

Kayla Kinneen

From: dsbush@mtaonline.net
Sent: Tuesday, July 30, 2024 2:38 PM
To: Fred Wagner; Kayla Kinneen
Subject: RE: Lazy Moose Run -

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

Mr. Wagner,

Thank you for checking into this. When I asked Mr. Larusso about it, it didn't want to answer. I didn't know that the corner he set perpetuates existing corners found.

Looks like we could have used you back in '72.

No worries & Thanks again for your attention to my concern.

Dan Bush

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Tuesday, July 30, 2024 12:37 PM
To: Kayla Kinneen <Kayla.Kinneen@matsugov.us>; Dan Bush, District #4 <dsbush@mtaonline.net>
Subject: RE: Lazy Moose Run -

Mr. Bush,

The corner in question, as shown on the preliminary plat, is not establishing the 1/16th position, it is instead showing the found location of the existing 1/16th monument, which is confirmed by several plats and/or record of surveys from the area.

Other issues I believe you have overlooked are:

1. The corner shown to the west for the center ¼ was set by Pio Cottini in 2009 and is not the same monument referenced on Plat#72-46.
2. The distance between the recovered corners is within 0.01 feet of the original 1972 plat, giving further evidence that these corners do in fact represent the original location for the 1/16th corner in question.

Sincerely,

Fred Wagner, PLS
MSB Platting Officer
(907)861-7870 Office
(907)355-8507 Cell

From: Kayla Kinneen <Kayla.Kinneen@matsugov.us>
Sent: Tuesday, July 30, 2024 11:30 AM
To: Fred Wagner <Frederic.Wagner@matsugov.us>
Subject: FW: Lazy Moose Run -

Fred,

**HANDOUT #1
LAZY MOOSE RUN
CASE #2024-048
MEETING DATE: AUGUST 1, 2024**

I have not forwarded this to the Board yet. Please let me know if it is appropriate to do so.

Kayla Kinneen
Platting Administrative Specialist
Kayla.kinneen@matsugov.us
907-861-8692

From: dsbush@mtaonline.net <dsbush@mtaonline.net>

Sent: Tuesday, July 30, 2024 11:06 AM

To: Kayla Kinneen <Kayla.Kinneen@matsugov.us>

Subject: Lazy Moose Run -

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

Kayla,

It appears that the 1/16th corner marked "FOUND 5/8" REBAR WITH PLASTIC CAP KEYSTON – LS 7330" is not in the correct position. See Proposed Plat 16th cor position, attached. The BLM MANUAL OF SURVEYING INSTRUCTIONS instructs setting this corner using a single proportional basis. So, barring other factors, the corner should have been set on a straight line and 1/2 way between the 1/4 corners, as did the original survey. See Ranchette plat 72-64 – 16th corner position, attached. Using the single proportion method for the 1/16th corner would better match the corners found and would not affect the public row as much.

Please forward my comments with attachments to the board and Mr. Wagner for their purview.

Thank You

Dan Bush
Bush Construction Surveys
Cell) 907-841-2990
Office) 907-373-6996

Fred Wagner

From: Fred Wagner
Sent: Wednesday, May 29, 2024 11:07 AM
To: Alex Strawn
Subject: FW: Thank You for No Vote 5-16-'24

This is not a good thing... People are essentially offering to bribe board members. "... to support you in any way we can."

From: Kayla Kinneen <Kayla.Kinneen@matsugov.us>
Sent: Wednesday, May 29, 2024 10:53 AM
To: Fred Wagner <Frederic.Wagner@matsugov.us>
Subject: Fw: Thank You for No Vote 5-16-'24

Do we do anything with these statements that the public sent in to board members?

Thank you,

Kayla Kinneen

Platting Administrative Specialist

907-861-8692

Kayla.kinneen@matsugov.us

From: Sidney <sidneybertz437@gmail.com>
Sent: Wednesday, May 29, 2024 10:28 AM
To: Kayla Kinneen <Kayla.Kinneen@matsugov.us>
Subject: Fwd: Thank You for No Vote 5-16-'24

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

This is another email sent and I did not reply and have had no communication with this party other than testimony at the last hearing.

----- Forwarded message -----

AK RR
From: JOHN NIELSEN <jsniel@mtaonline.net>
Date: Sat, May 18, 2024, 20:35
Subject: Thank You for No Vote 5-16-'24
To: <sidneybertz437@gmail.com>

I'm sending this same letter to both:

HANDOUT #2 **Pg 1 of 4**
LAZY MOOSE RUN
CASE #2024-048
MEETING DATE: AUGUST 1, 2024

Sydney Bertz and Dan Bush,

Thank you for standing up to the status quo May 16th, 2024, regarding the Lazy Moose Run subdivision proposal.

Most Ranchette Subdivision dwellers do not want their subdivision chopped into smaller pieces. I don't understand how it is even legal to secede from your subdivision. I am shocked how one Borough Code can trump every other factor straight out of consideration in the minds of most Platting Board members. How can the Borough's Lazy Mountain Comprehensive Plan, which is ordinance serial number 08-030, IM No. 08-044 and signed by Mayor Curtis Menard on March 2008, be blatantly ignored? Why do we even have a Planning Department, a Planning Board, or Comprehensive Plans? Truly, our system is broken! Why does the Borough even hold hearings if they are just a formal joke? I know many others who wanted to come testify but they couldn't get time off work on a Thursday afternoon. I was sad to hear testimony given that many people in our Borough have given up coming to testify because it is useless and falls on deaf ears.

Fred Wagner came across as an arrogant bully. After the meeting someone told me that he filed an appeal. Is that true? How can a citizen find out if an appeal was made and by whom? Please, do tell me. If Fred Wagner filed, it sounds like a conflict of interest to me. It certainly makes him biased in a future hearing. I assumed if there's an appeal it would have to come from Thomas and Megan Van Deist, the people requesting the Lazy Moose Run Subdivision.

You two have the admiration and respect of many for holding your ground. I hope you continue to do so! Many of us would like to support you in any way we can.

We need your help and advice as to how to proceed. It sounds like there needs to be fundamental changes made in the system. How can we help change laws, codes, procedures? How can Borough Plans be made to count for a voice? How can we make a SPUD? How can we get a SPUD to have any weight? Your own neighborhoods are at risk also!

Besides the preference plan for controlled population density space and holding the Ranchettes' size lots to 2 acres plus, there are serious concerns about the water tables and substandard roads for the sake of current

residents and possible residents brought in by the proposed subdivision if it wins the appeal. And the precedent that sets for all of Ranchettes Subdivision and all of Lazy Mountain area.

I know we were told we couldn't make lots out of our land less than 2 acres. Why are others allowed to? We realized the wisdom of the 2 plus acre size for multiple reasons, but especially for water issues. No one from Planning or Platting puts boots on the ground up in our wetlands area. Please ask for a tour. I'd be happy to show you around. Living here, I was initially surprised to see that a hillside could be a wetland, but it can be! It is glacial till. This means a mixture of materials including plenty of clay layers that can keep rain from soaking in far enough. Well aquifers are found way below the groundwater aquifers which are near the top. The ground water doesn't soak through easily because of clay layers. Ground water can affect the septic systems. Finding enough well water deeper down is very hit and miss on Lazy Mountain. Underneath, the strata are random mixes of clay, sand, or gravel, and even solid rock. Our original 10 acres which became 3 lots has 4 wells. One is very deep and went dry almost immediately. Two of the remaining 3 have just adequate water. The water quality is very different in each one. One quite clear, one a bit silty, one with iron and calcium. Only one has more than enough water currently. More people tapping into the same lower-level aquifers can impact nearby neighbors. This is another reason it is good that the original plots in the area are 2 plus acres.

Septic test holes are only required to be dry once, sometime between May and October, to pass. They could be wet all other 11 months. (Perhaps this rule needs to be changed!) This current rule may be adequate when the holes are in excellent gravel and excellent sandy terrain, not necessarily a silt sand mix, especially if there's clay below that. We had some passable test holes before we built. Yet two lots needed mounded septic systems, and space for that, after all. The third system ended up expanding the existing leach field to be oversized to work properly. Many months of the year our hillside has water just 4 feet down that didn't show in our test holes beforehand. We had to put a French Drain system around our house. This took additional space, which fortunately we had available on our over 2-acre lot. If Lazy Moose Run appeals and gets approved in the future, I hope they have better ground than we do, although I seriously doubt it. Many neighbors had or added sump pumps in their crawl spaces. I'm certain of

Ranchettes #10 right next to the proposed Lazy Moose Run land. Also, Pearly Gates Condo 1. Close by Knotty Pine BnB on A-14 originally had a ground floor full of water and had to go back and redesign the lower level. Our 3 families purposely built on concrete slabs to avoid wet crawl spaces. We had to bring in many tons of gravel to provide foundation for the slabs. We don't have any good natural gravel on our land. Ranchettes 8 next to the proposed Lazy Moose Run subdivision has a pond used by ducks and sometimes cranes.

I highly question whether it is LEGAL for Lazy Moose Run to subdivide land BEFORE providing a 60-foot-wide road access at their own expense. Borough Planning told us we'd have to build a 60-foot-wide Borough Standard Road at our own expense if making a new Borough Subdivision connecting to Mars Ave. I have no idea why Thor Road is less than 30 feet wide yet considered a legal road. It sounds illegal to not require it to be upgraded before requesting a new subdivision, at the developer's expense. It seems like the rules are being flexed or ignored.

Please help us understand. Please tell us what we need to do as a community to enforce some degree of wise planning.

Sincerely, Respectfully,

Shelly Nielsen

3572 N. Mars Ave, Palmer AK 99645
jsniel@mtaonline.net
907-982-9906

Natasha Heindel

From: Chris Schnipke <chrisschnipke@yahoo.com>
Sent: Saturday, July 13, 2024 12:28 PM
To: MSB Platting
Subject: Case # 2024-076 / 2024-077 NH

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

Sir/Ma'am,

I am responding to the written notice mailed to me re the subject case. I object to the petition to create additional lots in Stone Creek. The Borough and State has not adequately improved traffic safety concerns on Bogard Road and approving this petition will further increase risk to residents and the public.

I believe the traffic safety issues have been created as "death by a thousand paper cuts." Developers have purposely proposed small housing developments to skirt required transportation improvements.

I believe any future approvals of developments that will add any traffic to the Bogard corridor, specifically between the Trunk and Seldon traffic circles, is irresponsible until a deliberate plan has been developed **AND** implemented to improve public safety.

I am available at chrisschnipke@yahoo.com or 907-691-6681 if anyone would like to respond or asking any follow up questions.

Thanks,
Chris Schnipke

RECEIVED
JUL 15 2024
PLATTING

Natasha Heindel

From: Philip Markwardt <philipmarkwardt@gmail.com>
Sent: Tuesday, July 30, 2024 8:51 AM
To: MSB Platting
Subject: Stone Creek Phase 7

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

Philip Markwardt 7824 E Sandstone Drive, Wasilla, AK 99654

I am writing in response to the Notification of Public Hearing for the JRK GROUP LLC REQUEST for Tract Z, STONE CREEK PHASE 7.

Our house is located on Lot 1 at the corner of E Sandstone Drive and N Rubble Drive so we will be directly impacted by the future use of Rubble Drive. We realize it will receive traffic from many residents along Sandstone Dr. when the connection is made to N Engstrom since it will allow residents more direct access to Engstrom and shorten their drive out to Bogard by about a mile. At the same time, I appreciate that the Rubble Drive will not be a "direct shot" to Engstrom.

Part of the request is to create 15 lots. The road construction has already been going on for several months. My understanding from someone at the borough platting department is that the landowner can do what they want on their property. If that is the case, responding to that portion of the request is somewhat of a moot point.

My biggest concern is the construction of more housing in this area until more and better egress is provided. Engstrom is a VERY busy road plus it has a dangerous intersection with Bogard. A roundabout at Engstrom and Bogard plus additional connector roads to Trunk Road and Palmer Fishhook are necessary to provide adequate traffic flow and safety prior to more housing construction.

Thank you for the opportunity to express my thoughts and concerns.

RECEIVED
JUL 31 2024
PLATTING

Natasha Heindel

From: Spencer Audie <sdaudie@gmail.com>
Sent: Wednesday, July 31, 2024 8:49 AM
To: MSB Platting
Subject: Case # 2024-076

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

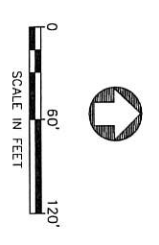
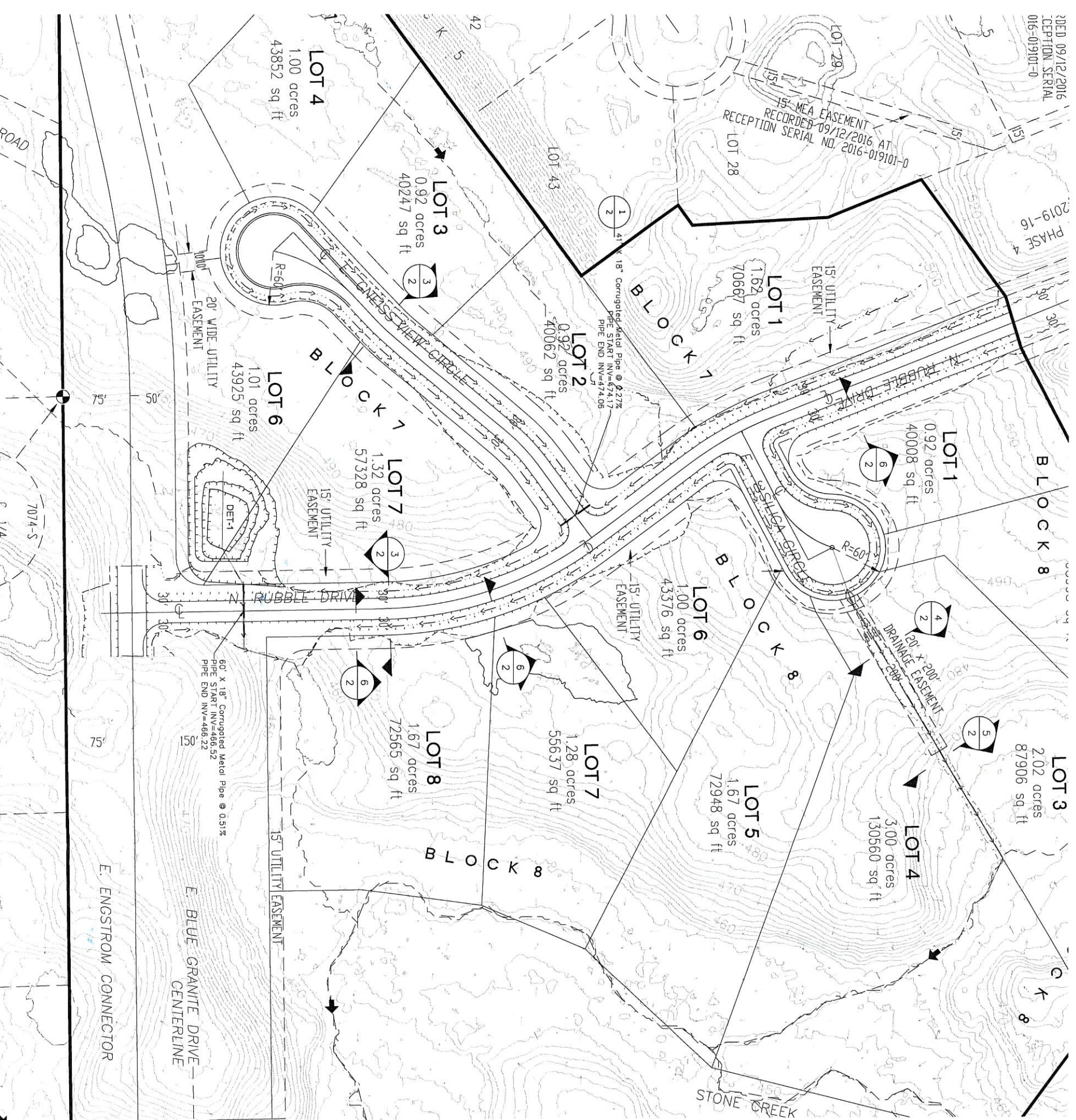
To Whom it May Concern,

This email is to serve as my public comment on Case #2024-076 (petitioner JRK group, Stone Creek phase 7). I am opposed to the creation of these additional 15 lots and tract Z, as well as vacating the PUE that currently exists. Prior to further development in the area the ingress/egress at Bogard and Engstrom needs to be addressed. Furthermore and with strong objection, prior to such large scale development or the vacation of existing easements in this area a routing for the Engstrom to Trunk corridor needs to be addressed.

Thank you,

Spencer Audie
8631 E Stormy Hill Circle
Wasilla, AK 99654

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JUL 31 2024
PLATTING



LEGEND

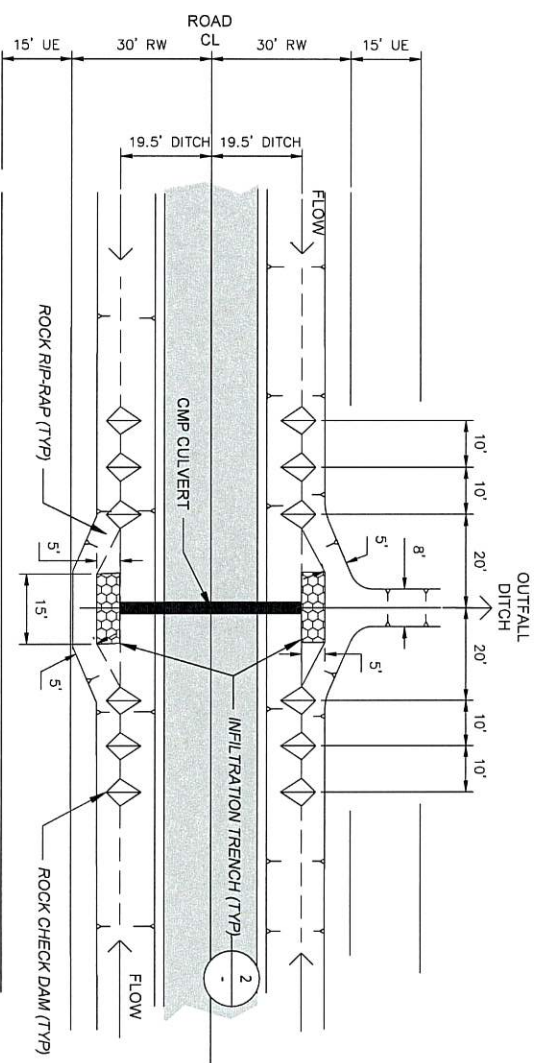
- TOP OF SLOPE (DITCH)
- DRAINAGE SMOLE
- DITCH FLOW LINE
- FLOW DIRECTION
- NATURAL DEPRESSION
- DETENTION BASIN
- RIP-RAP



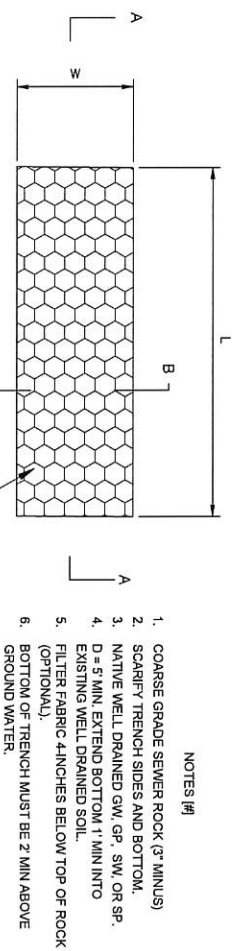
HANDOUT #4 1 of 9
 STONE CREEK PHASE 7
 CASE # 2024-076 / 2024-077
 MEETING DATE: AUGUST 1, 2024

RECEIVED
 JUL 31 2024
PLATTING

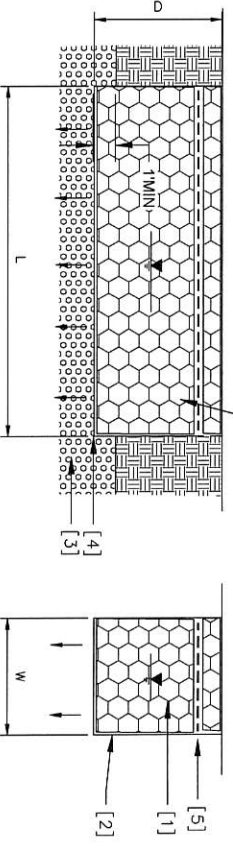
MAP - 1
 PRELIMINARY DRAINAGE DESIGN
 7/27/2024



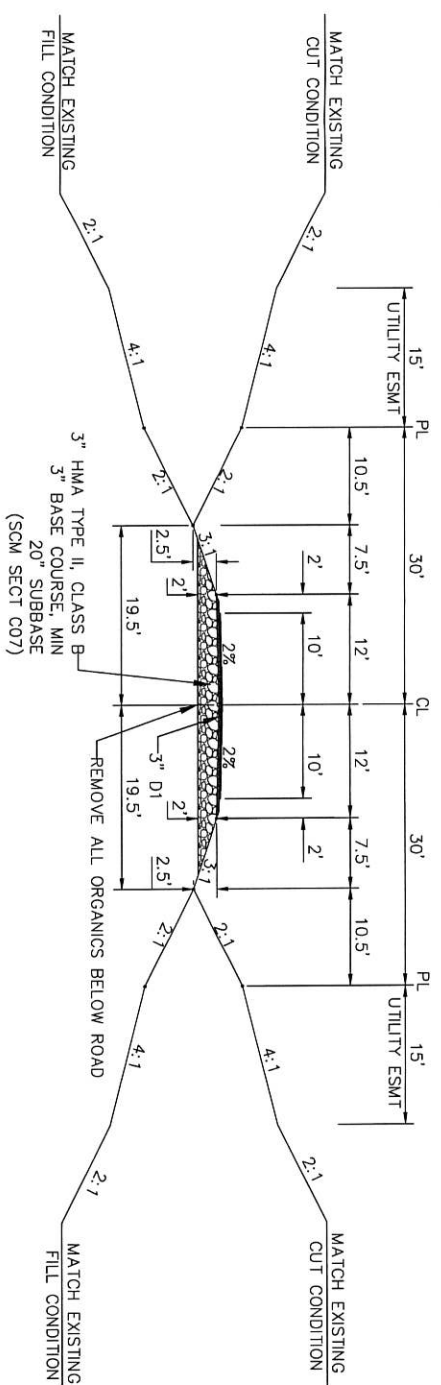
1 CULVERT
1 SCHEMATIC DETAIL



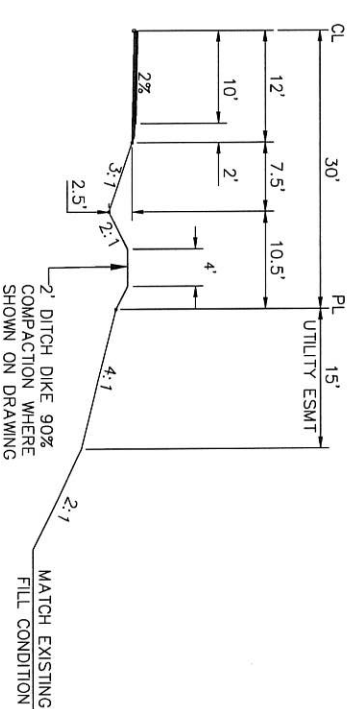
- NOTES #1
1. COARSE GRADE SENER ROCK (3 MINUS)
 2. SCARIFY TRENCH SIDES AND BOTTOM.
 3. NATIVE WELL DRAINED GW, GP, SW, OR SP.
 4. D = 5' MIN. EXTEND BOTTOM 1' MIN INTO EXISTING WELL DRAINED SOIL.
 5. FILTER FABRIC 4-INCHES BELOW TOP OF ROCK (OPTIONAL).
 6. BOTTOM OF TRENCH MUST BE 2 MIN ABOVE GROUND WATER.



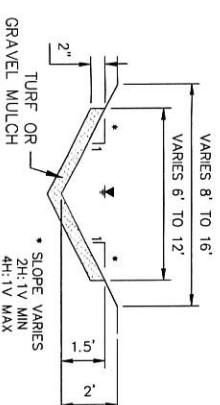
2 INFILTRATION TRENCH
1 SCHEMATIC DETAIL



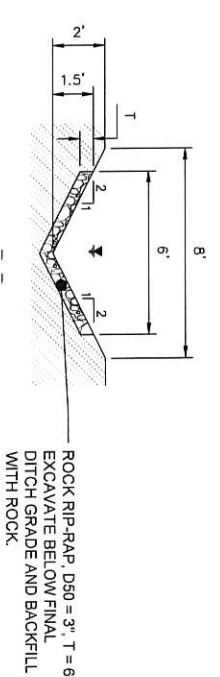
3 TYPICAL ROAD SECTION
1 SCHEMATIC DETAIL



6 DITCH DIKE
1 SCHEMATIC DETAIL



4 DRAINAGE DITCH
1 SCHEMATIC DETAIL

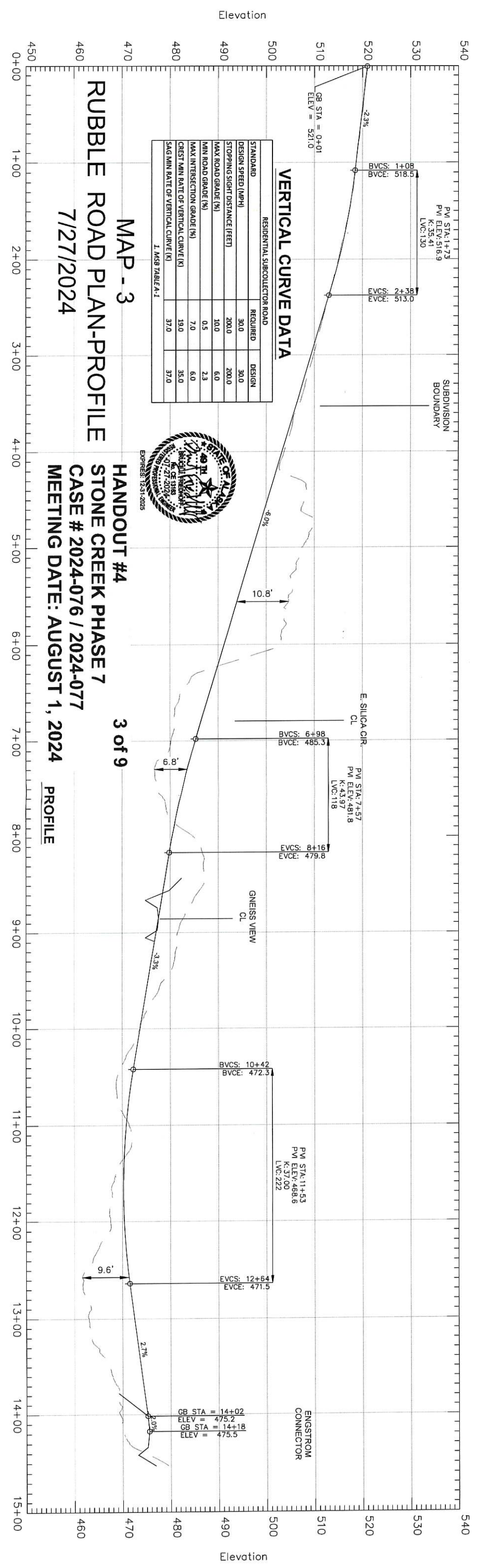
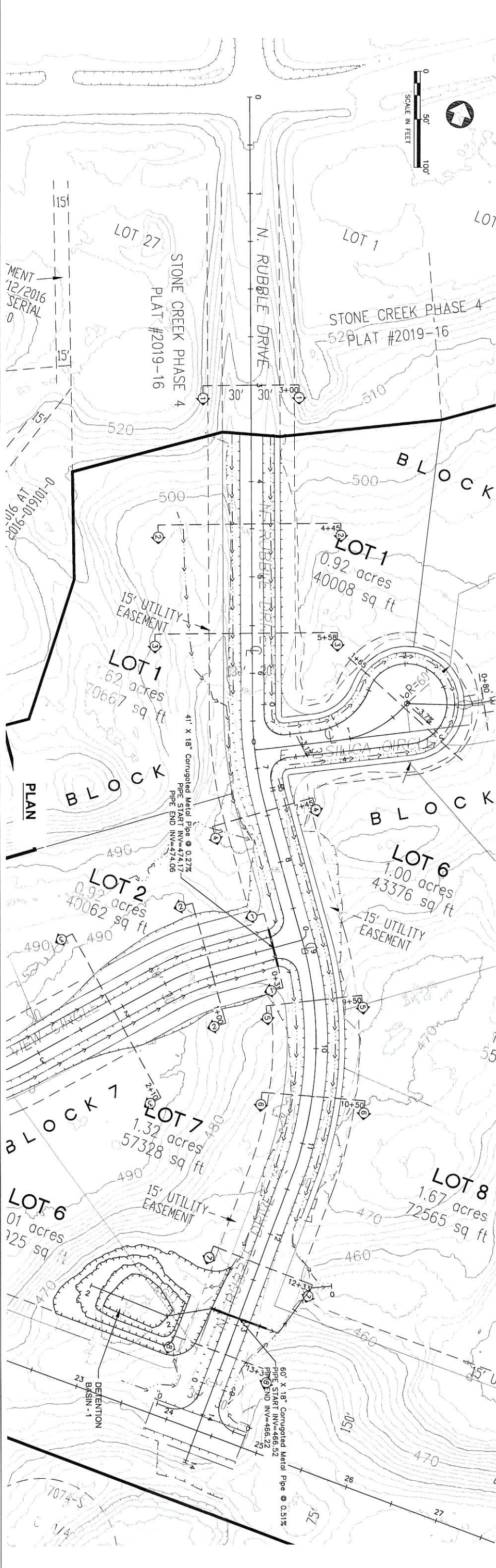


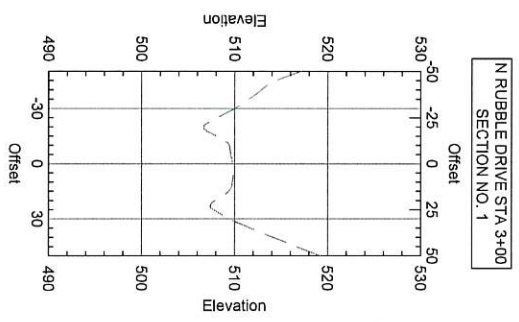
5 ROCK RIP-RAP DITCH
1 SCHEMATIC DETAIL

HANDOUT #4
STONE CREEK PHASE 7
CASE # 2024-076 / 2024-077
MEETING DATE: AUGUST 1, 2024

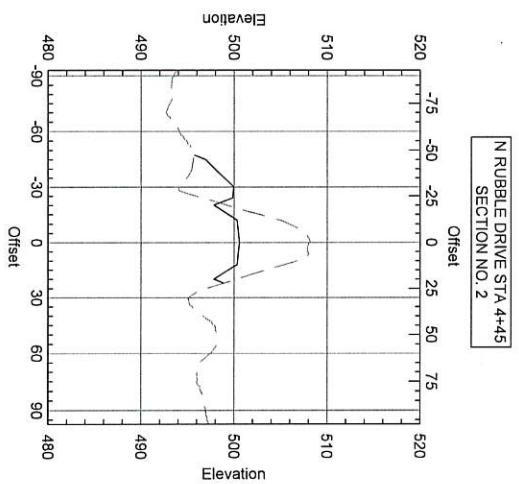


MAP - 2
SCHEMATIC DETAILS
7/27/2024

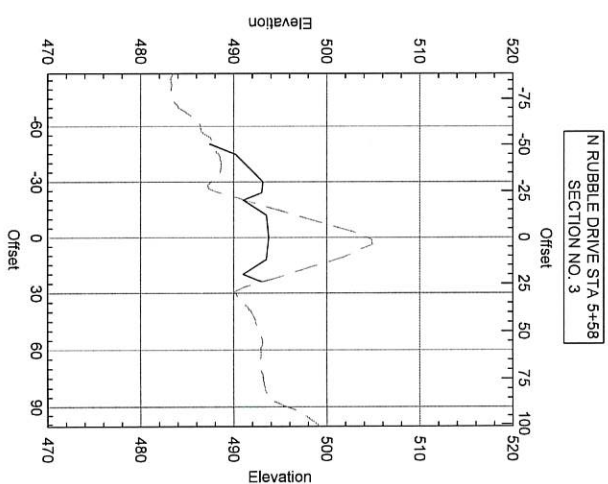




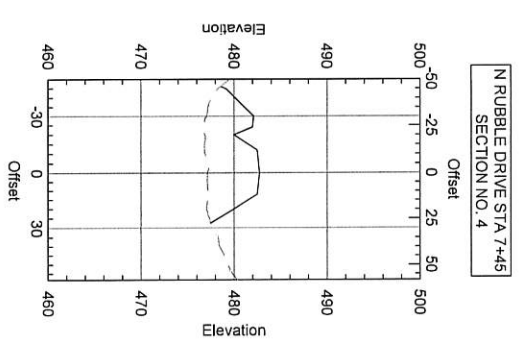
N RUBBLE DRIVE STA 3+00
SECTION NO. 1



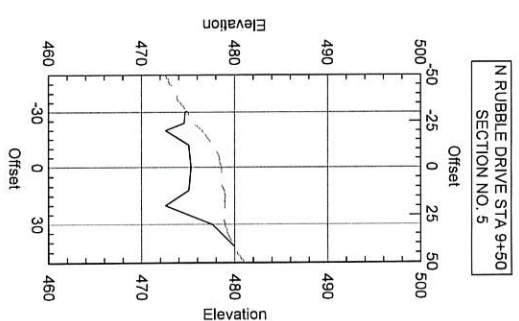
N RUBBLE DRIVE STA 4+45
SECTION NO. 2



N RUBBLE DRIVE STA 5+58
SECTION NO. 3

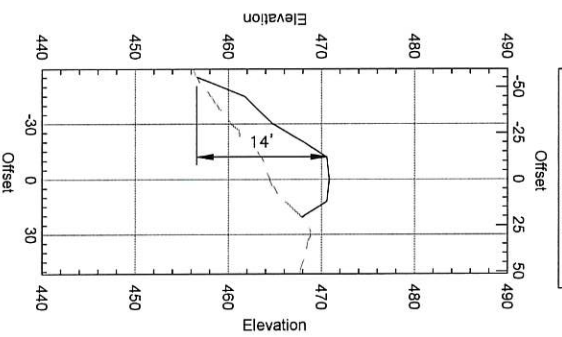


N RUBBLE DRIVE STA 7+45
SECTION NO. 4

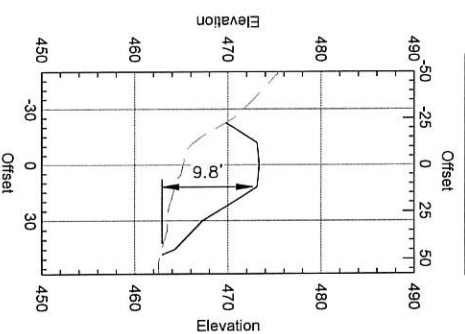


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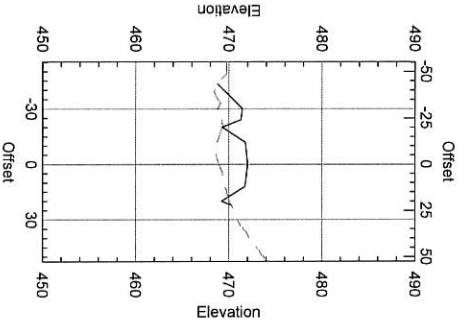
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SECTION NO. 7

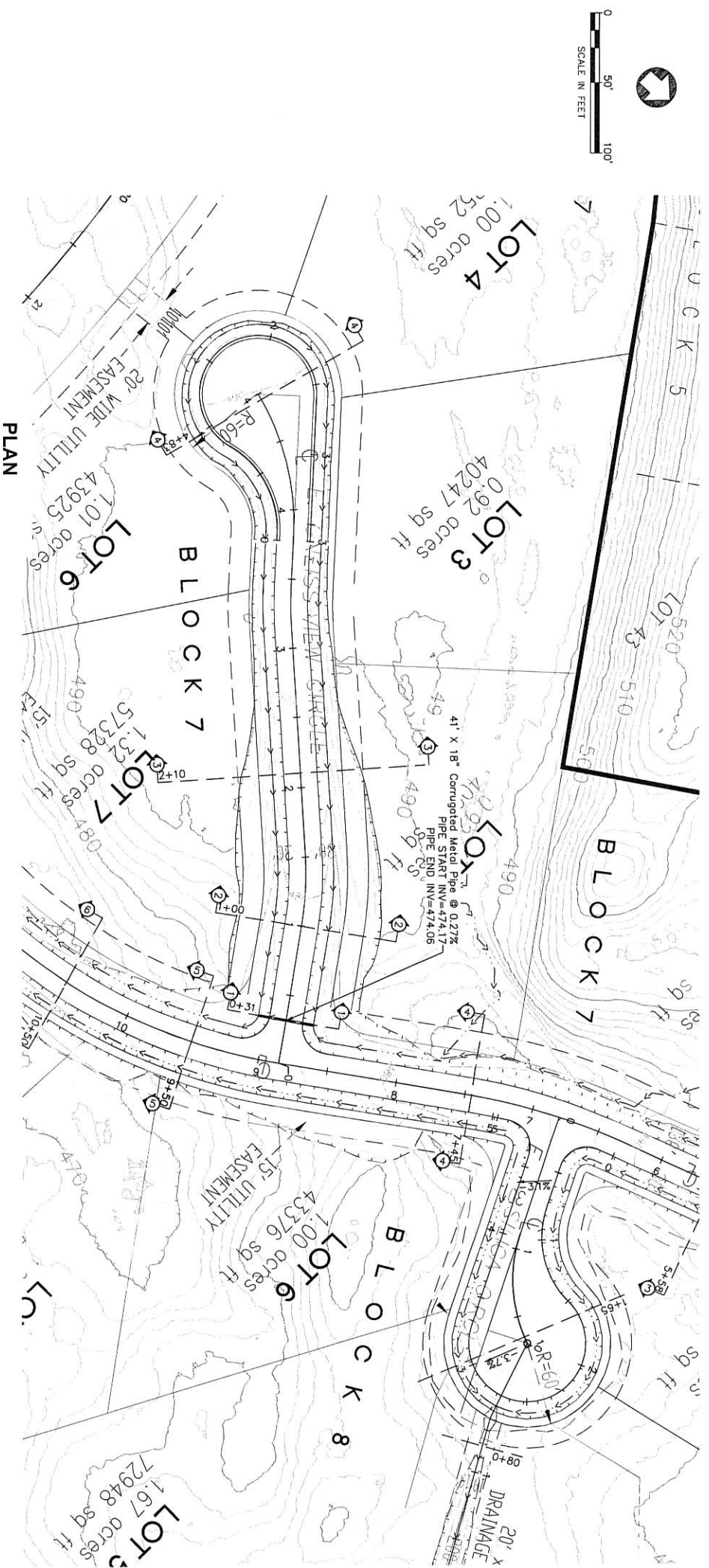


N RUBBLE DRIVE STA 13+33
SECTION NO. 8

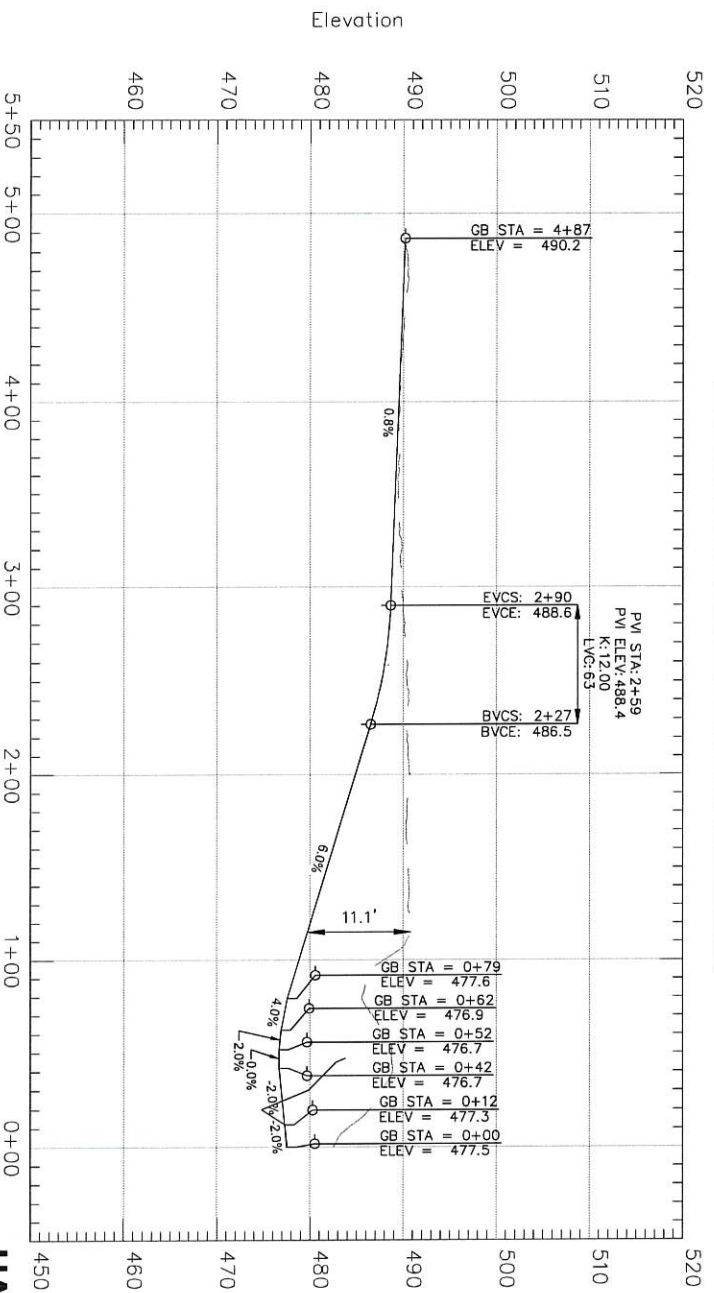


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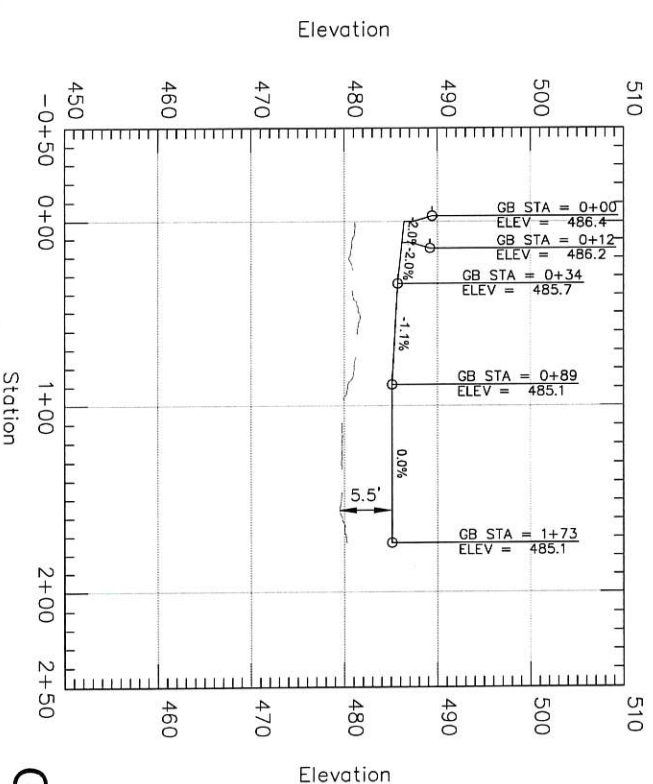




E GNEISS VIEW CIRCLE PROFILE



CDS1 PROFILE



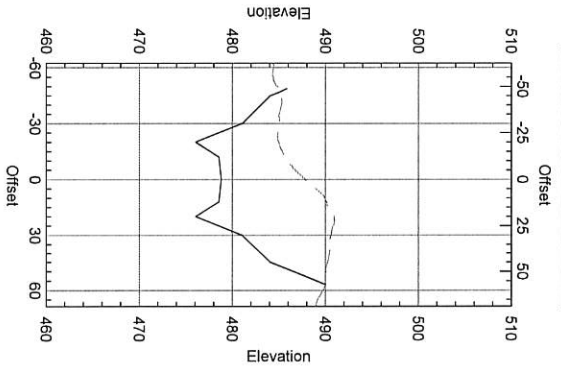
MAP - 5

STONE CREEK PHASE 7
HANDOUT #4

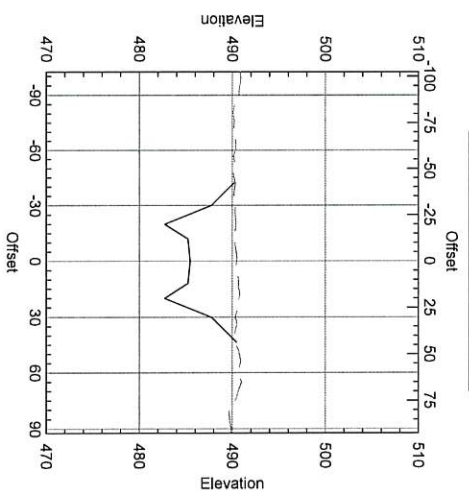
7/27/2024

MEETING DATE: AUGUST 1, 2024
CASE # 2024-076 / 2024-077
5 of 9

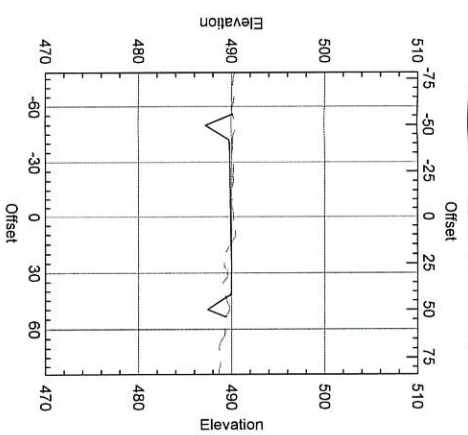
E GNEISS VIEW/CIRCLE STA 1+00
SECTION NO. 2



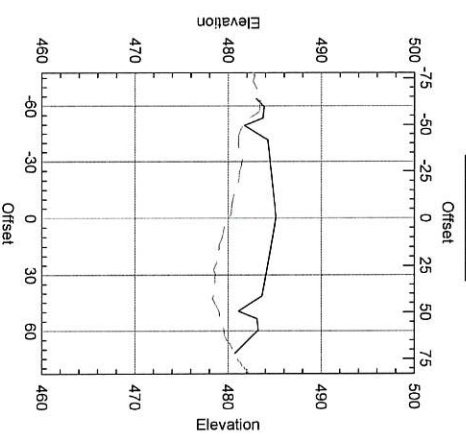
E GNEISS VIEW/CIRCLE STA 2+10
SECTION NO. 3



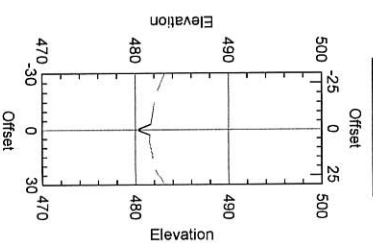
E GNEISS VIEW/CIRCLE STA 4+43
SECTION NO. 4



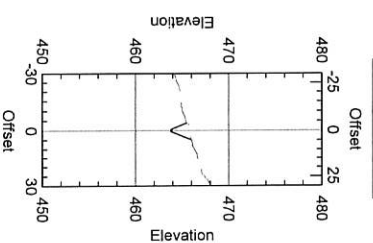
CDS1 STA 1+66
SECTION NO. 1



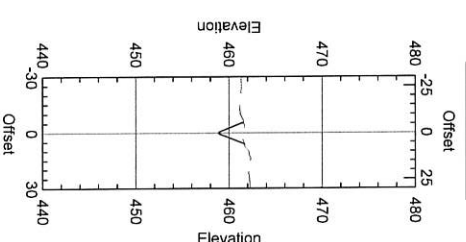
DITCH1 STA 0+80
SECTION NO. 1



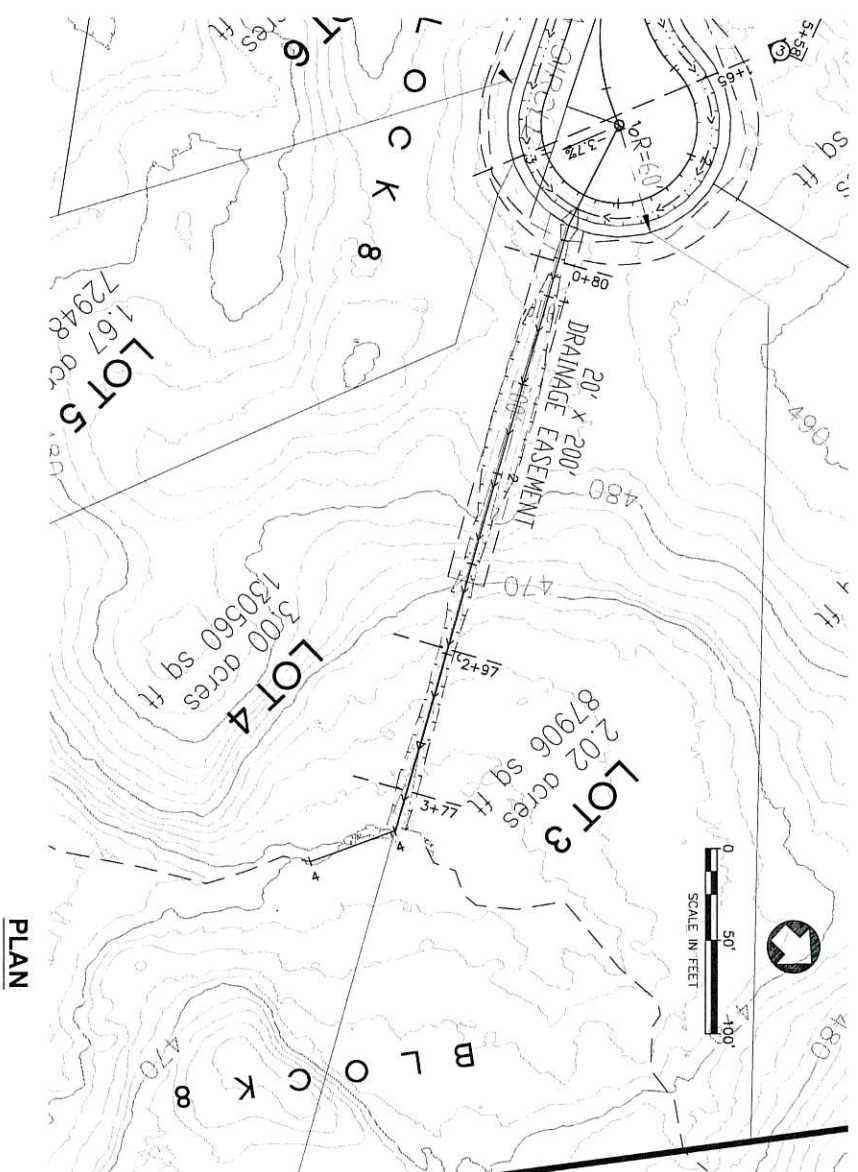
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SECTION NO. 2



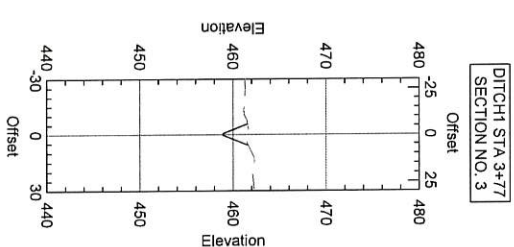
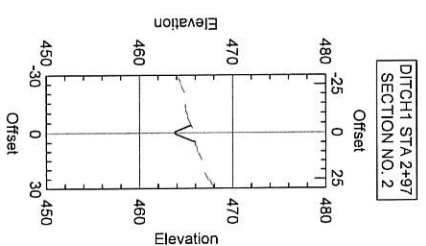
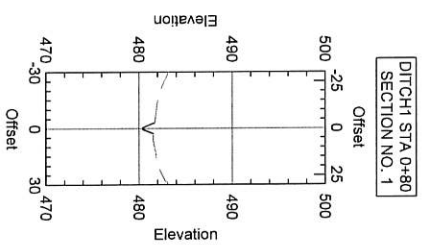
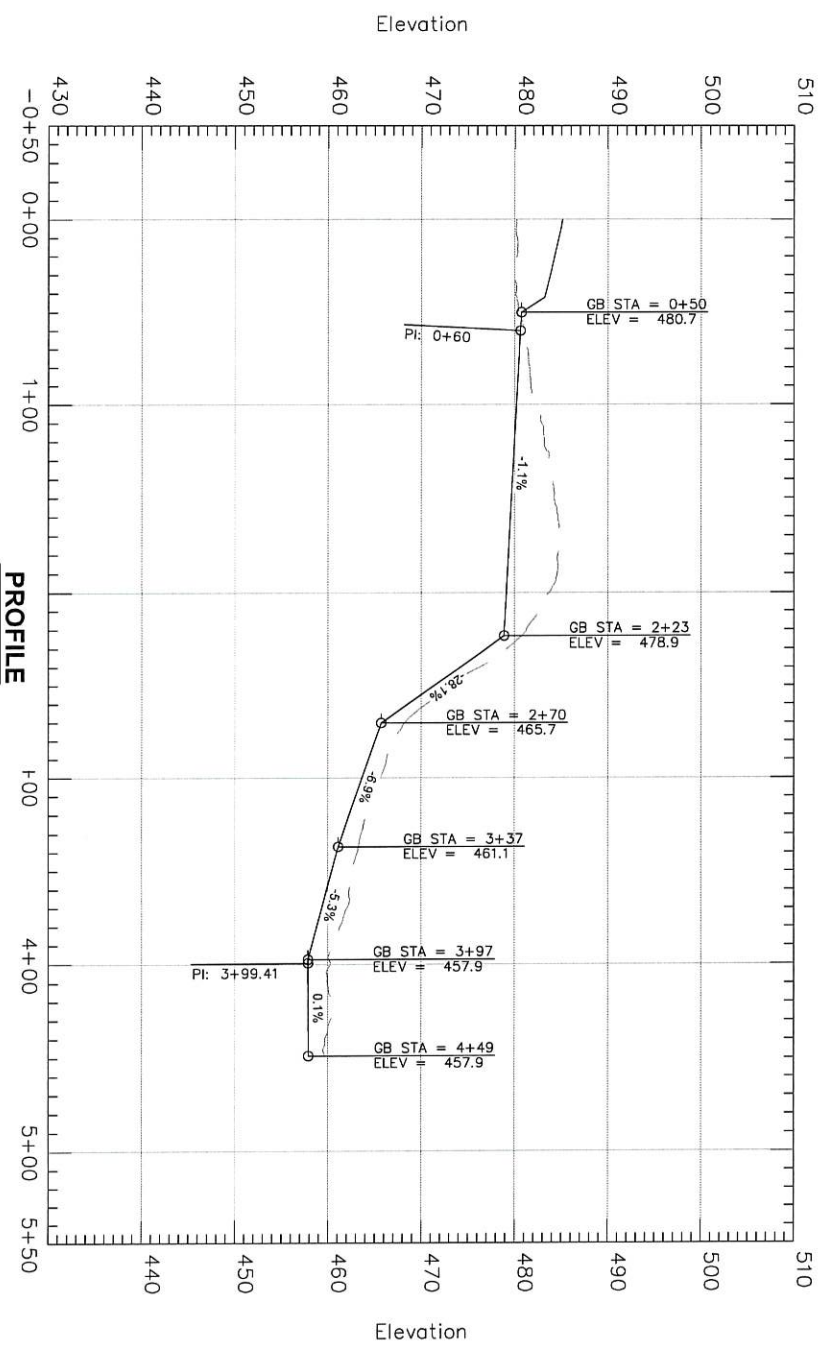
DITCH1 STA 3+77
SECTION NO. 3



HANDOUT #4
STONE CREEK PHASE 7
CASE # 2024-076 / 2024-077
MEETING DATE: AUGUST 1, 2024



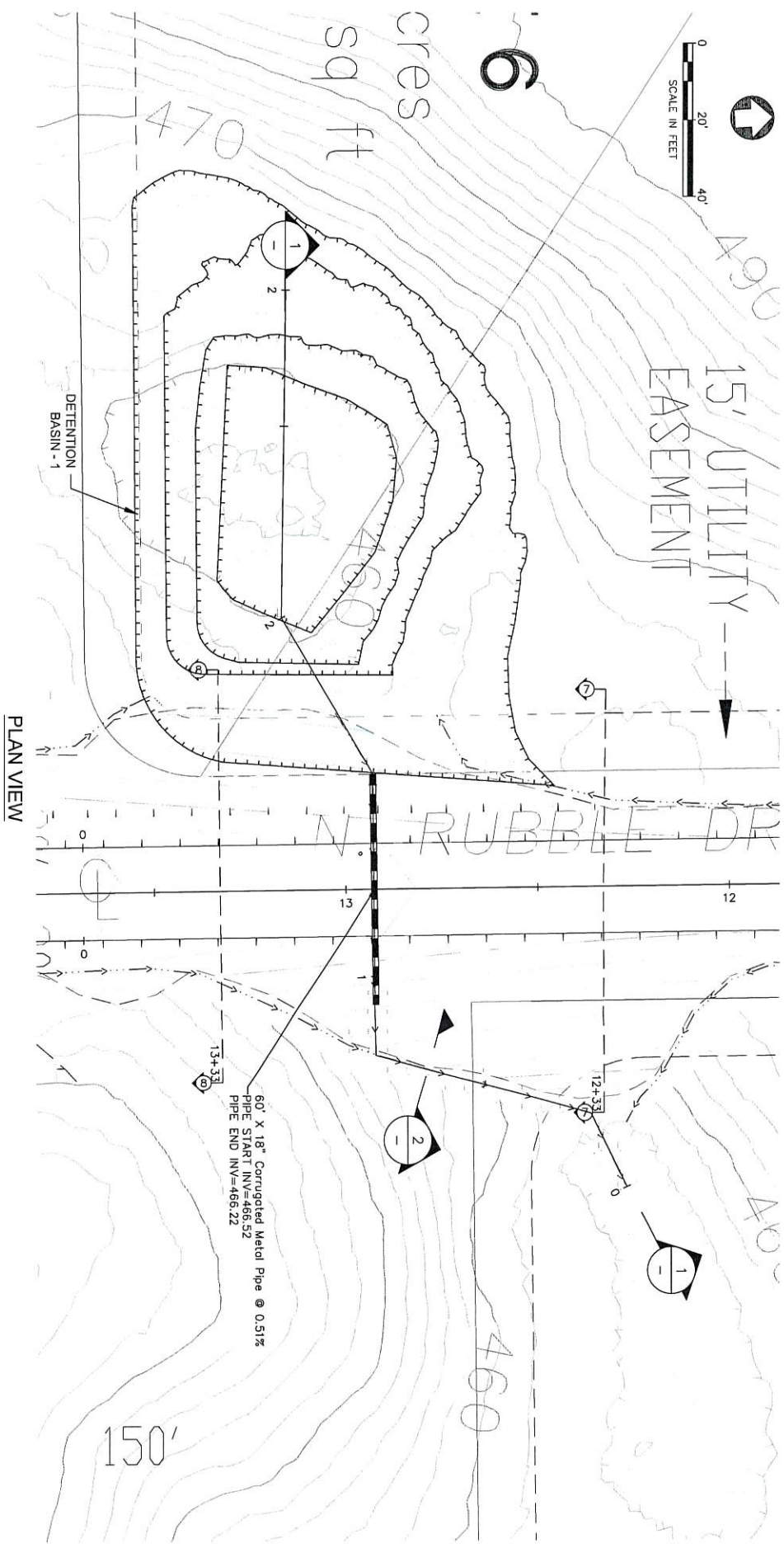
DITCH1 PROFILE



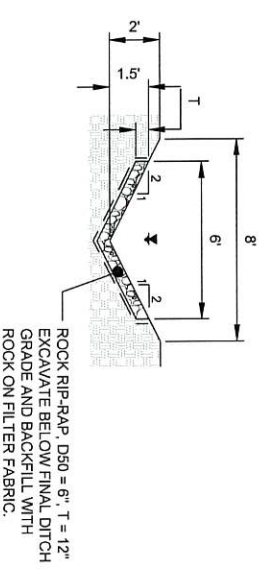
HANDOUT #4 7 of 9
STONE CREEK PHASE 7
CASE # 2024-076 / 2024-077
MEETING DATE: AUGUST 1, 2024

MAP - 7
OUTFALL DITCH PLAN-PROFILE
7/27/2024

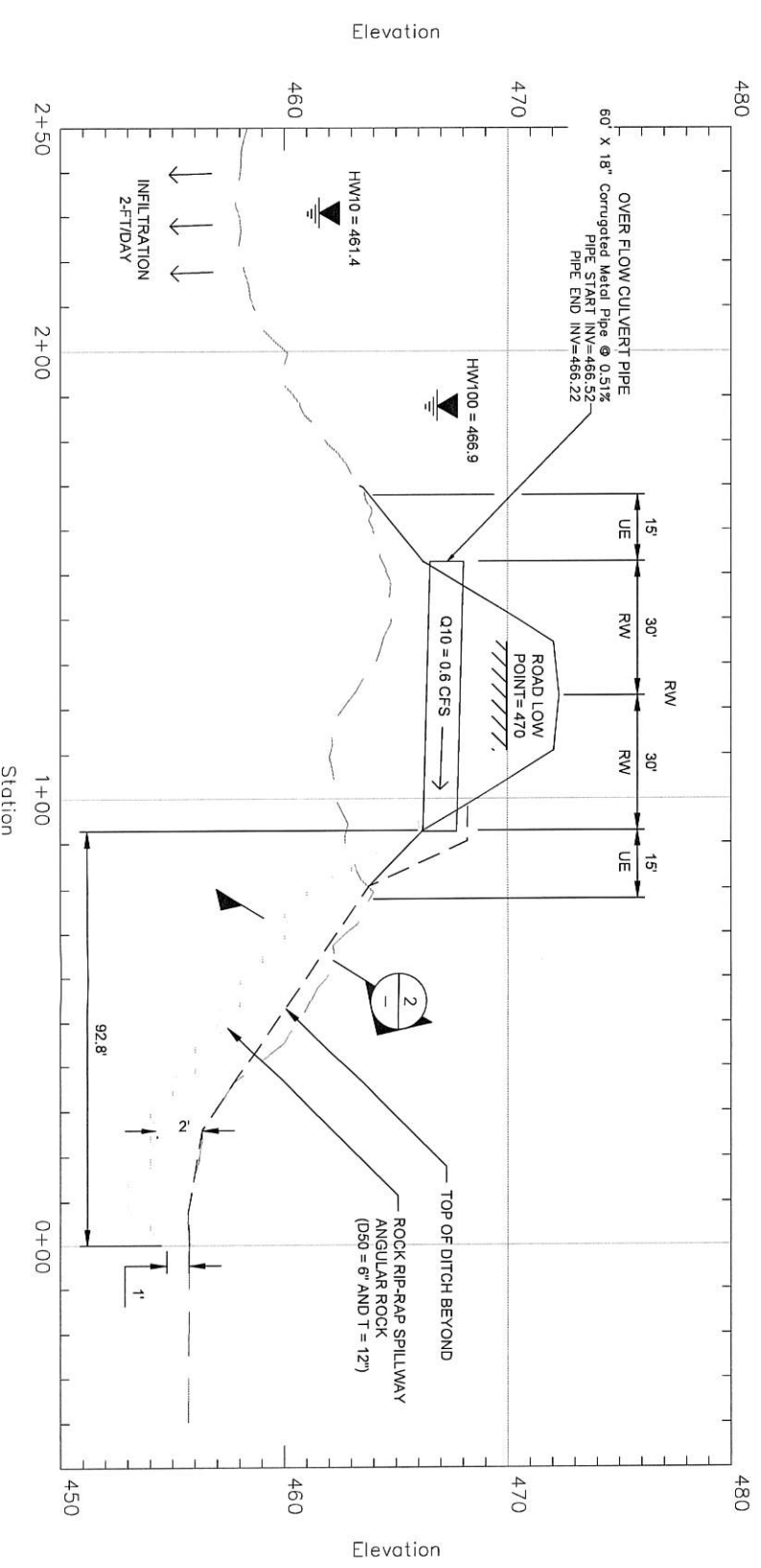




PLAN VIEW



2 CULVERT-2 OUTFALL SLOPE DITCH

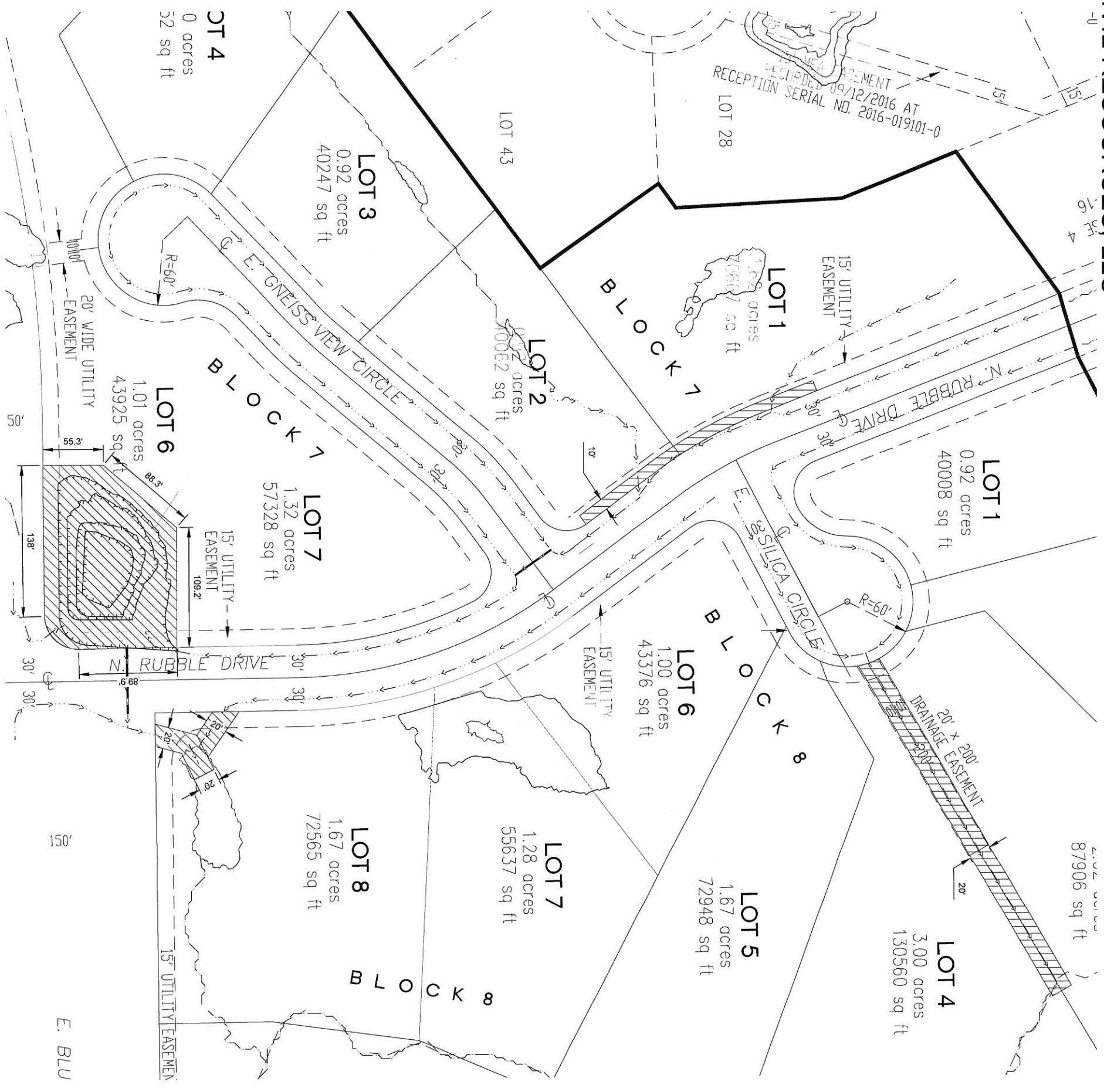


1 OVERFLOW CULVERT-2 PIPE

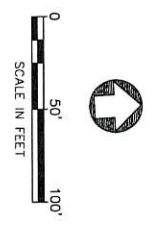
HANDOUT #4
STONE CREEK PHASE 7
CASE # 2024-076 / 2024-077
MEETING DATE: AUGUST 1, 2024



MAP - 8
DETENTION BASIN - 1
7/27/2024



RECEIVED 09/12/2016 AT
 RECEPTION SERIAL NO. 2016-019101-0



- LEGEND**
- > DRAINAGE SWALEDITCH
 - > DRAINAGE EASEMENT
 - DEPRESSION

HANDOUT #4
STONE CREEK PHASE 7
CASE # 2024-076 / 2024-077
MEETING DATE: AUGUST 1, 2024



MAP - 9
DRAINAGE EASEMENTS
7/27/2024



1210 N Kim Drive, Suite B, Meadow Lakes, Alaska 99623
Phone: 907-232-2845 - Email: info@mlccak.org - Website: www.mlccak.org

Matanuska Susitna Borough
Platting Board and staff

July 11, 2024

RE: Kalmbach Lake 2023

The Meadow Lakes Community Council membership supports the proposed Kalmbach Lake 2023 plat.

The Council membership voted to submit these comments at their July 10, 2024, meeting.

Sincerely,

A handwritten signature in cursive script that reads "Camden Yehle".

Camden Yehle
President, Meadow Lakes Community Council

**HANDOUT #1
KALMBACH LAKE 2023
CASE # 2024-078
MEETING DATE: AUGUST 01, 2024**

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

RECEIVED
JUL 17 2024
PLATTING

6388B01L003 21
DICKEY MARTIN & THERESA FAM TR
4920 W BEVERLY LAKE RD
WASILLA, AK 99623

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: MARIA KALMBACH

REQUEST: The request is to remove a plat note from Lot 5, Block 1, Kalmbach Lake N #1, Plat #2002-48, and to eliminate the common lot line between Tract A and Lot 9, Block 1, Kalmbach Lake N, Plat #96-1, to be known as **Kalmbach Lake 2023**, containing 3.218 acres +/- . The property is located south and east of W Beverly Lake Road, north of Kalmbach Lake, and south of Beverly Lake(Tax ID #5227B01L005, 4518B01L009, & 4518000T00A); within the NE ¼ Section 35, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **August 1, 2024**, 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 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 [X] Objection [] Concern

Name: Theresa Dickey Address: 4920 W Beverly Lake Rd

Comments: We have lived across the lake from Tract A for 30 years. We have an unobstructed view of the lake with no houses in front of us. If the plan is to build a house on Tract A I strongly object. Use lot 9 to build a house and I have no problem with this.

Case # 2024-078 MG

Note: Vicinity map Located on Revers

HANDOUT #2
KALMBACH LAKE 2023
CASE # 2024-078
MEETING DATE: AUGUST 1, 2024

RECEIVED
JUL 17 2024
PLATTING

6030000L001 54
JENKIN EDWARD M & JENNIFER A
PO BOX 870234
WASILLA, AK 99687-0234

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: MARIA KALMBACH

REQUEST: The request is to remove a plat note from Lot 5, Block 1, Kalmbach Lake N #1, Plat #2002-48, and to eliminate the common lot line between Tract A and Lot 9, Block 1, Kalmbach Lake N, Plat #96-1, to be known as **Kalmbach Lake 2023**, containing 3.218 acres +/- . The property is located south and east of W Beverly Lake Road, north of Kalmbach Lake, and south of Beverly Lake(Tax ID #5227B01L005, 4518B01L009, & 4518000T00A); within the NE ¼ Section 35, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

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[] No Objection [X] Objection [] Concern

Name: Jennifer Jenkin Address: 4780 W. Beverly Lake Rd. + Lot 1 + Lot 2

Comments: We purchased our land knowing that no one could ever build on that small strip of land across from us. If these two properties are combined then, I believe, they would be large enough to build on so that is the reason for my objection. Not sure of any other reason for combining them.

We are not able to attend this meeting - too short of notice - we have a previous trip planned out of town

Case # 2024-078 MG Note: Vicinity map Located on Reverse

**HANDOUT #3
KALMBACH LAKE 2023
CASE # 2024-078
MEETING DATE: AUGUST 1, 2024**

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

RECEIVED
JUL 18 2024
PLATTING

6030000L002 53
JENKIN EDWARD & JENNIFER
PO BOX 870234
WASILLA, AK 99687

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: MARIA KALMBACH

REQUEST: The request is to remove a plat note from Lot 5, Block 1, Kalmbach Lake N #1, Plat #2002-48, and to eliminate the common lot line between Tract A and Lot 9, Block 1, Kalmbach Lake N, Plat #96-1, to be known as **Kalmbach Lake 2023**, containing 3.218 acres +/- . The property is located south and east of W Beverly Lake Road, north of Kalmbach Lake, and south of Beverly Lake (Tax ID #5227B01L005, 4518B01L009, & 4518000T00A); within the NE ¼ Section 35, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **August 1, 2024**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

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[] No Objection [X] Objection [] Concern

Name: EDWARD JENKIN Address: 4790 W BEVERLY LAKE ROAD + Lot 1

Comments: I AM CONCERNED THAT THE NOTICE DOES NOT INDICATE THE REASON FOR THE REQUEST, INCLUDING WHAT ACTIVITY WILL TAKE PLACE IF THE PROPOSED REQUEST IS APPROVED. THEREFORE, I NEED TO OBJECT THIS REQUEST OUT OF CONCERN THAT THE REQUEST WOULD BE DETRIMENTAL TO THE EXISTING VIEWSHED AND ALTER THE LAND USE OF THE NOTED PROPERTY. I TRUST THE PLATTING BOARD WOULD DENY THIS REQUEST RATHER THAN ALLOW THIS TO MOVE FORWARD WITHOUT ANY REASONABLE PUBLIC PROCESS AND THE IDENTIFICATION OF REASONABLE REQUIREMENTS OR MITIGATION ASSOCIATED WITH THIS REQUEST.

Case # 2024-078 MG

Note: Vicinity map Located on Reverse.

**HANDOUT #4
KALMBACH LAKE 2023
CASE # 2024-078
MEETING DATE: AUGUST 1, 2024**

No Objection Objection Concern

Beverly Lk SHRS Lot1

L+2

Name: Kathy Longacre

Address: 4850 W Beverly Lk Rd

4810 W. Beverly Lake Rd

Comments: I extremely object to eliminating the common lot line between Tract A & Lot 9, Block 1, Kalmbach Lake N, Plat #96-1.

My Family have been on this lake across from said property since 1963. It is too narrow and not suitable for building.

Thank you.

Keep As Is.

Case # 2024-078 MG

Note: Vicinity map Located on Reverse Side

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JUL 24 2024
PLATTING

HANDOUT #5
KALMBACH LAKE 2023
CASE # 2024-078
MEETING DATE: AUGUST 1, 2024

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

4518B02L001 24
OLSEN THERESA L
CACCIOLFI DAVID E
4993 W BRYCE CIR
WASILLA, AK 99623

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: MARIA KALMBACH

REQUEST: The request is to remove a plat note from Lot 5, Block 1, Kalmbach Lake N #1, Plat #2002-48, and to eliminate the common lot line between Tract A and Lot 9, Block 1, Kalmbach Lake N, Plat #96-1, to be known as **Kalmbach Lake 2023**, containing 3.218 acres +/- . The property is located south and east of W Beverly Lake Road, north of Kalmbach Lake, and south of Beverly Lake (Tax ID #5227B01L005, 4518B01L009, & 4518000T00A); within the NE ¼ Section 35, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **August 1, 2024**, 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 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 [X] Objection [X] Concern

Name: Cacciolfi & Olsen Address: 4993 W. Bryce Circle, Wasilla, AK 99623

Comments: regulation and compliance - proper separation of wells, septic and set backs. potential lake contamination due to proximity. potential contamination in other wells and the aquapor and water availability with increased population/usage.

Case # 2024-078 MG

Note: Vicinity map Located on Revers

HANDOUT #6

KALMBACH LAKE 2023

CASE # 2024-078

MEETING DATE: AUGUST 1, 2024

RIGHT-OF-WAY OR PUBLIC USE EASEMENT VACATION POSTING AFFIDAVIT

In accordance with MSB 43.10.065(G), I hereby certify that I posted, and have maintained for 30 days prior to the public hearing, the prescribed vacation notice along the boundary of the property at all common points of access to that portion of the right-of way or easement that is subject of the application.

Date Posted: 07/01/2024

Platting Case #: 2024-069

Polina Baletskiy
Printed Name

[Signature]
Signature

4170 N Fireweed Fields Dr
Mailing Address

(907)841-6395
Phone Number

Wasilla, AK 99623

NOTARY CERTIFICATION

State of Alaska)
)ss
Third Judicial District)


SUBSCRIBED and SWORN to (or affirmed) before me this 1st day of July

20 24, by Polina Baletskiy
(name of signers(s))



[Signature]
(signature and seal of notary)
My commission expires: 5/3/28

HANDOUT # 1 Page 1
LITTLE SUSITNA FLATS 2024
CASE # 2024-069
MEETING DATE: AUGUST 1, 2024


MUNICIPALITY OF LITTLE SUSITNA BOROUGH
 Planning and Land Use Department
 Planning Division
 10000 Little Susitna Road, Little Susitna, AK 99645
 (907) 837-7373

**PUBLIC NOTICE OF
 VACATION OF A PUBLIC
 RIGHT-OF-WAY**

LEGAL DESCRIPTION: 1/2 Section 10, Township 10N, Range 14E, Meridian 15W, in Section 10, Township 10 North, Range 14 East, Meridian 15 West, Alaska.

NOTICE DATE: 7/29/2024

APPLICANT: Little Susitna Borough
ADDRESS: 10000 Little Susitna Road, Little Susitna, AK 99645

BY Whom It May Concern:

Pursuant to AS 26.05.010, the Planning Board of the Municipality of Little Susitna Borough has approved the vacation of a public right-of-way. The applicant has provided the necessary information and documentation to the Planning Board. The Planning Board has reviewed the application and has determined that the vacation of the public right-of-way is in the best interests of the community.

DATE OF THE PUBLIC HEARING: 10:00 AM, August 1, 2024, in the Assembly Chambers of the Municipality of Little Susitna Borough, 10000 Little Susitna Road, Little Susitna, AK 99645.

The Planning Board will consider the application for the vacation of the public right-of-way at the public hearing. The applicant is invited to attend the public hearing and to provide any comments or objections to the Planning Board.

If you have any questions regarding this application, please contact the Planning Division at (907) 837-7373.

HANDOUT # 1 *Page 2*
LITTLE SUSITNA FLATS 2024
CASE # 2024-069
MEETING DATE: AUGUST 1, 2024

A photograph of a forest scene. In the foreground, a large tree trunk with rough, textured bark has a white paper sign taped to it. The sign has a logo at the top and the text "PUBLIC NOTICE OF VACATION OF A PUBLIC RIGHT-OF-WAY" in bold. Below this, there is smaller text and some yellow highlights. To the right of the tree, there is a utility box mounted on a wooden post. The background is filled with dense green foliage and trees, with sunlight filtering through the leaves.

**PUBLIC NOTICE OF
VACATION OF A PUBLIC
RIGHT-OF-WAY**

HANDOUT # 1 *Page 3*
LITTLE SUSITNA FLATS 2024
CASE # 2024-069
MEETING DATE: AUGUST 1, 2024

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

RECEIVED
JUL 15 2024
PLATTING

7793000L029 17
LIDA KERRY REV TR
7064 E TUMNUS CIR
PALMER, AK 99645

HANDOUT #1
HATCHER PASS VILLAGE PH 1 SLEV PUE
CASE # 2024-074
MEETING DATE: AUGUST 1, 2024

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: HATCHER PASS VILLAGE, INC.

F84V8B
South
Township
B8
230

REQUEST: The request is to grant a 60' wide Public Use Easement on the northern boundary and vacate a 50' wide section line easement on the eastern boundary of Tract B-1, Hatcher Pass Village Phase I, Plat 2018-112. The property is located west of the Little Susitna River, east of N. Mountain Trails Drive, and directly north of E. Edgerton Parks Road (Tax ID #7793000T00B-1); within the NE ¼ Section 33, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing 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 **July 18, 2024**, 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 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/plattling.

[] No Objection [] Objection Concern

Name: Kerry Lida Address: 7064 E. Tumnus Circle; Palmer AK

Comments:

The proposed section line easement borders Lot 29 (7064 E. Tumnus Circle; Palmer, AK) ~~which~~ which is where my home is. Need to ensure the easement does not encroach on Lot 29 and is separate from Lot 29. Confirm the easement is only on

Case # 2024-074 MG

Note: Vicinity map Located on Reverse Side

LOT TR B-1. Thank you.

RIGHT-OF-WAY OR PUBLIC USE EASEMENT VACATION POSTING AFFIDAVIT

In accordance with MSB 43.10.065(G), I hereby certify that I posted, and have maintained for 30 days prior to the public hearing, the prescribed vacation notice along the boundary of the property at all common points of access to that portion of the right-of way or easement that is subject of the application.

Date Posted: 06/28/2024

Platting Case #: 2024-074

CRAIG HANSON
Printed Name

Craig Hanson
Signature

305 E. FIREWED AVE.
Mailing Address

(907) 746-7738
Phone Number

PALMER, AK 99645

NOTARY CERTIFICATION

State of Alaska)
)ss
Third Judicial District)

SUBSCRIBED and SWORN to (or affirmed) before me this 30th day of July
2024, by Craig Hanson
(name of signers(s))

T. Pano-Panolo
(signature and seal of notary)
My commission expires: 10/03/2027



State Of Alaska
"Official Seal"
Notary Public
T. Pano-Panolo
Commission # 231003009 Exp: 10/03/2027

MATANEKASUSITNA BOROUGH
 Planning & Land Use Department
 Planning & Land Use Department
 1000 Highway 98, Suite 100
 Anchorage, Alaska 99507

**PUBLIC NOTICE OF
 VACATION OF A PUBLIC
 RIGHT-OF-WAY**

PROJECT NAME: STIGLITZ, HATCHER PASS VILLAGE, PHASE 1
 PROJECT DATE: 7/27/24 1000 Highway 98, Suite 100, Anchorage, Alaska 99507
 Applicant: HATCHER PASS VILLAGE
 Meeting Address: 1000 Highway 98, Suite 100, Anchorage, Alaska 99507

To Whom It May Concern:

We are submitting this notice to the public to inform you of the proposed vacation of a public right-of-way. The proposed vacation is for the purpose of the project described above. The proposed vacation is for the purpose of the project described above. The proposed vacation is for the purpose of the project described above.

THE MATANEKASUSITNA BOROUGH BOARD OF SUPERVISORS, IN AN ORDER DATED AUGUST 1, 2024, HAS VACATED THE PUBLIC RIGHT-OF-WAY DESCRIBED IN THE ATTACHED VACATION ORDER. THE VACATED PUBLIC RIGHT-OF-WAY IS DESCRIBED AS FOLLOWS:

IN ORDER TO BE ELIGIBLE TO APPLY FOR A LICENSE TO OCCUPY THE PUBLIC RIGHT-OF-WAY, YOU MUST FIRST OBTAIN A LICENSE TO OCCUPY THE PUBLIC RIGHT-OF-WAY FROM THE MATANEKASUSITNA BOROUGH BOARD OF SUPERVISORS. THE LICENSE TO OCCUPY THE PUBLIC RIGHT-OF-WAY IS DESCRIBED AS FOLLOWS:



**HANDOUT #2 PAGE 2 OF 3
 HATCHER PASS VILLAGE PH 1 SLEV PUE
 CASE # 2024-074
 MEETING DATE: AUGUST 1, 2024**



MAYANUS & JUSTINA BOROUGH
 Planning and Land Use Department
 1000 Main Street
 Pleasanton, CA 94566
 Phone: (925) 762-1000
 Fax: (925) 762-1001

PUBLIC NOTICE OF VACATION OF A PUBLIC RIGHT-OF-WAY

LEGAL DESCRIPTION: TRACT 1, LOT 1, TRACT 1, MAP 1, 1982 Map No. 1982-1

APPLICANT: TRACON CORPORATION
 Address: 1000 Main Street, Pleasanton, CA 94566
 Mailing Address: 1000 Main Street, Pleasanton, CA 94566
 Contact: TRACON CORPORATION

To Whom It May Concern:

In accordance with Title 45, Chapter 2, Article 1 of the Borough Code, the Planning and Land Use Department has received an application for the vacation of a public right-of-way. The applicant has provided the necessary information and has been found to be in compliance with the applicable provisions of the Borough Code. The applicant has also provided the necessary information to the Planning and Land Use Department regarding the proposed vacation of the public right-of-way. The applicant has also provided the necessary information to the Planning and Land Use Department regarding the proposed vacation of the public right-of-way. The applicant has also provided the necessary information to the Planning and Land Use Department regarding the proposed vacation of the public right-of-way.

THE PLANNING AND LAND USE COMMITTEE met on August 1, 2024, at the Borough Chamber of Commerce, Pleasanton Borough Building, 1000 Main Street, Pleasanton, California. The committee reviewed the proposed vacation of the public right-of-way and the applicant's application. The committee recommended that the public right-of-way be vacated and that the applicant be granted a "Right of Way" for the proposed project.

As a result of the public hearing, the Planning and Land Use Department has recommended that the proposed vacation of the public right-of-way be approved. The applicant has provided the necessary information to the Planning and Land Use Department regarding the proposed vacation of the public right-of-way. The applicant has also provided the necessary information to the Planning and Land Use Department regarding the proposed vacation of the public right-of-way. The applicant has also provided the necessary information to the Planning and Land Use Department regarding the proposed vacation of the public right-of-way.