

April 5, 2026

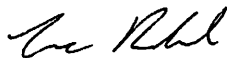
Matanuska-Susitna Borough, Platting Division  
350 E Dahlia Ave  
Palmer, AK 99645

Re: Mountain Top Acres

Commenting on the updated preliminary plat for 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. I support the change to the connection point to Base Camp PUE as shown on the update preliminary plat. This connection a.) eliminates the possibility of the unpopular straight through connection; and, b.) creates a better access point for any future internal development of Tract A.
2. With no immediate plans to develop Tract A, I also support the stub road construction stopping short of the property line. A stub road that dead-ends into undeveloped Tract A is likely to invite dumping, etc. The short stub road that stops short will allow future access with any potential problems in the intervening time.

Thank you,



Isaac and Raena Rowland

**HANDOUT #1  
MOUNTAIN TOP ACRES ADD 1  
CASE # 2026-009  
MEETING DATE: MAY 07, 2026**

**MATANUSKA-SUSITNA BOROUGH**

**PLATTING DIVISION**

350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

att. Brian

56100B09L009 319  
PETLUSKA MINNIE  
PO BOX 872474  
WASILLA, AK 99687

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: BRIAN WILSON**

**REQUEST:** The request is to vacate the existing 33' Section Line Easement from Lot 9 Enchanted Forest Subdivision, Plat 71-50, (Tax ID 6100B15L009) to be known as **LOT 9, BLOCK 15, ENCHANTED FOREST SUBDIVISION**, containing 0.52 acres +/- . The plat is located directly north of West King Arthur Drive, north of North Parks Highway, and west of Prator Lake, located within the SW ¼ Section 25, Township 18 North, Range 03 West, Seward Meridian, Alaska. Not in a 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 May 7, 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](mailto: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](http://www.matsugov.us/boards/platting).

[ ] No Objection [X] Objection [X] Concern

Name: Minnie Petruska Address: P.O. Box 872474 Wasilla, AK

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**HANDOUT # 1**  
**Lot 9 Block 15 Enchanted Forest**  
**CASE # 2026-021**  
**MEETING DATE: MAY 7. 2026**