

Cayman Reynolds

From: jerry hupp <huppjerry@gmail.com>
Sent: Monday, April 20, 2026 2:49 PM
To: Platting
Subject: Case 2026-029

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

I have no objection to combining lots 1 & 2 in Lazy Moose Run, per Case #2026-029.

The bigger question is why Lazy Moose Run was created in 2024, when three adjoining lots in the Ranchettes Subdivision were divided into seven lots, despite the objections of numerous neighbors. At two hearings before the Platting Board and one hearing before the Board of Adjustment and Appeals (Case 2024-048), neighbors testified that seasonal high groundwater made the original lots unsuitable for subdivision, and put neighboring properties at risk from subsequent failure of septic systems. Our complaints were ignored and there were several questionable actions by the Platting Board and Platting Division staff surrounding approval of Lazy Moose Run, including:

- Improper public notice
- Test holes were not excavated under direct supervision of an engineer
- An existing sewage system on the properties was not noted in the engineer's report
- The Platting Board violated Borough Code when it improperly reconsidered its initial rejection of Lazy Moose Run
- The Platting Board failed to verify the seasonal high water table had been properly determined.

The Platting Board failed the public when it approved Lazy Moose Run, and people that subsequently purchased those lots encountered significant difficulties with high water tables during development, as predicted by neighbors.

The Platting Board has a history of favoring the interests of developers over the interests of people that reside in impacted neighborhoods. As a result, public trust in the Board has eroded.

Jerry Hupp
15755 E. Jupiter Ave.
Palmer, AK

HANDOUT # 1
Lazy Moose Run L1A
CASE # 2026-029
MEETING DATE: APRIL 22, 2026

Cayman Reynolds

HANDOUT # 2
Lazy Moose Run L1A
CASE # 2026-029
MEETING DATE: APRIL 22, 2026

From: Gail Volt <gail.volt@gmail.com>
Sent: Monday, April 20, 2026 2:19 PM
To: Platting
Subject: Public Comment for Case #2026-029 CR

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

Comment for Public Hearing: Abbreviated Plat Agenda on April 22, 2026

Case # 2026-029 CR.

Lazy Moose Run L1A: Request to create one lot from Lots 1 and 2 Lazy Moose Run.

No Objection, and a Concern. 4/20/2026

Name/Address: Gail Volt, PO Box 1529, Palmer, AK 99645. 15755 E. Jupiter Ave, Palmer, AK

Comments. I have no objection to un-dividing the previously subdivided Lots 1 and 2 in Lazy Moose Run. The request to combine two recently subdivided lots back into the original one lot size does not come as a surprise to any local neighbors involved with the original hearings about creating the Lazy Moose Run subdivision.

Neighboring residents testified that the groundwater levels were very high all over the area. They had witnessed standing water on all the proposed subdivision lots, and especially on these two lots which have a small wetland area that resembles a pond at times. The small lot sizes make finding suitable areas for septic holding tanks, septic fields and a dwelling on many of the newly subdivided lots difficult and expensive, if not impossible.

Neighboring residents testified in two Platting Board hearings and one Board of Appeals hearing about this issue (and many other issues with a total of seven MSB code violations), but they were ignored by the boards. We also testified that a lot directly adjacent to these lots had recently hit ground water at two feet while excavating an extension to their driveway. That, too, was ignored.

Last summer, a person who purchased one of the newly subdivided lots in the Lazy Moose Run subdivision hit ground water at 18 inches while attempting to put in a septic system, even though the engineers report said their test hole measured groundwater around 10 feet. The new landowner subsequently had to bring in approximately 40 dump truck loads of fill to complete that now very expensive septic system. Interestingly, the Lazy Moose Run landowner and/or

his representative was present during all these hearings and heard our testimonies regarding high ground water levels, plus they are on record with the Borough. All of this is still on record. However, when the new owner of the lot above questioned the person he bought the land from about the high-water table, he was told "I don't know anything about that." Whatever happened to "Full Disclosure"?

We testified at the three hearings involving the creation of the Lazy Moose Subdivision that the test holes for ground water levels were done incorrectly and against code. Code says the holes must be dug under the direct supervision of an engineer, but the engineer was not present when the holes were dug. This was ignored by both boards, even though the Borough Attorney said it was not defined specifically enough to make a determination one way or the other.

I don't find it surprising at all that new landowners in the Lazy Moose Subdivision are finding out that the groundwater levels are very high and need to either pay for an expensive septic system and fill for a house foundation, or purchase the lot next to them so they have more room to find a suitable site for septic and building. I feel bad for these folks who are buying these lots without getting full and honest disclosure about the high-water table, but I'm glad at least two of the lots are being combined back into the original one lot. Ninety-five percent of the land-owners in the area opposed the creation of the Lazy Moose Subdivision. Every single purchaser of one of these lots is going to have groundwater issues - that's a given. These lots never should have been subdivided in the first place.

Cayman Reynolds

From: Abby Pochatko <abbypochatko@gmail.com>
Sent: Tuesday, April 21, 2026 11:58 AM
To: Platting
Subject: Lazy Moose Run Lot 1A - No Objection

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

Dear Members of the Platting Board,

I am writing to express my continued concern regarding the subdivision of certain lots that, as was clearly stated two years ago, sit on land with a high water table and persistent groundwater issues. At that time, local residents shared firsthand knowledge and evidence indicating that these parcels were not suitable for subdivision. Unfortunately, those concerns were not given sufficient weight, and the subdivision was approved.

We now find ourselves revisiting the same issue, as two of these lots are being recombined. It appears this action may be necessary to meet the requirements for a legal septic system, given that these particular lots experience standing water year-round. This outcome underscores the very concerns that were originally raised and, regrettably, dismissed.

This situation has resulted in an unnecessary expenditure of Borough resources and time, as the matter has now required attention on multiple occasions. Additionally, members of the surrounding community invested \$1,000 to formally appeal the original decision, an effort that ultimately proved unsuccessful.

It is deeply disheartening to see subdivision approvals move forward despite substantial evidence supporting the need to maintain larger, intact parcels in areas with known environmental limitations. I urge the Platting Board to give greater consideration to local knowledge and site-specific conditions in future decisions, to avoid repeating similar outcomes.

Thank you for your attention to this matter.

Sincerely,
Abby Pochatko

HANDOUT # 3
Lazy Moose Run L1A
CASE # 2026-029
MEETING DATE: APRIL 22, 2026