

HANDOUT PACKET

25-112

Chris Curlin

From: Karen <krc.korsmo@gmail.com>
Sent: Sunday, September 28, 2025 5:43 PM
To: Platting
Subject: Comment - Yorkshire Estates

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

Dear Platting Board,

I am writing this comment in regards to the proposed Yorkshire Estates Subdivision. As the owner of neighboring property 6702 N Goodwin Circle, I have a variety of concerns regarding the proposed development which are described below.

Firstly, this development will significantly reduce the privacy of preexisting homes in Goodwin Estates which were purchased in large part to said privacy (lots 16, 17, 18, 1). WM is a respectable builder, although concerningly notorious for clearing all trees on the lot. I have concern that should this development proceed, the majority of trees will be unnecessarily removed affecting privacy as well as wind protection, noise reduction and disruption of wildlife. As wind storms become more prevalent in the area, it is important to preserve tree density.

My next concern is traffic. Windy Woods Loop is already adjusting to a significant increase in traffic from the connection to Dale Circle/Grizzly Hills, many of which are driving above the speed limit. Tenants of Yorkshire Estates would no doubt utilize Windy Woods Circle contributing to further increase in traffic of approximately 35 cars per day. In combination to what was estimated for Grizzly Hills traffic, this is an increase of almost 100 cars per day in a neighborhood with a high amount of children.

My final concern is specifically lot number 7, as based on my understanding as owner of Goodwin lot 16, the majority of this parcel involves a large hill. I have concern that this lot will require the development of the hill that extends all along Goodwin Estates and that this will not be cohesive with the line of homes that back up to the hill. It seems unnecessary and similarly to how lot 6 extends to the hill, why can lot 7 not be combined with 8 to create this extension? This would also reduce the number of neighbors backing up to Goodwin lot 17.

All in all, I recognize that the platting board is quick to approve, regardless of resident complaints, and that this argument is futile. However I have to believe that the concerns of residents are taken into consideration. To be clear, I am objecting the proposed subdivision. In the likelihood that this subdivision will be implemented, I have two final requests that are based on concerns as a neighboring homeowner:

1. That a line of trees be required to be maintained between Goodwin Estates and Yorkshire Estates, such as a minimum of 15 feet, or that **Yorkshire Estates have similar lot clearing restrictions as established in Goodwin Estates covenants: "In no event shall more than fifty (50%) percent of the land area of any specific lot be cleared of trees."**
2. That lot 7 be combined with lot 8.

Thank you for your time and consideration. Please reply with confirmation that this email was received.

Sincerely,

Karen and Zachary Korsmo

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SEP 19 2025
PLATTING



HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738

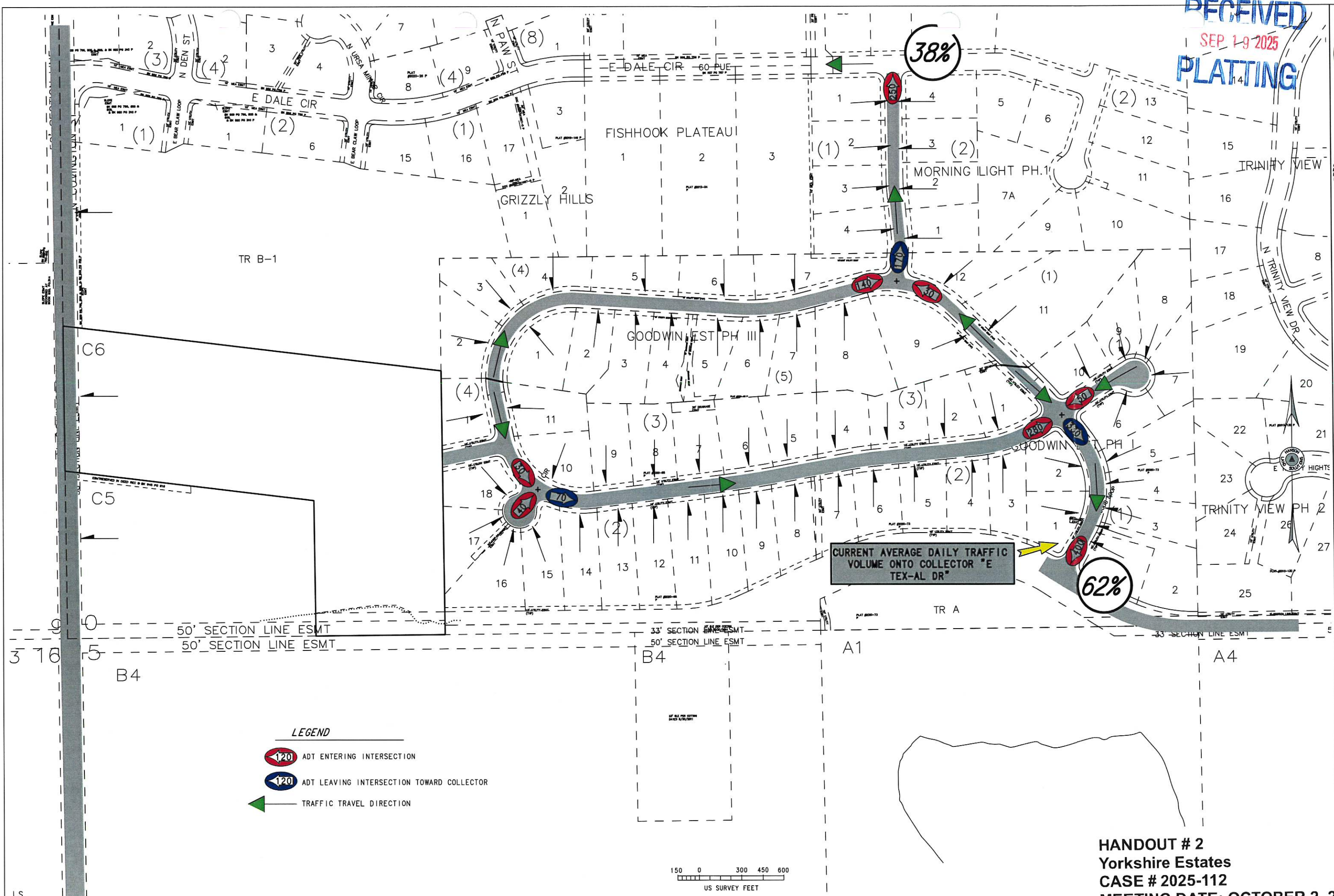


NOTES
1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.
2. SUMMARY: EXISTING AVERAGE DAILY TRAFFIC ON THE INTERSECTION OF E. WINDY WOODS LP.
EXIT ONTO E. TEX-AL DR. IS 400. EXISTING AVERAGE DAILY TRAFFIC ON THE INTERSECTION
OF N. AUSSIE DOG RD. EXIT ONTO E. DALE CIR. IS 250.

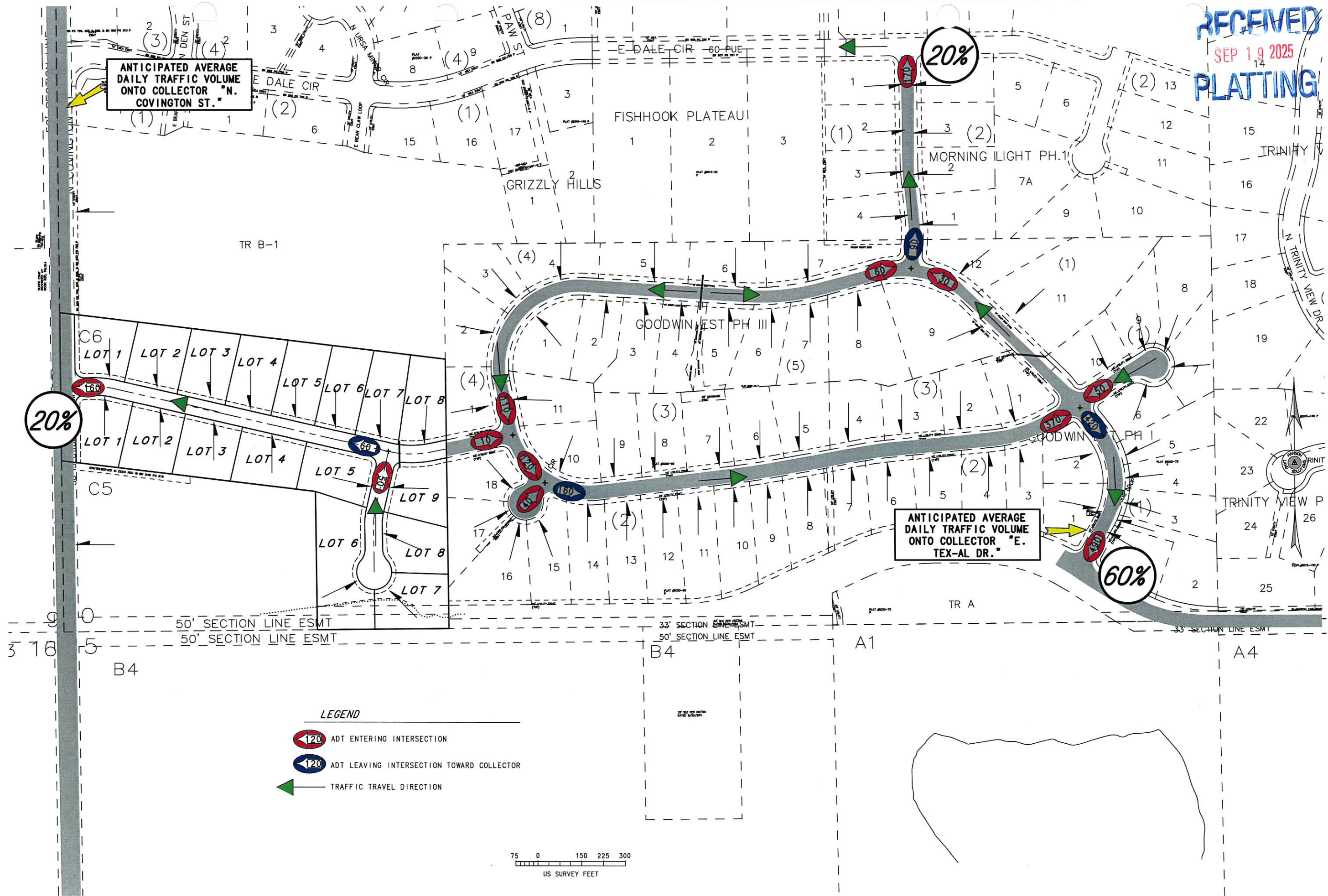
PALMER, ALASKA
YORKSHIRE ESTATES
EXISTING AVERAGE
DAILY TRAFFIC

DWG.#: 25-188
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"=300'
22x34: 1"=150'
DEVISION DATE:
3/25

ENCE
3ER:
2.0
OF 2



HANDOUT # 2
Yorkshire Estates
CASE # 2025-112
MEETING DATE: OCTOBER 2, 2025



HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738



NOTES

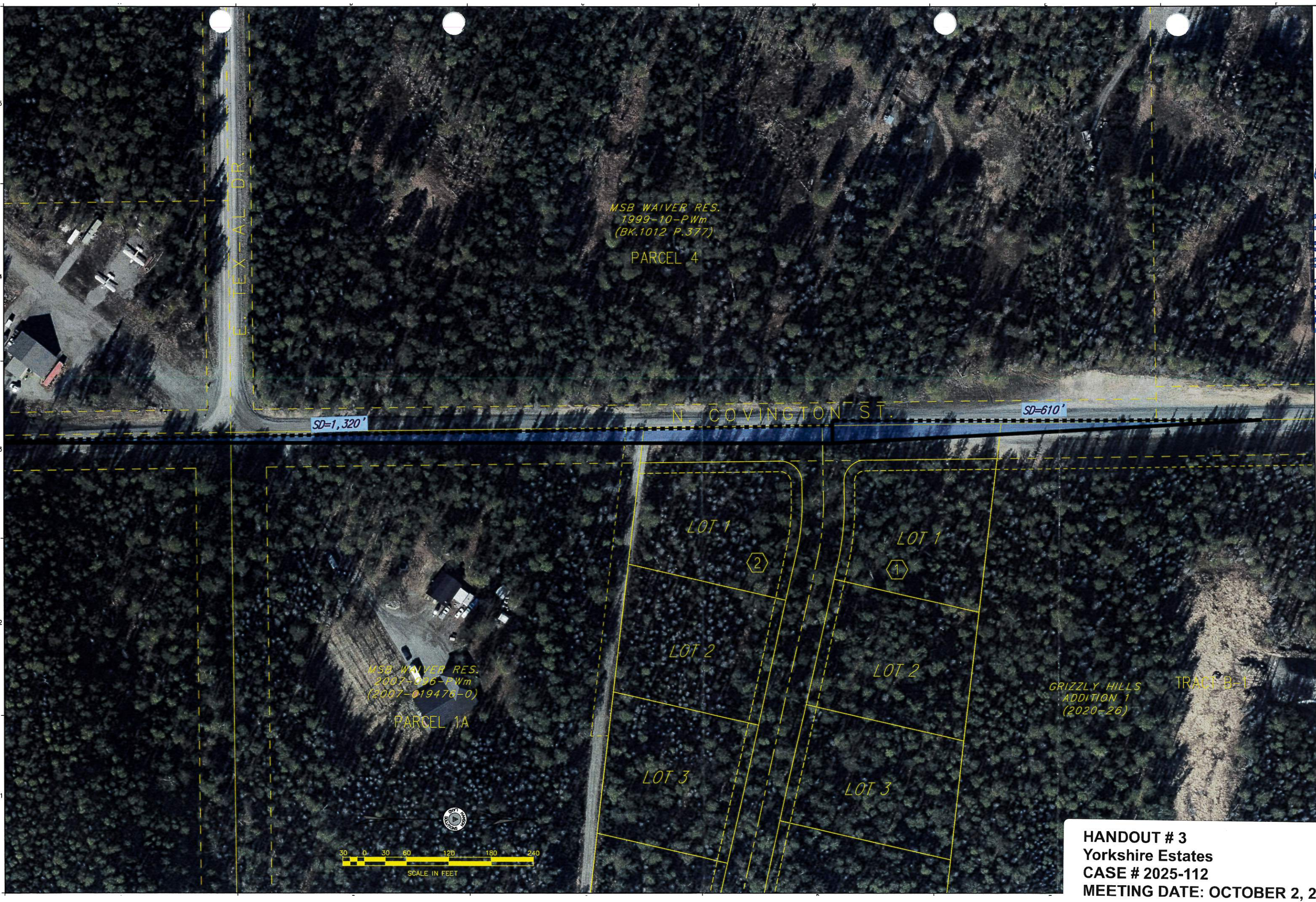
1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.

2. SUMMARY-EXPECTED AVERAGE DAILY TRAFFIC INCREASES BY 160 ONTO N. COVINGTON ST. AND BY 90 ON THE INTERSECTION OF E. WINDY WOODS LP. ONTO E. TEX-AL DR. AND DECREASES BY 80 ON THE INTERSECTION OF N. AUSSIE DOG RD. EXIT ONTO E. DALE CIR.

PALMER, ALASKA
YORKSHIRE ESTATES
ANTICIPATED AVERAGE
DAILY TRAFFIC

DWG.#: 25-188
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"=300'
22x34: 1"=150'
REVISION DATE:
09/18/25

REFERENCE
NUMBER:
C-2.0
SHEET 2 OF 2



HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738



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NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE YEAR 2024.
2. THE HORIZONTAL DATUM IS NAD83 (GCSNAD83 EPOCH 2011.0)

WASILLA, ALASKA
YORKSHIRE ESTATES
SITE PLAN - EXISTING CONDITIONS
SIGHT DISTANCE

DWG #: 25-188C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=120'
22x34: 1"=60'
REVISION DATE:
na-18-25

HANDOUT # 3
Yorkshire Estates
CASE # 2025-112
MEETING DATE: OCTOBER 2, 2025

ENCE
ER:
20
OF 1

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

8163B01L012 128
LANKFORD LAVANCHA CROOK LESLIE
8302 W WINDY WOODS LOOP
PALMER, AK 99645

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 17 lots from Tax Parcel C6 (MSB Waiver 2007-096-PWm), (Tax ID# 18N01E10C006), to be known as **YORKSHIRE ESTATES**, containing 20.00 acres +/- . The property is located directly west of E. Yorkshire Road, directly east of N. Covington Street; within the SW ¼ Section 10, 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 2, 2025**, 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: 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, **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: LES CROOK Address: 8302 E Windy Woods Loop
Comments: Goodwin Estates has a large population of young children, when Assie Dog opened into the neighborhood there was a substantial increase in traffic. This new proposed development only has one "good" exit and that is into Goodwin Estates which will further increase the traffic. It is too many additional lots without a dedicated exit onto Tex Al.

Case # 2025-000112 CC

Note: Vicinity map Located on Revers

**HANDOUT # 4
Yorkshire Estates
CASE # 2025-112
MEETING DATE: OCTOBER 2, 2025**

25-108

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

RECEIVED
SEP 26 2025
PLATTING

7069000L008A 19
JENSEN MICHAEL A & INGRID E
PO BOX 478
WILLOW, AK 99688-0478

HANDOUT #1
KIMBERLY LAKESIDE EST L2 (VAC)(UE)
CASE # 2025-108
MEETING DATE: OCTOBER 02, 2025

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: JEFFREY & TRISHA WYRICK

REQUEST: The request is to vacate the 50' public access easement located on the southwest boundary of Lot 2, Kimberly's Lakeside Estates, Plat #2002-38; eliminate the portion of the 20' telephone and electric easement currently bordering the public access easement; and grant a new utility easement following the southwest boundary of the property. Both the 50' public access easement and the T&E easement were created by Kimberly's Lakeside Estates, Plat #2002-38. The property is located west of Florence Lake, northeast of Boot Lake, and directly east of N. Crystal Lake Road (Tax ID #5218000L002); within the NE ¼ Section 23, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow 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 **October 2, 2025**, 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 [] Objection ☒ Concern

Name: Ingrid Jensen Address: 12175 N. Scott Circle

Comments: Our concern is whether this change will affect access along the existing trail that parallels Crystal Lake Road. This trail is how most people access Boot Lake and the entire Willow Trails System in wintertime. Otherwise people will have to ride snowmobiles

Case # 2025-118 MG

Note: Vicinity map Located on Reverse Side

and ski on the road. Wouldn't be safe.

**SUBJECT
PROPERTY**

**PROPOSED
50' PUBLIC
ACCESS
EASEMENT
VACATION**

**20' T&E EASEMENT
TO BE ELIMINATED**

**20' UTILITY
EASEMENT TO BE
GRANTED**

BOOT
LAKE

1 KIMBERLY'S
LAKESIDE
ESTATES

MORRISON'S SUB

D6

FLORENCE LAKE

VICINITY MAP

FOR PROPOSED KIMBERLY'S LAKESIDE ESTATES

L/2 (VAC)(UE)

LOCATED WITHIN

SECTION 23, T19N, R05W, SEWARD MERIDIAN

WI 14 MAP

ALASKA

RECEIVED
SEP 26 2025
PLATTING

RIGHT-OF-WAY VACATION POSTING AFFIDAVIT

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

Date Posted: August 28, 2025

Platting Case #: 2025-118

Public Hearing date: October 2, 2025

Trisha Wyrick

Trisha J. Wyrick
Signature

Printed Name

PO Box 205

907-917-9170

Mailing Address

Phone Number

Willow, AK Zip: 99688

NOTARY CERTIFICATION

State of Alaska)
)ss
Third Judicial District)

SUBSCRIBED and SWORN to (or affirmed) before me this 26 day of September
2025, by Trisha Lene Wyrick
(name of signers(s))



Bernadine Erickson
(signature and seal of notary)
My commission expires: 10/13/2027

HANDOUT #2
KIMBERLY LAKESIDE EST L2 (vac)(UE)
CASE # 2025-108
MEETING DATE: OCTOBER 02, 2025

This form must be signed, notarized and submitted to the Platting Division prior to the public hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the vacation of the 50' public access easement and modification of the 20' telephone and electric easement, Section 23, Township 19 North, Range 05 West, 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. Obtain Assembly approval of the vacation within 30 days of Platting Board approval.
3. 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.
4. Pay postage and advertising fees.
5. Grant a utility easement by document as shown on Exhibit A.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final Exhibit for the vacation and elimination in full compliance with Title 43.

25-1 16

Matthew Goddard

From: Fraser Kiddle <fkiddle@gmail.com>
Sent: Monday, September 15, 2025 10:39 AM
To: Platting
Subject: Section Line Vacate on Finger Lake

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

Hello,

I have no objection to the proposed section line vacate. That's a great plan because there is no appropriate public access at those locations.

I want to propose an accessibility feature on the docks. The water is shallow with a soggy bottom on both Finger Lake and Cottonwood Lake, making it challenging to mount/dismount from your canoe or kayak. Also, there is no beach to land your kayak. To improve accessibility for users with limited abilities, please require the addition of a kayak launch pictured below. This is manufactured by Wave Armor. Big Lake Lodge, Dave Haggard (owner) is the dealer for Wave Armor docks.

<https://www.wavearmor.com/product/kayak-launch-with-2-rails/>

Thank you for your consideration.

-Fraser



SHOWN WITH EXTRA SET OF RAILS 302510



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

3077B02L013 71
SIMON TERRENCE L & LISA J
1960 DRIFTWOOD CIR
PALMER, AK 99645-9617

RECEIVED
SEP 19 2025
PLATTING

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER: KEYSTONE SURVEYING & MAPPING

OWNER: MATTHEW MARLETTO & DIEFFENDERFER TRUST

REQUEST: The request is to vacate the 33' wide section line easement on the northern boundary of Block 2, Lot 1 and Block 1, Lot 8, Centennial Shores, Plat #89-22. The 33' wide easement was dedicated as a part of the Centennial Shores Subdivision. The installation of a dock at the canoe portage between Finger and Cottonwood Lakes has been proposed in place of providing alternate access. The property is located west of N. Driftwood Circle, south and east of Finger Lake, and north of E. Palmer Wasilla Highway (Tax ID #2698B01L008 & 2698B02L001); within the NW ¼ Section 04, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4.

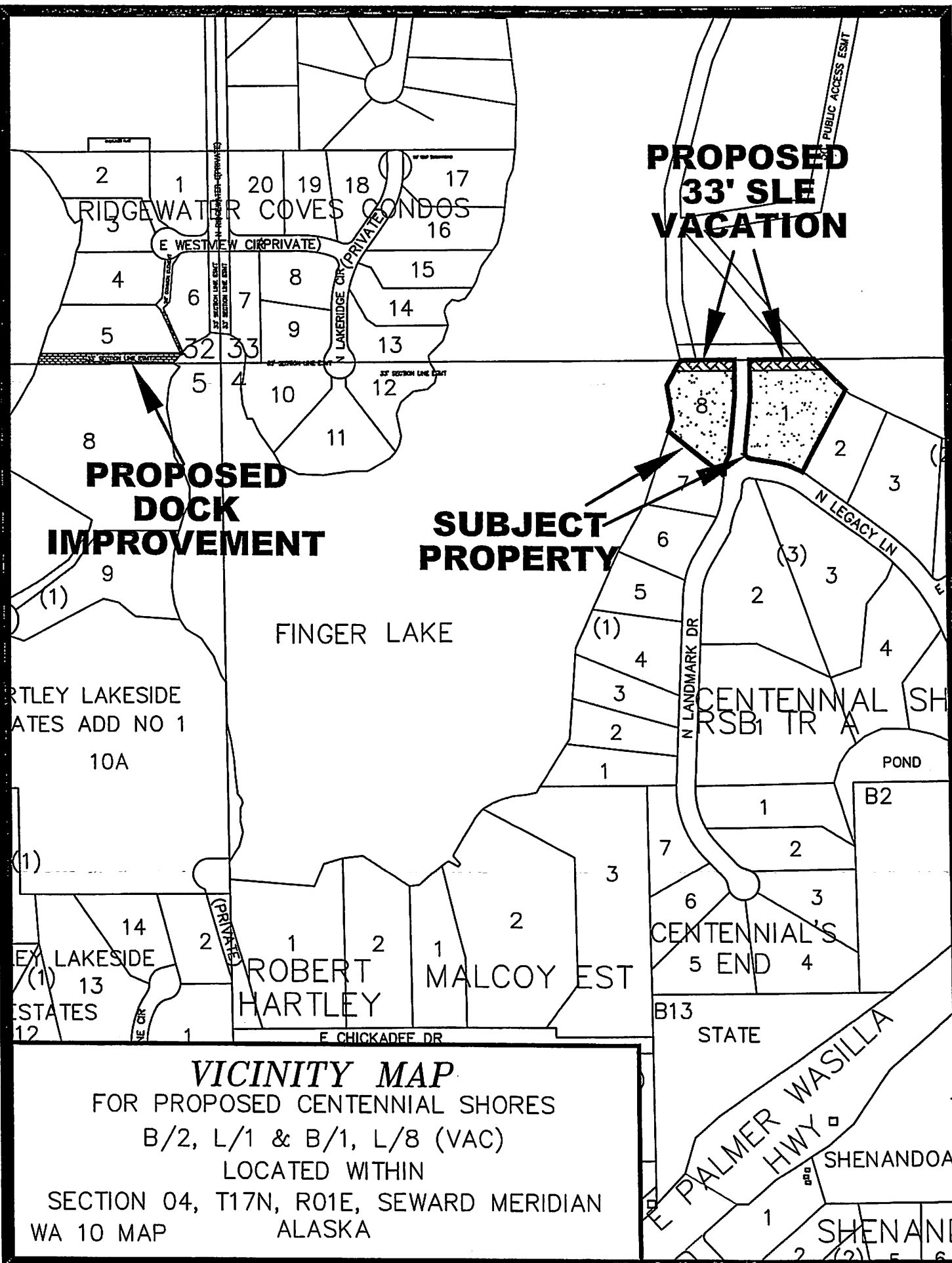
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☒ No Objection [] Objection [] Concern

Name: LISA SIMON Address: 1960 DRIFTWOOD CIRCLE, PALMER AK

Comments: 99645



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

9053000L005 47
NOVAKOVICH STEPHEN J & LAUREN D
5972 E WESTVIEW CIR
WASILLA, AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER: KEYSTONE SURVEYING & MAPPING
OWNER: MATTHEW MARLETTO & DIEFFENDERFER TRUST

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[] No Objection [] Objection ☒ Concern

Name: **STEVE NOVAKOVICH** Address: **5972 E. WESTVIEW CIRCLE**

Comments: **I OWN THE HOUSE WITH THE EASEMENT CONNECTING FINGER & COTTONWOOD LAKE. I AM CONCERNED ABOUT THE PLACEMENT OF THE DOCK ON COTTONWOOD LAKE AS WELL AS THE EXISTING SIGN THAT IS NOT LOCATED IN THE EASEMENT. ALSO THE BORDERS DAMAGED MY TRAIL OUTS, & THE EASEMENT WHEN REMOVING THE OLD DOCK. PROMISED TO REPAIR BUT NEVER DID.**

Case # 2025-116 MG

Note: Vicinity map Located on Reverse S

HANDOUT #3
CENTENNIAL SHORES B/2 L/1 B/1 L/8 (VAC)
CASE # 2025-116
MEETING DATE: OCTOBER 02, 2025

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

RECEIVED
SEP 25 2025
PLATTING

3077B02L017 51
HAKES PETER W & YVONNE C
1850 N DRIFTWOOD CIR
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER: KEYSTONE SURVEYING & MAPPING
OWNER: MATTHEW MARLETTO & DIEFFENDERFER TRUST

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☒ No Objection [] Objection [] Concern

Name: YVONNE / PETER HAKES Address: 1850 N. DRIFTWOOD Circle

Comments: Peter and Yvonne Hakes
1850 Driftwood Circle
Palmer, Alaska (AK) 99645

HANDOUT #4
CENTENNIAL SHORES B/2 L/1 B/1 L/8 (vac)
CASE # 2025-116
MEETING DATE: OCTOBER 02, 2025

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:

8-14-25

Platting Case #:

2025-116

Printed Name

Matt Marletto

Mailing Address

5953 E. Blue Lupine
Palmer AK 99645

Signature

Phone Number

907-841-3867

NOTARY CERTIFICATION

State of Alaska)
)ss
Third Judicial District)

SUBSCRIBED and SWORN to (or affirmed) before me this 14th day of August
2025, Matt Marletto by

(name of signers(s))

Zahide Cook

(signature and seal of notary)

My

commission

expires: 2/14/2026

ZAHIDE COOK
Notary Public
State of Alaska
My Commission Expires
February 14, 2026

HANDOUT #5

CENTENNIAL SHORES B/2 L/1 B/1 L/8 (vac)

CASE # 2025-116

MEETING DATE: OCTOBER 02, 2025