

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

RECEIVED
SEP 23 2024
PLATTING

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3 2024
PLATTING

6448B01L012 83
LIBIS PATRICIA A
PO BOX 1165
% PATRICIA BLOSSOM
PALMER, AK 99645-1165

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: Donald & Ellen Malone & Sunflower, LLC

REQUEST: The request is to create 2 lots and 1 tract from Lot 11, Glacier Heights #1 (Plat#73-98) and Tax Parcel C14, (MSB Waiver 97-9-PWm) and dedicate and construct a turn-around, to be known as **GLACIER HEIGHTS ADD 1 LOTS 11A & 11B**, containing 44.53 acres +/- (Tax ID's 6448B01L011&18N01E13C014) The property is directly south of N. Weltin Way, north and west of N. Rhonda Drive, and east of N. Palmer-Fishhook Road; within the SE & SW ¼ Section 13, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing 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 3, 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. 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: Patricia Blossom Address: 5905 N. Rhonda Dr (Lot 12)

Comments: The turn around on yento/weltin as explained by Chris at platting is fine - allows access to Mr Malone's properties My concern is I do not wish to see N. Rhonda extended to that turn around with concerns too close to power & my home for adequate & safe traffic & snow Removal/melt

Case # 2024-106 CC

Note: Vicinity map Located on Reverse

HANDOUT # 1
GLACIER HEIGHTS
CASE # 2024-106
MEETING DATE: OCTOBER 3, 2024

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

RECEIVED
SEP 27 2024
PLATTING

6395B01L006 102
THOMS JENNIFER A
PO BOX 309
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

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PETITIONER/OWNER: Donald & Ellen Malone & Sunflower, LLC

REQUEST: The request is to create 2 lots and 1 tract from Lot 11, Glacier Heights #1 (Plat#73-98) and Tax Parcel C14, (MSB Waiver 97-9-PWm) and dedicate and construct a turn-around, to be known as **GLACIER HEIGHTS ADD 1 LOTS 11A & 11B**, containing 44.53 acres +/- (Tax ID's 6448B01L011&18N01E13C014) The property is directly south of N. Weltin Way, north and west of N. Rhonda Drive, and east of N. Palmer-Fishhook Road; within the SE & SW ¼ Section 13, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

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No Objection [] Objection [] Concern

Name: Jennifer Thoms Address: 5560 N. Rhonda Dr.

Comments: _____

Case # 2024-106 CC

Note: Vicinity map Located on Reverse Side

HANDOUT # 2
GLACIER HEIGHTS
CASE # 2024-106
MEETING DATE: OCTOBER 3, 2024

Natasha Heindel

From: Jamie Taylor
Sent: Tuesday, October 1, 2024 11:47 AM
To: Natasha Heindel; Daniel Dahms; Tammy Simmons; Brad Sworts; Fred Wagner
Subject: Re: Plan & Profile, Variance - Alliance Country Heights

Hi Natasha,

The existing access trail needs to be tied into the constructed road at a grade of 10% or less.

It may be possible to construct road access to Parcel 2 that meets the intersection spacing requirements of the 2022 SCM, however it would be in a right-left offset configuration which is not ideal. PD&E continues to not support the variance to 43.20.060(D) as interconnectivity is crucial to the development of the MSB road network.

Thank you,
PD&E Review Group

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From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Thursday, September 26, 2024 9:26 AM
To: Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>
Subject: Plan & Profile, Variance - Alliance Country Heights

Hi PD&E team,

Please see petitioner's response below and attached pictures regarding the plan & profile. The petitioner also commented on the variance request and your response.

Thank you,

Natasha Heindel

Platting Technician
Mat-Su Borough Planning Department
350 E. Dahlia Ave. Palmer, Alaska 99645
Desk: (907) 861-7872
Natasha.Heindel@matsugov.us

From: Ellery Gibbs <ellery@bullmoosesurveying.com>
Sent: Wednesday, September 25, 2024 2:05 PM
To: Natasha Heindel <Natasha.Heindel@matsugov.us>; Dan Steiner <dsteiner@mtaonline.net>; Bull Moose Surveying <office@bullmoosesurveying.com>; Tim Carmen <tim@bullmoosesurveying.com>; Tim Baletskiy <tim_b1994@yahoo.com>

Natasha Heindel

From: Ellery Gibbs <ellery@bullmoosesurveying.com>
Sent: Wednesday, September 25, 2024 2:05 PM
To: Natasha Heindel; Dan Steiner; Bull Moose Surveying; Tim Carmen; Tim Baletskiy
Cc: Fred Wagner
Subject: Re: FW: Updated Plans - Alliance Country Heights
Attachments: MSB Parcel View - Suzanna & Piker Intersection.JPG; MSB Parcel View - Suzanna & Piker to top of Hill.JPG

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

Hello Natasha,

There is not a driveway at the end of our proposed stub on Suzanna. I have called MSB Permitting and gotten a verbal admission there is no driveway permit on file for Parcel 3, MSB Waiver 95-22-PWm. There was an access trail put in at one point but has not been used in years and was grown up with grass and brush when I walked it as part of my boundary survey of our property. This can be plainly seen on the MSB Parcel Viewer with the 2022 imagery turned on (attached). Also attached is a second screenshot of the MSB Parcel View from Piker/Suzanna intersection up to the top of the hill where the driveway is plain to see coming in from the south and blocked off by a number of vehicles.

Since it is not a driveway and is not used, we will not be revising the plan and profile since we are only required to construct a SBM approved turn-around.

I need to go on record that I also have a problem with the continued stance by PD&E on the Variance, point #2. The rationalization requiring us to provide another access point in our subdivision is in clear violation of SCM A09.2 Intersection Spacing. PD&E is summarily denying access to Parcel 2, MSB Waiver 97-45-PWm in order to force us to provide an alternate access through our subdivision when SCM A09.2 specifically provides a way for Parcel 2, MSB Waiver 97-45-PWm to have subdivision access to both Suzanna and Piker if we were not subdividing our property. I have designed an access point to W. Piker Drive that works within the framework of SCM A09.2 (within 30ft) and I can further design a DIRECT cross access from W. Piker Drive into Parcel 2, MSB Waiver 97-22-PWm, if so desired. We asked for a variance specifically understanding that an access road can be designed and built conforming to SCM requirements, foregoing a dedication of an access from our subdivision to Parcel 2, MSB Waiver 97-45-PWm.

Respectfully,
Ellery Gibbs

On 9/18/2024 3:13 PM, Natasha Heindel wrote:

Hello Alliance Country Heights team,

Please see the most recent response from PD&E here below.
Attention is needed for an updated plan & profile as soon as possible.
The attention needed to the drainage plan may be coordinated with PD&E prior to the preconstruction conference.

Talk to you soon,

Natasha Heindel
Platting Technician

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SEP 25 2024
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Mat-Su Borough Planning Department
350 E. Dahlia Ave. Palmer, Alaska 99645
Desk: (907) 861-7872
Natasha.Heindel@matsugov.us

From: Daniel Dahms <Daniel.Dahms@matsugov.us>
Sent: Wednesday, September 18, 2024 3:02 PM
To: Natasha Heindel <Natasha.Heindel@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: Updated Plans - Alliance Country Heights

Natasha,

Plan and Profiles:

- From STA 8+00 to STA 8+25 at the end of Suzanna Street where it connects to the existing driveway, the proposed profile appears approximately 2.5' above existing ground. Please provide a profile showing how Suzanna street will tie into the existing driveway.

ADT

- No additional comments, thank you for providing the updated figure and narrative.

Drainage

- There appears to be information missing from the drainage plan which can be coordinated between PD&E and the developer's engineer prior to the preconstruction conference
 - Locations of peak flow and peak velocity
 - Locations where runoff leaves the project site
 - Update report to use NOAA 14 precipitation frequency data
 - Offsite vegetation cannot be used to treat runoff.
 - Basins 1, 2 and 3 do not appear to be labeled on the drainage plan. Update plan with labels.

Variance

- PD&E objects to the variance request. 1. All development is required to follow MSB 43.20.060 (D). The purpose of requiring interconnectivity is to provide for a better road network with a multiplicity of routes, not just single connections. 2. The parcels to the north have access from Karsten Drive, which is classified as a local road. The parcel to the south only has frontage on an unconstructed segment of Suzanna Street. Suzanna Street is classified on the OSHP as a minor collector, which has access restrictions and minimum intersection spacing requirements. Piker Drive could not be extended into the parcel to the south due to its offset. 3. MSB will maintain the stub road to the parcel to the south as long as it is constructed to at minimum SCM Residential standard with an SCM standard cul-de-sac.

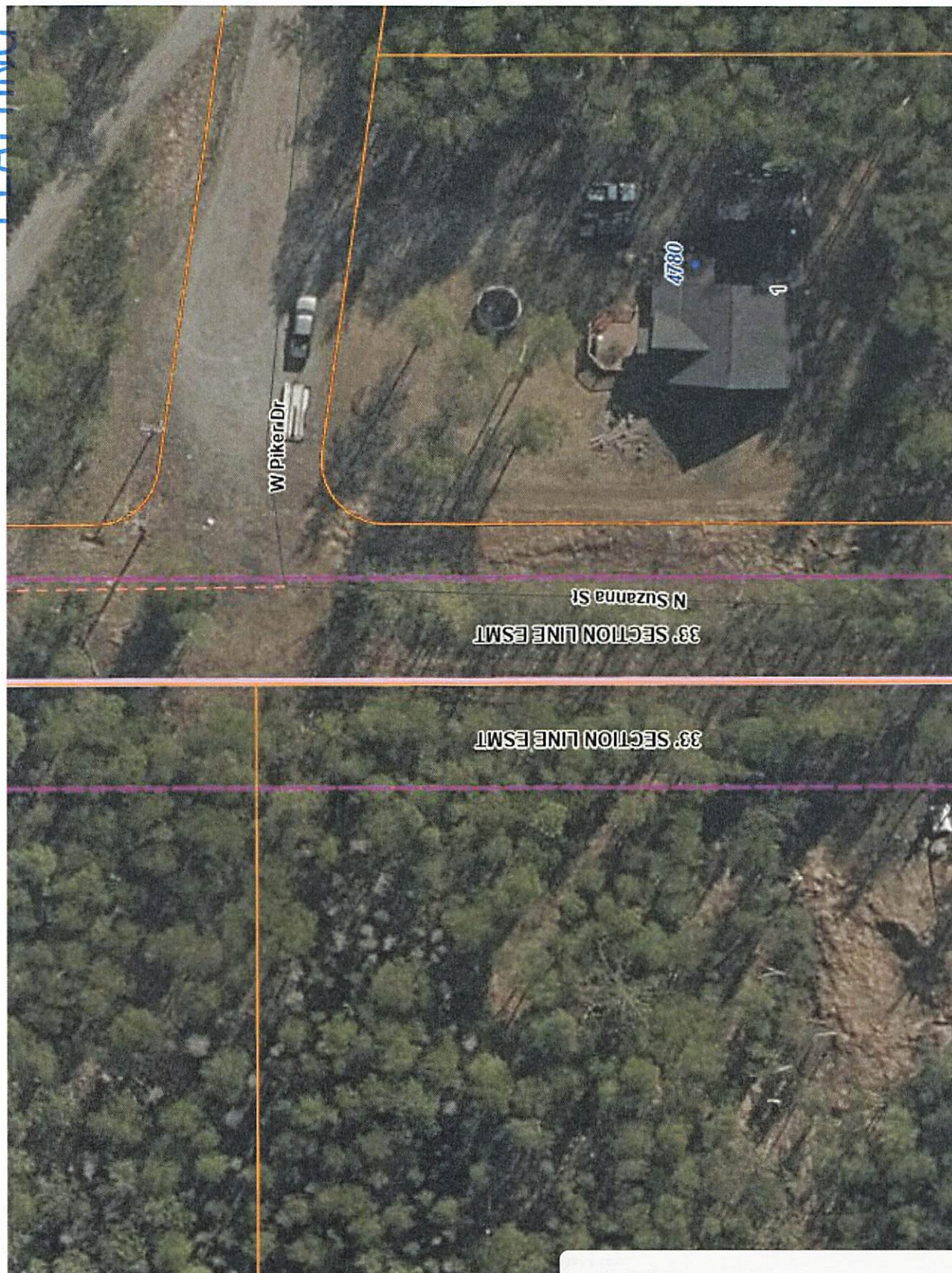
Daniel Dahms, PE
Department of Public Works
Pre-Design and Engineering Division

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Take care,

Ellery Gibbs
Project Manager
Bull Moose Surveying
200 Hygrade Lane
Wasilla, Ak 99654
(907) 357-6957

HANDOUT #1 **4 of 6**
ALLIANCE COUNTRY HEIGHTS
CASE # 2024-093
MEETING DATE: OCTOBER 3, 2024

SEP 25 2024

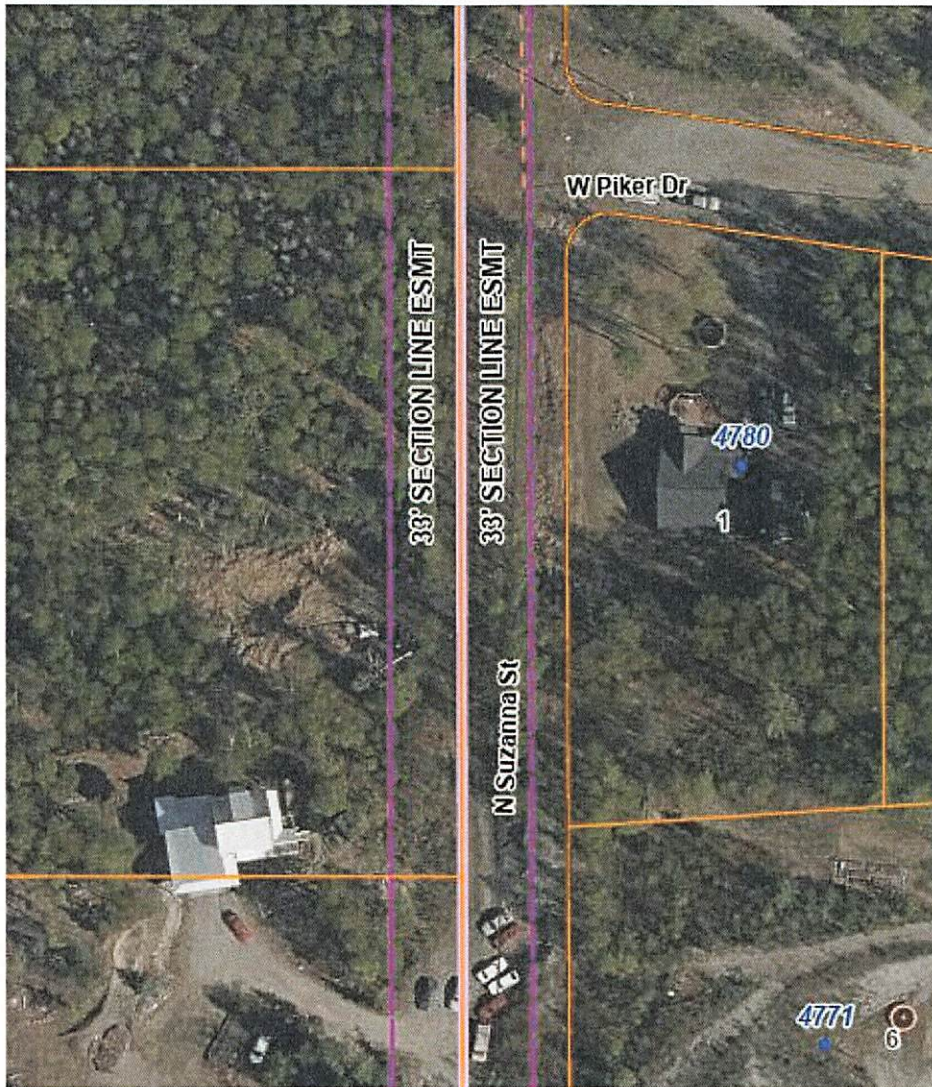


HANDOUT #1 5 of 6
ALLIANCE COUNTRY HEIGHTS
CASE # 2024-093
MEETING DATE: OCTOBER 3, 2024

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SEP 25 2024

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HANDOUT #1

6 of 6

ALLIANCE COUNTRY HEIGHTS

CASE # 2024-093

MEETING DATE: OCTOBER 3, 2024