

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

RECEIVED
MAR 10 2025
PLATTING

17N03W20D009 28
NORTHSHORE DEVELOPMENT LLC
PO BOX 521055
BIG LAKE, AK 99652

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER: Paul & Lorraine Wyles

REQUEST: The request is to create one lot from Lots 8 and 9, Block A, Burke Shore Addn. No.3, Plat 63-4, to be known as **LOT 8A Burke Shore Addn. No. 3**, containing .98 acres +/- (Tax ID's 6053B0AL008 & 6053B0AL009). The plat is located directly north of W. Northshore Drive, located within the SE ¼ Section 20, Township 17 North, Range 03 west, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District #5.

The Matanuska-Susitna Borough **Platting Officer** 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 **March 19, 2025**, starting at 8:30 a.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 Officer 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: AUSTIN JOY CEO NSD Address: 16677 NORTH SHORE DR

Comments: _____

HANDOUT # 1
LOT 8A BURKE SHORE ADD. NO 3
CASE # 2025-017
MEETING DATE: MARCH 19, 2025

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

RECEIVED
MAR 10 2025
PLATTING

6053B0AL007 27
JOY FAM LVG TR
PO BOX 521055
BIG LAKE, AK 99652

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No Objection Objection Concern

Name: Austin Joy Address: 16677 N SHORE DR.

Comments: _____

Case # 2025-017 CC

Note: Vicinity map Located on Reverse

HANDOUT # 2
LOT 8A BURKE SHORE ADD. NO 3
CASE # 2025-017
MEETING DATE: MARCH 19, 2025

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

RECEIVED
MAR 10 2025
PLATTING

6053B0BL005 25
HERREN REBEKAH M
PO BOX 520722
BIG LAKE, AK 99652

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER: Paul & Lorraine Wyles

REQUEST: The request is to create one lot from Lots 8 and 9, Block A, Burke Shore Addn. No.3, Plat 63-4, to be known as **LOT 8A Burke Shore Addn. No. 3**, containing .98 acres +/- (Tax ID's 6053B0AL008 & 6053B0AL009). The plat is located directly north of W. Northshore Drive, located within the SE ¼ Section 20, Township 17 North, Range 03 west, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District #5.

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No Objection [] Objection [] Concern

Name: Rebekah Herren Address: LOT 5B

Comments: _____

Case # 2025-017 CC

Note: Vicinity map Located on Reverse

**HANDOUT # 3
LOT 8A BURKE SHORE ADD. NO 3
CASE # 2025-017
MEETING DATE: MARCH 19, 2025**

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

17N03W20D007 8
SYREN KERMIT D
%ENRIQUE RAMIREZ
30 MANSELL CT STE 103
ROSWELL, GA 30076

NOTIFICATION OF PUBLIC HEARING

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

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No Objection Objection Concern

Name: Kermit D Syren Address: 3813 Cabeza de Vaca Dr., Irving, TX 75062

Comments: _____

Case # 2025-017 CC

Note: Vicinity map Located on Reverse

**HANDOUT # 4
LOT 8A BURKE SHORE ADD. NO 3
CASE # 2025-017
MEETING DATE: MARCH 19, 2025**

Chris Curlin

From: Pre-Design & Engineering
Sent: Thursday, March 6, 2025 3:04 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Daniel Dahms
Subject: RE: RFC Krostek Acres (CC)

Chris,

No comments from PD&E.

PD&E

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, February 20, 2025 5:06 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net; farmloopak@gmail.com; timhaledistrict1@gmail.com; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Bob Keiner <bob.keiner@alaska.gov>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>
Subject: RFC Krostek Acres (CC)

Hello,

The following link contains a Request for Comments for Krostek Acres, MSB Case 2025-028. Comments are due by Friday, March 7, 2025.

 [Krostek Acres](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873

Chris Curlin

From: Pre-Design & Engineering
Sent: Thursday, March 6, 2025 2:45 PM
To: Chris Curlin
Cc: Brad Sworts; Tammy Simmons; Daniel Dahms; Jamie Taylor
Subject: RE: RFC Asa Hills (CC)

Chris,

Ensure that Pipestone Drive is accepted by the City of Wasilla for maintenance.

PD&E

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, February 20, 2025 4:43 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Chad Cameron Contact <ccameron@palmerak.org>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Cindy Wellman <cwellman@cityofwasilla.gov>; Planning Wasilla <planning@cityofwasilla.gov>; Public Works Wasilla <publicworks@cityofwasilla.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Asa Hills (CC)

Hello,

The following link contains a Request for Comments for Asa Hills, MSB Case 2025-029. Comments are due by Friday, March 7, 2025.

 [Asa Hills](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873

**HANDOUT # 1
ASA HILLS
CASE # 2025-029
MEETING DATE: MARCH 19, 2025**

Chris Curlin

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, March 6, 2025 3:28 PM
To: owen@resolutesurvey.com
Subject: FW: RFC Asa Hills (CC)

Comment from DPW PD&E.

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873

From: Pre-Design & Engineering <pde@matsugov.us>
Sent: Thursday, March 6, 2025 2:45 PM
To: Chris Curlin <Jesse.Curlin@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>
Subject: RE: RFC Asa Hills (CC)

Chris,

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From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, February 20, 2025 4:43 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Chad Cameron Contact <ccameron@palmerak.org>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Cindy Wellman <cwellman@cityofwasilla.gov>; Planning Wasilla <planning@cityofwasilla.gov>; Public Works Wasilla <publicworks@cityofwasilla.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Asa Hills (CC)

Chris Curlin

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Monday, March 10, 2025 11:13 AM
To: Chris Curlin
Subject: RE: RFC Asa Hills (CC)

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

Hi Chris,

Sorry my engineer just got back with me Friday and I was out of the office.

MTA would like to request the new plat to show the 15' UE along Pipestone Dr. as shown on the original plat.

Thank you,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | www.mtasolutions.com



Life. Technology. Together.

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, February 20, 2025 4:43 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Chad Cameron Contact <ccameron@palmerak.org>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Cindy Wellman <cwellman@cityofwasilla.gov>; Planning Wasilla <planning@cityofwasilla.gov>; Public Works Wasilla <publicworks@cityofwasilla.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Asa Hills (CC)

Hello,

Chris Curlin

From: Chuxn <chuxn@gci.net>
Sent: Wednesday, March 12, 2025 11:26 AM
To: Platting
Subject: Asa hills id#1628B03I021

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

Dear platting,

We live at the bottom of the hill on Pipestone. We have just finished two years of construction work on Pipestone with all of the noise and traffic density that brings. Granite construction was tasked with changing the grade from 10 degrees of slope to 8 degrees of slope. It took them two years to do this. We are not interested in experiencing any more of it. The lots in our neighborhood are larger than acre lots with few exceptions and those are rentals on Minnetonka. Changing a large property into four small properties will create increased traffic on Pipestone, which already has enough. We are against any replatting of this property at this time. Leave the property as it's platted and use it as is.

Sincerely,
Chuck Niemann
1750 W. Kanabec Dr.