

Handout Packet

2025-152

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

RECEIVED
NOV 18 2025
PLATTING

LEE DEREK
1403 E HIDDEN RANCH LOOP
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: ALPINE ABRI LVG TR

REQUEST: The request is to create six lots from Lots 1 & 2, Pat-Mar Acres #1 (Plat#86-197), (Tax ID #'s 3308000L001 & 3308000L002), to be known as **IRONS IN THE FIRE CREST**, containing 1.93 acres +/- . Parcels are located west of S. Felton Street, North of E. Helen Drive and east of N. Pat Mar Circle; lying within the SW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2.

The Matanuska-Susitna Borough Platting Board will hold a public hearing at 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 December 4, 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: platt@mat.gov. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. 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: DEREK LEE Address: 1403 E. Hidden Ranch loop 99645

Comments: Great Plan! Full support.

Case # 2025-152

Note: Vicinity Map Located on Reverse Side

HANDOUT # 1
Irons in the Fire Crest
CASE # 2025-152
MEETING DATE: December 4, 2025

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

ALPINE ABRI LVG TR
2521 E MTN VILLAGE DR STE B PMB 870
WASILLA, AK 99654

NOTIFICATION OF PUBLIC HEARING

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REQUEST: The request is to create six lots from Lots 1 & 2, Pat-Mar Acres #1 (Plat#86-197), (Tax ID #'s 3308000L001 & 3308000L002), to be known as **IRONS IN THE FIRE CREST**, containing 1.93 acres +/- . Parcels are located west of S. Felton Street, North of E. Helen Drive and east of N. Pat Mar Circle; lying within the SW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2.

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☒ No Objection ☐ Objection ☐ Concern

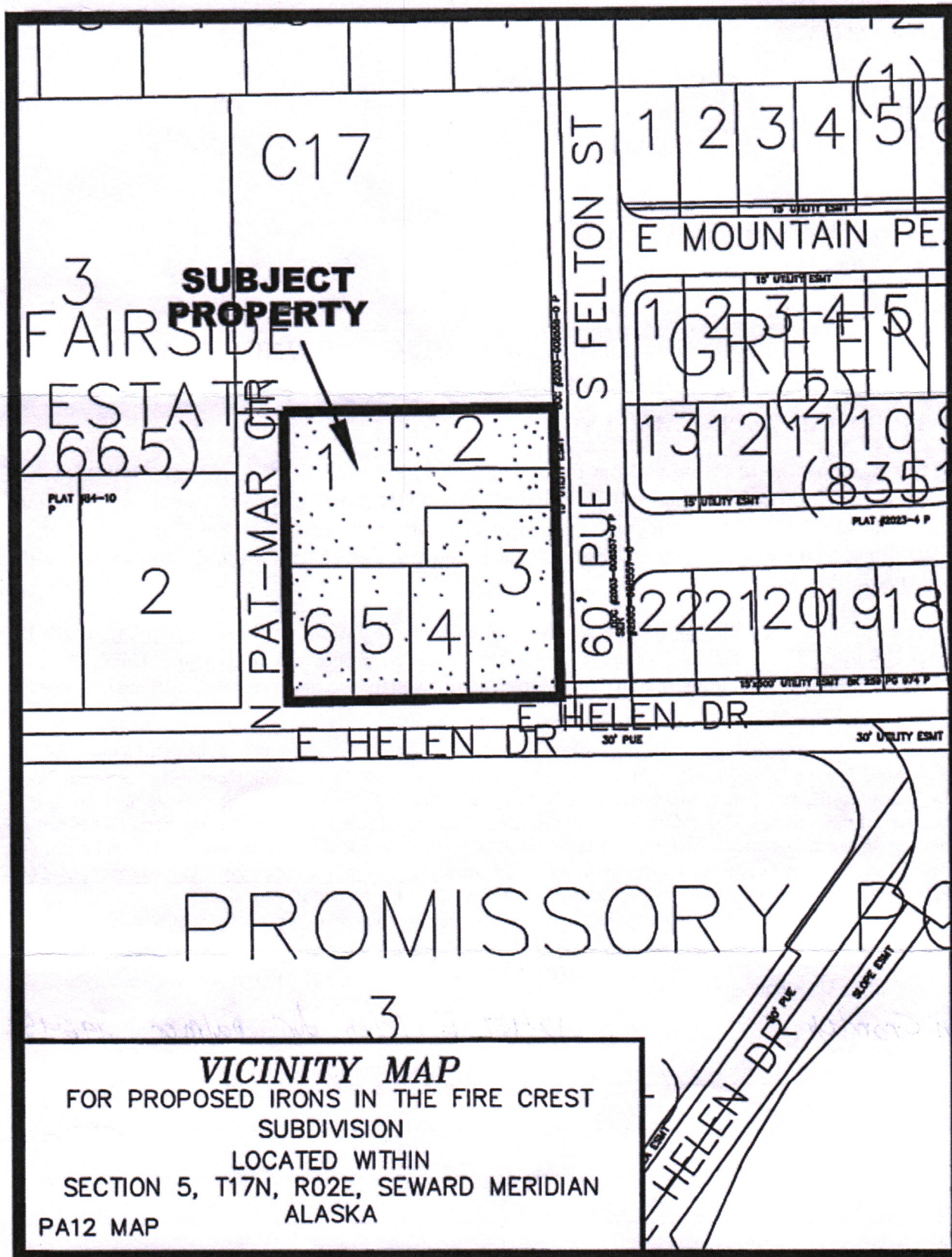
Name: Ben Crowley Address: 12451 E Helen dr palmer 99645

Comments: _____

Case # 2025-152

Note: Vicinity Map Located on Reverse Side

HANDOUT # 2
Irons in the Fire Crest
CASE # 2025-152
MEETING DATE: December 4, 2025



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

RECEIVED
NOV 26 2025
PLATTING

MEYER FRITS
PO BOX 2758
PALMER, AK 99645-2758

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: ALPINE ABRI LVG TR

REQUEST: The request is to create six lots from Lots 1 & 2, Pat-Mar Acres #1 (Plat#86-197), (Tax ID #'s 3308000L001 & 3308000L002), to be known as **IRONS IN THE FIRE CREST**, containing 1.93 acres +/- . Parcels are located west of S. Felton Street, North of E. Helen Drive and east of N. Pat Mar Circle; lying within the SW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2.

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☐ No Objection ☐ Objection ☐ Concern

Name: Frits Meyer Address: 12351 East Helen Dr.

Comments: No on this new subdivision
at lots along Helen Dr. or Big Lots -
may properly is Fairside Estate 2.

Case # 2025-152

Note: Vicinity Map Located on Reverse Side

HANDOUT #3
Irons in the Fire Crest
CASE # 2025-152
MEETING DATE: December 4, 2025

3
FAIRSIDE
ESTATE
(2665)

PLAT 84-10
P

2

N PAT-MAR CIR

60' RUF S FELTON ST

1	2	3	4	5	6
---	---	---	---	---	---

E MOUNTAIN PE

1	2	3	4	5
G	R	E	E	N

131241109
(835)

FLAT #2023-4 P

2221201918

15-2500 UTILITY ASSNT BR 250 PG 074 P

FRUHELEN DR

E HELEN DR

30' PUE

30' UTILITY ESMIT

PROMISSORY ~~PC~~

3

VICINITY MAP

FOR PROPOSED IRONS IN THE FIRE CREST
SUBDIVISION

LOCATED WITHIN

SECTION 5, T17N, R02E, SEWARD MERIDIAN

ALASKA

PA12 MAP

2025-147

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

22
CONN MACK A & PAMELA M
575 W FALLEN LEAF CIR
WASILLA AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: SUSAN MCNEIL

REQUEST: The request is to create three lots from Tract 4A-3, Erinwood 2014, Plat #2022-15, to be known as **ERINWOOD 2025**, containing 3.0 acres +/- . The property is located north and west of S Knik Goose Bay Road, south of Lucille Lake, and west of E. Palmer Wasilla Highway (Tax ID #8236000T004A-3); within the SE ¼ Section 09, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4.

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 **December 4, 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 [X] Objection [] Concern

Name: pam & matt conn Address: 575 W. Fallen Leaf Cir

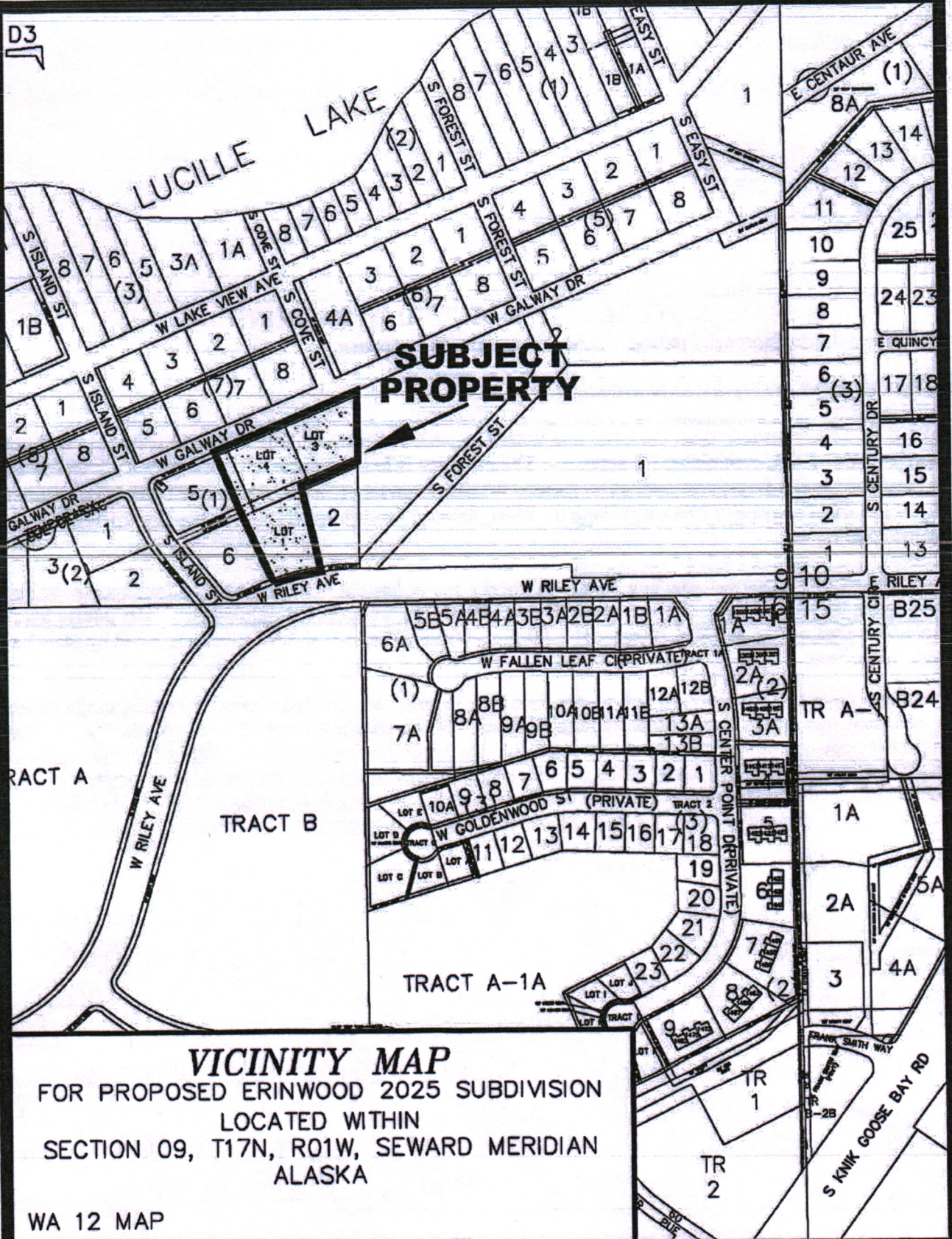
Comments: We object to this due to the excessive traffic, speeding
lights, noise etc that is adding to this area. There
is a local Wed. Fun run that runs by this, with lots of
mouth that are already having near misses by the
heavy traffic. for the safety and well being of the
current neighbors we object. Negative impacts: light,
safety traffic, environmental/animal life noise, privacy

Case # 2025-147 MG

Note: Vicinity map Located on Reverse Side

**HANDOUT #1
ERINWOOD 2025
CASE # 2025-147
MEETING DATE: DECEMBER 4, 2025**

D3



VICINITY MAP

FOR PROPOSED ERINWOOD 2025 SUBDIVISION
 LOCATED WITHIN
 SECTION 09, T17N, R01W, SEWARD MERIDIAN
 ALASKA

WA 12 MAP

FINDINGS OF FACT

1. The plat of Erinwood 2025 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The proposed Erinwood 2025 is located within the City of Wasilla.
3. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
4. All lots have the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; City of Wasilla; Fire Service Area #130 Central Mat-Su; MSB Community Development, Assessments, or Planning; or MEA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. At the time the staff report was written, there were no objections from the public in response to the Notice of Public Hearing.
8. After the staff report was written, there was one objection received from the public in response to the notice of public hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Erinwood 2025, Section 09, Township 17 North, Range 01 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. 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.
3. Pay postage and advertising fees.
4. Add "and 15' Utility Easement granted this plat." To the MEA easement on the southern boundary of proposed Lot 3.
5. Construct the access road and T-Turnaround to City of Wasilla street standards.
 - a. If required by the City of Wasilla, submit drainage report and other construction plans to City of Wasilla Public Works Department per SCM F01.2;
 - b. Obtain Certificate of Construction Acceptance from City of Wasilla Public Works per F01.9.
 - c. Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - d. Provide City of Wasilla road acceptance for W. Galway Drive to Platting Staff.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit plat in full compliance with Title 43.

Resolution 25-01 A RESOLUTION OF THE
MATANUSKA-SUSITNA BOROUGH PLATTING
BOARD RECOMMENDING APPROVAL OF AN
ORDINANCE AMENDING MSB 43.20 TO ALLOW
LOTS TO BE REDUCED TO 30,000 SQUARE FEET
WITHIN SINGLE-FAMILY RESIDENTIAL LAND USE
DISTRICTS.

I move to amend Ordinance 25-102 as follows:

- In Section 2, eliminate paragraph (2) and its subparagraph (a) of MSB 43.20.281(F) in their entirety, as shown below:

[(2) EACH LOT THAT IS REDUCED HAS THE APPROXIMATE WATER WELL LOCATION DELINEATED ON THE PLAT, UNLESS THE LOT IS SERVED BY A MUNICIPAL OR COMMUNITY WASTEWATER SYSTEM; AND

(a) THE WATER WELL SHALL BE INSTALLED WITHIN THE DELINEATED WATER WELL AREA.]

- In Section 2, modify the acceptable percolation rate in paragraph (3) of MSB 43.20.281(F) by substituting "15 minutes per inch" with "30 minutes per inch," as shown below:

(3) a certification from a professional engineer, licensed by the state of Alaska, is submitted to the Planning and Land Use Department. The certification must confirm that the reduction in lot size and the reserve area of each septic system will meet all DEC requirements for conventional onsite wastewater systems, and site conditions in reserve areas are "Good", as defined by most recent version of the Alaska Department of Environmental Conservation Onsite Wastewater System Installations Manual, section 2.6 Evaluating Site Conditions table, except that percolation rates may be up to [15] 30 minutes per inch.

- In section 3, modify the language in the description portion of the table from [FAILURE TO INSTALL WATER WELL OR WASTEWATER SYSTEM WITHIN DELINEATED AREA] to "Installation of septic system outside of delineated area."
- Change "Section [4]. Effective date." to Section 5. Effective date.
- Create a new Section 4 to read as follows:

Section 4. Amendment of section. MSB 17.75.160 is hereby amended as follows:

(A) Buildings, structures, and other development shall be subject to the setback requirements specified in MSB 17.55.

(B) Water wells shall not be installed within 100 feet of areas delineated on the plat for septic systems.