

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

RECEIVED  
JUN 10 2025  
PLATTING

3009B01L014 23  
JEFFERS RAYMOND D & RACHAEL D  
2360 S KILLARNEY DR  
PALMER, AK 99645

### NOTIFICATION OF PUBLIC HEARING

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

**PETITIONER/OWNER: ANDREW RAYMOND / ESTATE OF HENRY M. RAYMOND, JR.**

**REQUEST:** The request is to create 7 lots from the NW ¼ NW1/4 NE1/4, Bradley Lake Subdivision, Plat #63-7, to be known as **FOREST SONG ACRES**, containing 10.0 acres +/- . The property is located north and west of the S. Glenn Highway, south of Canoe Lake, and directly north of E. Bradley Lake Avenue (Tax ID #3004-400000); within the NE ¼ Section 24, Township 17 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 **June 19, 2025**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

[ ] No Objection [ ] Objection [X] Concern

Name: Ray Jeffers Address: 2360 S Killarney Drive

Comments: I am concerned about well & septic separation distances. This is for both current & future permits. Surface flows on new north lots will be a concern for sewers. Is upgrades to power & internet part of this development? Current situation is at its limit for usage.

**Matthew Goddard**

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**From:** Chris Popham <pophamc@gmail.com>  
**Sent:** Tuesday, June 17, 2025 10:34 AM  
**To:** Platting  
**Cc:** Jamie Popham  
**Subject:** Proposed Forest Song Acres Subdivision

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

Dear Platting Division,

I'm writing to express concerns regarding the proposed Forest Song Acres subdivision.

The road accessing this area is already in poor condition, and additional traffic from new development could make things worse. Are there any plans to address road maintenance or upgrades as part of this platting action?

We'd also like clarification on the zoning for the proposed lots—specifically, what types of development are allowed and how that fits with existing community plans and infrastructure.

We look forward to hearing how the Borough plans to address the neighborhood concerns before this project moves forward. Thank you for the opportunity to provide input. Condolences to Hank's family...he was a wonderful neighbor and is missed by our community.

Thank you,

Chris and Jamie Popham

10300 E. Bradley Lake Road

907-982-9274

JUN 18 2025

**HANDOUT # 1**  
**BEAR STREET AGAPE**  
**CASE # 2025-056**  
**MEETING DATE: JUNE 19, 2025**



I CERTIFY THAT THE SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY THE PLAT RESOLUTION No. \_\_\_\_\_ DATED \_\_\_\_\_ 20\_\_\_\_, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

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Planning and Land Use Director

ATTEST: \_\_\_\_\_  
Plotting Clerk

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_, 20\_\_\_\_, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION, OR RESUBDIVISION, HEREON, HAVE BEEN PAID.

Date \_\_\_\_\_, 20\_\_\_\_.

Tax Collection Official  
(MATANUSKA-SUSITNA BOROUGH)

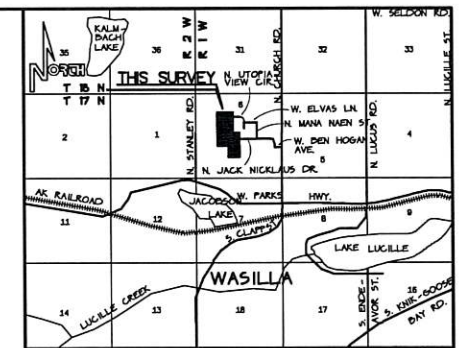
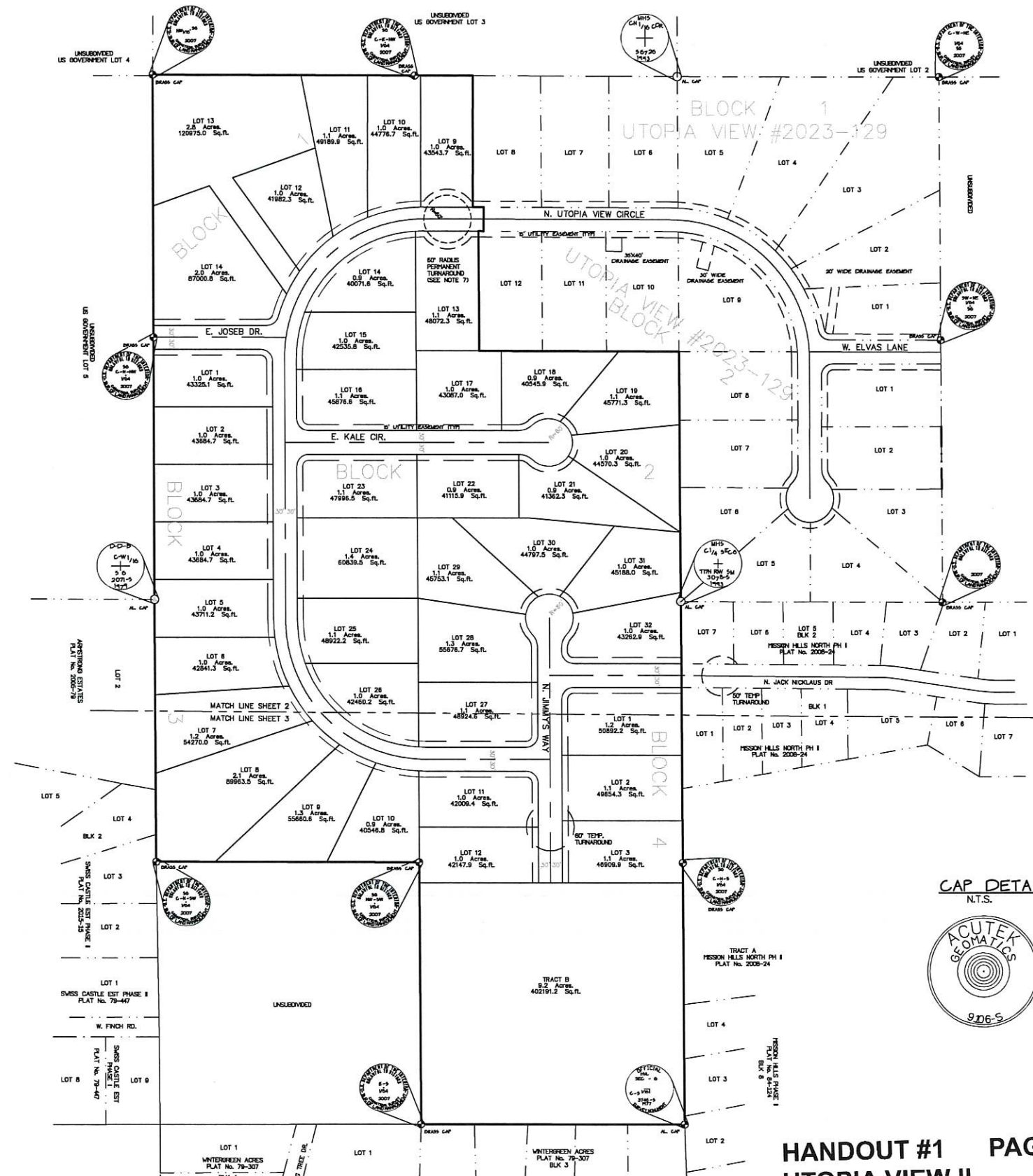
WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, AND WE HEREBY DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

FOXGLOVE LLC  
ASHLEE S. STETSON - MANAGER  
3201 E. TAMARAK AVE  
WASILLA, AK 99654

SUBSCRIBED AND SWORN TO ME THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_.  
FOR \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_.

GENERAL NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. ALL RECORD INFORMATION DERIVED FROM UTOPIA MEADOWS PLAT NO. 2023-129, THE PALMER RECORDING DISTRICT.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR 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.
4. BLANKET EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED SEPTEMBER 1, 2021, AS RECEPTION NO. 2021-025870-0 AND JUNE 23, 2023 AS RECEPTION NO. 2023-010747-0.
5. TERMS, COVENANTS, CONDITIONS AND PROVISIONS, INCLUDING RIGHTS-OF-WAY AND EASEMENTS AS CONTAINED IN THE ALASKA NATIVE CLAIMS SETTLEMENT ACT DATED DECEMBER 18, 1971, U.S. PUBLIC LAW 92-203, 85 STAT. 689, 43 U.S.C.A. 1601, ET SEQ, AND ANY AMENDMENTS AND ADDITIONS THERETO, AND ANY REGULATIONS ARISING THEREFROM.
6. BLANKET EASEMENT GRANTED TO MATANUSKA TELECOM ASSOCIATION, INC., RECORDED APRIL 29, 2022 AS RECEPTION NO. 2022-009626-0.
7. 60' CUL-DE-SAC IS DEDICATED TO SERVE AS A PERMANENT PUBLIC USE EASEMENT TO SERVE THE MATANUSKA-SUSTITNA BOROUGH MAINTENANCE DEPARTMENT, AS THEIR JURISDICTION ENDS AT THAT POINT AND THE CITY OF WASILLA MAINTENANCE BEGINS.



VICINITY MAP  
1" = 1 MILE

RECORD & MEASURED DATA  
PLAT No. 2023-129)  
MEASURED DATA  
PROPERTY LINES  
ADJACENT PROPERTY LINES  
EASEMENT LINES  
CENTER LINE  
FOUND 3" BRASS CAP  
FOUND 3" ALUMINUM CAP  
SET 5/8" REBAR W/PLASTIC CAP  
ON ALL TANGENCY AND CURVATURE  
POINTS, SEE CAP DETAIL:  
RADIAL LINES  
NON-RADIAL LINES

(N 90°00'00" E)

N 90°00'00" E

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\_\_\_\_\_

\_\_\_\_\_

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1

(R)

(NR)


I, TERRY L. NICODEMUS, L.S. 9106, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



CAP DETAIL:  
N.T.S.



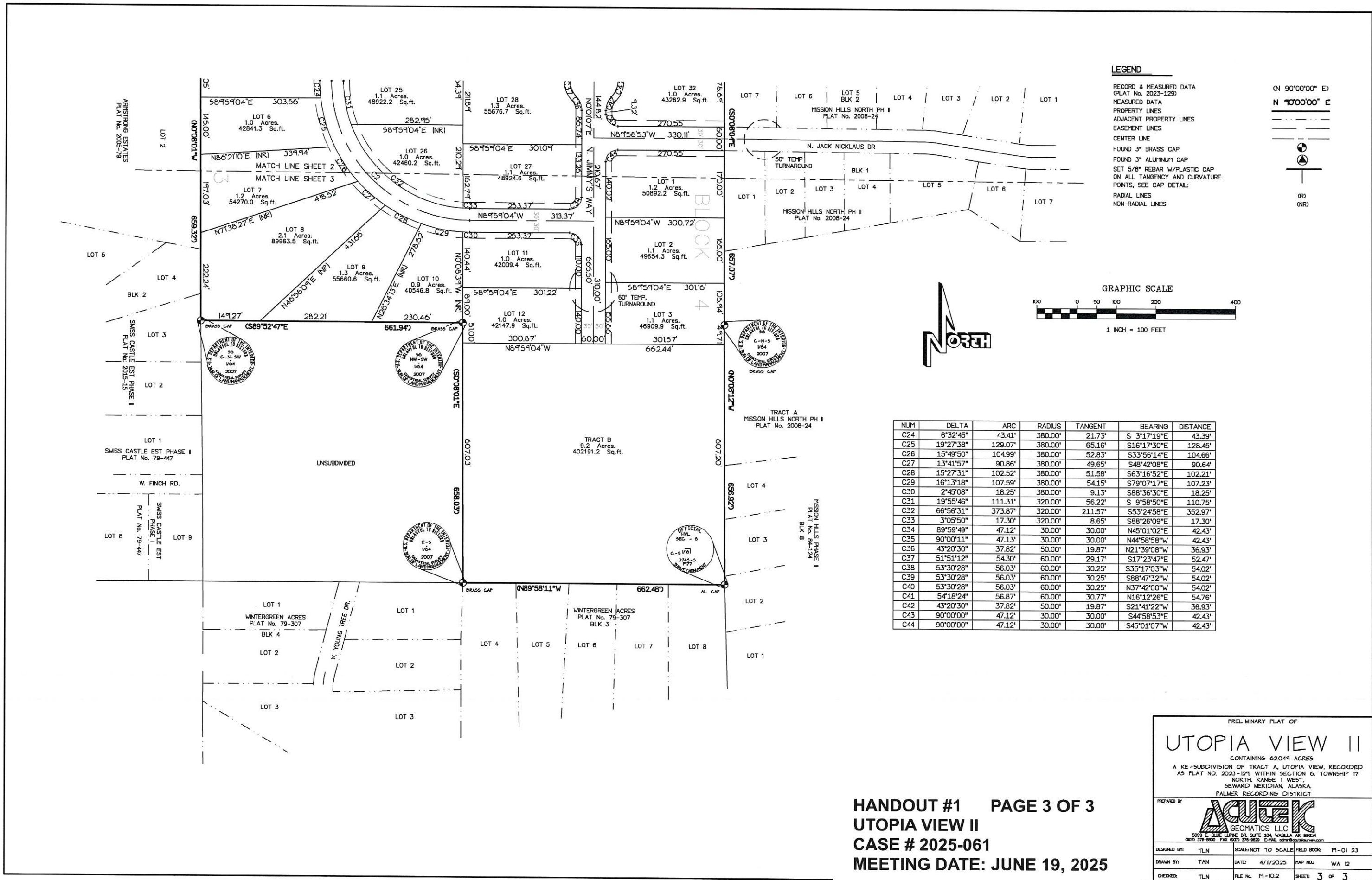
**HANDOUT #1      PAGE 1 OF 3**  
**UTOPIA VIEW II**  
**CASE # 2025-061**  
**MEETING DATE: JUNE 19, 2025**

PRELIMINARY PLAN OF <h1 style="text-align: center;">UTOPIA VIEW II</h1> <p style="text-align: center;">CONTAINING 0.2049 ACRES</p> <p style="text-align: center;">A RE-SUBDIVISION OF TRACT A, UTOPIA VIEW, RECORDED AS          PLAT NO. 2023-129, WITHIN SECTION 6, TOWNSHIP 17 NORTH,          RANGE 1 WEST, SEWARD MERIDIAN, ALASKA.</p> <p style="text-align: center;">PALMER RECORDING DISTRICT</p>			
PREPARED BY: <div style="text-align: center;">  <p>5009 E BLUE LIPINE DR. SUITE 100A, WASHILLA AK 99564          (907) 378-8800 FAX (907) 378-9829 E-MAIL <a href="mailto:ak@acutekgeomatics.com">ak@acutekgeomatics.com</a></p> </div>			
DESIGNED BY:	T.L.N.	DATE: NOT TO SCALE	FIELD BOOK: 19-01 23
DRAWN BY:	TAN	DATE: 4/11/2025	MAP NO.: WA 12
CHECKED:	T.L.N.	FILE NO. 19-10.2	SHEET: 1 OF 3







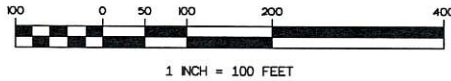


LEGEND

RECORD & MEASURED DATA  
(PLAT No. 2023-129)  
MEASURED DATA  
PROPERTY LINES  
ADJACENT PROPERTY LINES  
EASEMENT LINES  
CENTER LINE  
FOUND 3" BRASS CAP  
FOUND 3" ALUMINUM CAP  
SET 5/8" REBAR W/PLASTIC CAP  
ON ALL TANGENCY AND CURVATURE  
POINTS, SEE CAP DETAIL:  
RADIAL LINES  
NON-RADIAL LINES

(N 90°00'00" E)  
N 90°00'00" E  
(R)  
(NR)

GRAPHIC SCALE



NUM	DELTA	ARC	RADIUS	TANGENT	BEARING	DISTANCE
C24	6°32'45"	43.41'	380.00'	21.73'	S 3°17'19"E	43.39'
C25	19°27'38"	129.07'	380.00'	65.16'	S16°17'30"E	128.45'
C26	15°49'50"	104.99'	380.00'	52.83'	S33°56'14"E	104.66'
C27	13°41'57"	90.86'	380.00'	49.65'	S48°42'08"E	90.64'
C28	15°27'31"	102.52'	380.00'	51.58'	S63°16'52"E	102.21'
C29	16°13'18"	107.59'	380.00'	54.15'	S79°07'17"E	107.23'
C30	2°45'08"	18.25'	380.00'	9.13'	S88°36'30"E	18.25'
C31	19°55'46"	111.31'	320.00'	56.22'	S 9°58'50"E	110.75'
C32	66°56'31"	373.87'	320.00'	211.57'	S53°24'58"E	352.97'
C33	3°05'50"	17.30'	320.00'	8.65'	S88°26'09"E	17.30'
C34	89°59'49"	47.12'	30.00'	30.00'	N45°01'02"E	42.43'
C35	90°00'11"	47.13'	30.00'	30.00'	N44°58'58"W	42.43'
C36	43°20'30"	37.82'	50.00'	19.87'	N21°39'08"W	36.93'
C37	51°51'12"	54.30'	60.00'	29.17'	S17°23'47"E	52.47'
C38	53°30'28"	56.03'	60.00'	30.25'	S35°17'03"W	54.02'
C39	53°30'28"	56.03'	60.00'	30.25'	S88°47'32"W	54.02'
C40	53°30'28"	56.03'	60.00'	30.25'	N37°42'00"W	54.02'
C41	54°18'24"	56.87'	60.00'	30.77'	N16°12'26"E	54.76'
C42	43°20'30"	37.82'	50.00'	19.87'	S21°41'22"W	36.93'
C43	90°00'00"	47.12'	30.00'	30.00'	S44°58'53"E	42.43'
C44	90°00'00"	47.12'	30.00'	30.00'	S45°01'07"W	42.43'

HANDOUT #1 PAGE 3 OF 3  
UTOPIA VIEW II  
CASE # 2025-061  
MEETING DATE: JUNE 19, 2025

PRELIMINARY PLAT OF  
**UTOPIA VIEW II**  
CONTAINING 62049 ACRES  
A RE-SUBDIVISION OF TRACT A, UTOPIA VIEW, RECORDED  
AS PLAT NO. 2023-129, WITHIN SECTION 6, TOWNSHIP 17  
NORTH, RANGE 1 WEST,  
SEWARD MERIDIAN, ALASKA,  
PALMER RECORDING DISTRICT

PREPARED BY  
**ACUEK**  
GEOMATICS LLC  
5080 E BLUE LIPINE DR. SUITE 104, WASILLA AK 99654  
(907) 378-8800 FAX (907) 378-8829 E-MAIL: acuek@acuek.com

DESIGNED BY:	TLN	SCALE: NOT TO SCALE	FIELD BOOK:	M-01-23
DRAWN BY:	TAN	DATE:	4/11/2025	HAP NO.: WA 12
CHECKED:	TLN	FILE NO.:	M-10-2	SHEET: 3 OF 3

## Matthew Goddard

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**From:** phootenak@mtaonline.net  
**Sent:** Monday, June 16, 2025 10:29 AM  
**To:** Platting  
**Subject:** Foxglove LLC - Proposed Utopia View II Subdivision

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

To Whom It May Concern:

I am writing to express my concerns and objection to the proposed Utopia View II Subdivision which is scheduled for a public hearing on June 19, 2025.

My concerns are:

1. Access to the proposed subdivision off Church Road via Ben Hogan to Jack Niclaus Drive. Both streets are within the Mission Hills Subdivision and were not built for the proposed traffic to the proposed subdivision. Both streets will need to be upgraded for the proposed traffic if the plat is approved.
2. Water for the proposed subdivision. Right now, Mission Hills is experiencing reduced water quality, and this subdivision will need to have its own water supply.
3. Construction traffic: the streets used for access to the proposed subdivision are not equipped to handle contraction equipment and potential residential traffic.

With these outlined concerns, I object to the approval of this proposed subdivision. Unless the City of Wasilla can address the objections, this proposed subdivision will cause increased traffic and strain on the current water supply for Mission Hills. Construction equipment will deteriorate the already deteriorating subdivision streets.

Pauline S Hooten  
900 North Arnold Palmers Street  
Wasilla, AK  
PO Box 873637  
Wasilla, AK 99687  
907-373-1715 – home  
907-355-3409 – cell