

HANDOUTS

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

10
GRIFFO JOSEPH & MARGARET K TR
1120 E HUFFMAN RD
24-616
ANCHORAGE AK 99515

RECEIVED
RECEIVED
PLATTING
DEC 26 2025

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: MATANUSKA-SUSITNA BOROUGH

REQUEST: The request is to create 2 lots from U.S. SURVEY 3483 LOT 5, to be known as LAKE LOUISE SNOW, containing 17.68 acres +/- . The property is located directly south of Lake Louise, and west of East Moose Run Circle; within the NE ¼ Section 28, Township 06 North, Range 07 West, Seward Meridian, Alaska. In the Louise, Susitna & Tyone 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 January 15, 2026, 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, Cayman Reynolds at (907) 861-7872. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

☒ No Objection [] Objection [] Concern

Name: Joe Griffo Address: LOT 9

Comments:

1- Will you be removing the building on the property, since it is condemned?

2- Notify me at time of sale.

Case # PLAT-2025-000167 CR

Note: Vicinity map Located on Reverse Side

HANDOUT # 1
Lake Louise Snow
CASE # 2025-167
MEETING DATE: JANUARY 15, 2026

Cayman Reynolds

From: John Dawson <ajbj@mtaonline.net>
Sent: Sunday, January 11, 2026 5:31 PM
To: Platting
Subject: Lake Louise MSB Public Safety building

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

Hello

We would like to give our support for the transfer of the building and parcel to the Lake Louise Community. The community can put the property to good use year round

John and Angie Dawson

Sent from my iPhone

HANDOUT # 2
Lake Louise Snow
CASE # 2025-167
MEETING DATE: JANUARY 15, 2026

Cayman Reynolds

From: Brittany Watson <brittanylwatson@hotmail.com>
Sent: Monday, January 12, 2026 2:06 PM
To: Platting
Subject: Case # Plat-2025-000167 CR public comment

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

Comments for 1/15/26 Public Hearing

Re: Case # Plat-2025-000167 CR

To Whom it May Concern:

I am in receipt of the notice of public hearing regarding the subdivision of the property. I have no objection to the dividing of the US Survey 3483 Lot. I fully support the transfer of the 5-acre parcel to the Lake Louise Susitna Tyone Community Association and Lake Louise Snowmachine Club for community use. I neighbor this property and have watched the building sit empty for years and deteriorate due to non-use. I am happy to hear this building and parcel of land is to be transferred to the Lake Louise Community. This will be of a great benefit to the area and I welcome my new neighbor.

Thank you

Brittany Watson, property owner

24311 Caribou Court, Lake Louise, AK

7230 Dorchester Street, Anchorage, AK 99502

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

27
WOJNOWSKI FAM TR
WOJNOWSKI MATTHEW P & N L TRES
23008 TUNDRA ROSE AVE
CHUGIAK AK 99567-5662

NOTIFICATION OF PUBLIC HEARING

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☒ No Objection [] Objection [] Concern

Name: Matt Wojnowski; Address: 23008 Tundra Rose, Chugiak
AK 99567

Comments: _____

Case # PLAT-2025-000167 CR

Note: Vicinity map Located on Reverse Side

HANDOUT # 4
Lake Louise Snow
CASE # 2025-167
MEETING DATE: JANUARY 15, 2026

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

26
WATSON BRITTANY L
7230 DORCHESTER ST
ANCHORAGE AK 99502

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: MATANUSKA-SUSITNA BOROUGH

REQUEST: The request is to create 2 lots from U.S. SURVEY 3483 LOT 5, to be known as LAKE LOUISE SNOW, containing 17.68 acres +/- . The property is located directly south of Lake Louise, and west of East Moose Run Circle; within the NE ¼ Section 28, Township 06 North, Range 07 West, Seward Meridian, Alaska. In the Louise, Susitna & Tyone Lakes Community Council and in Assembly District #7.

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☒ No Objection ☐ Objection ☐ Concern

Name: Michael & Kathy Miller Address: PO Box 671453 Chugiak AK 99567

Comments:

We own U.S. Survey 3503 Lot 22 located on Lake Louise and we definitely support this request.

Case # PLAT-2025-000167 CR

Note: Vicinity map Located on Reverse Side

HANDOUT # 5
Lake Louise Snow
CASE # 2025-167
MEETING DATE: JANUARY 15, 2026

Date: 1/13/2026

To: Matanuska Susitna Borough

Subject: Lake Louise Public Safety Building

I would like to express my support for the Lake Louise community to own the 5-acre parcel currently owned by the Matanuska Susitna Borough. Lake Louise is a vacation destination for Alaskans and people across the globe. At times the Lake Louise area can attract many people.

As the number of people increases at the lake, so does the need for emergency services. In the past, we have had several instances where emergency equipment was needed due to heart attacks, drowning and fires. If we can acquire this land, we can offer better emergency services and lower response time.

Another important part of safety is having trails that are well groomed. This allows everyone in community to travel safely and limits risk. It also allows first responders to reach people who may need emergency services in the worst weather. This land will provide a place for the community to store and maintain our grooming equipment.

In summary, I ask that you support the safety of the Lake Louise community by providing this land. Thank you for all the great work you all are doing.

Thank you,

Ken Hobbs

Mile 17.2 Lake Louise Drive

Glennallen Alaska 99588

**HANDOUT # 6
Lake Louise Snow
CASE # 2025-167
MEETING DATE: JANUARY 15, 2026**

Date: 1/13/2026

To: Matanuska Susitna Borough

Subject: Lake Louise Public Safety Building

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In summary, I ask that you support the safety of the Lake Louise community by providing this land. Thank you for all the great work you all are doing.

Thank you,

Ken Hobbs

Mile 17.2 Lake Louise Drive

Glennallen Alaska 99588

HANDOUT # 6
Lake Louise Snow
CASE # 2025-167
MEETING DATE: JANUARY 15, 2026

Chris Curlin

From: Lisa Gray
Sent: Monday, September 15, 2025 1:34 PM
To: KATHERINE GARDNER; ANTONIO WEESE; JAMES ESTES
Cc: Chris Curlin
Subject: RE: RFC Vanda Valley (CC)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Katie,

You can certainly make a recommendation to the developer. According to the subdivision code (Title 43) the developer is not required to provide infrastructure for safe routes to schools, appropriate lighting or walking paths. The Platting Division is asking for comments to be submitted by October 3rd. The comments will be included in the staff report to the Platting Board and developer. The Platting Technician is Chris Curlin, and I have copied him on this e-mail reply. If you wish to send a letter send it directly to Chris. Maybe the developer will consider your request.

Respectfully,

Lisa Gray
Land Management Agent
Matanuska-Susitna Borough
907-861-7848

From: KATHERINE GARDNER <Katherine.Gardner@matsuk12.us>
Sent: Monday, September 15, 2025 11:02 AM
To: Lisa Gray <Lisa.Gray@matsugov.us>; ANTONIO WEESE <ANTONIO.WEESE@MATSUK12.US>; JAMES ESTES <JAMES.ESTES@MATSUK12.US>
Subject: RE: RFC Vanda Valley (CC)

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

Good morning Lisa,

Thank you for the information. I am hoping you can assist me with the appropriate process for providing a comment regarding the proposed subdivision. The subdivisions proximity to existing school locations will mean that students who live in this proposed neighborhood will not have access to bussing services. As a result, I would like to recommend that the developer consider including infrastructure which would allow for safe routes to schools and appropriate lighting and walking paths. I can certainly provide a letter on behalf of the District or ask that the Safe Routes to Schools Committee do the same – thought I'm not sure when and or if they review these types of developments.

Appreciate your insights,
Thanks,
Katie

From: Lisa Gray <Lisa.Gray@matsugov.us>
Sent: Thursday, September 11, 2025 4:09 PM
To: ANTONIO WEESE <ANTONIO.WEESE@MATSUK12.US>; KATHERIN

HANDOUT # 1 Pages 1 - 7
VANDA VALLEY
CASE # 2025-128
MEETING DATE: January 15, 2026

Chris Curlin

From: Wendy Palin <wendyapalin@gmail.com>
Sent: Thursday, November 6, 2025 11:19 AM
To: Platting; WENDY PALIN
Subject: Vanda Valley

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

Subject: Opposition to Proposed KOV LLC Subdivision Development

Good afternoon, members of the Planning Board,

My name is Wendy Palin, and I am a homeowner at 4216 E. Kilo Drive, a property directly adjacent to the recently sold parcel now owned by KOV LLC.

Unfortunately, I am unable to attend today's meeting due to work commitments. I would like to respectfully note that holding a public meeting of this importance during standard working hours significantly limits the ability of many community members to attend and provide input. This raises concerns about transparency and the genuine opportunity for homeowners to participate in the planning process.

I have been a homeowner in this neighborhood since 2012, and over the years, our community has experienced periodic water issues. The proposal to develop one-acre lots reliant on well water raises legitimate concerns about the long-term sustainability of water resources for both new and existing residents.

Additionally, the proposed development will have a major environmental impact. The 50-acre parcel in question serves as a vital habitat for local wildlife. Since moving into my home, I have personally observed a female moose giving birth to twins on that land, and many moose frequently bed down and move through this area. In addition to moose, there are fox dens and other wildlife species that depend on this habitat for survival. Displacing these animals in the name of "progress" is deeply troubling and inconsistent with Alaska's longstanding respect for the environment and its wildlife.

It is also concerning that large-scale developments continue to replace natural habitats when numerous nearby neighborhoods remain underutilized or partially developed. This pattern of unnecessary

expansion risks damaging the local ecosystem and diminishing the character of our community without addressing existing housing needs in a sustainable way.

For these reasons, I strongly urge the Planning Board to reconsider approving this subdivision as proposed. A more responsible and community-minded approach would be to preserve this area as a natural wildlife refuge or open space, protecting both the environment and the quality of life for current residents.

Thank you for your time and for considering the serious concerns of the homeowners most directly impacted by this decision.

Respectfully,

Wendy Palin

Homeowner, 4216 E. Kilo Drive



North Lakes Community Council

3060 Lazy Eight Ct #2 PMB 449
Wasilla, AK 99654

October 3, 2025

Mat Su Borough - Platting Division
350 E. Dahlia Avenue
Palmer, AK 99645

Attention: Chris Curlin, Platting Technician
Case: 2025-000128 - Vanda Valley Subdivision

The North Lakes Community Council (NLCC) held a monthly Membership Meeting on September 25, 2025. Our membership voted unanimously to have me finalize and send in this response on the proposed Vanda Valley Subdivision plat.

Primary concerns and questions from area residents include:

1. Concern: Flawed logic on the Average Daily Traffic (ADT) analysis provided by the developer regarding expected traffic levels on Kilo and at the Kilo / Charley intersection.
 - a. The analysis assumes that many residents along Kilo will cut through the new subdivision and out to Wasilla Fishhook, thereby reducing the ADT at the Kilo / Charley intersection from 290 to 170. While existing Kilo residents may indeed choose this route, there are offsetting assumptions that should be factored into the analysis.
 - b. The analysis assumes no one from the new subdivision will choose to use the Kilo - Charley - Caribou - Bogard corridor to head east toward Palmer. If eastbound toward Palmer, it is 4.75 miles to take Wasilla Fishhook to Seldon to Bogard and the Caribou intersection. Taking Kilo to Charley to Caribou to the same intersection on Bogard is only 1.9 miles. We believe the vast majority of residents in the new subdivision will choose the short-cut if eastbound.
 - c. The analysis also fails to consider the high number of non-local commuters that use the Caribou - Charley - Mariah short-cut today. We believe a significant number of these non-local commuters will in fact choose to cut directly through the new subdivision and Kilo drive rather than use the problematic Mariah / Wasilla Fishhook intersection. This factor would also increase traffic along Kilo.
 - d. We believe a new analysis considering these factors would approach or exceed the 400 ADT threshold that would trigger an upgrade of Kilo to minor collector status.

- 2. Concern: Broader negative traffic impacts on the already overloaded and unsafe Mariah - Charley - Caribou corridor between Wasilla Fishhook and Bogard Road.**
 - a. Charley is designated as a "minor collector" in the Official Streets and Highways Plan (OSHP). Mariah and Caribou are classified as "local roads".**
 - b. Foxtrot and Kilo as also classified as "local roads".**
 - c. The impact of this subdivision onto Foxtrot eastbound has not been considered.**
 - d. The cumulative impact of this project, along with the planned traffic from Shaw and Birchtree Schools must be factored into the design assumptions for the Foxtrot upgrades.**
 - e. Speeding along the Charley corridor is well documented.**
 - f. There are no provisions for safe pedestrian traffic along this corridor.**
 - g. The intersection of Caribou with Bogard has been shown to be particularly problematic and is identified as "right turn only" in the Bogard-Seldon CAMP.**
- 3. Concern: Impacts of traffic from this new subdivision on the planned upgrade design for the existing Wasilla Fishhook / Paradise Lane intersection.**
- 4. Traffic related recommendations:**
 - a. Update the ADT analysis to more accurately represent expected traffic impacts.**
 - b. Plan ahead for an increased level of traffic on Kilo and through the new subdivision from non-local commuters.**
 - c. Upgrade Kilo to minor collector status.**
 - d. Alternatively, discourage non-local traffic through Kilo and the new subdivision by implementing traffic calming measures (such as speed bumps) along Kilo and within the new subdivision.**
 - e. Determine the expected east-west split of traffic from the new subdivision onto the Foxtrot extension. This will allow the Borough to properly plan for Foxtrot upgrades and for the intersection of Foxtrot with Wasilla Fishhook.**
- 5. Concern: Potential negative impacts of numerous new water wells on the underlying aquifer in the area.**
- 6. Concern: Pedestrian (particularly children) safety because this proposed subdivision is right across the road (Foxtrot extension) from the Shaw Elementary and Birchtree Charter School sites.**

7. Pedestrian Safety recommendations:

- a. We believe there should be dedicated pedestrian sidewalks in the new development. This would make the new neighborhood very attractive to families with young children who might attend Shaw Elementary and Birchtree Charter Schools.**
- b. We fully expect that the Shaw Elementary school boundaries will be expanded to the east and into the Shaw's Tri Lakes area. In anticipation of this, consideration should also be given to providing a sidewalk along Kilo, like the current plans for the existing Foxtrot.**
- c. At a minimum, there should be a sidewalk along the new subdivision street where it connects with Foxtrot and a crosswalk provided on Foxtrot.**

8. Concern: Based on the subdivision layout and the ADT assumptions, it appears this subdivision is targeted toward single family residential land use. Residents in this area would support that type of development over multi-family or commercial use.

9. Land Use Recommendations:

- a. We recommend that the developer work with the Borough to specifically designate this subdivision as a "Single Family Land Use District". This can really only be done at the time of initial subdivision and would protect property values in the subdivision and surrounding neighborhoods.**
- b. An example of why this is important can be found in the general vicinity along Sierra Drive, where a commercial limited marijuana business was approved in a (non-designated) residential neighborhood, bordering MSB owned school property. Because there was no land use designation, there was nothing local residents could do to stop that scenario.**

10. Road Service Area Recommendation:

- a. Road maintenance in the Shaws Tri Lakes area is included in the Bogard Road Service Area (RSA25).**
- b. The new subdivision is within the boundaries of the Gold Trail Service Area (RSA28).**
- c. To streamline decision making and maintenance contractor efficiencies, the RSA boundaries should be re-defined to incorporate Vanda Valley into the RSA25 area.**

The NLCC realizes that the property owner has likely met all of the minimum codes and standards for the proposed subdivision and will very likely receive approval from the Mat-Su Borough Platting Board. We hope that the developer will take our comments about traffic pedestrian safety into consideration in the final design of the new neighborhood. We also suggest the developer consider what improvements they might voluntarily make along Kilo Drive even if the MSB does not "require" any improvements.

For the MSB Assembly, Planning and Public Works departments (copied on this letter):

It is very frustrating for area residents that development continues without adequate and timely attention to the long range transportation infrastructure. We expect homeowners in this new subdivision will be equally as frustrated once they realize the significance of the problem.

The NLCC fully supports the rights of property owners to develop their properties. We know the MSB core area will continue to grow. Given this fact, we strongly believe there needs to be more action and commitment, by the government, to implement long range transportation improvements on an aggressive timeline. We are tired of playing "catch up"!

On behalf of NLCC residents,



**Rod Hanson
President, North Lakes Community Council
rod@nlakes.cc**

**cc: MSB Assemblyman, District 6 - Dmitri Fonov
MSB Planning Commissioner, District 6 - Maksim Zagorodniy
Planning Director - Alex Strawn
Public Works Director - Tom Adams
Mayor - Edna DeVries**

From: Dan Tucker <antiquetuck@gmail.com>
Sent: Monday, December 29, 2025 9:18 AM
To: Platting
Subject: Inre: Chopper Industrial Park; Plat-2025-000157

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

Greetings,

I have NO OBJECTION to this proposal as proposed – **specifically and only because proposed Chopper Circle is to be a “private road”**, and NOT AN RSA-maintained road.

Restated, I have only one concern about this replat. Specifically, if this plan came before the board *without ensuring that* proposed “Chopper Circle” “is to serve as a private road” I would OBJECT strongly. Further, if this plat was ever returned with an application for proposed Chopper Circle to become a public road and part of the RSA, I would vehemently OBJECT.

Justified, I know this property intimately – having spent parts of two summers working the land with heavy equipment students when I was the lead instructor for NIT (Northern Industrial Training, LLC) Heavy Equipment Operator training program. I know the general wind direction in this area. I’m well aware of the trend of the blowing snowdrifts in this area.

I vehemently abhor and disagree with any ‘hub-and-spoke’ developments, more specifically development that depends upon or allows/promotes/uses ‘flag lot’ access such as is proposed here. Lots 2 and 8, and to an only slightly lesser degree lots 3, 5, and 9 feature narrow, limited access driveways. Flag lot driveways tend to create significant issues for snow removal/storage. And proposed Chopper Circle will do nothing to reduce this problem; it will exacerbate it. I (as RSA #9) would not want the responsibility of ‘keeping it open’ during winters.

Again, NO OBJECTION as proposed. But a caution that if there is a way to prevent/preclude proposed Chopper Circle from ever being petitioned and accepted as an RSA road, I would include that *forever* ban in this original acceptance.

--

Daniel J. Tucker
RSA #9 Road Services Board Primary Member
(907) 376-2630 home
(907) 863-1313 cell
MatSu Problem Reporter link
<https://survey123.arcgis.com/share/166cb8a69f8441908700860c85bbc6ee>