

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

**RECEIVED**  
MAR 26 2024  
**PLATTING**

51333B02L001  
David Grove  
1150 S Colony Way, Ste 3 PMB 247, Palmer, AK 99645 (mailing address)  
10151 E Witez II Ln, Palmer, AK (physical address)

RE: Tax ID #18N01E36B020

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### NOTIFICATION OF PUBLIC HEARING

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

#### **PETITIONER/OWNER: WM CONSTRUCTION, LLC**

**REQUEST:** The request is to create 58 lots by a four phase master plan from Tax Parcel B20, created by Warranty Deed recorded at 2010-013191-0, to be known as **BOGARD COLONIAL MSP**, containing 33.71 acres +/- . The property is located east of N. 49<sup>th</sup> State Street, north of E. Palmer-Wasilla Highway, and directly south of W. Bogard Road(Tax ID # 18N01E36B020); within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2.

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 **April 4, 2024**, starting at 1:00p.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](mailto:plattling@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](http://www.matsugov.us/boards/platting).

[ ] No Objection [ X ] Objection [ X ] Concern

Name: David Grove Address: 10151 E Witez II Ln, Palmer, AK

*Comments: The roads of N. Laurel Rd., Witez II Ln, and N. Hassen Bey Rd. are not built with sufficient infrastructure to accommodate the staggering increase of traffic that this new subdivision will bring to these roads. The increase in traffic along these roads will negatively impact the current neighborhoods that are already on and along these roads. The borough MUST prevent WM Construction, LLC from using our current neighborhood roads as any access to this new subdivision.*

*I suggest that all entrances/exits to the proposed new subdivision connect directly to W. Bogard Road. W. Bogard Road is a main thoroughfare that is already in existence, is of sufficient infrastructure to handle the traffic, and is along the immediate northern border of the proposed construction site. These entrances/exits can also be matched to entrances/exits to WM Construction, LLC's proposed subdivision planned for the North side of W. Bogard Road that is not yet under construction.*

*WM Construction, LLC's planned new subdivision, as currently platted, has such a high housing density that it's mere existence next to all other current neighborhoods - all of which have much, much lower housing density - will negatively impact all of us and all of our property values. HOPEFULLY the borough will not allow WM Construction, LLC to also affect the actual SAFETY of our neighborhoods due to the ridiculous, foreseeable increase in vehicular traffic.*

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**HANDOUT #1**  
**BOGARD COLONIAL MSP**  
**CASE # 2024-023**  
**MEETING DATE: APRIL 4, 2024**

**Matthew Goddard**

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**From:** Mark S Mucha <mucha@mtaonline.net>  
**Sent:** Monday, March 25, 2024 9:23 AM  
**To:** MSB Platting  
**Subject:** New sub division construction in Arabian Acres.

**RECEIVED**  
MAR 26 2024  
**PLATTING**

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

Concerns/suggestions:

Require second exit from new construction onto Bogard road.

Offer existing residence access to city water supply.

Prevent ATV/motorized vehicle access to areas around sub division pond.

Thank for considering  
Mark Mucha  
907 355-5535

Sent from my iPhone

**HANDOUT #2**  
**BOGARD COLONIAL MSP**  
**CASE # 2024-023**  
**MEETING DATE: APRIL 4, 2024**



RECEIVED  
MAR 26 2024  
PLATTING

2994B02L012 19  
LAZAREK JEFFREY R LAZAREK MEAGAN S  
10170 E ORTNER LOOP  
PALMER AK 99645

**NOTIFICATION OF PUBLIC HEARING**

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[ ] No Objection [X] Objection [ ] Concern

Name: Jeffrey Lazarek Address: 10170 E Ortner loop

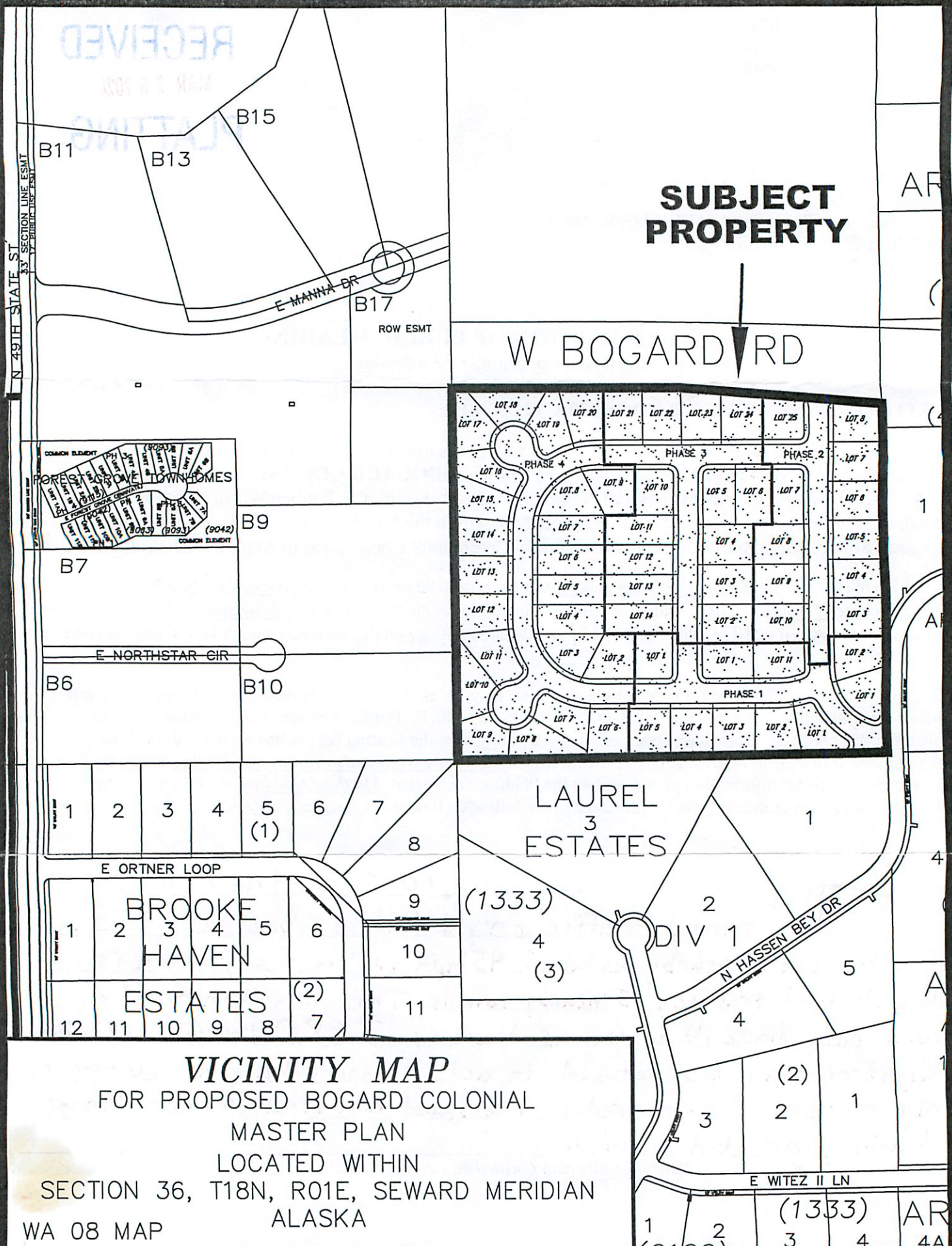
Comments: The through traffic on N. 49<sup>th</sup> is bad as it is, due to recent nearby "estates". 45mph is too fast, there is decent foot traffic, 3 nearby schools. This new construction will only make it worse as there is ZERO traffic enforcement. Right-of-way has refused to act. Troopers have not acted on my requests. Either reduce the speed and incentive for through traffic, or don't build.

Case # 2024-023 MG Note: Vicinity map Located on Reverse Side

**HANDOUT #3  
BOGARD COLONIAL MSP  
CASE # 2024-023  
MEETING DATE: APRIL 4, 2024**

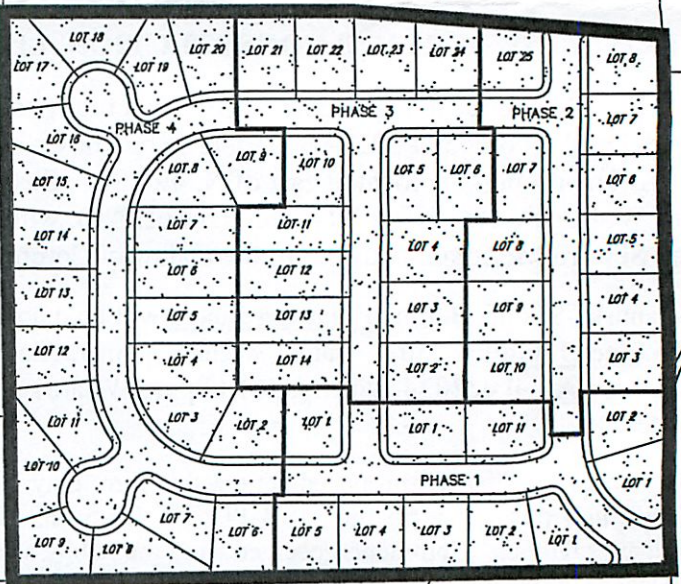


RECEIVED  
MAY 2 8 2004  
PLANNING



**SUBJECT  
PROPERTY**

W BOGARD RD



LAUREL  
3  
ESTATES

BROOKE  
HAVEN  
ESTATES

**VICINITY MAP**

FOR PROPOSED BOGARD COLONIAL  
MASTER PLAN  
LOCATED WITHIN

SECTION 36, T18N, R01E, SEWARD MERIDIAN  
ALASKA

WA 08 MAP

AR

1

A

4

A

1

AR

4A

(2120)

(1333)



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

«Tax\_ID» «No»  
«Name\_1»  
«Name\_2»  
«Address\_1»  
«Address\_2»

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[ ] No Objection [X ] Objection [ ] Concern

Name: Betty & Ron Conklin Address: 2350 N Hassan Bey Dr

*Comments: 1. The cutting of trees and digging has encroached on our property, at the level of our driveway entrance onto Hassen Bey. 2. The construction machines begin at 6:30AM, and don't quit until after 10PM. The noise is beginning to be an issue. As construction progresses, this will only get worse. Our entire home shakes with their big machines. On 3/26, they left a large pit burn unattended. We had to call the FD. 3. Their digging, burning and uprooting has destabilized the hillside where their property adjoins ours: Will they stabilize the hill? Are they paying for a fence to replace the wind breaks (trees) they took? Finally, for the bigger picture: Which Police Dept./Fire Dept. will cover this area, once it's developed to house 400 families +/-? Will there be fire hydrants installed in the development? How many? What about our mail delivery – will it be changed from our street boxes on Laurel? Will Hassen Bey Dr be upgraded to handle all this extra traffic they plan to dump on it? When? Who will maintain Hassen Bey, now? Currently, snow drifts reduce the Drive to one lane. Our HOA has historically cared for this road. If the development drive accesses this road, the HOA maintenance will stop. The construction equipment has blocked our property access, while loading/unloading, more than once. What about the wetlands bordering Hassen Bey; the owl nests, the rabbits, and the moose have lost their habitat, and*

***inundated our property. We are very much against the apparent secrecy this development has began under. Where is the environmental impact statement? Why weren't neighbors informed and allowed input? How has all this even started before the upcoming Platt Commission meeting?***\_\_\_\_\_

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Case # 2024-023 MG

*Note: Vicinity map Located on Reverse Side*

## **Matthew Goddard**

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**From:** Brent Taylor <akbt64@gmail.com>  
**Sent:** Thursday, March 28, 2024 5:51 PM  
**To:** MSB Platting  
**Cc:** Matthew Goddard  
**Subject:** Bogard Colonial MSP

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

Objection to proposal because of concerns.

Brent Taylor, 2225 N. Laurel Drive, Palmer, AK. 99645

**Comments:**

Two main concerns, safety and pollution . Current proposal estimates over 400 plus more vehicles on neighborhood roads. Neighborhood has several families with small children who are known to play on roadway, increased risk of fatal injury as no traffic calming measures are present. Single access into subdivision limits ability of first responders, places residents at risk, will force traffic flow over neighborhood roads. Neighborhood roads drift frequently in winter and would increase population at risk in new subdivision. The entry into the neighborhood lies directly across from pond that has nesting pairs of waterfowl and amphibians. Particulate and toxic effluent can potentially drain into the pond and negatively impact the natural habitat present. Request development has SWPPP that follows EPA and DEC guidelines with written assurance from developer and borough that these guidelines are adhered to and penalties clearly delineated.

## Matthew Goddard

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**From:** Craig Hanson <ceh@hlsalaska.com>  
**Sent:** Monday, April 1, 2024 8:23 AM  
**To:** Matthew Goddard  
**Subject:** Re: Bogard Colonial Public Comments

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

Good morning, Matthew,

I sent a surveyor to the site to check on the purported encroachment by the excavation contractor on this project. We found no evidence of cutting or digging beyond the boundaries of the developed parcel.

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Respectfully,  
Craig Hanson, RLS  
Hanson Land Solutions, LLC  
305 E. Fireweed Ave.  
Palmer, AK 99645  
(907)746-7738

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----- On Fri, 29 Mar 2024 10:06:05 -0700 **Matthew Goddard** <[matthew.goddard@matsugov.us](mailto:matthew.goddard@matsugov.us)> wrote ---

Good morning,

Some more public comments for Bogard Colonial.

Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)



Matanuska Susitna Borough  
Platting Department  
ATTENTION:

Matthew Goddard  
Platting Technician  
907-861-7881

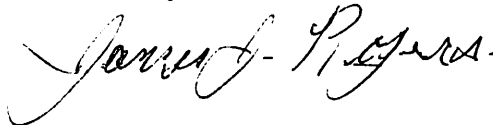
Dear Mr. Goddard:

Enclosed please find my comments for the public hearing to be held on Thursday April 4, 2024 at the MSB office in Palmer, Alaska at 1:00 pm. The hearing is for the platt of BOGARD COLONIAL SUBDIVISION.

The purpose of submitting my comments prior to the hearing is due to the fact that I have a prior Doctor appointment that conflicts with this hearing.

Should you have any questions, please feel free to call me for clarification.

Sincerely,



James J. Rogers  
907 745-4630

3/31/24

**HANDOUT #7 PAGE 1 of 2  
BOGARD COLONIAL MSP  
CASE # 2024-023  
MEETING DATE: APRIL 4, 2024**

BOGARD COLONIAL MASTER PLAN  
PUBLIC HEARING  
APRIL 4, 2024

*JA*  
*3/31/24*

1. Are any public or open space areas being offered in this development? If not, why?
2. Is there to be any screening offered for a development of this magnitude to protect the existing rural nature of those living adjacent to this proposal? If not, please explain.
3. I did not find any provisions for snow storage or stockpiling. Was that an oversight on my part, and if so, please clarify where it is proposed?
4. With 58 new sewers being placed on this 33 acres, has there been testing to determine:
  - a. Groundwater gradient,
  - b. Groundwater quality,
  - c. Groundwater recharge rate,
  - d. Groundwater depth and seasonal variation,
  - e. Have soil studies/testing determined if the geology in this area is capable of providing protection to the surrounding area wells, and;
  - f. What detrimental effects are expected concerning Arabian Sea Park?
5. Exhibit G shows connection to City of Palmer water system. Has the City of Palmer provided the Commission with written approval for the contractor to utilize their infrastructure, and
  - a. Will this be done with or without annexation,
  - b. If annexation is the issue, has the City of Palmer begun the annexation process,
  - c. Will additional land be affected with the annexation, if so what is the scope of additional property,
  - d. What is the Matanuska Susitna Boroughs' level of participation or anticipated participation in this annexation process, and;
  - e. In your discussions with the City of Palmer, what will be the financial and regulatory impact to the affected area?
6. I have safety concerns for the older and underdeveloped roads in the existing Laurel Estates. Has an assessment been completed for the increased vehicle loading? Such as,
  - a. Are there plans to upgrade the roads connecting with the Palmer Wasilla Hwy,
  - b. Have your engineers determined what the increased traffic load will be,
  - c. I suspect with the increased traffic load within Laurel Estates there will be an increase to maintenance costs, who will pay for this added expense, and;
7. As other issues arise I will update this note.



## Matthew Goddard

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**From:** Steve Cardin <spcardin@yahoo.com>  
**Sent:** Tuesday, April 2, 2024 4:56 PM  
**To:** MSB Platting  
**Subject:** bogard subdivision

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

With all the new housing to be built on Laurel Estates , we are very concerned about the extra traffic this will cause on Laurel Dr.

Maybe you could put in a few speed bumps!

«Tax\_ID» «No»  
«Name\_1»  
«Name\_2»  
«Address\_1»  
«Address\_2»

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[ ] No Objection [ ] Objection [  ] Concern

ARABIAN ACRES BLOCK 3 LOT 6

Name: BALADSINO CARUSO Address: 2400 N ARABIAN LN., PALMER AK. 99645

Comments: BOOK 148 PAGE 566 PROTECTIVE COVENANTS ARABIAN ACRES ESTATES

ARTICLE IV ARABIAN SEA PARK. I WOULD LIKE TO SEE SIGNAGE ERECTED TO THE EFFECT THAT THIS SMALL BODY OF WATER BE <sup>PROTECTED</sup> PRESERVED FOR WATER FOUL SPRING/SUMMER TIME NESTING OF WATER BIRDS WITHOUT MUCH HUMAN AND WATER DOG DISTURBANCE.

PERHAPS SIGNAGE TO MAYBE THIS PRINTING: NO ATVs/MOTORIZED VEHICLES, NO WATER DOGS ALLOWED DURING WATER FOUL NESTING PERIODS, PLEASE RESPECT WILD LIFE HABITAT.

SIGNAGE BETWEEN HASSEN BAY DRIVE AND ARABIAN SEA PARK. THANK YOU

Case # 2024-023 MG

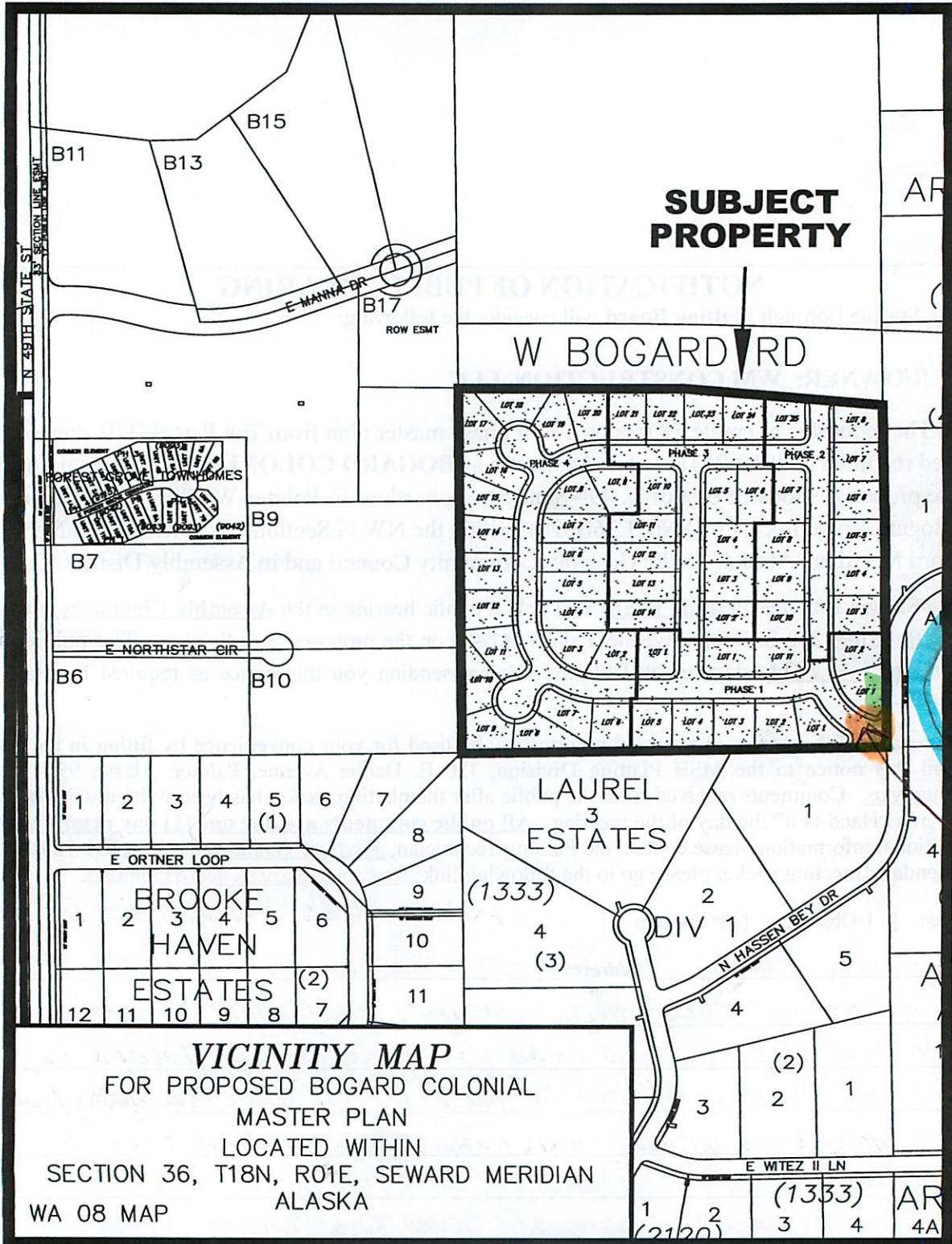
Note: Vicinity map Located on Reverse Side

*Baladsino Caruso*

*April 1, 2024*

*PH# 907 240-3715*





## **Matthew Goddard**

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**From:** Trent burbank <trent.burbank@yahoo.com>  
**Sent:** Wednesday, April 3, 2024 7:47 AM  
**To:** MSB Platting  
**Subject:** Bogard colonial MSP

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

My only comment and concern is traffic added to the existing system. We have no stop light or round about getting to Palmer Wasilla highway or Bogard in the current system and you are adding on average 116 cars twice a day. I hope the added traffic gets addressed in some form. Tying the new development into Bogard rd or updating the laurel rd/ PW highway interchange. Bogard was pushed on us as needed to help PW highway traffic so why would you push more traffic to it Thank you Trent burbank

Sent from my iPhone



## **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary master plan of Bogard Colonial, Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Provide an updated geotechnical report once fill/re-grading has been completed showing that all lots meet the minimum useable area requirements for each phase.
5. Remove structures shown on the asbuilt that would create setback violations/encroachments prior to the recordation of proposed Phase 2. Provide Platting staff with proof of removal.
6. Provide ADEC approval for the extension of the water line system. Provide final design of the water distribution line layout and service and make physical connection points to each property.
7. Construct internal roads and cul-de-sacs to residential street standards according to the 2022 Subdivision Construction Manual (SCM):
  - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
  - b) Work with DPW PD&E to determine the placement of water lines, hydrants, valve boxes and key boxes.
  - c) Provide construction/demolition plans for the existing retaining wall adjacent to the Bogard Road right-of-way prior to the preconstruction conference. Include proposed grading details around subdivision access road onto Bogard Road in the construction/demolition plans.
  - d) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
  - e) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
  - f) Obtain Certificate of Construction Acceptance from DPW per F01.9.
  - g) Provide drainage retention area outside of MSB ROW.
  - h) Provide drainage easements across Lots 23 and 24 to facilitate flow coming from Bogard Road culvert located north of Lots 23 and 24 and reaching the area of detention.
  - i) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
  - j) Obtain approval of street names from Platting Assistant.
8. Construct a paved bike path connection from the newly constructed subdivision interior streets to the existing bike path of Bogard Road. Coordinate with PD&E on placement and design.
9. Add a plat note stating that all lots are serviced by City of Palmer Water, no individual water supply systems are allowed on any lot.
10. Add plat note stating that "No individual sewage disposal system shall be permitted on any lot unless the system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska Department of Environmental Conservation, which governs those systems."
11. Add a plat note to state no direct access to W. Bogard Road shall be granted to any lot unless otherwise authorized by the permitting authority.
12. Show all easements of record on final plat for each phase of the master plan.
13. Submit recording fees, payable to Department of Natural Resources (DNR) for each phase of the master plan.
14. Submit plat in full compliance with Title 43 for each phase of the master plan.

**HANDOUT #11  
BOGARD COLONIAL MSP  
CASE # 2024-023  
MEETING DATE: APRIL 4, 2024**

## Matthew Goddard

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**From:** Woolsey <woolsey@gci.net>  
**Sent:** Wednesday, April 3, 2024 10:53 AM  
**To:** MSB Platting  
**Subject:** Colonial subdivision

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

Platting Board members;

Our names are Robert & Sandra Woolsey and reside at 2560 N. Hassen Bey Dr. Palmer  
We have a few concerns and questions about the upcoming subdivision-

Is the company MW Construction responsible for any damage done to our roads- Laurel Dr, Hassen Bey & Arabian Lane due to the heavy loads and multiple trucks during construction?

When is the exit to Bogard Rd to be completed and can we ask that all deliveries be directed to use that exit/entrance?  
Why can't there be another exit/entrance off of Bogard Rd.  
That's a lot of traffic for just 2 roads especially when the snow drifts (up to 5') on N. Hassen Bey Dr. For 2 years in a row a group of neighbors were drifted in for up to 3 days with no way out.

Are the hours of construction enforced?

We would like a sign stating that all motorized vehicles (ATV) be barred from the Arabian Sea Park.

We also request that signs for speed limits and 'children on road' be installed.

We were VERY disappointed that the clearing company cut ALL the trees with no regard for the nesting Owls (not to mention the displacement of moose that calf in that area).  
Why couldn't WM Construction leave green areas?

Thank you,  
Robert Woolsey  
907-230-3838  
woolsey@gci.net

## Matthew Goddard

---

**From:** Debbie Tuomi <d\_tuomi@hotmail.com>  
**Sent:** Wednesday, April 3, 2024 12:08 PM  
**To:** MSB Platting  
**Subject:** Colonial Subdivision

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

To Whom It May Concern:

We moved to the Valley in 1981. We purchased the Palmer Veterinary Clinic. & owned it for 35 years. Palmer has always had a special quality to it! We were fortunate enough to buy 5 acres in Arabian Acres from the developer, Robert Swift. He had a vision for a neighborhood including 2-6 acre lots with the pond (Arabian Sea) in the middle. It has been a green space enjoyed by many!! We raised our family here & I still find forts in the woods that our son & his friends built from down trees & sticks.

There are obviously many concerns with the plan for the Colonial Subdivision, which will affect both sides of Bogard. Our side will be the next phase.

This is a list of our concerns: 1. Increased traffic in the neighborhood & on Bogard which is already busy with the Colony Schools & commuters

2. Water table; with all the high density housing units being built on 49<sup>th</sup> & trunk
3. Septic systems allowed on half acres lots??
4. Green spaces being destroyed

We are not against development, but I hope that the decisions you make on this will be the right ones & that you can look back 5-10 years & know you did the right thing. Palmer deserves this!!

Thank you!

John & Debbie Tuomi

**HANDOUT #13  
BOGARD COLONIAL MSP  
CASE # 2024-023  
MEETING DATE: APRIL 4, 2024**



RECEIVED  
APR 03 2024  
PLATTING

«Tax\_ID» «No»  
«Name\_1»  
«Name\_2»  
«Address\_1»  
«Address\_2»

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

**PETITIONER/OWNER: WM CONSTRUCTION, LLC**

**REQUEST:** The request is to create 58 lots by a four phase master plan from Tax Parcel B20, created by Warranty Deed recorded at 2010-013191-0, to be known as **BOGARD COLONIAL MSP**, containing 33.71 acres +/- . The property is located east of N. 49<sup>th</sup> State Street, north of E. Palmer-Wasilla Highway, and directly south of W. Bogard Road(Tax ID # 18N01E36B020); within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2.

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 **April 4, 2024**, starting at 1:00p.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](mailto:plattling@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](http://www.matsugov.us/boards/platting).

[ ] No Objection [ ] Objection [] Concern  
Name: Patricia Cardin <sup>physical</sup> Address: manana Baptist Church / Laurel Estates - 10151 Palmer-Wasilla Hwy  
Comments: 1 We are concerned about the "extra traffic" on Laurel Dr. We have a lot of children in our play yard and are concerned that some people will drive thru our parking lot to get to the Palmer-Wasilla Hwy.  
2 Please put in 2 Roundabouts for Bogard access, subdivision We want our neighborhood to be safe.

Case # 2024-023 MG

Note: Vicinity map Located on Reverse Side

**HANDOUT #14  
BOGARD COLONIAL MSP  
CASE # 2024-023  
MEETING DATE: APRIL 4, 2024**



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

RECEIVED

MAR 22 2024

PLATTING

2357B10L011-1                      50  
THAMM TIM & MERIKAYE  
PO BOX 520996  
BIG LAKE AK 99652-0996

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: Douglas Lingafelt**

**REQUEST:** The request is to create two lots from Lots 1 -3, Block 9, Safari Lake (Plat #82-62), recorded at 1982-001608-0 (Tax ID#2357B09L001-1), to be known as **LINGAFELT**, containing 15.0 acres +/- . The *proposed lots are located* approximately 7 miles north of W. Petersville Road, west of the S. Parks Highway, and south of Safari Lake; located within the SE ¼ Section 9, Township 27 North, Range 07 West, and in the SW ¼ Section 10, Township 27 North, Range 07 West, Seward Meridian, Alaska. In the Petersville Community Council and Assembly District 7.

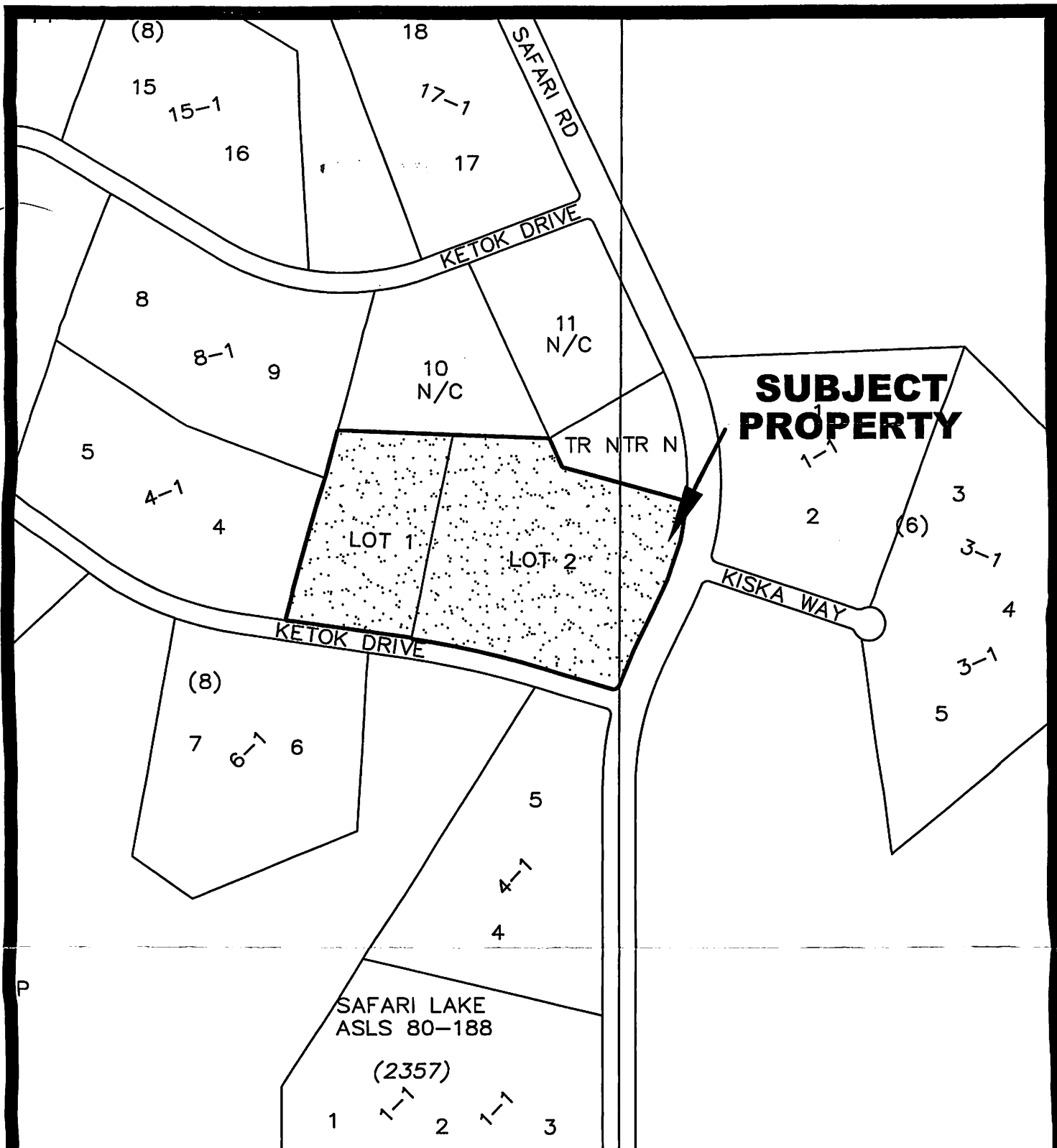
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[ ] No Objection    [X] Objection    [ ] Concern

Name: Tim Thamm                      Address: POB 520996 Big Lake, AK 99652

Comments: Until more parking is provided I do not think more lots should be sold. It is already difficult to find parking for existing cabin/property owners. In addition parking can be limited due to poor maintenance of the parking lots.



**VICINITY MAP**

FOR PROPOSED LINGAFELT SUBDIVISION  
 LOCATED WITHIN  
 SECTION 9&10, T27N, R07W, SEWARD MERIDIAN  
 ALASKA

PV20 MAP