

Cayman Reynolds

From: Fred Ripp <fmjripp@gmail.com>
Sent: Monday, May 25, 2026 3:50 PM
To: Platting
Cc: Fred Ripp
Subject: Connolly Homestead Subdivision Comment

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

Re: Connolly homestead division into seven tracts.

Dear Platting Board:

We are writing to oppose the present plan for subdivision of the Connolly Homestead. We have no objection to the land being subdivided but parts of the present plan make little sense.

Mr Reynolds, the Borough Platting Technician, explained to us that, since these tracts exceed 400,000 sq feet, they are exempted from many restrictions that apply to smaller lots. Still, should not the plat make a reasonable attempt to follow the intent of access laws?

Of particular concern to us is the flagpole access routes to Tracts E and G. There the track G access to Butterfly Lake runs right down a flowing water course that drains the swampy areas that make up most of tract E and parts of tracts D and G. This water course also drains part of our property. (lot 1, Butterfly Lake). Hills would also funnel users on the tract E flagpole access into the drainage course.

Why have access over a flowing water course? Any summer traffic through here will make a muddy mess of the area. Doesn't tract G already meet Borough access requirements with the proposed flagpole access to Delyndia Lake? If so, why add an unneeded, problematic access to Butterfly Lake?

Some suggested alternatives for access to tracts E and G:

Parallel to South line of tract D from Delyndia Lake, or

Parallel to South Line of tract F from Delyndia Lake, per present plan for tract G with an extra tail going North to tract E.

Thanks for your consideration on this matter.

Sincerely,

Fred and Mary Ripp

**HANDOUT # 1
Connolly Homestead
CASE # 2026-047
MEETING DATE: JUNE 4, 2026**

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

56065B01L016 3
THIEMAN-LIVELY REV TR
THIEMAN DEMPSEY & LIVELY DTRES
11100 MAGNOLIA ST
ANCHORAGE, AK 99516

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: JOEL CONNOLLY

REQUEST: The request is to create 7 tracts from Parcel U04638000L06, to be known as **CONNOLLY HOMESTEAD**, containing 144.92 acres +/- . The property is located directly east of Delyndia Lake, directly west of Butterfly Lake, and west of West Parks Highway (Tax ID #U04638000L06); within the NW ¼ Section 01, Township 17 North, Range 05 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

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 **June 4, 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 [X] Concern

Name: Dempsey Thieman Address: Lot 15 #16 Butterfly Acres Subdiv #1

Comments: Over land access, parking, canoe/boat storage is currently crowded and difficult at times. Allowing this subdivision will significantly increase traffic and use beyond capacity. I do not support this subdivision.

Case # PLAT-2026-000047 CR

Note: Vicinity map Located c

**HANDOUT # 2
Connolly Homestead
CASE # 2026-047
MEETING DATE: JUNE 4, 2026**

CERTIFICATE OF OWNERSHIP

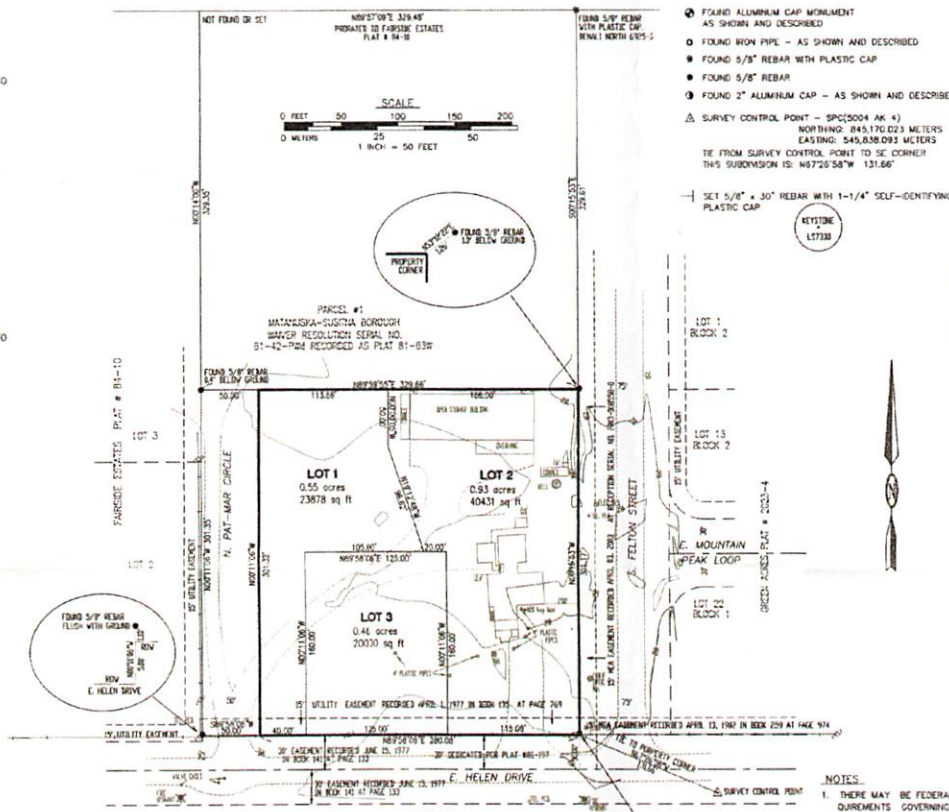
WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

BENJAMIN MARCUS CROWLEY DATE _____
TRUSTEE OF THE ALPINE ABBEY LIVING TRUST
DATED OCTOBER 17, 2024 AND ANY AMENDMENTS THERETO
SUITE B #870
2521 E. WINE VILLAGE DRIVE
WASILLA, ALASKA 99654
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____
DAY OF _____ 20____
FOR _____

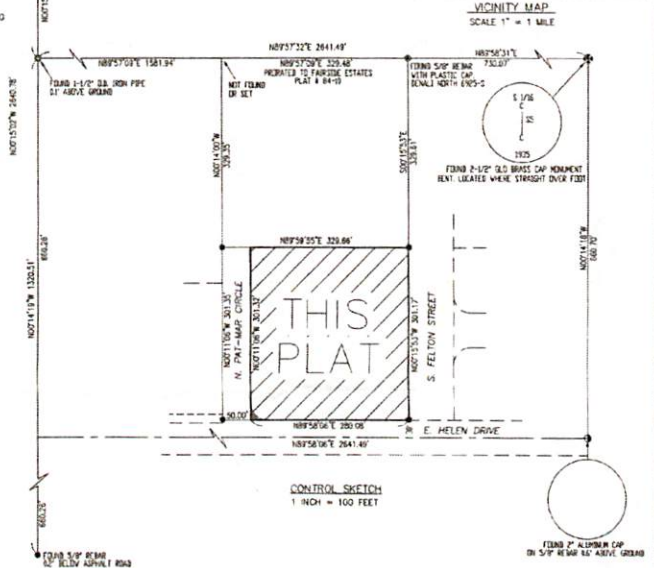
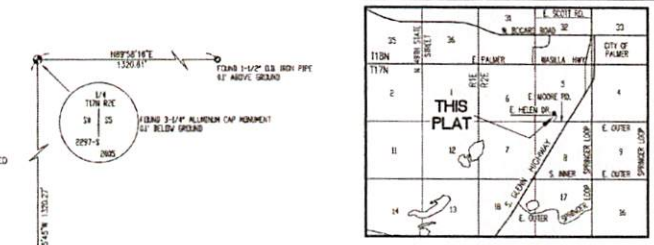
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

INDIGO RACHELLE CROWLEY DATE _____
TRUSTEE OF THE ALPINE ABBEY LIVING TRUST
DATED OCTOBER 17, 2024 AND ANY AMENDMENTS THERETO
SUITE B #870
2521 E. WINE VILLAGE DRIVE
WASILLA, ALASKA 99654
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____
DAY OF _____ 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____



- LEGEND**
- FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
 - FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
 - FOUND IRON PIPE - AS SHOWN AND DESCRIBED
 - FOUND 5/8" REBAR WITH PLASTIC CAP
 - FOUND 5/8" REBAR
 - FOUND 2" ALUMINUM CAP - AS SHOWN AND DESCRIBED
 - SURVEY CONTROL POINT - SP(3004 AK 4)
NORTHING: 845170.023 METERS
EASTING: 545,838.093 METERS
BE FROM SURVEY CONTROL POINT TO SE CORNER
THIS SUBDIVISION IS: N87°28'58"W 131.66'
 - SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP



- NOTES**
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 - BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
 - 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.I.'S AND P.R.C.'S UNLESS NOTED.
 - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 - EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - ACCESS EASEMENT RECORDED JUNE 15, 1977 IN BOOK 141 AT PAGE 433.
 - ACCESS EASEMENT RECORDED MAY 18, 1981 IN BOOK 233 AT PAGE 761.
 - ACCESS EASEMENT RECORDED MARCH 13, 1984 IN BOOK 348 AT PAGE 887 AND ON JANUARY 5, 1993 IN BOOK 703 AT PAGE 175.
 - MTA EASEMENT RECORDED AUGUST 3, 1988 IN BOOK 526 AT PAGE 793.
 - LOTS TO BE SERVED BY CITY OF PALMER WATER SUPPLY AND SEWER SYSTEM.

HANDOUT #1
IRONS IN THE FIRE CREST
CASE #2025-152
MEETING DATE: JUNE 4, 2026

DATE _____
ACKNOWLEDGMENT
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
DATE _____ CITY OF PALMER TAX COLLECTION OFFICIAL

CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.
DATE _____ CITY OF PALMER TAX COLLECTION OFFICIAL

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
7330-S GARY LOBUSSO
REGISTERED LAND SURVEYOR
DATE _____



IRONS IN THE FIRE CREST
A SUBDIVISION OF LOTS 1 AND 2
PAT-MAR ACRES NO. 1, PLAT #86-157
WITHIN THE
SW1/4 SECTION S. T. 17 N., R. 2 E
SERVARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 1.93 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LOBUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2226 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3035 N. VISTA CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 376-7911

DRAWN BY: KAD/M/lym	DATE: 4/2/26	DRAWING: 2024-15/IronsInTheFireCrest
CHECKED BY: GLO	SCALE: 1" = 50 FEET	SHEET 1 OF 1

Agenda Copy

APR 6 2025
PLATTING