 Number 2015-16.

2" stainless

ument Cap

NOT SUBDIVIDED

MEHA
Eng.
paves to
lots 6, 7, 8, 9



existing
Pole HC145

Pole
HC145-1

Knik
River
Road

Pole HC145-2

(N 89°59' E 20.00 CHAINS) R2
N 89°59'18" W 1319.42'

Pole HC145-4
with transformer

Pole
HC145-3
with
transformer

LOT 9

LOT 8

SEE SHEET 2 LOT 7

(N 00°03' E 10.01 CHAINS) R2
N 00°02'59" E 660.87'

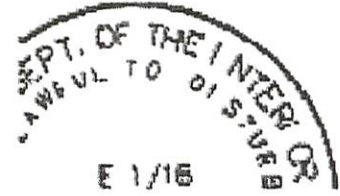
TRACT A
THE CEDARS
PLAT #2014-17



(N 89°58'55" W
N 89°59'11" W

(N 89°56' W 19.985 CHAINS) R2
N 89°54'54" W 1318.83'

LOT 6



SEE SHEET

4. Dedicate 60' right-of-way for proposed road call E. Phoenicia Drive ending in a permanent 120' diameter cul-de-sac and construct to Sub-collector standards;
5. Dedicate 50' wide rights-of-way for all the north & south stub roads within the subdivision east of Knik River Road. Dedicate a 50' radius permanent cul-de-sac ending on Lot 3, Block 1 and Lot 2, Block 2. Construct all stub roads and cul-de-sac to residential standards;
6. Dedicate a 60' wide right-of-way on the west boundary line of Tract A approximately 346.8 feet ending in a permanent off set cul-de-sac and construct to residential standards;
7. Dedicate a 5' wide snow storage and maintenance easement around the bulb of all residential standard cul-de-sacs;
8. Dedicate a 20' wide, drainage easement along 29 & 30 with 10' on each side running down into a detention area on Tract B. Dedicate a 60' wide drainage easements going east off of the delineated detention area . Refer to the approved redesign EXHIBIT B-3 accepted by DPW;
9. Add plat note: "Utilities may be installed within the snow storage easement only with a permit from the Matanuska-Susitna Borough, Department of Public Works;
10. Comply or resolve the requested utility easements by MTA, MEA and platting staff;
11. Show all easements of record and label as accordingly;
12. Arrange a Pre-Construction Meeting with Department of Public Works prior to any road construction. Bring a cost estimate to the meeting for review. If any changes are to be made to the current redesign drainage plan easements shall be reviewed by DPW and the platting staff;
13. Pay inspection fee & Obtain a "Notice to Proceed" from the Platting Division prior to begin any road construction; Obtain a final inspection on the dedicated roads from a Professional Engineer, provide DPW with copies of inspection reports and obtain final acceptance from MSB DPW;
14. Obtain a Driveway and Approach Permit for approval to construct only for the proposed intersection of KKR and E. Phoenicia;
15. The petitioner to obtain a letter of non-objection from BLM to support not extending E. Phoenicia Drive through to the east boundary line of Tract B;
16. Resolve roads names with Platting Clerk prior to final plat review;
17. Submit final plat in full compliance with Title 16.

FINDINGS












1. The preliminary plat of THE CEDARS is consistent with Alaska Statutes 29.40.070 Platting Regulations, MSB 16.15.015 Platting Regulation and MSB 16.20 Subdivision Development Standards,
2. The soils report was prepared by Mary L. Shreves, P.E. with Alaska Rim Engineering. She noted according to FIRM Panel on 5095 of 9855, this area is in a Zone D flood zone, which designates "area of undetermined, but possible, flood hazards".
3. The proposed dedication of S. Nystrom Way for this preliminary platting action has an existing Driveway and Approach Permit #14606 to construct only from a previous case heard

called Nystrom/Foster PUE, case No. 2003-165 and approved by the Platting Board on August 7, 2003.

4. The occupation dates for the homesteads in the area range from November 1967 to December 1968. The BLM survey was executed beginning August 1, 1970. As this survey date is subsequent to the entry dates, no section line easements exist in the area of the proposed subdivision.
5. The surveyor stated discussions regarding the intersection of E. Phoenicia Drive with KKR have been initiated with the state of Alaska. The location of the proposed intersection meets state DOT & borough specification.
6. The redesign drainage plan and the redesign of S. Nystrom Way has been reviewed and accepted by DPW.
7. Road alignment and construction standards meet the requirements of the MSB Subdivision Construction Manual and proposed subdivision meets the requirements of MSB Title 16.
8. All the agencies who responded stated no objections to the platting action.
9. There was 1 public non-objection received from the Notification of Public Hearing:
10. There was no response to the request for comments from ADOT&PF, FSA#2 Butte, Community Council South Knik, EMS Butte and Planning.

8. Why do you live in the South Knik River community? (You may choose multiple answers but, please choose at least one at a minimum.)

Top 4 Reasons people live on KRR -






		Response Percent	Response Count
Natural Beauty		84.2%	64
Recreational Opportunities		42.1%	32
Quiet Rural Atmosphere		85.5%	65
The Glacier		21.1%	16
Seclusion		61.8%	47
Good Neighbors		28.9%	22
Good Commute Location		35.5%	27
Reasonable Property Prices		28.9%	22
Family Tradition		10.5%	8
Subsistence Living		9.2%	7
Density/Lot Size		42.1%	32
	Other (please specify)		7
	answered question		76
	skipped question		11

9. What, if anything, do you dislike about living in the South Knik River community?


	Response Count
	54
answered question	54
skipped question	33

	<i>answered question</i>	74
	<i>skipped question</i>	13

11. The population of the South Knik River community is approximately 652 people. What type of population growth would you prefer to see during the next 10 years?

		Response Percent	Response Count
Minimal Growth: 0-20%(0-130 people)		65.0%	52
Slow Growth: 20-40%(131-261 people)		20.0%	16
Moderate Growth: 40-60%(262-391 people)		11.3%	9
Moderately Fast Growth: 60-100% (392-652 people)		1.3%	1
Rapid Growth: 100% or more(653+ people)		2.5%	2
	<i>answered question</i>		80
	<i>skipped question</i>		7

12. Is preserving the rural character of the South Knik River community important to you?

		Response Percent	Response Count
Yes		100.0%	79
No		0.0%	0
	<i>answered question</i>		79
	<i>skipped question</i>		8

Amy Otto-Buchanan

From: Nancy Geary <nancygeary78@gmail.com>
Sent: Sunday, October 1, 2023 11:09 AM
To: MSB Platting
Subject: Subject: Comments to request from CHIA HSI CHIAVETTA as to creating nine lots from Tract A, The Cedars, Plat No. 2014-7 at Knik River Place.(AOB 2023-096)

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

I am responding to the notice of public hearing from the petitioner/owner: CHIA HSI CHIAVETTA concerning the request to create nine lots from Tract A, The Cedars, Plat No. 2014-7, to be known as Knik River Place, containing 11.31 acres +/- (Tax ID#7275000T00A).

As the owner of Lot 5 of Homestead Hills Subdivision we are concerned that if this request is accepted by the Matanuska-Susitna Borough Platting Division it would be in violation of the local community's charter recommendations and would be counter to the protective covenants of the adjacent Homestead Hills Subdivision. Creating nine lots within the 11.31 +/- acreage would greatly increase the human footprint in this area. We are concerned about the huge increase in traffic noise, use of water and sewer, and garbage and other possible pollutants. One of the reasons we purchased our lot was to enjoy the serene beauty of Alaska. We are concerned about the protections to the air, water, land, and wildlife in the area. The request known as the KNIK RIVER PLACE actually would lessen these protections if it were to be accepted. I respectfully request that the Matanuska-Susitna Borough Platting Division rejects the request of the CHIA HSI CHIAVETTA. Thank you for your time and consideration.

Nancy C. Geary
nancygeary78@gmail.com

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

HANDOUT #4
KNIK RIVER PLACE
CASE # 2023-096
MEETING DATE: OCTOBER 5, 2023
PAGE 2 OF 7

RECEIVED
SEP 29 2023
PLATTING

8274000L002C 48
CICHOSZ JEFFREY A & WINNIE S
PO BOX 242554
ANCHORAGE AK 99524-2554

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CHIA HSI CHIAVETTA

REQUEST: The request is to create nine lots from Tract A, The Cedars, Plat No. 2014-7, to be known as **KNIK RIVER PLACE**, containing 11.31 acres +/- (Tax ID# 7275000T00A). A Public Use Easement recorded on September 28, 2017 at Reception No. 2017-040154-0 and the adjoining 15' wide utility easement will be vacated to allow for the creation of a new access street. Access is from S. Nystrom Way; lying within the NW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1.

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 **October 5, 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: JEFF/WINNIE CICHOSZ Address: 27964 E. KNIK RIVER ROAD - PALMER

Comments: We object as these small lot sizes are not compatible with the nearby subdivision or homes. The heavy density will bring concentrated traffic along with many potential issues that crowded housing seems to attract. We believe that this plat should be three lots maximum. The neighbors

Case # 2023-096 AOB

Note: Vicinity Map Located on Reverse Side

we have discussed the platting with all voiced similar concerns. One said it quite simply - "If we wanted to live like this, we would move back to Anchorage or into town"!!

Thank-you Jeff

**SUBJECT
PROPERTY**

**HOMESTEAD HILLS
(7682)**

TR B

TR A

**VICINITY MAP
FOR PROPOSED KNIK RIVER PLACE
LOCATED WITHIN
SECTION 30, T16N, R04E, SEWARD MERIDIAN
ALASKA
KNIK GLACIER KG 07**

**ROTKIN
ACRES
2 1**

(3230)

**(7275)
(5)**

LAUX #2

(7710)

**PUBLIC USE ESMT
TO BE VACATED
THIS PLAT**

S ED RUSH RD

E BUCKSHOT DR

B2

B3

B4

1

2

2

3

4

(1)

3

1

(2)

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

**(7275)
(5)**

1

1

(6)

2

3

6

1

2

3

D7

D8

1

4

D6

HUNTER CREEK

S BACK HOME DR

E KNIK RIVER RD

S EYELAND RD

S PERMIT RD

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

HANDOUT #4
KNIK RIVER PLACE
CASE # 2023-096
MEETING DATE: OCTOBER 5, 2023
PAGE 3 OF 7

RECEIVED
SEP 29 2023
PLATTING

50
SOUTH KNIK RIVER COMMUNITY COUNCIL
17958 E KNIK RIVER RD
PALMER AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CHIA HSI CHIAVETTA

REQUEST: The request is to create nine lots from Tract A, The Cedars, Plat No. 2014-7, to be known as **KNIK RIVER PLACE**, containing 11.31 acres +/- (Tax ID# 7275000T00A). A Public Use Easement recorded on September 28, 2017 at Reception No. 2017-040154-0 and the adjoining 15' wide utility easement will be vacated to allow for the creation of a new access street. Access is from S. Nystrom Way; lying within the NW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1.

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 **October 5, 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 [X] Objection [] Concern

Name: Raymond Phillips Address: 25616 E Phoenix Circle Palmer AK

Comments: I object to this request to create 9 lots!!
This proposed development goes against the
South Knik River Comprehensive Plan, and would
destroy the character of our neighborhood

Case # 2023-096 AOB

Note: Vicinity Map Located on Reverse Side

Raymond Phillips

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

RECEIVED
SEP 29 2023
PLATTING

50
SOUTH KNIK RIVER COMMUNITY COUNCIL
17958 E KNIK RIVER RD
PALMER AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CHIA HSI CHIAVETTA

REQUEST: The request is to create nine lots from Tract A, The Cedars, Plat No. 2014-7, to be known as **KNIK RIVER PLACE**, containing 11.31 acres +/- (Tax ID# 7275000T00A). A Public Use Easement recorded on September 28, 2017 at Reception No. 2017-040154-0 and the adjoining 15' wide utility easement will be vacated to allow for the creation of a new access street. Access is from S. Nystrom Way; lying within the NW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1.

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 **October 5, 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: Emilie Arvidson Address: 12621 S Hunter CK DR, Palmer, AK 99645

Comments: The community doesn't support small lot sizes, to this nature it will cost owners of other lots the right to access their property how they have been for many years. All neighbors don't agree to a congested neighborhood nor does the road support that much traffic.

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

RECEIVED
SEP 29 2023
PLATTING

50
SOUTH KNIK RIVER COMMUNITY COUNCIL
17958 E KNIK RIVER RD
PALMER AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CHIA HSI CHIAVETTA

REQUEST: The request is to create nine lots from Tract A, The Cedars, Plat No. 2014-7, to be known as **KNIK RIVER PLACE**, containing 11.31 acres +/- (Tax ID# 7275000T00A). A Public Use Easement recorded on September 28, 2017 at Reception No. 2017-040154-0 and the adjoining 15' wide utility easement will be vacated to allow for the creation of a new access street. Access is from S. Nystrom Way; lying within the NW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1.

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 **October 5, 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: plattting@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 [X] Objection [] Concern

Name: Shelby Baker Address: 27481 East Jims Road Palmer AK

Comments: The request is NOT conducive with South
knik River Comprehensive Plan to keep rural in all
aspects!

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

REC'D
SEP 29 2023
PLATTING

50
SOUTH KNIK RIVER COMMUNITY COUNCIL
17958 E KNIK RIVER RD
PALMER AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CHIA HSI CHIAVETTA

REQUEST: The request is to create nine lots from Tract A, The Cedars, Plat No. 2014-7, to be known as **KNIK RIVER PLACE**, containing 11.31 acres +/- (Tax ID# 7275000T00A). A Public Use Easement recorded on September 28, 2017 at Reception No. 2017-040154-0 and the adjoining 15' wide utility easement will be vacated to allow for the creation of a new access street. Access is from S. Nystrom Way; lying within the NW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1.

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 **October 5, 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: Frederick Cyr Address: 27481 E Jims Rd

Comments: To small of lots - not in line with the
surrounding community

Case # 2023-096 AOB

Note: Vicinity Map Located on Reverse Side

HANDOUT #4
KNIK RIVER PLACE
CASE #2023-096
MEETING DATE: OCTOBER 5, 2023
PAGE 6 OF 7

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

RECEIVED
SEP 29 2023
PLATTING

50
SOUTH KNIK RIVER COMMUNITY COUNCIL
17958 E KNIK RIVER RD
PALMER AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CHIA HSI CHIAVETTA

REQUEST: The request is to create nine lots from Tract A, The Cedars, Plat No. 2014-7, to be known as **KNIK RIVER PLACE**, containing 11.31 acres +/- (Tax ID# 7275000T00A). A Public Use Easement recorded on September 28, 2017 at Reception No. 2017-040154-0 and the adjoining 15' wide utility easement will be vacated to allow for the creation of a new access street. Access is from S. Nystrom Way; lying within the NW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1.

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 **October 5, 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: Diana Cyr Address: 27481 E Jims Rd

Comments: This is not in line with our compresive plan.

Case # 2023-096 AOB

Note: Vicinity Map Located on Reverse Side

HANDOUT #4
KNIK RIVER PLACE
CASE #2023-096
MEETING DATE: OCTOBER 5, 2023
PAGE 7 OF 7

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

RECEIVED
OCT 04 2023
PLATTING

50
SOUTH KNIK RIVER COMMUNITY COUNCIL
17958 E KNIK RIVER RD
PALMER AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CHIA HSI CHIAVETTA

REQUEST: The request is to create nine lots from Tract A, The Cedars, Plat No. 2014-7, to be known as **KNIK RIVER PLACE**, containing 11.31 acres +/- (Tax ID# 7275000T00A). A Public Use Easement recorded on September 28, 2017 at Reception No. 2017-040154-0 and the adjoining 15' wide utility easement will be vacated to allow for the creation of a new access street. Access is from S. Nystrom Way; lying within the NW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1.

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 **October 5, 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: SKR Comm Council Address: 17958 E Knik River Rd

Comments:

Please see attached document

Case # 2023-096 AOB

Note: Vicinity Map Located on Reverse Side

HANDOUT #5
KNIK RIVER PLACE
CASE # 2023-096
MEETING DATE: OCTOBER 5, 2023
PAGE 1 OF 2

At the 21 Sep 2023 meeting, the South Knik River Community Council voted unanimously to object to the proposal to create 9 lots from Tract A, The Cedars, Plat No 2014-7, to be known as Knik River Place, within an existing 11.31 acre parcel, which also includes vacating a public use easement in order to construct a new access street. This proposal is in opposition to the South Knik River Comprehensive Plan, specifically pages 21, 22, and 23, which state in part:

Page 21, SKR Comprehensive Plan:

"The South Knik River Community is a scenic, quiet, rural community. It is the desire of the community to preserve the area's scenic and residential qualities including high air and water quality, quiet atmosphere, privacy and outdoor recreation opportunities. **Growth and development should be limited and controlled in a way that does not impact in a detrimental manner, the quiet, rural atmosphere desired by this community.**"

Page 22, South Knik River Comprehensive Plan:

This character includes low density housing, limited traffic, few governmental services, pristine views, presence of wildlife, and ready access to trails, rivers, lakes, and recreation. Strategies to maintain and enhance this rural character include:

Recommendation:

- o Protect air, water, wildlife, and land quality **while reducing impacts to nearby properties from traffic, noise, pollution, lighting, etc.**
- o Protect recreation opportunities and enhance the quality of life for South Knik River Community residents.
- o **Ensure future development is compatible with adjacent properties and has gone through a review period that includes at least one meeting of the SKRCC.**

(SKRCC Note: This proposal is out of character for the surrounding low density subdivisions located off Ed Rush, Phoenicia, Back Home Dr, and the remainder of Nystrom Way.)

Page 23, South Knik River Comprehensive Plan

Residents feel a lifestyle that supports recreational opportunities in a rural community is best **achieved with minimal growth and low density.**

Vast views, space, and recreational opportunities are available in the community because of the current development pattern and residents would like to keep it this way.

Recommendations:

- o **The need to preserve the rural character with minimal growth is of the utmost importance to the population** through preservation of natural vegetation, open space requirements, and vegetative buffers on water bodies.
- o Protect water quality, soil erosion, and ensure that development can adequately provide infrastructure needs, such as roads, emergency access, and other related concerns.
- o **Provide for a variety of lot sizes and development patterns throughout the community, utilizing subdivision design methods that encourage rural character and green space.**

Submitted on behalf of the South Knik River Community Council (SKRCC)


A. Houseal, Secretary, SKRCC

HANDOUT #5
KNIK RIVER PLACE
CASE # 2023-096
MEETING DATE: OCTOBER 5, 2023
PAGE 2 OF 2

Oct 2023

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

RECEIVED
OCT 04 2023
PLATTING

50
SOUTH KNIK RIVER COMMUNITY COUNCIL
17958 E KNIK RIVER RD
PALMER AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CHIA HSI CHIAVETTA

REQUEST: The request is to create nine lots from Tract A, The Cedars, Plat No. 2014-7, to be known as KNIK RIVER PLACE, containing 11.31 acres +/- (Tax ID# 7275000T00A). A Public Use Easement recorded on September 28, 2017 at Reception No. 2017-040154-0 and the adjoining 15' wide utility easement will be vacated to allow for the creation of a new access street. Access is from S. Nystrom Way; lying within the NW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1.

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 October 5, 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 [x] Objection [] Concern

Name: _____ Address: _____

Comments: _____

See attached

Case # 2023-096 AOB

Note: Vicinity Map Located on Reverse Side

HANDOUT #6
KNIK RIVER PLACE
CASE # 2023-096
MEETING DATE: OCTOBER 5, 2023
PAGE 1 OF 2

To: MSB Platting
Subj: Sub-dividing a subdivided lot

3 Oct 2023

Please do not allow the subdividing of an 11+/-acre lot into several smaller lots to be known as Knik River Place. Nor the building of multiplex housing anywhere in the area of Knik River Road or its adjoining roads. Though probably not stated in the sale agreement, I know that John Nystrom intended these lots to be single family places complimenting the current area housing and maintaining a "high-end" residential area. Splitting these lots and or placing multiplex housing on them will diminish the value of the existing lots and bring an unwanted urban feel into this rural area.

A handwritten signature in black ink, appearing to read "Paul D Houser", followed by a long horizontal line.

Paul D Houser
29698 E Knik River Rd

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

RECEIVED
OCT 04 2023
PLATTING

50
SOUTH KNIK RIVER COMMUNITY COUNCIL
17958 E KNIK RIVER RD
PALMER AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CHIA HSI CHIAVETTA

REQUEST: The request is to create nine lots from Tract A, The Cedars, Plat No. 2014-7, to be known as **KNIK RIVER PLACE**, containing 11.31 acres +/- (Tax ID# 7275000T00A). A Public Use Easement recorded on September 28, 2017 at Reception No. 2017-040154-0 and the adjoining 15' wide utility easement will be vacated to allow for the creation of a new access street. Access is from S. Nystrom Way; lying within the NW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1.

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 **October 5, 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: Mark Simpson Address: 16766 E. Knik River Rd. Palmer, Ak 99645

Comments: The Platting Board needs to follow the directives of Lot Sizes in
The South Knik River Community Councils (Comprehensive Plan) directed and
approved by the Mat-Su Borough. Do Not Ignore and make sure the developers
COMPLY. pages 21, 22, 23

Case # 2023-096 AOB

Note: Vicinity Map Located on Reverse Side

HANDOUT #7
KNIK RIVER PLACE
CASE # 2023-096
MEETING DATE: OCTOBER 5, 2023

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

RECEIVED
OCT 04 2023
PLATTING

50
SOUTH KNIK RIVER COMMUNITY COUNCIL
17958 E KNIK RIVER RD
PALMER AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CHIA HSI CHIAVETTA

REQUEST: The request is to create nine lots from Tract A, The Cedars, Plat No. 2014-7, to be known as **KNIK RIVER PLACE**, containing 11.31 acres +/- (Tax ID# 7275000T00A). A Public Use Easement recorded on September 28, 2017 at Reception No. 2017-040154-0 and the adjoining 15' wide utility easement will be vacated to allow for the creation of a new access street. Access is from S. Nystrom Way; lying within the NW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1.

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 **October 5, 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: A. HOOSEAL Address: 29698 E Knik River Rd - Palmer

Comments:

Pls see attached

Case # 2023-096 AOB

Note: Vicinity Map Located on Reverse Side

HANDOUT #8
KNIK RIVER PLACE
CASE # 2023-096
MEETING DATE: OCTOBER 5, 2023
PAGE 1 OF 2

I object to the proposal to create a 9 parcels from an 11.31 acre parcel to be known as Knik River Place. This proposal is not in keeping with the South Knik River Comprehensive Plan, specifically desiring a quiet, peaceful, rural lifestyle whose residential lots size must be commensurate with surrounding area.

Phoenicia, Back Home Drive, Nystrom Way, and Ed Rush all boast lot sizes significantly larger than the proposal, but of varying sizes. No lot is less than 3+ acres with many over twice as large. While there are some 1 to nearly 2 acre lots located off Knik River Rd, those were created long ago and not in the immediate surrounding area to subject parcel. For example, the subdivision about 2 miles east of this proposed platting area on Hunter Creek Dr was established over 40 years ago (as shared with me from a land owner who has been there 30+ years). About a mile west from this proposal area is Garden Way which has lot sizes of approximately an acre, but they, too, were established decades ago and only one is inhabited.

The three most significant portions from the community comprehensive plan that have bearing on this proposal are as follows.

Page 21

"Growth and development should be limited and controlled in a way that does not impact in a detrimental manner, the quiet, rural atmosphere desired by this community."

Page 22, South Knik River Comprehensive Plan

"Ensure future development is compatible with adjacent properties and has gone through a review period that includes at least one meeting of the SKRCC."

Page 23, South Knik River Comprehensive Plan

"Provide for a variety of lot sizes and development patterns throughout the community, utilizing subdivision design methods that encourage rural character and green space."

The most second most recent subdivision to be developed was The Cedars and Mr Farah was careful and thoughtful when developing lots sizes to support the vision and desire of the community. Nystrom's development was next to emerge, and it, too, was thoughtful in supporting the vision and character of the Comprehensive Plan.

The proposed platting to create 9 parcels from Tract A reminds me of the micro lots allowed and developed near Hatcher Pass. They are crowded, increase traffic and noise, and have had a negative impact on surrounding property. In short, 9 lots within the 11.31 acres is not development that is compatible with adjacent lots in the four closest subdivisions which account for the surrounding area. This is most easily confirmed by looking at the platting map of the proposed subdivided lot.

Respectfully submitted,



A Houseal
29698 E Knik River Rd
Palmer AK 99645

4 Oct 2023

HANDOUT #8
KNIK RIVER PLACE
CASE # 2023-096
MEETING DATE: OCTOBER 5, 2023
PAGE 2 OF 2

Amy Otto-Buchanan

From: Max Schillinger <max@allpointsnorth.us>
Sent: Wednesday, October 4, 2023 8:47 AM
To: Amy Otto-Buchanan
Subject: Chiavetta Comment
Attachments: seasonal gwt and vacation comment.JPG

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

Hi Amy,

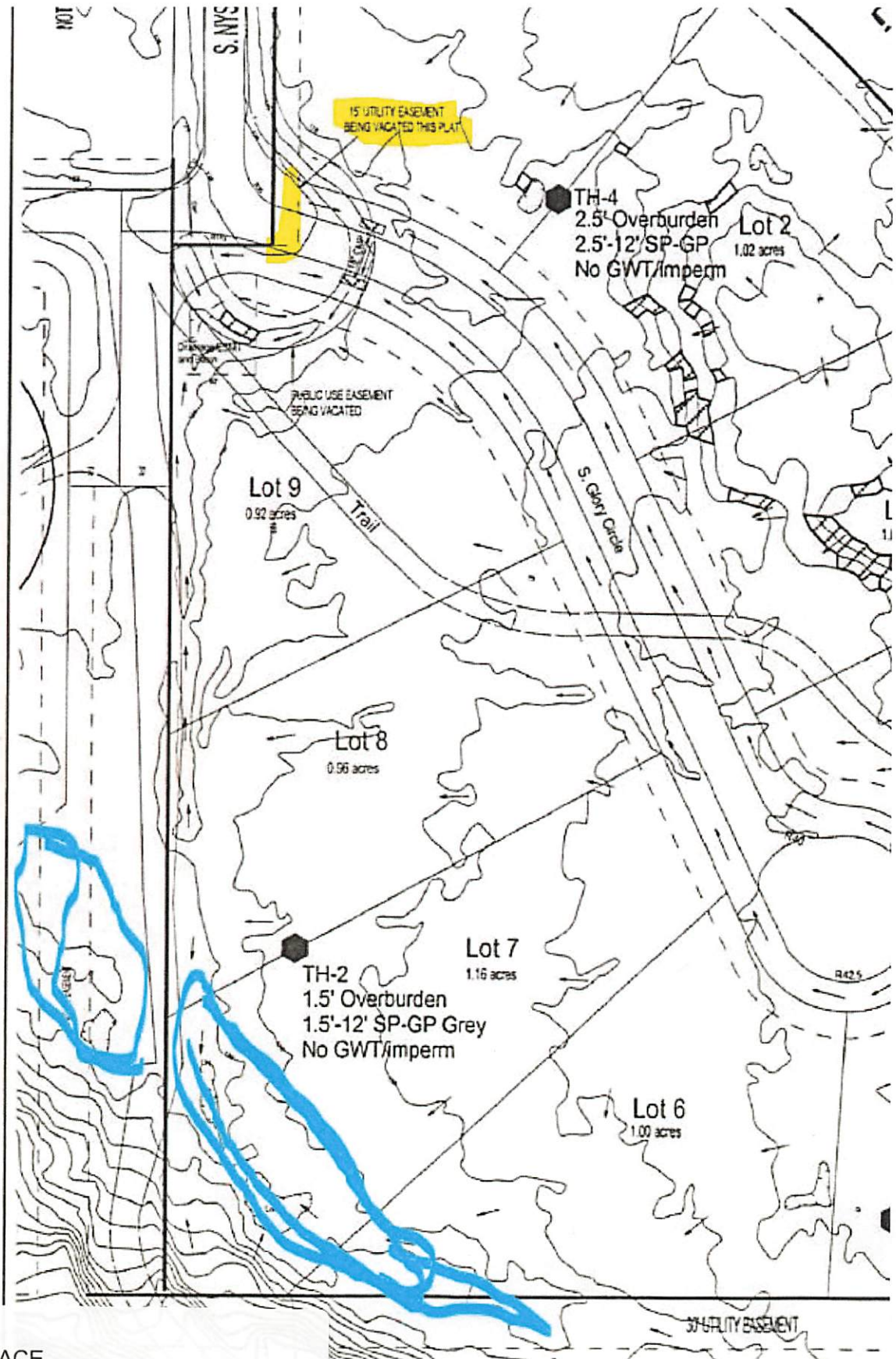
Comment for Chiavetta (see attached screen grab)

- Applicants may want to go a little bigger on lots (loose a lot) to allow for better seasonal high water table flexibility. Lot 7 shape looks like it exceeds a typical 3:1 depth width maximum for example, and I know that there is more water in that pocket (spring melt) seasonally than is reflected in July/August test holes for example. Even one less lot would make the homesites more flexible and more consistent with the neighborhood. I acknowledge developers typically are trying to maximize lot numbers so this is an unpopular position.
- I assume the utility easement vacation is just the portion covered over where the existing cul de sac and not the entire Nystrom way frontage. If that's the case no objection as it shouldn't affect ultimate power development to homestead hills subdivision at all. The power can still cross dedicated Right of Ways. Correct me if the assumption is wrong please.

Those are my only comments.

Thanks for passing them on to applicant as needed. I will not attend the hearing.

Max Schillinger



Amy Otto-Buchanan

From: Krista Arvidson <arvidsonkay@gmail.com>
Sent: Wednesday, October 4, 2023 12:36 AM
To: MSB Platting
Subject: Concerns/Objections to case #2023-096 AOB, Tract A, The Cedars, Plat No. 2014-7

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

Dear Platting Board Members,
My name is Krista Arvidson, address: 11561 S. Back Home Dr. Palmer, AK 99645.

I am emailing to express my concerns and objections to case #2023-096 AOB.

I object to subdividing Tract A into 9 lots. This would create lots considerably smaller than any of the surrounding properties. This would also create an atmosphere that is not in keeping with the desire of the community to keep the area as a rural community. This many lots on such a small amount of acreage goes against the communities Comprehensive Plan as stated on pages 21-23.

My concerns are as follows:

If this acreage is subdivided at all, where will the new utility easement be located? Does this affect the adjoining properties utility easement and if so what solution is offered? Also, when I spoke to the utility company to better understand what this actually means, they were unaware that this was being considered. It seems that they should have been notified to be able to comment on this issue.

If this acreage is subdivided will the vacated public use easement cause the nearby properties to lose their currently available access to their properties? If so, what solution is offered?

I am also concerned with the greatly increased traffic that would be accessing Knik River Road. A road that is already too narrow for the current usage it receives. As well as increased noise levels that would not be in keeping with a rural community.

I would ask that the request to subdivide this acreage into 9 lots be denied. I would also ask that if subdivision is approved that no more than 3 lots be allowed, to keep each lot comparable to the smallest lots in the surrounding area.

Thank you for your consideration of these comments.

Sincerely,
Krista Arvidson

--
Rev. Krista Arvidson

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

RECEIVED
OCT 03 2023
PLATTING

7275B01L001 27
ELKINS COLTON
27301 E KNIK RIVER RD
PALMER AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CHIA HSI CHIAVETTA

REQUEST: The request is to create nine lots from Tract A, The Cedars, Plat No. 2014-7, to be known as **KNIK RIVER PLACE**, containing 11.31 acres +/- (Tax ID# 7275000T00A). A Public Use Easement recorded on September 28, 2017 at Reception No. 2017-040154-0 and the adjoining 15' wide utility easement will be vacated to allow for the creation of a new access street. Access is from S. Nystrom Way; lying within the NW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1.

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 October 5, 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: plattings@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 [X] Objection [] Concern

Name: Colton Elkins Address: 27301 E Knik River Road

Comments: We do not agree with the subdivision of these lots that would be a completely different lifestyle than the surrounding area. It would affect the privacy & lifestyle that we love about living here.

Case # 2023-096 AOB

Note: Vicinity Map Located on Reverse Side

HANDOUT #11
KNIK RIVER PLACE
CASE # 2023-096
MEETING DATE: OCTOBER 5, 2023

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

RECEIVED
OCT 03 2023
PLATTING

50
SOUTH KNIK RIVER COMMUNITY COUNCIL
17958 E KNIK RIVER RD
PALMER AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CHIA HSI CHIAVETTA

REQUEST: The request is to create nine lots from Tract A, The Cedars, Plat No. 2014-7, to be known as **KNIK RIVER PLACE**, containing 11.31 acres +/- (Tax ID# 7275000T00A). A Public Use Easement recorded on September 28, 2017 at Reception No. 2017-040154-0 and the adjoining 15' wide utility easement will be vacated to allow for the creation of a new access street. Access is from S. Nystrom Way; lying within the NW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1.

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 **October 5, 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 [X] Objection [] Concern

Name: Bernard Eberhardt Address: Box 682 Palmer 99645 Mile 9 Knik River Road

Comments: As a member of the original Comprehensive Plan committee I attended most of the meetings for the several years it took to finalize the plan. We agreed that large lots of 5 acres would be in keeping with the rural character of our community. Stretching that to 3 lots out of 11 acres is reasonable.

Case # 2023-096 AOB

Note: Vicinity Map Located on Reverse Side

HANDOUT #12
KNIK RIVER PLACE
CASE # 2023-096
MEETING DATE: OCTOBER 5, 2023

MATANEKA-SUSITNA BOROUGH
PLANNING DIVISION
350 EAST 34TH AVENUE
PALMER, ALASKA 99572

50
SOUTH KNIK RIVER COMMUNITY COUNCIL
1700 E KNIK RIVER RD
PALMER, AK 99572

NOTIFICATION OF PUBLIC HEARING

Mataneka-Susitna Borough Board will consider the following:

OF TOWN: GUY HSI CHAVETTA



The request is to create nine lots from the A, The Cedar, Parcel No. 2014-7 to be known as KNIK RIVER, M.A.E., containing 1.31 acres (Parcel ID# 775000700A). A Public Use Easement recorded on September 28, 2017 at Recording No. 2017-04 the following 15' wide utility easement will be vacated to allow for the creation of a new residential lot. The lots are located in the NW 1/4 Section 10, Township 16 North, Range 04 East, Award 1, Mataneka-Susitna Borough, Alaska, and are in Assembly District #1.

Mataneka - Susitna Borough
OCT 03 2023

RECEIVED

The Mataneka-Susitna Borough Planning Board will consider the following: The public hearing is scheduled for October 3, 2023, starting at 10:00 a.m. The hearing will be held at the Borough Administration Building, 350 E. 34th Avenue, Palmer, Alaska 99572. The public hearing is scheduled for October 3, 2023, starting at 10:00 a.m. The hearing will be held at the Borough Administration Building, 350 E. 34th Avenue, Palmer, Alaska 99572.

For comments regarding the proposed action, the form may be used to provide written comments to the Planning Division, 350 E. 34th Avenue, Palmer, Alaska 99572 or e-mail planning@msb.ak.us. Comments received from the public after the public hearing will be given the same weight as comments received from the public at the public hearing. Please do not send comments or questions directly to the Planning Division or to the Borough Board. Comments should be submitted in writing to the Planning Division or to the Borough Board. Comments should be submitted in writing to the Planning Division or to the Borough Board.

To view the agenda or meeting packet please go to the following link: [https://www.msb.ak.us/Agenda/2023/03/03/](#)

1. No Objection (X) (Decision: 1 - Decision)

Comments should be submitted in writing to the Planning Division or to the Borough Board. Comments should be submitted in writing to the Planning Division or to the Borough Board. Comments should be submitted in writing to the Planning Division or to the Borough Board. Comments should be submitted in writing to the Planning Division or to the Borough Board.

Mataneka-Susitna Borough Board
October 3, 2023

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

RECEIVED

SEP 27 2023

PLATTING

Mgt-Su Platting Division
350 E. Dahlia Ave.
Palmer AK 99645-6488

6170000L015 31
BLAND GREGORY
PO BOX 190282
ANCHORAGE AK 99519-0282

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: SETH KROENKE

REQUEST: The request is to create 38 lots from Tax Parcels C9 (a portion of Government Lot 37), by a four-phase Master Plan to be known as **SOUTH SHORE WATERFRONT**, containing 34 acres +/- . Proposed Lots 25 & 26 and Lots 33-35 are side-by-side flag lots with 30' wide poles; a Common Access Easement will be granted over the pole portions. Lots 1-23 (Phase 3 and Phase 4) will be served by a community well and are less than 40,000 sf. Parcels are located south of Big Lake and north of W. Susitna Parkway. Access will be from dedicated interior streets from W. Susitna Parkway and S. Corkey Boulevard (Tax ID# 17N04W35C009); lying within the SW ¼ Section 35, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

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 **October 05, 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: plattting@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 [X] Objection [] Concern

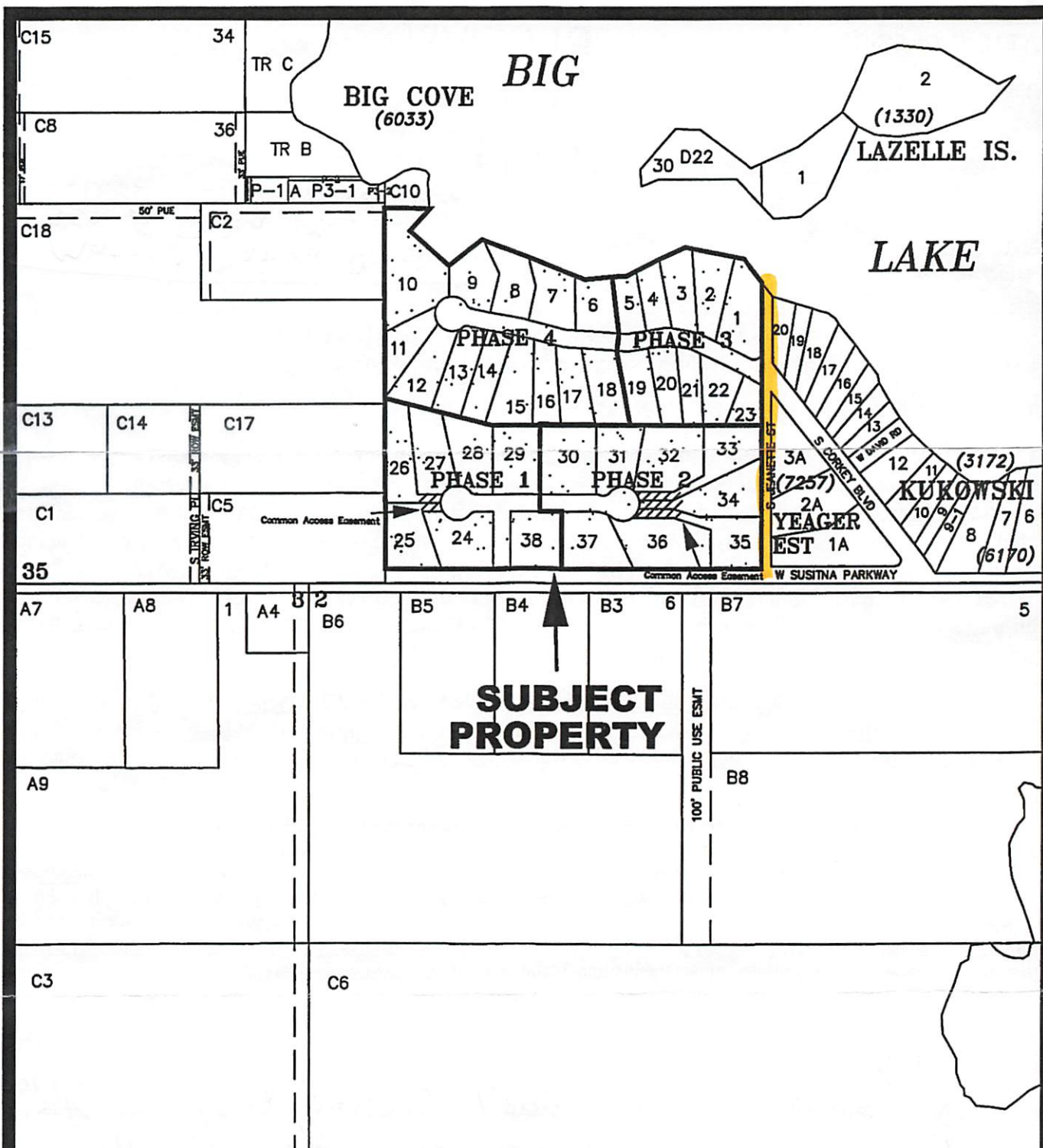
Name: Gregory Bland Address: 5867 S. Corkey Blvd / PO Box 190282
anc AK 99519

Comments: The increased volume of traffic from these lots will create
safety issues to current residents of Corkey Blvd. Using Jeanette St
for access would be better. Corkey Blvd would suffer from all
of the use created by additional wear and tear from excessive
vehicles use.

Case # 2023-098 AOB

Note: Vicinity Map Located on Reverse Side

HANDOUT #1
SOUTH SHORE WATERFRONT MSP
CASE # 2023-098
MEETING DATE: OCTOBER 5, 2023



VICINITY MAP

SOUTH SHORE WATERFRONT MASTER PLAN
 LOCATED WITHIN
 SECTION 35, T17N, R04W, SEWARD MERIDIAN,
 ALASKA
 LITTLE SUSITNA 16 MAP

C5

PUE

Amy Otto-Buchanan

From: Scott Westover <sw-construction@hotmail.com>
Sent: Sunday, October 1, 2023 12:16 PM
To: MSB Platting
Subject: Petitioner Seth kroenke(South Shore Waterfront MSP AOB)

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

The request to create 38 lot from tax parcels C9 off of W Susitna Parkway and Corky Blvd., Street in Corky Boulevard has been a dead-end road and was designed to service the houses in that neighborhood for not to have additional up to 80 cars per day traveling down the street if they wish to develop their lot they should then develop S Jeanette st Street for their access or bring in an additional street from West Susitna pky. I also do not like the fact they've already started to do the work before they've been approved by putting in roads and clearing land and driving the large dump trucks down Corky Boulevard while I have a grand children playing nearby .

Sent from my iPhone

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

RECEIVED
SEP 29 2023
PLATTING

6033T0AP001 30
MEE EDWARD E & JEAN E TRES MEE 2012 TR
14505 E DOC MCKINLEY AVE
PALMER AK 99645-8558

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: SETH KROENKE

REQUEST: The request is to create 38 lots from Tax Parcels C9 (a portion of Government Lot 37), by a four-phase Master Plan to be known as **SOUTH SHORE WATERFRONT**, containing 34 acres +/- . Proposed Lots 25 & 26 and Lots 33-35 are side-by-side flag lots with 30' wide poles; a Common Access Easement will be granted over the pole portions. Lots 1-23 (Phase 3 and Phase 4) will be served by a community well and are less than 40,000 sf. Parcels are located south of Big Lake and north of W. Susitna Parkway. Access will be from dedicated interior streets from W. Susitna Parkway and S. Corkey Boulevard (Tax ID# 17N04W35C009); lying within the SW ¼ Section 35, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

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 **October 05, 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 [X] Objection [] Concern

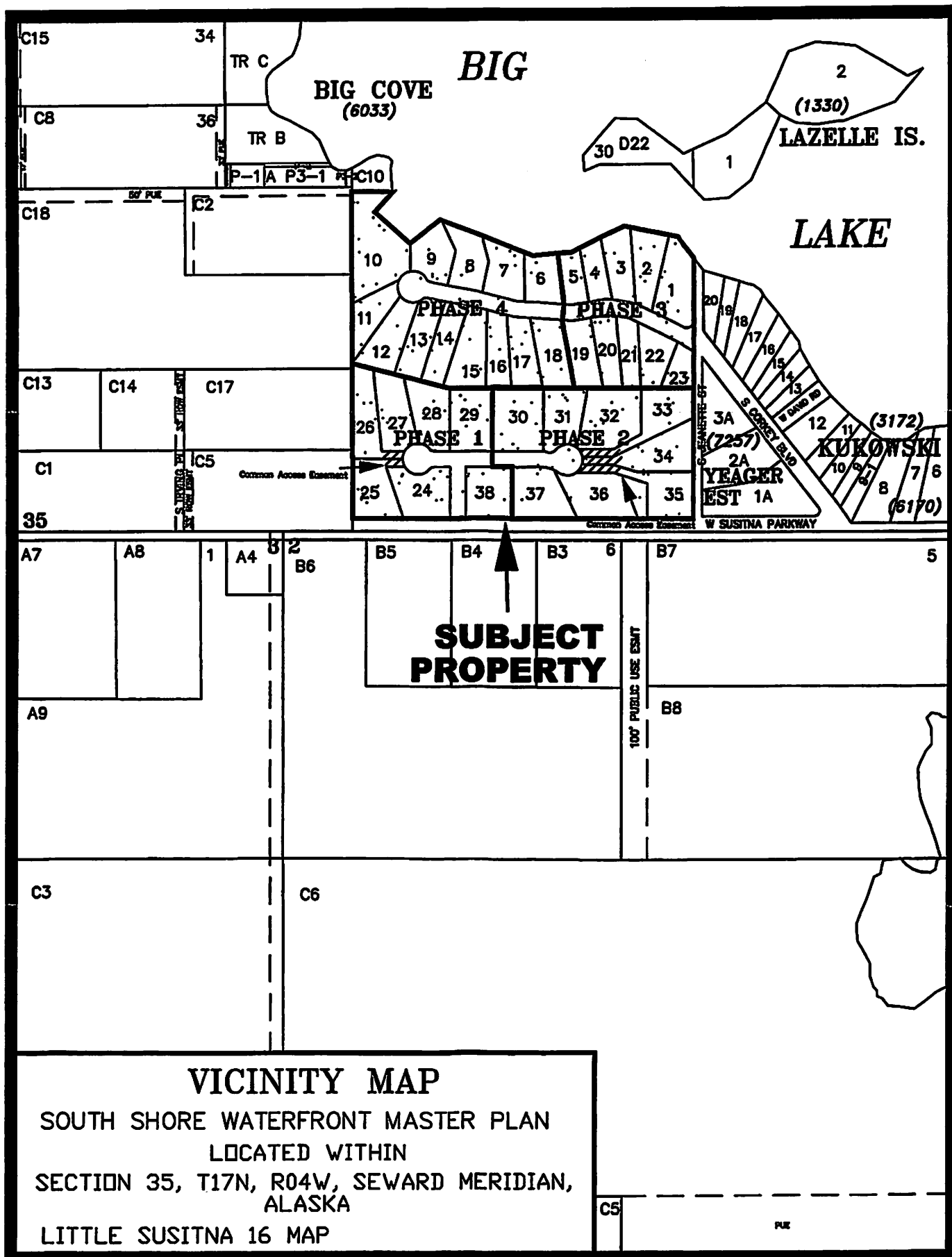
Name: Jeanne Mee Address: 14505 E Doc McKinley Ave Palmer AK

Comments: Adding 38 lots, would add significant boat traffic.
Where would docks be. The waterfront in front of these lots is
not big enough to accommodate boats for 38 lots. As the owner
of P3-1 in Big Cove I would feel a devaluation of my property.

Case # 2023-098 AOB

Note: Vicinity Map Located on Reverse Side

Jeanne Mee
Edw MEE
Page 2 of 2



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

HANDOUT #3
SOUTH SHORE WATERFRONT MSP
CASE#2023-098
MEETING DATE: OCTOBER 5, 2023

RECEIVED
OCT 02 2023
PLATTING

6170000L017 16
PHILLIPS ERIC
PO BOX 232115
ANCHORAGE AK 99523

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: SETH KROENKE

REQUEST: The request is to create 38 lots from Tax Parcels C9 (a portion of Government Lot 37), by a four-phase Master Plan to be known as **SOUTH SHORE WATERFRONT**, containing 34 acres +/- . Proposed Lots 25 & 26 and Lots 33-35 are side-by-side flag lots with 30' wide poles; a Common Access Easement will be granted over the pole portions. Lots 1-23 (Phase 3 and Phase 4) will be served by a community well and are less than 40,000 sf. Parcels are located south of Big Lake and north of W. Susitna Parkway. Access will be from dedicated interior streets from W. Susitna Parkway and S. Corkey Boulevard (Tax ID# 17N04W35C009); lying within the SW ¼ Section 35, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

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 **October 05, 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: ERIC PHILLIPS Address: 5803 S. CORKEY BLVD

Comments: I DO NOT OPPOSE PROGRESS AND DEVELOPEMENT.
I DO OBJECT TO ACCESS THROUGH CORKEY BLVD. CORKEY WILL
NOT SUPPORT 23 ADDITIONAL LOTS. FOR MANY REASONS. MOST OF OUR
DRIVEWAYS ARE NOT ACCESSABLE IN WINTER AND WE NEED TO PARK ON
THE STREET. I CANT IMAGINE THE MESS IT WILL BE IN THE WINTER

Case # 2023-098 AOB

Note: Vicinity Map Located on Reverse Side

TRYING TO ACCESS 36 LOTS OFF OF TINY CORKEY BLVD. THE
DEVELOPER HAS A MASSIVE AMOUNT OF ROAD ACCESS FROM
W. SUSITNA PARKWAY AND IS EASILY OVER COMING TERRAIN ISSUES
AS SEEN IN THE CURRENT CONSTRUCTION. REDESIGN AND ACCESS
FROM W. SUSITNA. DONT RUIN CORKEY BLVD.

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

RECEIVED
SEP 21 2023
PLATTING

6615B02L005 25
ADAMS FAMILY TR LVG TR ADAMS CARMEL & EDITH TRES
PO BOX 345
TALKEETNA AK 99676-0345

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 **August 17, 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 [x] Objection [x] Concern

Name: Adams Address: P.O. Box 345 Talkeetna AK

Comments: Lots are way too narrow to close together
way to many, cant make it to meeting but
may call Tuesday afternoon or wed Didnt get
notice till Sat's mail ??

Case # 2023-078 AOB

Note: Vicinity Map Located on Reverse Side

HANDOUT #1
SCULPIN MASTER PLAN
CASE # 2023-078
MEETING DATE: OCTOBER 5, 2023

RECEIVED
JAN 10 1964
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

TO DIRECTOR, FBI
FROM SAC, NEW YORK
SUBJECT: [Illegible]

RE: [Illegible]

On January 8, 1964, [Illegible] advised that [Illegible] had been contacted by [Illegible] who offered him \$50,000 to travel to [Illegible] and [Illegible] to [Illegible] for the purpose of [Illegible]. [Illegible] refused the offer and reported the matter to the FBI.

[Illegible] advised that [Illegible] had been contacted by [Illegible] who offered him \$50,000 to travel to [Illegible] and [Illegible] to [Illegible] for the purpose of [Illegible]. [Illegible] refused the offer and reported the matter to the FBI.

[Illegible] advised that [Illegible] had been contacted by [Illegible] who offered him \$50,000 to travel to [Illegible] and [Illegible] to [Illegible] for the purpose of [Illegible]. [Illegible] refused the offer and reported the matter to the FBI.

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

Amy Otto-Buchanan

From: Greg Campbell <gregsdevice@gmail.com>
Sent: Tuesday, October 3, 2023 8:34 PM
To: MSB Platting
Subject: Sculpin Master Plan Plat #2014-13

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

We object to the proposed Sculpin Master Plan Plat #2014-13 for a number of reasons:

- The small size of the lots are not in the character of the existing area, where lots are significantly larger.
- Red Tail Road is already platted as a road. Red Tail will give access to the proposed subdivision without a need for a Leila Lane extension, which is not currently platted.
- Furthermore, if Leila Lane is the only road developed and Red Tail is not developed, then there will only be one fire egress for all of these lots. Red Tail would need to be improved / developed, in addition to Leila for proper emergency / fire egress.
- Proper notice was not given for this meeting. Initially we received a notice sent September 13, 2023 that said this hearing would be on August 17, causing a great deal of confusion since we received it after the scheduled meeting. We then received a notice sent on Sept 22, 2023 that said the meeting is on October 5th. It is possible that many of our neighbors have not commented on this plan due to this confusion.

Sincerely,
Greg and Shelly Campbell
Talkeetna, AK 99676

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

RECEIVED
SEP 19 2023
PLATTING

7160000L002 48
CROZIER DANIEL K & BARBARA A
3303 S JENKS DR
WASILLA AK 99654-0308

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 **October 5, 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

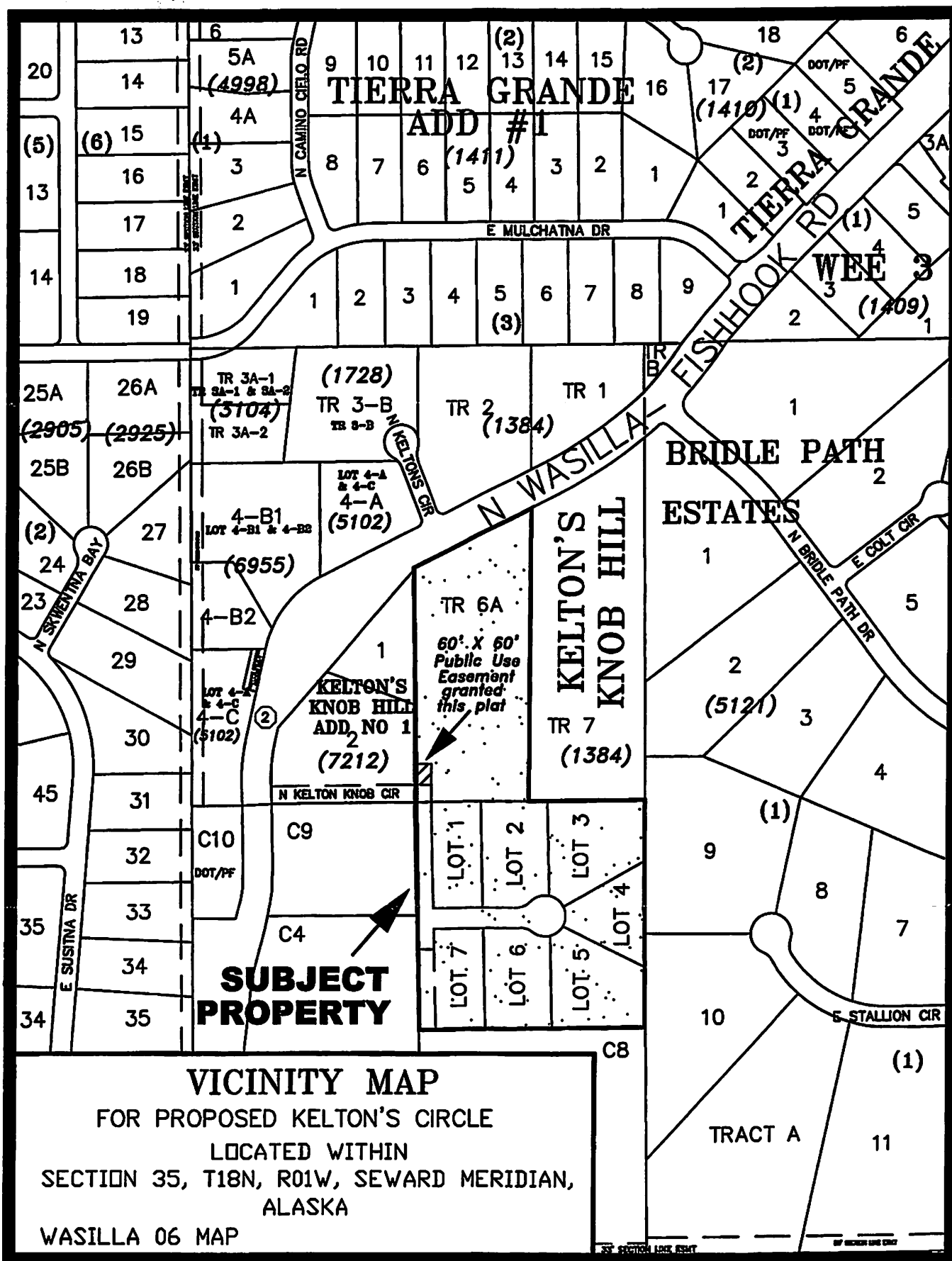
Name: _____ Address: _____

Comments: _____

Case # 2023-061 AOB

Note: Vicinity Map Located on Reverse Side

HANDOUT #1
KELTON'S CIRCLE
CASE #2023-061
MEETING DATE: OCTOBER 5, 2023



VICINITY MAP

FOR PROPOSED KELTON'S CIRCLE
LOCATED WITHIN
SECTION 35, T18N, R01W, SEWARD MERIDIAN,
ALASKA
WASILLA 06 MAP

Amy Otto-Buchanan

From: BJ Gravley <bendedknee.stable@gmail.com>
Sent: Monday, October 2, 2023 9:34 PM
To: MSB Platting
Subject: Re: Proposed Kelton's Circle within Section 35, T18N, R01W, Seward Meridian, Alaska

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

Dear Platting Board,

About the proposed 7 lots of track C7, please acknowledge and ensure compliance over these following concerns;

A.) Zoning shall be single family R1.

B.) Number of bedrooms versus size of drain fields. Does each proposed lot have its own well and septic system??

C.) Septic system locations: What are the planned distances to east property line of lots 3, 4, & 5?

D.) Petitioner to explain multiple utility power meters on new existing structure, with multiple furnace vents presently installed at, 7212 N. Kelton's Knob Cir. Wasilla AK. What is the plan for this dwelling, does building use comply with R1 zone??

E.) Privacy fence design?

F.) Building setback distance from east property line, regarding lots 3, 4, & 5?

G.) Who owns parcel C8, if same owner what are the future plans there?

Thanks in advance,

BJ Gravley
Cell: 907-350-8683
E: bendedknee.stable@gmail.com

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

RECEIVED
SEP 29 2023
PLATTING

2187B02L002E 12
ESPEY LISA ANNE
PO BOX 1764
PALMER AK 99645-1764

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: ALLIANCE CONSTRUCTION

REQUEST: The request is to create 26 lots from Tax Parcel B8 (NW ¼, SW ¼, 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 (Tax ID # 17N01W17B008); within the SW ¼ Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4.

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 **October 5, 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 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, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection ☒ Objection [] Concern

Name: Lisa Espy Address: 6022 S Pinnacle Ct.

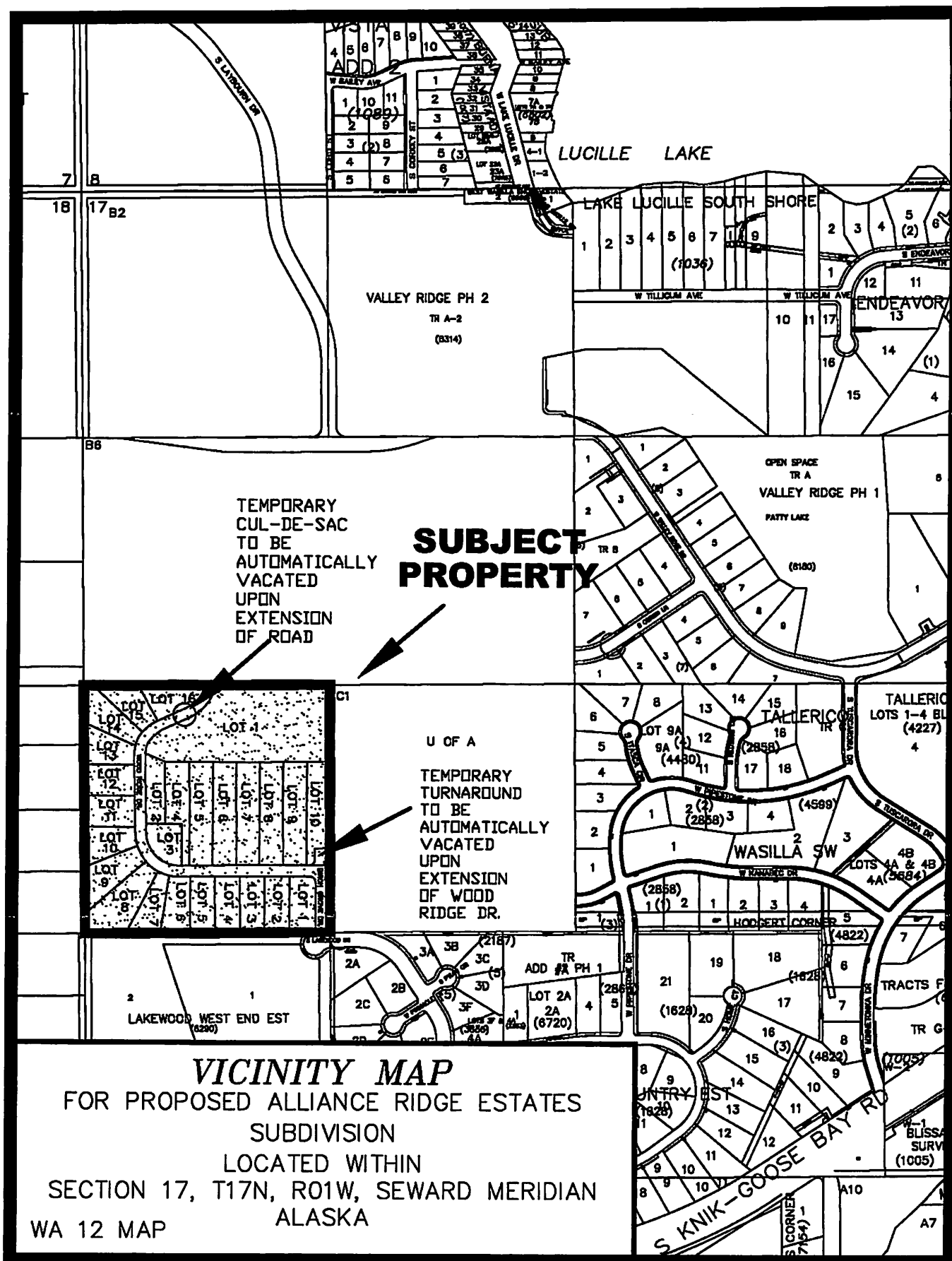
Comments: From the map, it looks like the subdivision is accessed from Lakewood Drive.
If that is accurate, I highly object to the increased traffic along Lakewood Drive - especially construction traffic.

Case # 2023-089 MG

Note: Vicinity map Located on Reverse Side

HANDOUT
ALLIANCE RIDGE ESTATES
PAGE 1 OF 1
HANDOUT #1

10/5/2023
2023-089



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

RECEIVED
SEP 25 2023
PLATTING

17N03W31B012 18
GEIERLAND LLC
PO BOX 520070
BIG LAKE AK 99652-0070

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: TONY & JENNIFER LUITEN

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 NW ¼ Section 36, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

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 **October 5, 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 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.

☒ No Objection [] Objection [] Concern

Name: Jim Geiermann Address: P.O. Box 520070, Big Lake AK 99652

Comments: I support this Request. This will eliminate the chance of vagrants and I'm sure Tony & Jennifer will keep the area maintained & clean.

Sincerely

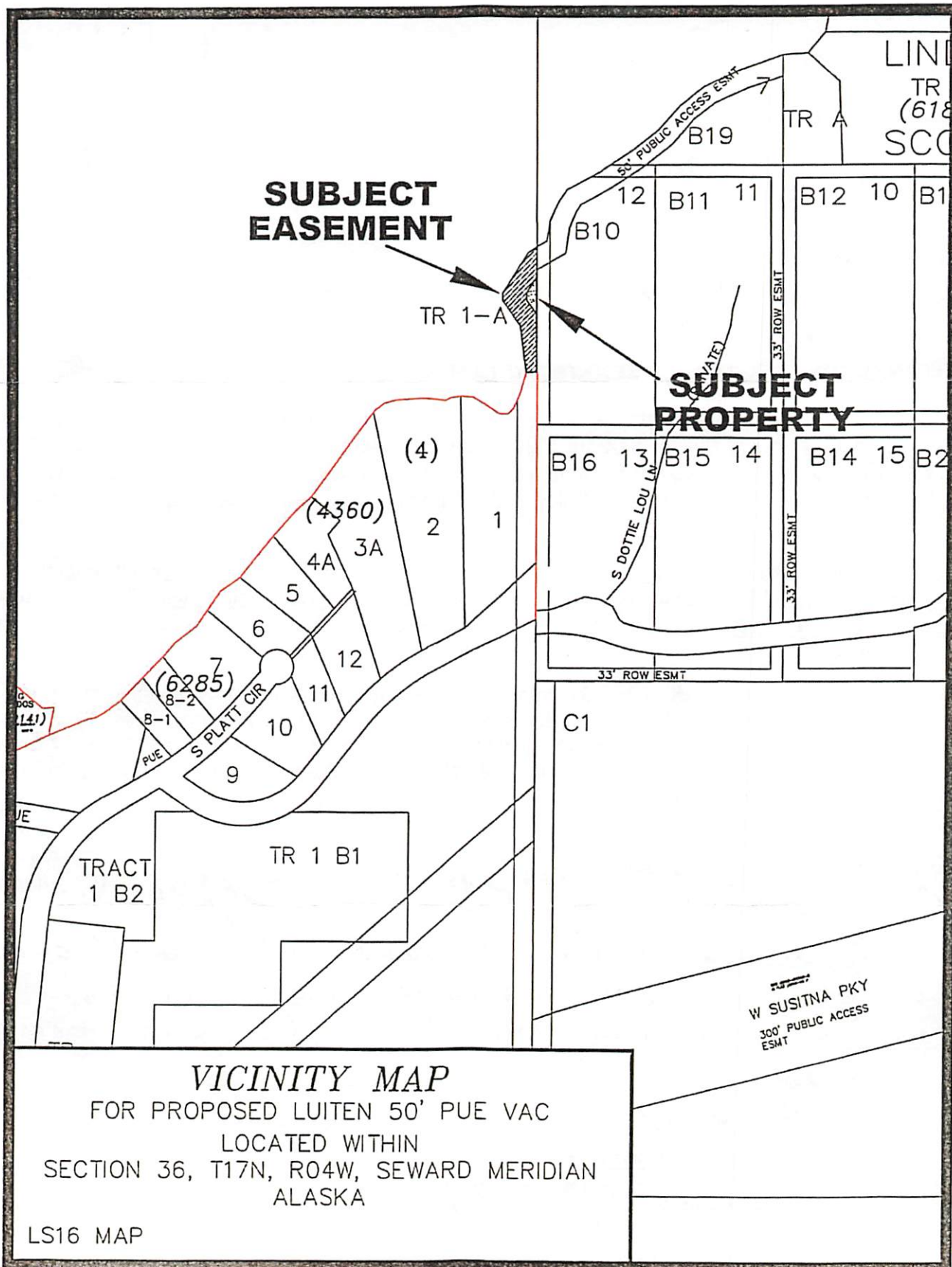
Jim Geiermann

(907) 227-9294

Case # 2023-085 CC

Note: Vicinity map Located on Reverse Side

HANDOUT #1
LUITEN - PUBLIC USE EASEMENT VACATION
CASE #2023-085
MEETING DATE: OCTOBER 5, 2023





THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.alaska.gov

October 3, 2023

Fred Wagner, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **Plat #66-4 Tract 1A, South Big Lake Alaska Subdivision**
 - DOT&PF recognizes the lot difficulty and appreciates the public value of the easement surrounding the Big Lake public use area. DOT&PF does not support vacation of this easement.

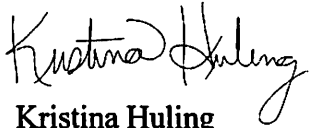
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or kristina.huling@alaska.gov.

Sincerely,



Kristina Huling

Mat-Su Area Planner, DOT&PF

cc: Jacob Ciufo, P.E., Regional Hydrologist, DOT&PF
 Sean Baski, Chief, Highway Design, DOT&PF
 Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF
 Devki Rearden, Engineering Associate, DOT&PF
 Morris Beckwith, Right of Way, DOT&PF
 Brad Sworts, Pre-Design & Engineering Div. Manager, MSB
 Orion LeCroy, Acting Traffic & Safety Engineer, DOT&PF