

Matthew Goddard

From: APP <stark@mtaonline.net>
Sent: Wednesday, March 25, 2026 5:33 PM
To: Matthew Goddard; Platting
Subject: Response letter for #2026-009 Mountain Top Acres/Bull Mose Surveying - Craig Powell
Attachments: Mt Top Acres plat petition 2026-009 response letter.pdf

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

Matthew –

I see you are the platting technician working on this request so including you in the email address. Please find attached a letter to be included in the packet as a response to the platting request albeit with no issue to the specific request. My intent is to get onto record the issue of ROW's being added to new subdivisions and the issue of connectivity which I see as too often a problem. With that said, could you make sure my letter gets forwarded/included?

Thank you!

Rhonda Stark – Primary
Road Service Area 16 Board
stark@mtaonline.net
(907)355-7242

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

RSA 16 136
SOUTH COLONY RSA
RHONDA STARK
PO BOX 1452
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: BULL MOOSE SURVEYING / CRAIG POWELL

REQUEST: The request is to eliminate a utility easement; to eliminate a common access easement; to create 35 lots from Lots 1-5, Mountain Top Acres, Plat #2024-80, to be known as **MOUNTAIN TOP ACRES ADDITION 1**, containing 39.9 acres +/- . The property is located north of N Sun Valley Drive, east of N Palmer Fishhook Road, and directly south of E Hatchers Landing Avenue (Tax ID #8529000L001-L005); within the NW ¼ Section 35, Township 19 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 April 2, 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: plattling@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. All public comments are due one (1) day prior, by 12:00 p.m. To request additional information please contact the Platting Technician, Matthew Goddard at (907) 861-7881. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [] Objection [] Concern

Name: _____ Address: _____

Comments: _____

See attached letter

Rhonda Stark
PO Box 1452
Palmer, Alaska 99645

March 23, 2026

Matanuska-Susitna Borough - Platting Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

RE: Case #2026-009 MG Plat #2024-80 Mountain Top Acres

To Whom It May Concern –

I am not writing to contest the creation of Mountain Top Acres, but to put on record my issue with the ROW that leads into Sun Valley Drive.

I am aware that the borough has made it policy to create connectivity across the valley. It has been explained that it is for the purpose of streamlining road maintenance and also making easier access for emergency vehicles, as well as increased egress for residents. While this is overall reasonable, there are some significant and dangerous downsides to the blanket effort of connectivity.

As a member of the road service advisory board, and the primary for RSA 16, I have fielded countless calls from residents who have had once quiet slow traffic neighborhoods, subjected to "connectivity", often by way of access to a new subdivision attached to an existing subdivision, where roads had once been simply a route to homes, now 'connected', have become high speed 'pass throughs' used by myriads of drivers to cut through from one point to another. This endangers residents, children, pets, creates disruption to quality of life, and is a far greater negative usually outweighing the intended benefits of connectivity.

The idea of connectivity comes from the lower 48, mostly from communities with milder winters, no extensive winter maintenance, and law enforcement to enforce traffic laws. Often there are traffic calming features in place, including speed humps or chicanes. The MatSu valley is woefully short on law enforcement with almost no coverage of speeding, except on state roadways. The borough is resistant to speed humps, and chicanes require preplanning and engineering, and retrofitting is costly. Other traffic calming strategies typically require a visible roadway, which in the winter we often do not have due to snow, ice and lots of sand.

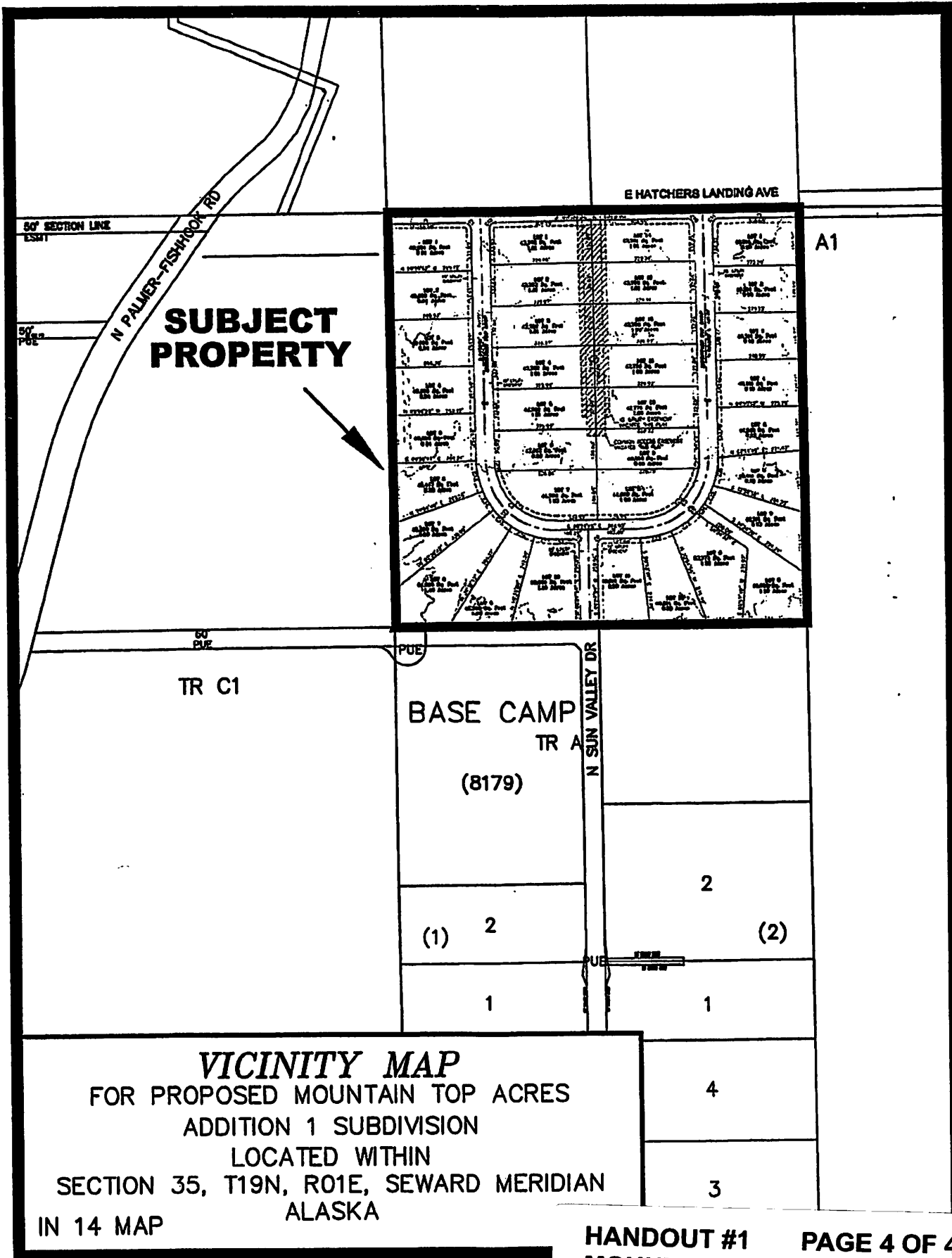
Connectivity should be very sparing in implementation in our community where we do not have the means to enforce driving laws and few traffic calming options that are realistic. I am against ever connecting Sun Valley Subdivision to Mountain Top Acres as Sun Valley would become a dangerous, straight, mile long raceway on what is supposed to be a 25 mph neighborhood street.

Respectfully,



Rhonda Stark

**HANDOUT #1 PAGE 3 OF 4
MOUNTAIN TOP ACRES ADD 1
CASE # 2026-009
MEETING DATE: APRIL 2, 2026**



VICINITY MAP
 FOR PROPOSED MOUNTAIN TOP ACRES
 ADDITION 1 SUBDIVISION
 LOCATED WITHIN
 SECTION 35, T19N, R01E, SEWARD MERIDIAN
 IN 14 MAP ALASKA

March 29,2026

To whom it may concern,

In regards to Mountain Top Acres Plat #2024-80 addition 1

I have concerns about the Mountain Top Acres Subdivision connecting through Sun Valley Drive. Our road Sun Valley is a straight road that is driven on to fast as it is with pedestrians using it for recreation, ex. walking and biking, with children and animals. You will be creating a race way for existing home owners to listen to and worry about. As a homeowner in the Sun Valley subdivision I don't want this to happen. I'm not against the Mountain Top Subdivision going in but I am against the connector. If the connector has to happen then the borough will need to install speed bumps through the neighborhood to slow people down. Which by the way should happen regardless of the outcome. I have family including 5 grandchildren ages 6 years and under that live and recreate here in our neighborhood. So in closing I hope you reconsider the connector to Sun Valley Dr.

Sincerely, Shane And Heather Barber
9100 N.Sun Valley Dr. Palmer Ak
99645

**HANDOUT #2
MOUNTAIN TOP ACRES ADD 1
CASE # 2026-009
MEETING DATE: APRIL 2, 2026**

March 30, 2026

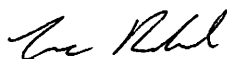
Matanuska-Susitna Borough, Platting Division
350 E Dahlia Ave
Palmer, AK 99645

Re: Mountain Top Acres

Commenting on the proposed Mountain Top Acres, Addition 1. I am both a resident of Sun Valley Dr and the owner of the adjacent Base Camp, Tract A lot located immediately to the south of the proposed subdivision. My comments:

1. The PUE from Sun Valley through Base Camp, Tract A is very un-popular with the neighborhood as a potential access to any future development of Tract A and/or as a through connection with Mountain Top Acres. Sun Valley is objectively substandard and can handle only limited traffic increases.
2. The proposed spur from Mountain Top Acres would add a third legal access point to Base Camp, Tract A. We support this spur for potential future access, followed by the eventual vacation of the existing PUA from Sun Valley. Any future inter-connected access from Mountain Top and/or Base Camp should be tied to Palmer-Fishhook on the existing Margrets Subdivision PUE located to the west rather than connecting to Sun-Valley.
3. As the owner of Tract A, I would strongly prefer that the ditch drainage from the subdivision not be directed to the center of my lot. Small infiltration basins are very effective in these soils and should be utilized.
4. The 36" culvert on Hatchers Landing Road was required to be installed for a reason. The poorly drained soils located to the north of the road previously caused stormwater flooding and washed-out Hatchers Landing Road, most recently in August, 2022. Recommend maintaining the natural drainage downstream of this culvert.

Thank you,



Isaac and Raena Rowland

**HANDOUT #3
MOUNTAIN TOP ACRES ADD 1
CASE # 2026-009
MEETING DATE: APRIL 2, 2026**

Matthew Goddard

From: Billie Haan <kingyosashimi@mtaonline.net>
Sent: Thursday, March 26, 2026 7:06 PM
To: Platting
Subject: Case #2026-009 Plat #2024-80

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

Billie Haan
PO Box 279
Palmer, AK. 99645

March 26, 2026

Matanuska-Susitna Borough Platting Division
350 E. Dahlia Avenue
Palmer, AK 99645

RE: Case #2026-009 MG Plat #2024-80 Mountain Top Acres

To whom it may concern,

I am objecting to Mountain Top Acres Addition 1 as it is shown on the vicinity map on the notification of public hearing form. The lot sizes are too small for this area. There could be issues with water and septic. Water can always be a problem in this area.

The bigger issue will be traffic with a 35 lot subdivision. Traffic has grown tremendously on both Palmer and Wasilla Fishhook Roads. Both roads are narrow, two lane roads with no shoulders. Adding another dense subdivision will increase problems. One acre lots could be increased to 2 or 2 1/2 acre lots and that would decrease the density and traffic issues.

A specific concern is the ROW that leads to Sun Valley Drive. Sun Valley Drive is a substandard road and cannot handle further traffic load. Any developer who tried to connect a subdivision to Sun Valley Drive would have to upgrade Sun Valley to standards and address safety concerns. That would be very expensive for the developer.

Any connection from Sun Valley to Mountain Top acres would create dangerous traffic conditions and would cause further road degradation. The ROW on the map needs to be removed and guarantees put in place that there would be no road ever connecting to Sun Valley Drive. And in the future, I would like to state for the record, that the Base Camp Tract A PUE needs to be vacated.

Until these concerns are addressed I must object to Mountain Top Acres Addition 1 as it is currently shown on the plat. Thank you.

Respectfully,
Billie Haan

Matthew Goddard

From: Billie Haan <haanfam@mtaonline.net>
Sent: Tuesday, March 31, 2026 7:09 PM
To: Platting
Subject: Case2026-009 Plat 2024-80

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

From - Scott Haan 9251 Sun Valley Drive

Sun Valley Drive, E Blue Mountain Lane and North Doro Drive are not built to current standards and cannot handle the traffic from the proposed Mountain Top Acres Subdivision. The developer needs to upgrade Sun Valley Drive, E Blue Mountain Lane and North Doro Drive to current Mat-Su Borough standards if the subdivision connects to N Sun Valley Drive.

The connection should to North Sun Valley Drive should be removed from the propose Mountain Top Acres Addition 1 Subdivision plat unless the developer wil upgrade the roads to current standards as part of the development.

The road will be installed by hillbillies with chainsaws if it is shown on the plat and left unimproved by the developer and the mud and dust tracked onto Sun Valley Drive will be a nuisance to the residents. The increased traffic will be a safety hazard to the current residents of Sun Valley Drive.

If the developer wants a second access to the new plat they can develop the existing 50' public use easement to the cul-de-sac shown and put in a road through where lot 6 is shown rather than imposing the nuisance and safety hazards to Sun Valley Drive.

The public use easment between the cul-de-sac and Sun Valley Drive to the North of Base Camp Tract A should be vacated. Sun Valley Subdivision cannot handle the traffic from the new development without upgrades.

Respectfully,
Scott Haan.

RECEIVED

MAR 31 2026

PLATTING

Dear Mat-Su Borough Platting Board

We are contacting you regarding the public hearing notice for Mountain Top Acres, Addition 1, by Bull Moose Surveying / Craig Powel.

My husband, Steve and I live on Lot 13, Block 3, Sun Valley Subdivision.

We are objecting to this new development because of the proposed connection to Sun Valley Drive. The roads within the Sun Valley Subdivision were approved in the 1970's, and the curve radiuses are not to Mat-Su Borough standards. Since the early development of the Sun Valley Subdivision, additional subdivisions have been added, and now the current curves within the Sun Valley Subdivision are far less than standard.

The Mat-Su Borough has put up reduced speed limit signs on the existing curves within Sun Valley Subdivision, but it is still hazardous to drive around these curves with the amount of traffic that currently exists, and there have been numerous accidents around these substandard curves.

If this new development of Mountain Top Acres is allowed to connect to the Sun Valley road system, it will greatly increase the amount of traffic which will push the already unsafety roads even further over the safety standard per MSB code.

Respectfully Submitted

Joy and Steve Cypra,
Sun Vally Resident

**HANDOUT #5
MOUNTAIN TOP ACRES ADD 1
CASE # 2026-009
MEETING DATE: APRIL 2, 2026**

Jim Colver, PLS
PO Box 427
Palmer, AK 99645

RECEIVED
MAR 31 2026
PLATTING

March 31, 2026

Mathew Goddard
Platting Technician
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645
VIA EMAIL

Re: Mountain Top Acres Addition 1 Subdivision Comments

Dear Platting Board Members,

I object to approving this subdivision as recommended by the Staff Report.

New subdivisions should not negatively impact existing roads. If this subdivision is connected to Sun Valley Drive, it will be in violate minimum road standards of the Subdivision Construction Manual due to a substandard curve on Sun Valley Drive. Sun Valley Drive is in poor conditions with lanes sinking/ deteriorating, apparently from organic materials buried under the road prism.

Adequate access is provided from Hatchers Landing Road and should be the access point.

Physical Road Access MSB 43.20.140

The platting code requires that approval of physical road access to a subdivision comply with standards of the Subdivision Construction Manual. A physical connection access point to this development via an extension of Sun Valley Drive does not meet the Construction Manual's minimum standards. Specifically, Sun Valley Drive is deficient in meeting standards for curve radius, minimum stopping sight distance, and is not constructed to meet traffic count standards for a residential street and a residential sub-collector. Therefore, according to the code this development must be accessed via Hatchers Landing or upgrade Sun Valley Drive and all the roads leading to the N. Sun Valley connection point to meet required standards.

**HANDOUT #6 PAGE 1 OF 2
MOUNTAIN TOP ACRES ADD 1
CASE # 2026-009
MEETING DATE: APRIL 2, 2026**

Solutions-

Amend the Staff Report:

- Change Finding of Fact #4- Physical Access- MSB 43.20.140, the subdivision is not in compliance with the code as designed because of connection to Sun Valley Drive and the substandard dangerous curve on Sun Valley Drive.
- Delete a portion of Recommendation 4b. – Construct Mountain Top Loop and the stub road portion of Sun Valley Drive to Residential Street Standards
- Delete the requirement to construct the connection
- Replace the dedicated road stub with a 25' walkway/ ATV easement

If approved as submitted, in the interest of mitigating public fiscal and safety impacts, a plat note is recommended as follows: *“Access to this subdivision shall not be by a constructed connection or extension of the Sun Valley Drive unless Sun Valley Drive and roads leading to said connection are upgraded to meet the standards of the 1991 Subdivision Construction Manual.”*

There is a provision in the following code requirement 43.20.060 DEDICATION TO PUBLIC for connecting to adjacent properties if it is unnecessary for future development or for public safety **in italics below**

D) Subdivisions shall provide through connecting rights-of-way of residential collector standard minimum (as defined in the MSB Subdivision Construction Manual) to all adjoining stub rights-of-way and unsubdivided parcels, where feasible, to improve interconnectivity and public safety. *If it is shown by the applicant to be unnecessary for future development and/or public safety, then a reduction to a lesser road right-of-way standard or an elimination of the requirement to provide access shall be applied to all of (or a portion of) the right-of-way that is being considered for a reduced standard.*

To bring the subdivision in compliance, the Platting Board has the duty to protect the public interest by removing the sub connection to Sun Valley. The board may want replace the road with a non- vehicular easement for walking and ATV use.

Thank you for your consideration

Sincerely,



Jim Colver

Matthew Goddard

From: Hunter Matlock <hunter.matlock4@gmail.com>
Sent: Wednesday, April 1, 2026 11:37 AM
To: Platting
Subject: Mountain Top Acres Addition

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

I am writing this email in regards to the proposed platting addition of Mountain Top Acres subdivision that will include an addition of ROW/Road into the Sun Valley neighborhood. While I have no objections to the proposed subdivision itself, I object to the connection of the two neighborhoods. Sun Valley Drive is a family-oriented neighborhood with many small children and pets, which already deal with the hazards from speeding traffic. Since Sun Valley Drive is a very straight, paved road, it has become a playground for cars and ATV traffic to travel well in excess of the posted speed limit. By extending the road further and connecting to Hatcher's Landing Avenue these dangers will only increase. I feel that the since the proposed subdivision already has two access/egress points, more are unnecessary. I also feel that both Sun Valley Drive and the adjacent Wendt Road should have speed bumps installed like so many other neighborhoods in the Matsu. This would greatly discourage speeding and hopefully mitigate the dangers associated.

Hunter Matlock
Resident 9070 N. Sun Valley Drive

**HANDOUT #7
MOUNTAIN TOP ACRES ADD 1
CASE # 2026-009
MEETING DATE: APRIL 02, 2026**

Matthew Goddard

From: Rachel Weaver <racheljweaver@gmail.com>
Sent: Wednesday, April 1, 2026 11:38 AM
To: Platting
Subject: Public comment : mountain top acres

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

Rachel Weaver
9370 E Santa Fe Circle Palmer AK 99645

Mountain Top Acres Concern

As a resident of this area at the base of Hatcher Pass, any development feels disappointing. Most of us who live up here, intentionally live here to enjoy a quieter pace of life. We enjoy recreating and seeing nature around us vs large housing developments.

That said, I understand if you don't own it, you don't control it. I also was new here once too.

I do have concerns with the number of lots. 35 is a large number of lots for this parcel and area. Several of the lots in our section struggle with wells and septic systems. There are several that have deep and low yield wells. Some neighbors have water delivered to supplement their well or have extensive water treatment systems. There are lots in Hatcher's Landing that struggled to find an excavating company willing to consider installing even mound systems during the building due to the high water. My own property of 10+ acres had only one location perc for a regular septic. We have 2 separate french drains to accommodate surface water coming down from Arkose as well as water running on top of the bedrock below the surface.

I would also be concerned that the change in natural landscaping takes into consideration the existing neighbors and landscaping. One thing that is commonly not thought of in this area is the large amount of water and snow drainage that can be displaced with new excavating.

Most winters there is a significant and surprisingly higher amount of snow here than at Turner's Corner and lower elevations. This is a lot of snow melt each spring in addition to all the melt and rainfall coming down from Arkose. This has happened by our lots, water that once naturally drained one way ended up creating an unwanted pond in another neighbor's yard, when the natural drainage was disrupted.

There was also a section of private road this year that had frozen with extensive overflow over it.

I would like to see extensive testing for septic, wells and drainage at different times of the year to ensure the land can handle 35 more residences.

I also wonder if these lots will have an association or rules, could they potentially hold detached 4 plexes? Could we be looking at 35x4=
140 potential residences?

Personally, I think it would be nice if the development carried on the current feel of the area with larger lots and lots of trees remaining.

A development that would fit into a little mountain community.

Hatcher's Landing has 22 lots from the original 40 acres and this feels minimum.

Thank you for your time in reading this.

**HANDOUT #8
MOUNTAIN TOP ACRES ADD 1
CASE # 2026-009
MEETING DATE: APRIL 02, 2026**

Matthew Goddard

From: Joseph Whipple <thewhips.ak@gmail.com>
Sent: Wednesday, April 1, 2026 11:58 AM
To: Platting
Subject: Public Comment for proposed Mountaintop Acres Subdivision

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

To whom it may concern,

My family and I live in the area adjacent to the proposed subdivision. We believe subdivision of this size will negatively affect the area and its residents in a number of ways.

From noise and sound pollution, increase of traffic, and developing the area beyond what the infrastructure can support.

Water is already a consideration in this area and adding 35 new residences in high density has the potential to cause issues for not only the new subdivision but the surrounding occupants as well.

We also firmly are against the extension of Sun Valley to this proposed development. The extension is unnecessary, redundant and would only make the lives of the existing residents worse. Increased traffic, noise, and the destruction of habitat is of great concern. The existing road infrastructure could not support a road without major improvements that are unnecessary and cost prohibitive.

While we understand that development is inevitable, we believe it can be done ethically with thought for the surrounding community and environment.

Larger lots would be more complimentary to the surrounding community, cause far fewer hardships for current residents, and be more environmentally friendly.

I strongly encourage the decision makers to consider the impacts a development of this size will have on our community. The developer does not reside here, but we do. We will have to live with the noise, increased traffic, environmental impacts, and general disruption of peace to an area that we have sought out because of the peace and seclusion it provides.

Money should not be the only interest of the developer nor the platting division.

Please consider reworking your proposed design to serve the community you are entering into.

Larger lots are incredibly desirable right now and preserving this beautiful land you are stewarding should be of utmost importance.

Thank you,

Samantha and Joseph Whipple
9561 N Sun Valley Drive

Matthew Goddard

**MSB DPW
PRE-DESIGN & ENGINEERING
PRE-APPLICATION COMMENTS**

From: Tammy Simmons
Sent: Tuesday, August 12, 2025 2:45 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: Preapp IN 14 BMS Powell (MG)

Hello,

PD&E requests construction of the stub road to the south to connect to the existing PUE within Base Camp Subdivision. The common access easement dedicated on plat 2024-80, Mountain Top Acres will need to be vacated.

The existing 33' section line easement along the north boundary of the subdivision will need to be dedicated as right of way along with the new subdivision roads. Work with MEA to release the north 15' of easement recorded at Bk 825 Pg 43 to provide unrestricted ROW for Hatcher's Landing Avenue.

The ADT estimate submitted with the preliminary plat application will determine the SCM standard required for all roads. This will likely result in Hatcher's Landing Avenue needing to be certified as residential subcollector.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, August 4, 2025 5:01 PM
To: Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <lmd@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>
Subject: Preapp IN 14 BMS Powell (MG)

Hello,

The following link is a pre-application request to subdivide.
Please ensure all comments have been submitted by August 14, 2025, so they can be incorporated in the pre-application notes packet that will be returned to the petitioner.

[IN 14 BMS Powell 20250819](#)

**HANDOUT #10
MOUNTAIN TOP ACRES ADD 1
CASE # 2026-009
MEETING DATE: APRIL 02, 2026**

Matthew Goddard

**MSB DPW
PRE-DESIGN & ENGINEERING
PRE-APPLICATION COMMENTS**

From: Tammy Simmons
Sent: Tuesday, August 12, 2025 2:45 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: Preapp IN 14 BMS Powell (MG)

Hello,

PD&E requests construction of the stub road to the south to connect to the existing PUE within Base Camp Subdivision. The common access easement dedicated on plat 2024-80, Mountain Top Acres will need to be vacated.

The existing 33' section line easement along the north boundary of the subdivision will need to be dedicated as right of way along with the new subdivision roads. Work with MEA to release the north 15' of easement recorded at Bk 825 Pg 43 to provide unrestricted ROW for Hatcher's Landing Avenue.

The ADT estimate submitted with the preliminary plat application will determine the SCM standard required for all roads. This will likely result in Hatcher's Landing Avenue needing to be certified as residential subcollector.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, August 4, 2025 5:01 PM
To: Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Imd@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>
Subject: Preapp IN 14 BMS Powell (MG)

Hello,

The following link is a pre-application request to subdivide.
Please ensure all comments have been submitted by August 14, 2025, so they can be incorporated in the pre-application notes packet that will be returned to the petitioner.

[IN 14 BMS Powell 20250819](#)

**HANDOUT #10
MOUNTAIN TOP ACRES ADD 1
CASE # 2026-009
MEETING DATE: APRIL 02, 2026**

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

54364B03L011B 33
JRK TRUST
HICKS ROBERT A & THERESA M TRES
8588 S BEN HUR DR
PALMER, AK 99645

RECEIVED
APR 1 2026
PLATTING

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: JASON & ERIN CALLAWAY

REQUEST: The request is to vacate a 50' section line easement along the west boundary of Lot 6, Block 6 Geor Dol Estates, Plat 77-179 (Tax ID# 1343B06L006), to be known as LOT 6 BLOCK 6 GEOR DOL ESTATES. The plat is located south of East Knik River Road, and west of South Ben Hur Drive, located within the NW ¼ Section 15, Township 16 North, Range 03 East, Seward Meridian, Alaska. In the South Knik River 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 **April 2, 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: plattting@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: Robert Hicks Address: 8588 S. Ben Hur Dr. Palmer AK 99645

Comments: This section line Easement is the only legal access
to Lot A5 as shown on map. This is in violation of
AAC 65.065

Case # PLAT-2026-000019 CR

Note: Vicinity map Lo

**HANDOUT # 3
LOT 6 BLOCK 6 GEOR DOL ESTATES
CASE # 2026-019
MEETING DATE: APRIL 2, 2026**

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

**HANDOUT # 2
LOT 6 BLOCK 6 GEOL DOL ESTATES
CASE # 2026-019
MEETING DATE: APRIL 2, 2026**

51343B02L008 14
JOHNSON MARK ROBT & M I M
22022 E TEMPEST CIR
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: JASON & ERIN CALLAWAY

REQUEST: The request is to vacate a 50' section line easement along the west boundary of Lot 6, Block 6 Geor Dol Estates, Plat 77-179 (Tax ID# 1343B06L006), to be known as LOT 6 BLOCK 6 GEOR DOL ESTATES. The plat is located south of East Knik River Road, and west of South Ben Hur Drive, located within the NW ¼ Section 15, Township 16 North, Range 03 East, Seward Meridian, Alaska. In the South Knik River 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 **April 2, 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: plattting@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 [X] Objection [] Concern

Name: Mark Johnson Address: 22022 East Tempest Cir, Palmer AK 99645

Comments: I am writing in opposition to this vacation.
By removing this section line easement you will stop all
access to Acct # 116 N 03 E 16 A 005, Par ID 5788, TRS S16 N 03 E 16.
there is no other option for access to this property due
to topography and a very deep and steep canyon. IF this
vacation is approved then the MATSU Borough is inviting a
POTENTIAL lawsuit requiring the Borough to purchase the property.

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Note: Vicinity map Located on Reverse Side

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

116N03E15B002 35
PERRIN RONALD
8772 S BEN HUR DR
PALMER, AK 99645-8203

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No Objection Objection Concern

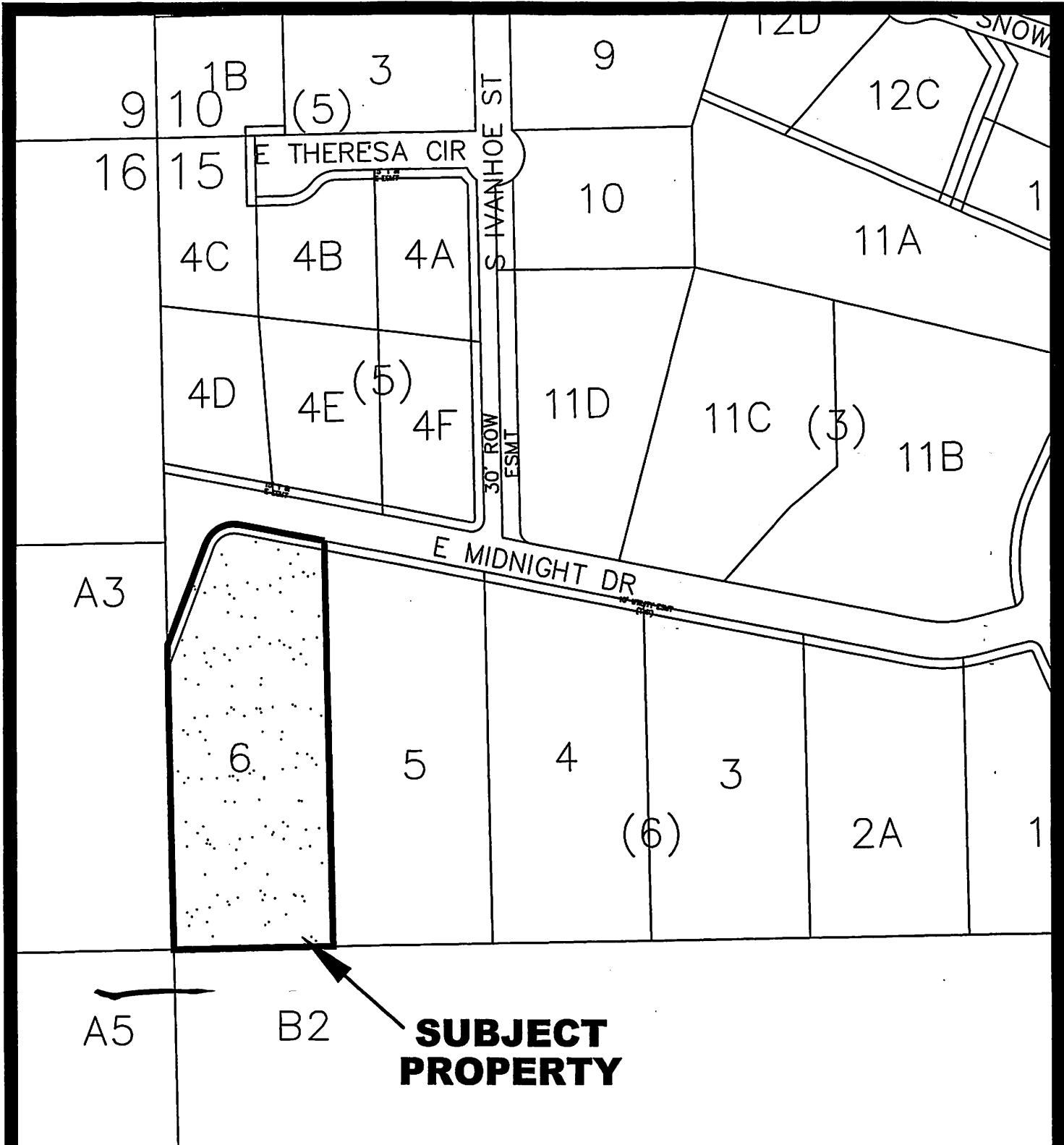
Name: Ron Perrin Address: 8772 S. Ben Hur DR.

Comments: I need This Easement it is the only Access To my 40 Acre Parcel if I were to sell it, my Property is Above The said Lot.

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Note: Vicinity map Loc

HANDOUT # 1
LOT 6 BLOCK 6 GEOL DOL ESTATES
CASE # 2026-019
MEETING DATE: APRIL 2, 2026



**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED LOT 6 BLOCK 6 GEOR DOL
ESTATES
LOCATED WITHIN
SECTION 15, T16N, R03E, SEWARD MERIDIAN
ALASKA

KG03 MAP