

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Kayla Smith
Lacie Olivieri - Alternate

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds



PLATTING BOARD
Chris Chiavetta, District 1
Michael Liebing, District 2
Michael Gillson, District 3
Vice Chair Amanda Salmon, District 4
Chair Michelle Traxler, District 5
Sandra Kreger, District 6
Sidney Bertz, District 7
Karla McBride, Alternate A
Robert Hallford, Alternate B

PLATTING BOARD AGENDA **ASSEMBLY CHAMBERS** **350 E DAHLIA AVENUE PALMER**

PLATTING BOARD MEETING **1:00 P.M.** **December 18, 2025**

Ways you can participate in Platting Board meetings:

IN PERSON: 350 E Dahlia Avenue Palmer, Alaska

IN WRITING: You can submit written comments by email to platting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

TELEPHONIC TESTIMONY: (Audio only)

(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit them to the email address above by Wednesday before the meeting.)

- Dial 1-855-290-3803; you will hear “Joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

OBSERVE: You can observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough – YouTube

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

A. December 4, 2025

3. AUDIENCE PARTICIPATION & PRESENTATIONS

A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)

4. UNFINISHED BUSINESS

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **GROFF ESTATES:** The request is to create 2 lots from Lot 1, Groff Acres, Plat #2015-71, to be known as **Groff Estates**, containing 45.08 acres +/- . The petitioner is requesting a variance from legal access. The property is located directly north of W. Sunshine Road and directly east of N. McRae Road (Tax ID# 7421000L001); within the NW ¼ Section 13, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (Petitioner/Owner: Timothy Groff & John Groff Jr., Staff: Chris Curlin, Case # 2025-114)

B. **VANDA VALLEY:** The request is to create 43 lots from Tax Parcel C6, (Tax ID#18N01E19C006) to be known as **Vanda Valley**, containing 49.29 acres +/- . The property is located directly west of E. Kilo Drive, directly north of E. Foxtrot Avenue, and southeast of N. Wasilla-Fishhook Road; within the SW ¼ Section 3, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #1.(Petitioner/Owner: Kov's LLC, Staff: Chris Curlin, Case # 2025-128)

7. ITEMS OF BUSINESS & MISCELLANEOUS

A. **2026 Platting Board Schedule**

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (If needed)

- Definition: Law. To hear and settle an issue or a question regarding code.

B. Upcoming Platting Board Agenda Items (Staff: Fred Wagner & Clerk:)

- January 15, 2025, Platting Board Meeting, we have cases to be heard:

○

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

Platting Board Hearing
December 18, 2025
REGULAR MEETING 3 of 33
December 4, 2025

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on December 4, 2025, at the Matanuska-Susitna Borough, 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the meeting to order at 1:03 p.m.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

Mr. Michael Liebing, District Seat #2
Mr. Michael Gillson, District Seat #3
Ms. Michelle Traxler, District Seat #5
Ms. Sandra Kreger, District Seat #6

Platting Board members absent and excused were:

Mr. Sidney Bertz, District Seat #7
Ms. Karla McBride, Alternate
Mr. Robert Hallford, Alternate

Platting Board members absent were:

Ms. Amanda Salmon, District Seat #4
Mr. Chris Chiavetta, District Seat #1

Staff in attendance:

Mr. Alex Strawn, Planning and Land Use Director
Ms. Lacie Olivieri, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician
Mr. Cayman Reynolds, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member Traxler led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

Chair Traxler inquired if there were any changes or additions to the agenda.

MOTION: Platting Member Liebing moved to approve the Agenda. The motion was seconded by Platting Member McBride.

VOTE: The Agenda was approved without objection.

2. APPROVAL OF MINUTES

- November 6, 2025.

MOTION: Platting Member Liebing moved to amend the minutes to add that the amendment was to add an 8th condition of approval. The motion was seconded by Platting Member Kreger.

VOTE: The amendment was approved without objection.

MOTION: Platting Member Kreger moved to approve the minutes as amended. The motion was seconded by Platting Member Liebing.

VOTE: The minutes were approved without objection.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

PERSONS TO BE HEARD (Three minutes per person for items not scheduled for public hearing)
(None)

4. UNFINISHED BUSINESS

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

PROSPERITY SOUTH: The request is to create eight lots from Tax Parcel C8 (Parcel #1, MSB Waiver 76-4, recorded 79-245w), to be known as Prosperity South, containing 10.00 acres +/- (Tax ID# 18N01W35C008). Parcel is located east and south of N. Wasilla-Fishhook Road. Access is from N. Jaybird Place, lying within the SW ¼ Section 35, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. (Petitioner/Owner: Precision Homes LLC, Staff: Chris Curlin, Case # 2025-142)

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Lacie Olivieri provided the mailing report:

- Stating that 40 public hearing notices were mailed out on November 12, 2025.

Staff gave an overview of the case:

- Staff recommended approval with five findings of fact and eight recommendations for conditions of approval.

Chair Traxler inquired if any board members had questions for staff.

Platting Members had no questions for staff

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

Platting Board Hearing
December 18, 2025
REGULAR MEETING 5 of 33
December 4, 2025

There being no one to be heard, Chair Traxler closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Craig Hanson, spoke.

MOTION: Platting Member Liebing made a motion to approve, contingent on staff recommendations one through eight. The motion was seconded by Platting Member Gillson.

Platting Member Liebing asked questions of staff.

Platting Member Traxler asked questions of staff.

VOTE: The main motion passed without objection.

ERINWOOD 2025: 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. (Petitioner/Owner: Susan Mcneil, Staff: Matthew Goddard, Case # 2025-147)

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Lacie Olivieri provided the mailing report:

- Stating that 100 public hearing notices were mailed out on November 12, 2025.

Staff gave an overview of the case:

- Staff recommended approval with eight findings of fact and eight recommendations for conditions of approval.

Chair Traxler inquired if any board members had questions for staff.

Platting Members had no questions for staff

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

There being no one else to be heard, Chair Traxler left the public hearing open and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

Platting Board Hearing
December 18, 2025
REGULAR MEETING 6 of 33
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The petitioner's representative Gary Larouso spoke.

Platting Members had no questions for the petitioner's representative.

MOTION: Platting Member Liebing made a motion to approve, contingent upon staff recommendations 1-8 as amended in handout number 2. The motion was seconded by Platting Member Gillson

VOTE: The main motion passed without objection.

IRONS IN THE CREST: 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. (Petitioner/Owner: Alpine Abri Lvg Tr., Staff: Chris Curlin, Case # 2025-152)

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Lacie Olivieri provided the mailing report:

- Stating that 136 public hearing notices were mailed out on November 12, 2025.

Staff gave an overview of the case:

- Staff recommended continuation.

Chair Traxler inquired if any board members had questions for staff.

Platting Members had no questions for staff

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

Greg Semancik spoke in opposition.

There being no one else to be heard, Chair Traxler left the public hearing open and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative Gary Laruso clarified that they are asking for a continuance to work with the City of Palmer to resolve some issues.

Platting Members had no questions for the petitioner's representative.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

Platting Board Hearing
December 18, 2025
REGULAR MEETING 7 of 33
December 4, 2025

MOTION: Platting Member Liebing made a motion to approve a continuation to the March 19, 2026 Platting Board Meeting. The motion was seconded by Platting Member Gillson.

VOTE: The main motion passed without objection.

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. (Staff: Alex Strawn, Planning and Land Use Director)

Mr. Alex Strawn, Planning and Land Use Director, gave a staff report.

MOTION: Platting Board member Liebing moved to write a new Resolution asking the Assembly to postpone action on Ordinance 25-102. The motion was seconded by Platting Board member Kreger.

10-minute recess at 1:37, back at 1:47

Discussion ensued

Platting Member Liebing called the question on the motion.

Chair Traxler inquired if there was any objection to calling the question.

VOTE: The motion was approved without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS
2026 Meeting schedule

MOTION: Mr. Liebing moved to approve the 2026 meeting schedule. The motion was seconded by Platting Board member Kreger.

VOTE: The motion was approved without objection.

8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory (*if needed*)
- B. Upcoming Platting Board Agenda Items

9. BOARD COMMENTS.

- Platting Member Liebing – No Comment
- Platting Member Kreger – No Comment
- Platting Member Traxler – No Comment
- Platting Member Gillson – No Comment

10. ADJOURNMENT

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

Platting Board Hearing
December 18, 2025
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December 4, 2025

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 1:58 PM.

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

LACIE OLIVIERI
Temporary Platting Board Clerk

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
DECEMBER 18, 2025

PRELIMINARY PLAT: GROFF ESTATES
LEGAL DESCRIPTION: SEC 13, T18N, R02W S.M., AK
PETITIONERS: JOHN GROFF & TIMOTHY GROFF
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING
ACRES: 45.08 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2025-114

REQUEST:

The request is to create 2 lots from Lot 1, Groff Acres, Plat #2015-71, to be known as **GROFF ESTATES**, containing 45.08 acres +/- . The petitioner is requesting a variance from legal access. The property is located directly north of W. Sunshine Road and directly east of N. McRae Road (Tax ID# 7421000L001); within the NW ¼ Section 13, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

EXHIBITS:

Vicinity Map and Aerial Photos
Variance & Application
Soils Report
Topographic Narrative

Exhibit A – 4 pgs
Exhibit B – 3 pgs
Exhibit C – 4 pgs
Exhibit D – 1 pg

COMMENTS:

MSB Pre-design and Engineering
MSB Permit Center
Utilities
Public

Exhibit E – 1 pg
Exhibit F – 2 pgs
Exhibit G – 5 pgs
Exhibit H – 1 pg

DISCUSSION:

The request is to create two lots from Lot 1 of Groff Acres Lots 1 & 2. Petitioner requests a variance from MSB43.20.120 Legal Access. The paved road providing access to the area only has a 30 foot easement at this location. Title 43 requires a minimum of 50 feet for existing right of way/easements. The petitioner is unable to dedicate the required amount of Right of Way due to an existing utility easement.

VARIANCE APPLICATION: The petitioner has submitted a variance application pursuant to with supporting criteria A-C answered (**Exhibit B**). The request is from 43.20. 120 Legal Access.

Variance application criteria A-C with Petitioner answers:

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property.

Granting this variance will not change current public or emergency access, and so, won't be detrimental or injurious when taking into account that the road (W. Sunrise Road) is already built to Residential Sub collector standards with a paved asphalt road and a posted speed limit of 25mph.

- B. The Variance request is based upon conditions of the property that are atypical to other properties.

The adjacent property to the West of Groff Acres has a 50' wide road easement along W. Sunrise Road per Book: 753 Page: 632 as shown on Record of Survey Plat #2005-43. The adjacent property to the East of Groff Acres has a 60' wide road easement along W. Sunrise Road per Book: 318 Pages: 23-26 recorded August 24, 1983. The subject property of Groff Acres. and the proposed Groff Estates, are atypical because they are accessed only through a 30' wide public road easement per Book: 321, Page: 450 recorded September 13, 1983.

- C. Because of the unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

This is a special case due to the surrounding development and conditions of existing utilities to the north of the 30' wide public road easement (Book: 321 Page:450) in the proposed Groff Estates and would not be feasible to dedicate more right-of-way for access. The adjacent and unsubdivided property to the south utilizes the paved W. Sunrise Road for access, but has no dedicated road easement within their property. The strict application of MSB 43.20 shall result in undue substantial hardship to the owner(s) of the property if they are required to alleviate the access requirements and/or have the adjacent property owners dedicate a portion of land for use when there is an existing paved roadway that serves the needs of the surrounding property owners.

SOILS REPORT: A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Curtis Holler, P.E., notes that one test hole was excavated on the parent parcel. The test hole was dug to a depth of 12', no ground water was encountered. Curtis Holler, PE, concludes the proposed lot 2 will have at least 10,000 square feet of contiguous usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 Area.

TOPOGRAPHIC NARRATIVE: A Topographic Narrative was submitted by the surveyor (**Exhibit D**), pursuant to MSB 43.20.281(A)(1)(i)(i).

COMMENTS:

DPW Pre-design and Engineering: (**Exhibit E**) PD&E has no objection to the proposed variance.
MSB Permit Center: (**Exhibit F**) No comments from the Permit Center.

Utilities: (Exhibit G) ENSTAR has no comments. GCI has no comments or objections. MTA has no comment. MEA did not respond.

Public: (Exhibit H) Joe Zimmerman has no objection

There were no objections received from Borough departments, outside agencies or the public at the time of this staff report.

CONCLUSION

The plat of **GROFF ESTATES**, is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plats*. A variance application was submitted for legal access. Physical access exist, as-built survey, and topographic information were submitted. A soils report and topographic narrative were submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

FINDINGS of FACT:

1. The preliminary plat of **GROFF ESTATES** is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.016 *Preliminary Plats*.
2. All lots will have the required frontage pursuant to MSB 43.20.320.
3. There were no objections from any borough departments, outside agencies, utilities, or the public.
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council #1 Meadow Lakes; MSB Emergency Services, Community Development, or Assessments; GCI or MEA.
5. The petitioner has submitted a variance application pursuant to MSB43.15.075 with supporting criteria A-C answered (**Exhibit B**). The request is from 43.20. 120 Legal Access.

Variance application criteria A-C with Petitioner answers:

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property.

Granting this variance will not change current public or emergency access, and so, won't be detrimental or injurious when taking into account that the road (W. Sunrise Road) is already built to Residential Sub collector standards with a paved asphalt road and a posted speed limit of 25mph.

- B. The Variance request is based upon conditions of the property that are atypical to other properties.

The adjacent property to the West of Groff Acres has a 50' wide road easement along W. Sunrise Road per Book: 753 Page: 632 as shown on Record of Survey Plat #2005-43. The adjacent property to the East of Groff Acres has a 60' wide road easement along W. Sunrise Road per Book: 318 Pages: 23-26 recorded August 24. 1983. The subject property of Groff Acres. and the proposed Groff

Estates, are atypical because they are accessed only through a 30' wide public road easement per Book: 321, Page: 450 recorded September 13, 1983.

C. Because of the unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

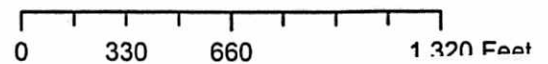
This is a special case due to the surrounding development and conditions of existing utilities to the north of the 30' wide public road easement (Book: 321 Page:450) in the proposed Groff Estates and would not be feasible to dedicate more right-of-way for access. The adjacent and unsubdivided property to the south utilizes the paved W. Sunrise Road for access, but has no dedicated road easement within their property. The strict application of MSB 43.20 shall result in undue substantial hardship to the owner(s) of the property if they are required to alleviate the access requirements and/or have the adjacent property owners dedicate a portion of land for use when there is an existing paved roadway that serves the needs of the surrounding property owners.

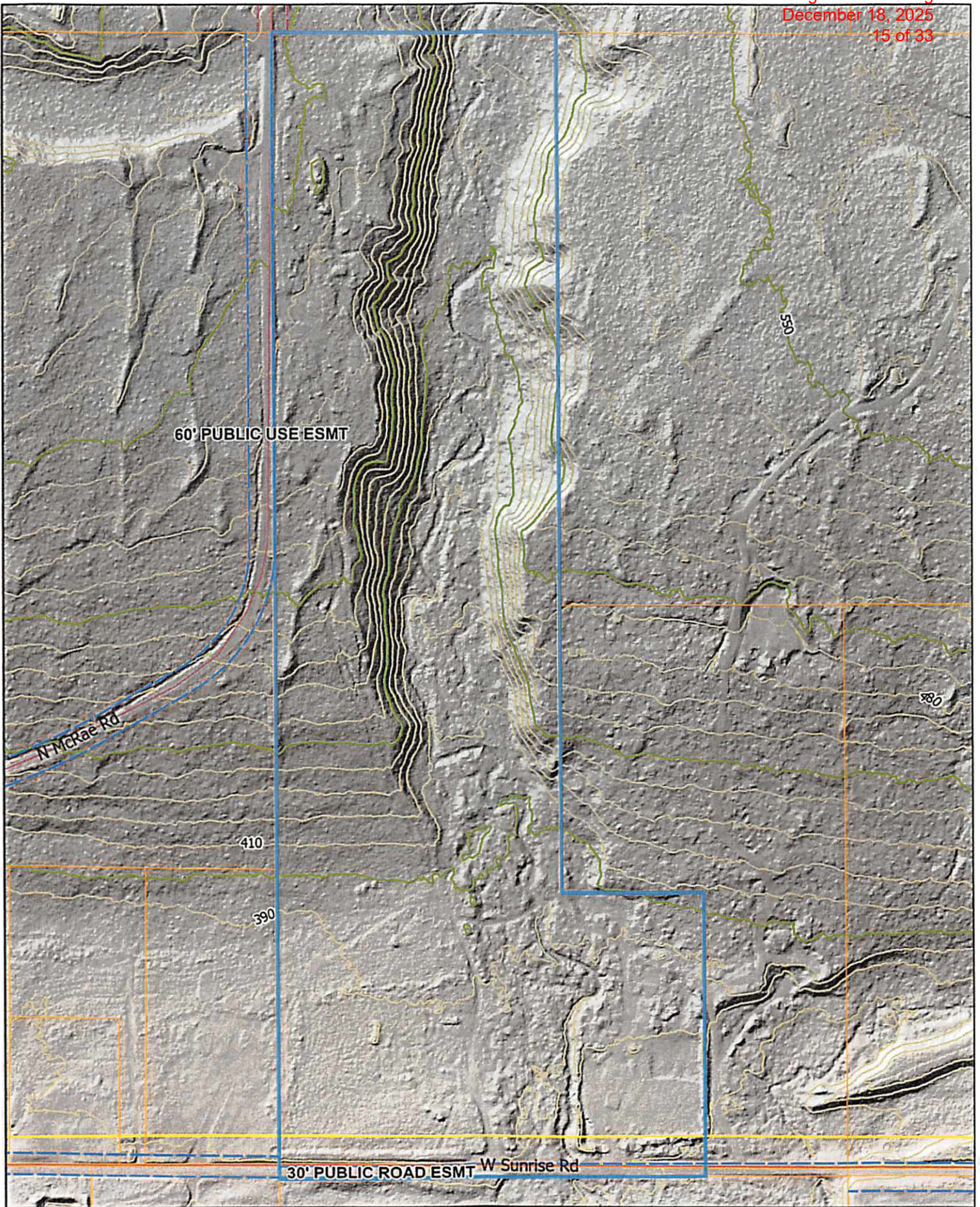
RECOMMENDED CONDITIONS OF APPROVAL:

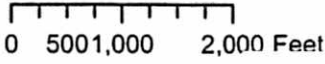
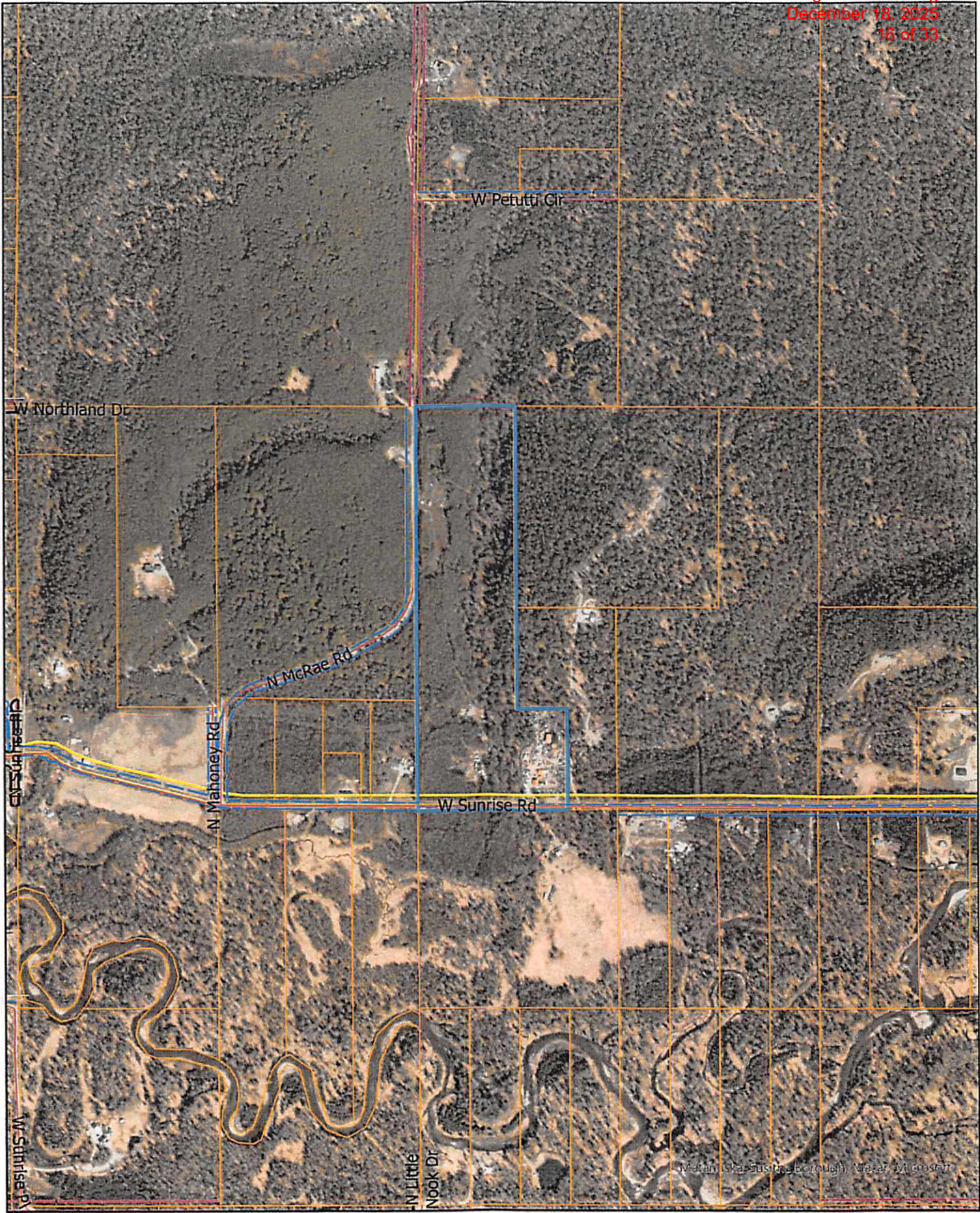
Staff recommends approval of the variance request from 43.20. 120 Legal Access and the Preliminary Plat of GROFF ESTATES, contingent on the following recommendations:

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. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.
7. Plat to show section line.









Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

VARIANCE APPLICATION

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43. The application must include all of the information listed below. Incomplete applications will not be processed.

Legal description of property: LOT 1 OF GROFF ACRES (PLAT # 2015-71)
SEC: 13, TOWNSHIP: 18N, RANGE: 2W, SEWARD MERIDIAN, AK; PALMER
RENEWING DISTRICT

RECEIVED

AUG 06 2025

PLATTING

An application for a variance from a requirement of Title 43 shall contain:

1. The preliminary plat to which the variance pertains or, if presented separately, a graphic representation of what the future platting project would entail;
2. A description of the variance requested including the code section reference;
3. Explain the special circumstances for the variance on separate pages, addressing criteria A, B, & C as required in MSB 43.15.075.
 - A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and
 - B. The variance request is based upon conditions of the property that are atypical to other properties; and
 - C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

I, Dennis Welburn the owner (or owner's representative) of the above described property apply for a variance from Section 43.20. 120 of the Borough Code in order to allow:

THE SUBDIVISION OF LOT 1 OF GROFF ACRES INTO LOTS 1 & 2 OF GROFF
ESTATES, TO ALLOW THE SUBDIVISION TO OCCUR WITHOUT THE STRICT APPLICATION
OF MSB 43.20 due TO THE USE OF THE EXISTING PAVED ROAD AND
THE UNDE SUBSTANTIAL HARDSHIP THAT WOULD BE INCURRED BY FOLLOWING MSB
43.20.

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

APPLICANT
OR
OWNER

Name: Dennis Welburn Email: dennis@bullmoosesurveying.com
Mailing Address: 200 E. HYGRADE LANE, WASILLA, AK Zip: 99654
Signature: [Signature] Phone: (907) 357-6957

SURVEYOR

Name (FIRM): BULL MOOSE SURVEYING Email: office@bullmoosesurveying.com
Mailing Address: 200 E. HYGRADE LANE, WASILLA, AK Zip: 99654
Contact Person: TIM CARMEN / BOB HOFFMAN Phone: (907) 357-6957

Bull Moose Surveying, LLC.

Tim & Sarah Carmen, Owners

Robert S. Hoffman, P.L.S.

200 Hygrade Lane

Wasilla, Alaska 99654

Phone: 907.357.6957 Fax: 907.357.6977

Email: office@bullmoosesurveying.com



GROFF ESTATES VARIANCE REQUEST

Date: July 2, 2025

To: Fred Wagner, PLS - Platting Officer

Subject: Request of Variance from MSB 43.20.120 for the proposed Groff Estates
(Previously Lot 1 of Groff Acres Plat #2015-71)

RECEIVED

AUG 06 2025

PLATTING

Bull Moose Surveying is asking the Matanuska-Susitna Borough Platting Board to grant a variance from MSB 43.20.120 Legal Access for this subdivision and more specifically falling under MSB 43.20.120 (A)(2) *The right-of-way is an easement or fee interest at least 50 feet in width dedicated or irrevocably conveyed to the public.*

Request for variance discussion per MSB 43.15.075 is as follows:

MSB 43.15.075(A)(1): Granting this variance will not change current public or emergency access, and so, won't be detrimental or injurious when taking into account that the road (W. Sunrise Road) is already built to Residential Subcollector standards with a paved asphalt road and a posted speed limit of 25mph.

MSB 43.15.075(A)(2): The adjacent property to the West of Groff Acres has a 50' wide road easement along W. Sunrise Road per Book: 753 Page: 632 as shown on Record of Survey Plat #2005-43. The adjacent property to the East of Groff Acres has a 60' wide road easement along W. Sunrise Road per Book: 318 Pages: 23-26 recorded August 24, 1983. The subject property of Groff Acres, and the proposed Groff Estates, are atypical because they are accessed only through a 30' wide public road easement per Book: 321, Page: 450 recorded September 13, 1983.

MSB 43.15.075(A)(3): This is a special case due to the surrounding development and conditions of existing utilities to the north of the 30' wide public road easement (Book: 321 Page:450) in the proposed Groff Estates and would not be feasible to dedicate more right-of-way for access. The adjacent and unsubdivided property to the south utilizes the

paved W. Sunrise Road for access, but has no dedicated road easement within their property. The strict application of MSB 43.20 shall result in undue substantial hardship to the owner(s) of the property if they are required to alleviate the access requirements and/or have the adjacent property owners dedicate a portion of land for use when there is an existing paved roadway that serves the needs of the surrounding property owners.

Respectfully,

Robert S. Hoffman, P.L.S.



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

3375 N Sams Dr. Wasilla, Alaska 99654 • 376-0410

RECEIVED
OCT 07 2025
PLATTING

August 7, 2025

Fred Wagner
MSB Platting Officer
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: *Groff Acres*; Useable Areas and Drainage
HE #25008

Dear Mr. Wagner:

At the request of the project owners, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from one existing parcel; the project has a total area of around 45 acres. Our soils evaluation included logging a single new testhole on the parent parcel, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms an "L" shape, oriented north-south. A substantial creek bi-sects the property, with a deep cut canyon formed within the northern 2/3rds of the parcel, and gently sloped ground over the south third. It lies adjacent to W. Sunrise Road along its south border, and the northern end of its west border lies along N. McRae Road. Drainage generally is directed towards the creek or southward, with most areas running through a large culvert under W. Sunrise Road. There are substantial areas with steep slopes over 25%, as delineated on the attached map. The total elevation differential indicated from the provided topographical map is around 186'.

Soils & Vegetation. The parent parcel contains one developed residence site with several outbuildings, a driveway and wells which will remain on the larger of the two new lots. An area has been cleared on the smaller lot, which also contains a long driveway. The remaining areas appear to remain in a native or near native state. Existing vegetation in the wooded portion primarily consists of mature growth birch, cottonwood and spruce trees. Lesser brush, grasses and some rose thorns are also present. One new testhole was dug on 4/17/25 where shown on the attached map. Near surface soils encountered included a thin organic mat over a thicker layer of silty loess topsoils which extended down to 2.8'. Receiving soils under the topsoils were relatively clean sands and gravels. Soils encountered were typical for the area, based on our prior experiences on nearby properties, and as evidenced by open cut areas.

Groundwater. Groundwater was not encountered in the new testhole, dug to a depth of 12'. Groundwater is not expected to be a limiting factor for any of the proposed lots, with the possible exception of the very lowest areas along the creek.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be primarily limited by setbacks to water wells, steep areas and related setbacks, easements and lot lines. For useable building area, lotlines and setbacks, utility easements, and ROW/PUE setbacks will be limiting factors. For both of the proposed lots, adequate unencumbered area exists to meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***the proposed new Lot 2 will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Proposed Lot 1 is over 400,000 ft² and is not subject to area verification.***

Roads and Drainage. The proposed new lots will be accessed from existing roads along the project's south and east borders. As no road construction is required, no formal drainage plan is needed. Existing drainage patterns are shown on the attached map.

Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: A. Griffin, w/attachments





HOLLER ENGINEERING

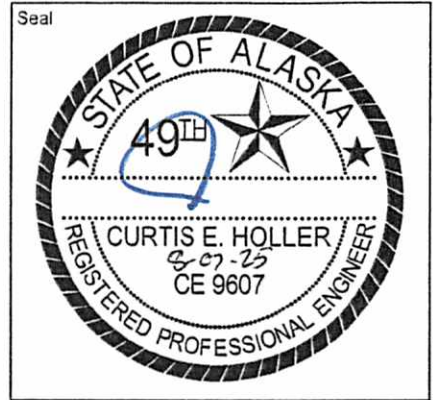
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 1

Performed For: A. Griffin

Legal Description: Groff Estates Subdivision



Depth, feet	Soil Type	Slope	Site Plan
1	CL		See attached testhole & topo map.
2	ML, soft brown loess silt		
3			
4			
5	SP-GP		
6	w/ bands SP-SW		
7	olive to olive-brown		
8			
9	REL. CLEAN		
10	most rock < 5"		
11			
12			Slope
13			
14			
15	No GWT/NO MHP		
16			
17			
18			
19			
20			
21			
22			

WAS GROUNDWATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A OPEN (1) DAY

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

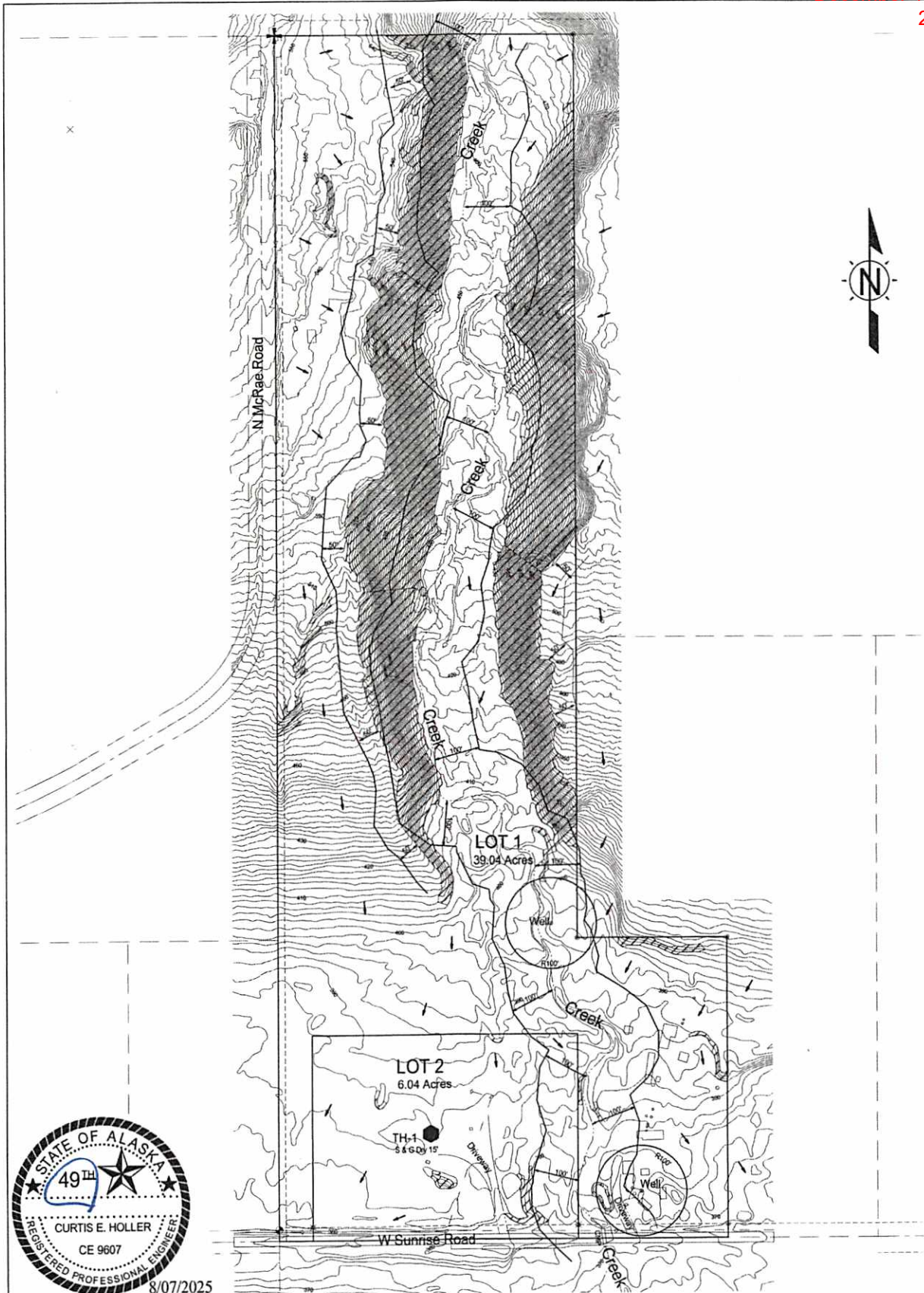
- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Holler

DATE: 4-17-2025



Groff Estates
Useable Area, Drainage & Topo Map



Job # 25008

Scale: 1" = 200'

Date: 8/07/2025

Notes:

- 1) Base drawing & 2' topography provided by surveyor.
- 2) Arrows denote approximate drainage patterns.
- 3) Hatched areas have +25% grade.

Bull Moose Surveying LLC

Robert S. Hoffman, P.L.S.

200 E. Hygrade Lane

Wasilla, Alaska 99654

Phone 907.357.6957

Email: office@bullmoosesurveying.com



Date: 04/28/2025

Topographic Narrative for: Proposed Lot 1, Groff Estates

The proposed subdivision Groff Estates is 45.08 acres in total area with the Proposed Lot 1 exceeding 400,000sqft. The Proposed Lot 1 property contains many small dwellings and storage sheds. There is a well and septic systems on the Proposed Lot 1 servicing some of the dwellings. An unnamed creek flows from approximately the middle of the Northern boundary of the Proposed Lot 1 in a generally southeasterly direction until traveling under W. Sunrise Rd. via a corrugated culvert. The terrain is relatively flat along the southern quarter of Proposed Lot 1. Starting at the southern border of the property along W. Sunrise Rd., the elevation begins at approximately 380' and slowly climbs to 400' when moving northerly for the first 660'. The rest of the Proposed Lot 1, when moving in a gradual northwesterly direction, increases in elevation steadily along the bottom of a ravine that carries the unnamed creek. This ravine starts at an elevation of approximately 400' in the southern quarter of Lot 1 and increases to an elevation of 470' when it approaches the northern border. When traveling to the West or to the East of this ravine, the elevations drastically increase over relatively short distances; typically increasing about 80' in elevation within 150' of horizontal movement to the West or East of the ravine. The majority of the eastern boundary of Proposed Lot 1 is steep and follows the edge of the ravine. The western portion of Proposed Lot 1, west of the ravine, is gently increasing in elevation when moving northerly and contains some small out-buildings. The property contains dense swaths of trees and underbrush. Proposed Lot 1 has over 400,000 square feet of area and over 10,000 square feet of buildable area.

Thank you,
Robert Hoffman



EXHIBIT D

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, November 4, 2025 2:20 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Groff Estates (CC)

Hello,

PD&E has no objection to the proposed variance.

Thank you.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, October 24, 2025 11:19 AM
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>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; jeremyhongslo@gmail.com; alaska-swede@hotmail.com; harry zola <zolalaska@gmail.com>; asgeorge89@yahoo.com; Ron Bernier <Ron.Bernier@matsugov.us>; 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 Groff Estates (CC)

Hello,

The following link contains a Request for Comments for Groff Estates MSB Case 2025-000114. Comments are due by November 12, 2025.

 [Groff Estates](#)

Sincerely,

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

Chris Curlin

From: Permit Center
Sent: Friday, October 24, 2025 11:31 AM
To: Chris Curlin
Subject: RE: RFC Groff Estates (CC)

No comments from the Permit Center.

Brandon Tucker
Permit Technician
[Matanuska-Susitna Borough Permit Center](#)
350 E Dahlia Ave
Palmer AK 99645
P (907) 861-7871
F (907) 861-8158

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, October 24, 2025 11:19 AM
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>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; jeremyhongslo@gmail.com; alaska-swede@hotmail.com; harry zola <zolalaska@gmail.com>; asgeorge89@yahoo.com; Ron Bernier <Ron.Bernier@matsugov.us>; 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 Groff Estates (CC)

Hello,

The following link contains a Request for Comments for Groff Estates MSB Case 2025-000114.
Comments are due by November 12, 2025.

 [Groff Estates](#)

Sincerely,

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



ENSTAR Natural Gas Company, LLC
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

October 27, 2025

Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following preliminary plat and has no comments or recommendations.

- **GROFF ESTATES**
(MSB Case # 2025-114)

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

James Christopher

James Christopher
Right of Way & Permitting Agent
ENSTAR Natural Gas Company, LLC

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, November 12, 2025 4:24 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Groff Estates (CC)
Attachments: Agenda Plat (84).pdf

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

Chris,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

GCI | OSP Design

1001 Northway Dr., 1st Floor, Anchorage, AK 99508

e: OSPDesign@gci.com | w: www.gci.com

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, October 24, 2025 11:19 AM
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>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; jeremyhongslo@gmail.com; alaska-swede@hotmail.com; harry zola <zolalaska@gmail.com>; asgeorge89@yahoo.com; Ron Bernier <Ron.Bernier@matsugov.us>; 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 Groff Estates (CC)

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

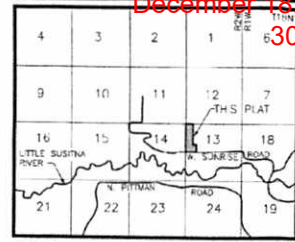
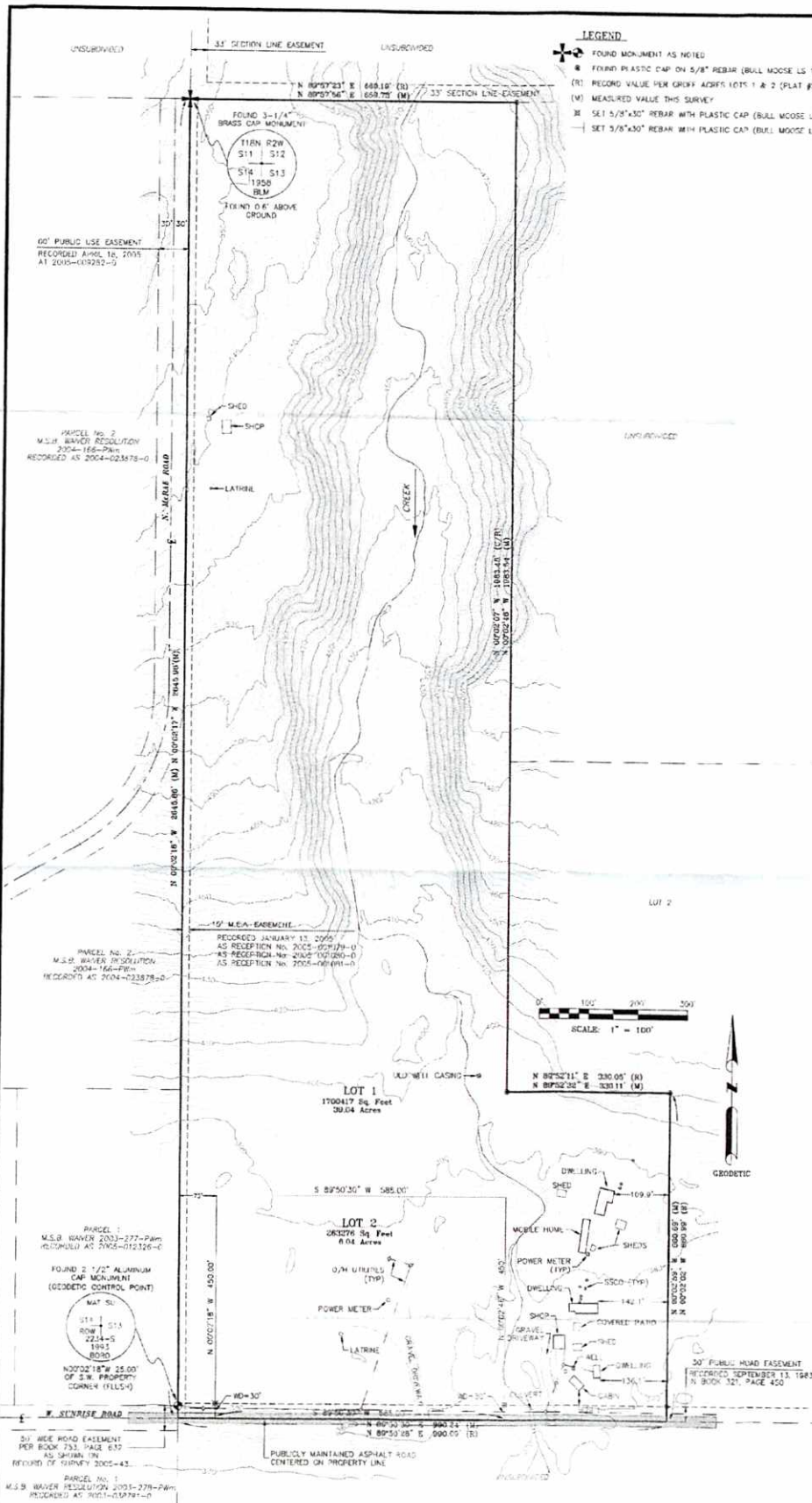
Hello,

The following link contains a Request for Comments for Groff Estates MSB Case 2025-000114. Comments are due by November 12, 2025.

 [Groff Estates](#)

Sincerely,

Chris Curlin



CERTIFICATE OF OWNERSHIP
WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE AGREE TO THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

JOHN M. GROFF JR. DATE
850 W. 80TH AVENUE
ANCHORAGE, AK 99518

TIMOTHY G. GROFF DATE
1579 W. SUNRISE ROAD
WASILLA, AK 99623

NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SIGNED BEFORE ME
THIS _____ DAY OF _____
FOR JOHN M. GROFF JR.
FOR TIMOTHY G. GROFF
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF PAYMENT OF TAXES
HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS DUE AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE BOROUGH TAX COLLECTION OFFICIAL

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY IN PLAT RESOLUTION NO. _____

DATE AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDATION IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAN IS LOCATED.

PLANNING AND LAND USE DIRECTOR DATE
ATTEST: PLATTING CLERK

APPROVED AS SHOWN ☒
CORRECTED ☐
SIGN/Mayra Arredondo DATE 11/20/25
GCI ENGINEERING & DESIGN

Agenda Copy

PRELIMINARY

PRELIMINARY SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
ROBERT S. HOFFMAN, P.L.S.
LS-10822 PROFESSIONAL LAND SURVEYOR
04/20/2025
DATE

A PLAT OF
GROFF ESTATES
A REPLAT OF:
LOT 1
GROFF ACRES - LOTS 1 & 2
PLAT #2015-71
LOCATED WITHIN:
SECTION 13, T18N R2W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 45.08 ACRES MORE OR LESS
BULL MOOSE SURVEYING LLC
200 HYGRADE LANE OFFICE: 450/444-4004
WASILLA, ALASKA 99654 OFFICE: 457/257-8857
DRAWN BY: DOW DRAWING SCALE: 1"=100'
DATE: 04/28/2025
CHECKED BY: RSH

Chris Curlin

From: Kiley Guggenmos <kguggenmos@mtasolutions.com>
Sent: Friday, October 31, 2025 8:09 AM
To: Chris Curlin
Subject: RE: RFC Groff Estates (CC)

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

Good morning,

No comments.

Thank you,

Kiley Guggenmos, Right of Way Assistant

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2687 | www.mtasolutions.com



Life. Technology. Together.

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, October 24, 2025 11:19 AM
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>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; jeremyhongslo@gmail.com; alaska-swede@hotmail.com; harry zola <zolalaska@gmail.com>; asgeorge89@yahoo.com; Ron Bernier <Ron.Bernier@matsugov.us>; 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 Groff Estates (CC)

Hello,

The following link contains a Request for Comments for Groff Estates MSB Case 2025-000114. Comments are due by November 12, 2025.

☐ [Groff Estates](#)

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

RECEIVED
DEC 12 2025
PLATTING

16
ZIMMERMAN JOSEPH
CASTLE MARNIE
4800 W SUNRISE RD
WASILLA AK 99623-9249

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: TIMOTHY GROFF & JOHN GROFF JR.

REQUEST: The request is to create 2 lots from Lot 1, Groff Acres, Plat #2015-71, to be known as **GROFF ESTATES**, containing 45.08 acres +/- . The petitioner is requesting a variance from legal access. The property is located directly north of W. Sunshine Road and directly east of N. McRae Road (Tax ID# 7421000L001); within the NW ¼ Section 13, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes 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 **December 18, 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. 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: Joe Zimmerman - Marnie Castle Address: 4800 West Sunrise Rd
Comments: I don't know John personally, but Tim and I are well acquainted and have a very good & neighborly cooperative relationship. We all help each other out around here. Tim & John have been working throughout this past year to improve the property and do away with many older & inoperative vehicles and equipment. We fully support this proposal and I look forward to see what they will do with their efforts.
Case # 2025-114 CC Note: Vicinity map Located on Reverse Side

Joe Zimmerman
Marnie Castle

EXHIBIT H

6B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
DECEMBER 18, 2025

PRELIMINARY PLAT: VANDA VALLEY

LEGAL DESCRIPTION: SEC 19, T18N, R01E, SEWARD MERIDIAN AK

PETITIONERS: KOV'S, LLC

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 49.29 ± PARCELS: 43

REVIEWED BY: CHRIS CURLIN

CASE #: 2025-128

REQUEST: The request is to create 43 lots from Tax Parcel C6, to be known as **VANDA VALLEY**, containing 49.29 acres +/- . The property is located directly west of E. Kilo Drive, directly north of E. Foxtrot Avenue, and southeast of N. Wasilla-Fishhook Road; within the SW ¼ Section 3, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #1.

EXHIBITS

Vicinity Map

EXHIBIT A – 1 pg

The petitioner has requested a continuation to January 15, 2026. The request is to address MSB PD&E concerns.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve a continuation of Vanda Valley, Section 19, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations: