

## Matthew Goddard

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**From:** max@allpointsnorth.us  
**Sent:** Monday, May 18, 2026 10:36 AM  
**To:** Matthew Goddard  
**Subject:** Re: Wells Troutman Cutler Variance

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

Please remove the variance request.

Max

On 2026-05-18 10:14, Matthew Goddard wrote:

> Hello Max,

>

> The email you previously sent never arrived. I am guessing server  
> security may have blocked it but either way, could you re-send the  
> request to remove the variance request from the agenda, I need to have  
> this in hand to get things prepared for the meeting.

>

> Thank you,

>

> Matthew Goddard

> Platting Technician

> 907-861-7881

> Matthew.Goddard@matsugov.us

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**HANDOUT #1  
WA 02 WELLS TROUTMAN CUTLER VARIANCE  
CASE # 2026-028  
MEETING DATE: MAY 21, 2026**

**MATANUSKA-SUSITNA BOROUGH**

**PLATTING DIVISION**

350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

RECEIVED

MAY 05 2026

PLATTING

56026B01L031 1  
BISCHOFF DIANE T TRE  
BISCHOFF DEC OF TRUST  
10036 CHICKALOON ST  
EAGLE RIVER, AK 99577

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: STATE OF ALASKA DNR / R & K LAND SURVEYING**

**REQUEST:** The request is to vacate the existing public use easement and dedicate right-of-way following the existing E Hillside Drive and to create 2 lots from Parcel A3 (S 1/2 NE 1/4 & SE 1/4), to be known as **ASLS 2019-69**, containing 238.39 acres +/- . The property is located east of S Talkeetna-Spur, north of E. Hillside Drive, and directly west of S Mt Hunter Drive (Tax ID #24N04W04A003); within the E 1/2 Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska. In Community Council #12 Susitna 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 21, 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](mailto: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, **Matthew Goddard** at (907) 861-7881. 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 [ ] Objection [X] Concern

Name: DIANE BISCHOFF Address: 10036 CHICKALOON ST. EAGLE RIVER, AK 99577

Comments: (OWNER BENKA LK AK BLOCK 1 LOT 32, 31, 33) NOTE: AS LONG AS IT DOES NOT IMPACT ACCESS TO MOOSE HOLLOW AND ADJACENT PROPERTIES. ALSO: DOES NOT ALTER UTILITY ACCESS.

ALSO: IF ANY PROPERTY PRIVATELY OWNED, IS LOST: COMPENSATION THAT IS FAIR TO THOSE PROPERTY OWNERS.

Diane Porschell 5/1/2026

Case # PLAT-2026-000031 MG

Note: Vicinity map Located on R

**HANDOUT #1**  
**ASLS 2019-69**  
**CASE # 2026-031**  
**MEETING DATE: May 21, 2026**

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

RECEIVED

MAY 11 2026

PLATTING

56026B01L039 28  
HINRICHS ERIC A  
LECY KRISTIN D  
8502 PECK AVE  
ANCHORAGE, AK 99504

**NOTIFICATION OF PUBLIC HEARING**

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[ ] No Objection [ ] Objection  Concern

Name: Eric Hinrichs / Kristin Leacy Address: 17816 Hillside Dr.  
Comments: Not against the proposed vacation, as long as all parties affected are compensated at Mkt rate and any disturbances in land are returned to pre-disturbance condition. Would also like new as-built maps / plot map / legal document sent to affected parties.

Case # PLAT-2026-000031 MG

Note: Vicinity map Locate

**HANDOUT #2**  
**ASLS 2019-69**  
**CASE # 2026-031**  
**MEETING DATE: MAY 21, 2026**

**Subject:** Public Comment – Record of Concern: ASLS 2019-69 (State of Alaska DNR)

**Matanuska-Susitna Borough Platting Board Attn: Matthew Goddard, Platting Technician**

Dear Members of the Platting Board and MSB Staff,

Buddy Two Investments LLC is a land holding company that has owned the property comprising the proposed Talkeetna Mountain Estates (Preapp-2025-000222) since 2012. As long-term private landowners, we have a vested interest in the primary access corridor utilized by the State of Alaska's application for ASLS 2019-69 (specifically Noel Wien Avenue and E. Moose Hollow Avenue). While we do not strictly object to the State of Alaska creating these 2 new lots, we are submitting this written testimony to formally register a **Concern** regarding the existing traffic capacity of this corridor.

We request that the following facts and discrepancies be entered into the official administrative record for this corridor:

**1. Correction of the Borough's Traffic Assumptions** During our recent Pre-Application Conference (Preapp-2025-000222), the MSB Department of Public Works provided official notes stating: *"On preliminary count, Noel Wien Ave. already provides access to approximately 50 lots."*

This assumption severely underestimates the actual traffic load relying on this egress route. Our project's traffic engineer, Curt Holler, has completed a traffic mapping of this specific corridor. The study indicates a total of **124 existing, platted lots**. While the MSB may be correct that there are approximately 50 lots located directly on Noel Wien Avenue, there are dozens of additional lots located geographically past our property. Because this road network has limited other viable outlets (Birch Creek Landing), *most of these lots are forced to use Noel Wien Avenue and E. Moose Hollow Avenue to exit the neighborhood.*

**2. Acknowledgment of Ongoing DPW Compromise Discussions** We want to formally acknowledge and express our appreciation for recent discussions held on May 14, 2026, between our engineering team and MSB DPW regarding a potential path forward for this corridor. DPW indicated a willingness to consider certifying Noel Wien Avenue under the 1991 Subdivision Construction Manual standards, while also appropriately factoring in the recreational/weekend use of existing cabins to mitigate the mathematical ADT. We are actively working with our engineer to field-measure the road to explore this highly reasonable compromise.

However, because our field measurements will not be complete prior to today's hearing, we must submit the remainder of this testimony to preserve our factual baseline and constitutional rights on the administrative record, should the road fail to meet the 1991 certification.

**3. Arbitrary Enforcement and Constitutional Proportionality** Should the aforementioned 1991 SCM compromise fail to materialize, we must note that by continuing to process applications like the State of Alaska's ASLS 2019-69, the Borough is actively allowing cumulative traffic to be added to an over-capacity road. The Borough is allowing the State to

subdivide without requiring them to structurally rebuild the corridor to modern Residential Collector standards.

If the Borough accepts the road's current physical condition as sufficient for the State of Alaska to add new lots, it must apply that standard equally to private property owners. It is unconstitutional and a violation of the *Nollan/Dolan* standard of "rough proportionality" for the Borough to exempt the State from road improvements, only to later demand that a single private landowner fund 100% of a massive structural upgrade to cure a pre-existing municipal infrastructure deficit caused by the 124 lots the Borough previously approved.

**4. Proposed Equitable Solution** We ask the Platting Board to formally acknowledge on the record today that this total corridor already serves appx. 124 lots that must use it for egress. We urge the Borough to continue collaborating with us on the mitigated 1991 SCM certification, or alternatively, to initiate a proportional funding solution—such as a Local Improvement District (LID)—so that all utilizing properties, including the State of Alaska, existing homeowners, and future landowners, share the cost of upgrading this corridor fairly.

Thank you for your time and for entering this data into the public record.

Sincerely,

Buddy Two Investments LLC

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

56026B01L037 11  
QUINN KEVIN  
DARINGER CHERYL  
2350 HEATHERBROOK CIR  
ANCHORAGE, AK 99504

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[ ] No Objection [ ] Objection [  ] Concern

Name: Kevin Quinn Address: 2350 Heatherbrook Cir, Anchorage AK 99504  
Comments: As long as any adjacent lots do not lose  
road Access we have no objection.

Case # PLAT-2026-000031 MG

Note: Vicinity map Located on Reverse Side

**HANDOUT #4**  
**ASLS 2019-69 (VAC)**  
**CASE # 2026-031**  
**MEETING DATE: MAY 21, 2026**

Public Comment Submitted to the Planning Commission Regarding the Proposed Lot Layout

I respectfully submit these comments for the Planning Commission's consideration regarding the proposed lot layout. My concerns relate to compatibility with the existing neighborhood, access and site design, utility connections, and the potential long-term effect of this proposal on surrounding properties.

1. Association and Property Classification

First, I respectfully request clarification as to whether the proposed lots will be subject to the Settlers Bay Owners Association CC&Rs. If they will not, I ask that the basis for that determination be clearly explained, particularly given that the lots are bordered on three sides by properties within South Settlers Bay Unit 2. I am also concerned that the proposed irregular lot shapes and sizes are not compatible with the established development pattern and character of the surrounding neighborhood.

2. Design and Layout Concerns

Second, I am concerned that the proposed design is not consistent with the existing subdivision layout. In particular, the long driveways proposed near neighboring lots may create unnecessary snow removal and maintenance issues. A layout that more closely follows the established lot pattern would appear to be more appropriate and compatible with the surrounding area. I also believe that Lots 1 through 3 should take street access from Colony Drive, while Lots 4 and 5 should take access from Settlers Bay Drive. As currently proposed, the access arrangement for Lots 4 and 5 does not align well with the overall design of Settlers Bay Unit 2 and may create additional long-term maintenance concerns.

3. Long-Term Planning and Utilities

Third, the proposal appears to avoid connecting to the water hookups located on Settlers Bay Drive, which raises additional planning and infrastructure concerns. Because these proposed lots would be adjacent to established lots within Settlers Bay Unit 2, I also request clarification as to whether they will be governed by their own covenants comparable to those already in place in Settlers Bay. Without clear assurances regarding what may or may not be constructed on these lots, there is a legitimate concern that the proposal could negatively affect surrounding property values within this established area.

For these reasons, I strongly recommend that the proposed lots be incorporated into Settlers Bay Unit 2, to provide clear and consistent standards for future property use, building design, and association obligations.

Thank you for your consideration of these comments. I respectfully request that these concerns be carefully reviewed and addressed before any final action is taken on the proposal.

Submitted By:

Douglas and Mary Wilber

6390 S. Calista Dr., Wasilla, AK

Settlers Bay Unit 2

(907) 244-7318

[wilberdm@mtaonline.net](mailto:wilberdm@mtaonline.net)

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**HANDOUT # 1**

**Settlers Bay Unit No. 11**

**CASE # 2026-042**

**MEETING DATE: MAY 21, 2026**