

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

RECEIVED

JUL 07 2026

PLATTING

51104B08L016 100
REFT TRAVIS & SUSAN
655 W HOLIDAY DR
WASILLA, AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CROSSTOWN COMMUNITIES, LLC

REQUEST: The request is to relocate an internal road in the last phase of Primrose Point MSP, Tract D, Primrose Point PH 1 (Plat #2008-25),(Tax ID#6791000T00D), to be known as **Primrose Pointe Phase 4**. Pursuant to Title 43.15.049(G)(2)(d) the proposed change will require board approval. The property is located directly north of W. Lone Cub Drive and south of W. Ashbrook Drive; within the SE ¼ Section 4, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District 4.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at 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 **July 16, 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. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **All public comments are due one (1) day prior, by 12:00 p.m.**

To request additional information please contact the Platting Technician, **Chris Curlin** at (907) 861-7873.

To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [] Objection ☒ Concern

Name: TRAVIS REFT Address: 655 W. Holiday Drive

Comments: Where are all these units getting their water supply from. What is the resource for all these proposed units? Are pre-established wells, another off limits, my well has been mapped

Case # 2026-032

Note: Vicinity Map Located on Reverse Side

as my plot.

HANDOUT #1

PRIMROSE POINTE PH 4

CASE #2026-32

MEETING DATE: JULY 16, 2026

From: Margaret Melear <mcmelear@gmail.com>
Sent: Monday, July 13, 2026 8:34 PM
To: Platting
Subject: Petitioner/Owner: Crosstown Communities OBJECTION

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

To whom it may concern:

In response to the request to relocate an internal road in the last phase of Primrose Point MSP, Tract D, Primrose Point PH1, I'd like to object.

The proposed road relocation appears to reduce the natural buffer between the existing Primrose Pointe neighborhood and adjacent established homes. The clearing that has already occurred in the previous phase (and the current phase) has significantly changed the character of the area, due to smaller lot sizes, multifamily homes, and clear-cutting of the land instead of retaining buffers. The noise (train, music in the park, traffic, construction) and light pollution are significantly higher than when we moved in 6 years ago. Relocating the road may further exacerbate this by reducing vegetation that currently provides privacy, noise reduction, and wildlife habitat.

If the road is pushed through instead of stopping at the cul-de-sac there will be increased traffic, noise, headlights/light pollution, and loss of wildlife (moose sightings are near non-existent as compared to when we moved in).

The proposed layout also appears to maximize lot yield while reducing open space & buffering. There are 22 proposed lots in the subject property, and if they're all multi-family homes like the previous phase, that makes 44 families in that small area, which is a significantly different make-up than the areas around them. I'd encourage the board to evaluate whether fewer larger lots would better match the surrounding neighborhood and lessen impacts on adjacent property owners.

I'd be interested to see what the original plan looked like since this is a relocation and the reasoning behind the request of the road relocation.

Sincerely,

Margaret Melear

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

RECEIVED
JUL 13 2026
PERMIT CENTER

51357B04L005 140
SHOGREN BARBARA K
SHOGREN PAUL EST
900 N BALSAM CIR
WASILLA, AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CROSSTOWN COMMUNITIES, LLC

REQUEST: The request is to relocate an internal road in the last phase of Primrose Point MSP, Tract D, Primrose Point PH 1 (Plat #2008-25), (Tax ID#6791000T00D), to be known as **Primrose Pointe Phase 4**. Pursuant to Title 43.15.049(G)(2)(d) the proposed change will require board approval. The property is located directly north of W. Lone Cub Drive and south of W. Ashbrook Drive; within the SE ¼ Section 4, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District 4.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at the **Assembly Chambers** at the **Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska, on the proposed **Subdivision**. The public hearing is scheduled for **July 16, 2026**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Board Ordinances.

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To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

HANDOUT #3
PRIMROSE POINTE PH 4
CASE #2026-32
MEETING DATE: JULY 16, 2026

[] No Objection [X] Objection [] Concern

Name: Barbara K. Shogren Address: 900 N. Balsam Circle, Wasilla, AK 99654

Comments: I object to the placement of 28 small lots on the subject property because:
a) impact on soil absorption capacity in an area which has ^{low} poor absorption
b) impact on infrastructure: roads, traffic congestion c) inc. noise pollution
due to loss of trees. d) decrease in property values due to small lots, etc.

Case # 2026-032

Note: Vicinity Map Located on Reverse Side

I ^{ask} hope that a subdivision with larger lots, comparable to others in area will be considered.

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

51357B04L002 144
BURKS DANIEL P & BRANDY R
951 N BALSAM CIR
WASILLA, AK 99654-5556

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CROSSTOWN COMMUNITIES, LLC

REQUEST: The request is to relocate an internal road in the last phase of Primrose Point MSP, Tract D, Primrose Point PH 1 (Plat #2008-25),(Tax ID#6791000T00D), to be known as **Primrose Pointe Phase 4**. Pursuant to Title 43.15.049(G)(2)(d) the proposed change will require board approval. The property is located directly north of W. Lone Cub Drive and south of W. Ashbrook Drive; within the SE ¼ Section 4, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District 4.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at 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 **July 16, 2026**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

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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: Brandy Burks Address: 951 North Balsam Cir, Wasilla 99654

Comments: Decrease in property values, Increase in traffic to an already stressed road system. The septic and well systems affecting the surrounding neighborhoods. Cutting more trees will also increase the noise pollution we are already dealing with. Larger lot sizes would be a better option.

Case # 2026-032

Note: Vicinity Map Located on Reverse Side

**HANDOUT #4
PRIMROSE POINTE PH 4
CASE #2026-32
MEETING DATE: JULY 16, 2026**

Chris Curlin

From: Cilla <cillasuprak@gmail.com>
Sent: Tuesday, July 14, 2026 10:18 AM
To: Platting
Subject: CROSSTOWN COMMUNITIES, LLC

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

Objection - yes
Priscilla Robbins (Suprak)
950 N Balsam Circle,
Wasilla, Alaska
99654

Here are our reasons for objection to this new subdivision relocating an internal road in the last phase of Primrose Point MSP, Tract D, Primrose Point PH 1 (Plat #2008-25) Primrose Pointe Phase 4:

1. The small lot sizes will lessen the property values around this site.
2. The small lot sizes will be a strain on the infrastructure of the surrounding community.
3. The septs for each lot are overwhelming for the connecting subdivisions beside this new subdivisions.
4. This will increase the traffic in an already impacted part of Wasilla.
5. The noise level and pollution levels from exhaust are also a concern.

We highly recommend the subdivision developers consider larger lot sizes to maintain the beauty and integrity of the surrounding subdivisions that have lot sizes around 1 acre.

However the road is put in, the developer should keep the lots at a more sustainable size that will enhance the beauty and integrity of the area.

Thank you for considering our concerns and requests.

Regards and concerns,
Priscilla (Cilla) Suprak

Sent from my iPhone

Cayman Reynolds

From: Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>
Sent: Monday, June 29, 2026 10:47 AM
To: Cayman Reynolds
Cc: CEPOA-SM-RD-Pagemaster
Subject: RFC Starlight Subdivision MSP CR

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

Hello,

Thank you for bringing this project to our attention and for allowing us to comment. The United States Army Corps of Engineers (USACE) does have a comment regarding the proposed Starlight Subdivision. Based on aerial imagery, the Matanuska-Susitna Borough Wetlands mapper, and the National Wetlands Inventory mapper, it appears that there may be aquatic resources located throughout the proposed subdivision. A permit from USACE would be required for the discharge of dredged and/or fill material into waters of the United States, including wetlands, for the proposed residential development project.

Department of the Army (DA) authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory. Sample drawings can also be found on our website at www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). USACE defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District.

The applicant is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and they will be assigned a project manager to assist them. Please feel free to contact our main line if you or the applicant have any questions or concerns at 907-753-2712.

Thank you,
Olivia Ortiz



**US Army Corps
of Engineers®**

Olivia Ortiz
Regulatory Specialist
U.S. Army Corps of Engineers | Alaska District
South Section
Phone 907-753-2586
Email Olivia.K.Ortiz@usace.army.mil

HANDOUT # 1
Starlight Subdivision
CASE # 2026-057
MEETING DATE: JULY 16, 2026



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

RECEIVED

JUL 06 2026

PLATTING

217N02W31C014 2
DONNELLY CHRISTINE
10333 W CARMEL RD
WASILLA, AK 99623

HANDOUT # 2
Starlight Subdivision
CASE # 2026-057
MEETING DATE: JULY 16, 2026

REVISED NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: JRK GROUP LLC

REQUEST: The request is to create 184 lots and 2 tracts from Parcels 17N02W31D002, 17N02W31D003, and 17N02W31C002 to be known as **STARLIGHT SUBDIVISION**, containing 200.00 acres +/- . The plat is located directly north of West Carmel Rd, west of South Knik Goose Bay Road, and south of West Sunset Avenue, located within the SW ¼ Section 31, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview 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 **July 16, 2026**, starting at 1:00p.m. We are sending you this notice as required by State Law and Borough Ordinances.

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[] No Objection ☒ Objection [] Concern

Name: Christine Donnelly Address: 10333 W Carmel Road
Comments: There are many birds & wildlife that live around the water ways on that land to include but not limited to sandhill cranes, hawks, eagles, & hummingbirds, moose & foxes. Also, to add increased traffic to this road will need street/stop lights to be able to exit the neighborhood since it will add an additional 369+ cars travelling on Carmel. This will also add more traffic to the schools (elementary & high school) which the schools are already struggling with & unable to handle. There is not enough room at the beginning of Carmel for 184 mail boxes since USPS will not deliver this far down Carmel.
Case # 2026-074 CR Note: Vicinity map Located on Reverse Side

PLATTING DIVISION

350 EAST DAHLIA AVENUE
PALMER, ALASKA 9964558229000L008 31
DENISON MICHAEL J & DOROTHY L
9758 W CARMEL RD
WASILLA, AK 99654**HANDOUT # 3**
Starlight Subdivision
CASE # 2026-074
MEETING DATE: JULY 16, 2026**REVISED NOTIFICATION OF PUBLIC HEARING**The Matanuska-Susitna Borough **Platting Board** will consider the following:**PETITIONER/OWNER: JRK GROUP LLC**

REQUEST: The request is to create 184 lots and 2 tracts from Parcels 17N02W31D002, 17N02W31D003, and 17N02W31C002 to be known as **STARLIGHT SUBDIVISION**, containing 200.00 acres +/- . The plat is located directly north of West Carmel Rd, west of South Knik Goose Bay Road, and south of West Sunset Avenue, located within the SW ¼ Section 31, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview 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 **July 16, 2026**, starting at 1:00p.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. 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 [] ConcernName: MICHAEL DENISON Address: 9758 W. CARMEL RD. WASILLA, AKComments: (1) MAJOR CONCERN ON EXISTING RESIDENTIAL 99623WATER WELLS/IMPACT.(2) W. CARMEL RD ABILITY TO SAFELY HANDLE VOLUME
OF TRAFFIC. W. CARMEL & KGB INTERSECTION WILL
NEED A "TRAFFIC LIGHT."(3) DEVELOPER SHOULD BE RESPONSIBLE FOR ALL UTILITY
UPGRADES & ANY OTHER REQUIRED UPGRADES.

Case # 2026-074 CR

Note: Vicinity map Located on Reverse Side

I AM UNABLE TO ATTEND DUE TO APPOINTMENT
IN ANCHORAGE.

July 15, 2026

**To: Matanuska-Susitna Borough
Platting Division
350 E. Dahlia Avenue
Palmer, AK 99645
Email: platting@matsugov.us**

**Subject: Formal Opposition and Infrastructure Concerns Regarding Case Number 2026-057
(Starlight Subdivision)**

As the owner of the adjoining 30-acre parcel directly to the east of the proposed Starlight Subdivision (Case Number 2026-057), we are submitting this formal response for public records. Please enter this document into the official case file for the Public Hearing on July 16, 2026, at 1:00 PM in the Assembly Chambers.

In 2023, we had our 30 acres professionally surveyed by a licensed surveyor to map out our private airstrip and a future subdivision layout for our land for our 10 year master plan. While this survey has not yet been submitted to the Borough for final platting, it represents a substantial financial and planning investment. The current 184-lot design of the Starlight Subdivision directly impacts on our established property rights, safety, and the viability of our future land development.

We request that the Platting Board place the conditions on, or defer approval of, Case Number 2026-057:

- 1. Insufficiency and Traffic Safety Hazards of Carmel Road - The proposed access via Carmel Road is inadequate to support a high-density mega-subdivision of 184 lots. Carmel Road is currently a narrow, rural road that lacks the structural capacity, width, and safety features required to handle the estimated 1,500+ daily vehicle trips this development will generate. This infrastructure deficiency jeopardizes the legal access, safety, and ingress/egress viability of our current property and our future subdivision. We request that the Board defer preliminary plat approval until a Traffic Impact Analysis (TIA) is completed and require upgrade to Carmel Road to full Borough collector-street standards.**
- 2. Containment of Easements and Right-of-Way (ROW) Coordination. The developer must meet 100% of their easement needs—including utility corridors, slope/construction grading, and rights-of-way—strictly within their own project boundaries. Furthermore, because we have a mapped layout for our own 30 acres, any proposed stub roads or ROW alignments along our western boundary must be coordinated with our layout, so they do not render our future lots unbuildable. We request that the Board require the developer's engineers to review our 2023 survey map to ensure their ROW alignments are mutually compatible and guarantee that no slope, utility, or construction easements encroach onto our 30 acres.**

**HANDOUT # 4
Starlight Subdivision (MSP)
CASE # 2026-057
MEETING DATE: JULY 16, 2026**

3. **Physical Protection of the Private Airstrip.** Our 2023 survey explicitly defines the runway parameters of our private airstrip. Placing 184 residential lots directly against a runway creates severe, immediate safety and liability hazards for low-altitude flight paths and will guarantee future neighbor disputes over noise. We request the developer provides a significant non-building safety buffer zone on their side of the property line and records a permanent Plat Note on all Starlight lots alerting buyers to the pre-existing private airstrip.
4. **Boundary Protections for the Dirtbike Track.** Our property features an active private dirtbike track. To prevent trespassing by new residents and mitigate operational noise conflicts, a clear, permanent physical barrier is required. We request the developer install a permanent security fence and a dense vegetative buffer along our shared border.
5. **Stormwater and Drainage Controls** Converting this acreage into 184 residential lots will drastically increase impermeable surfaces. Any unmanaged runoff flowing east will flood future building sites documented on our 2023 survey. We request that the Borough require 100% on-site stormwater retention for the Starlight Subdivision so that zero water is shed onto our property.

Thank you for your time and dedication to fair, safe borough planning. We have attached a copy of our 2023 survey map for the Board reference.

Sincerely,

Paul and Paula Griffin
5720 S. Mary n Bud Circle
Wasilla, Alaska 99623
907-529-9337
Pnpgriffin720@gmail.com

**** Starlight Subdivision Proposed ***

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

PARCEL #2
M.S.B. WAIVER 81-122-PWm
RECORDED 81-209W

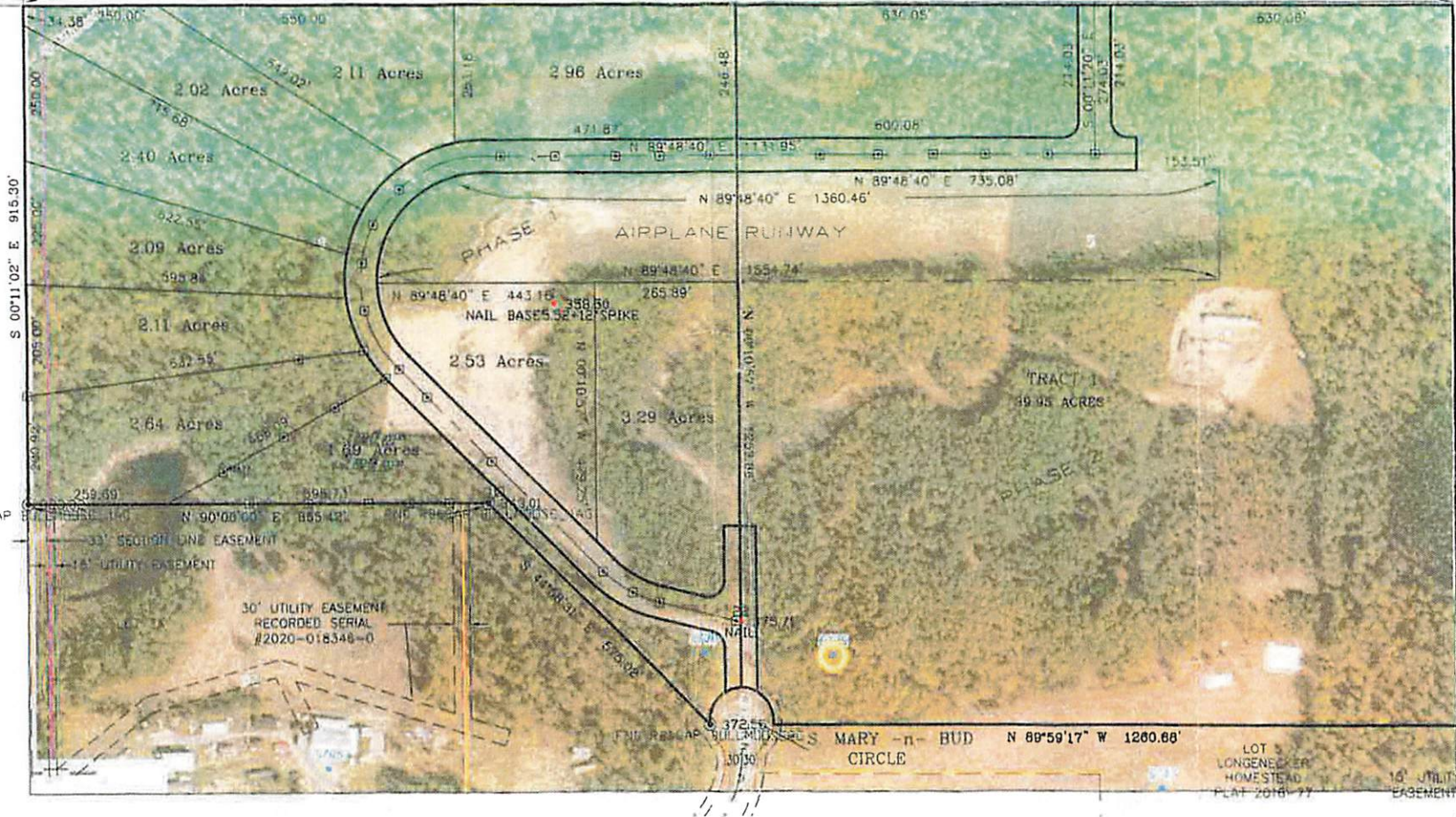
UNSUBDIVIDED

SECTION 31

SECTION 32

N 89°58'37" W 2640.22'

PARCEL #2
M.S.B. 40 ACRE EXEMPTION 2003-011-EXM
RECEPTION NO. 2003-004292-0



UNSUBDIVIDED

S 00°11'20" E 1320.48'

60' ACCESS EASEMENT

W. THAT WAY

10' UTILITY EASEMENT

SITE PLAN

LOT 1 & 2, LONGNECKER HOMESTEAD

PALMER RECORDING DISTRICT, ALASKA

BULL MOOSE SURVEYING LLC

200 HYGRADE LANE, WASILLA, ALASKA 99654
(907) 357-6957 office@bullmoosesurveying.com

PLAT #

DRAWN BY:
DMW

DATE OF SKETCH:
7/25/2023

CHECKED BY:
TGC/OTD

SECTION
32

TWP.
17N

RANGE
2W S.M.

NOTES:

1. IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT.

2. ALL BEARINGS AND DISTANCES SHOWN ARE RECORD, UNLESS OTHERWISE NOTED.

3. NO FIELD SURVEY HAS BEEN PERFORMED AS OF THIS DATE.

SCALE:
1"=200'

REVISION

BY

DATE

PREPARED FOR:

PAUL & PAULA GRIFFIN

©BULL MOOSE SURVEYING 2023



RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the master plan of Starlight Subdivision, Section 31, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH for each phase.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest for each phase.
3. Pay postage and advertising fees.
4. Provide ADEC Approval To Construct for the community water system. Provide final design of the water distribution line layout.
5. Provide As-Built or record drawings for community water system for each phase submitted.
6. No individual well systems are permitted.
7. Construct the residential, residential sub-collector and residential collector standard roads and cul-de-sacs in accordance with the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - f) Obtain approval of street names from Platting Assistant.
8. Show all easements of record on final plat.
9. Submit recording fees, payable to Department of Natural Resources (DNR).
10. Submit final plat in full compliance with Title 43.

**HANDOUT # 5
Starlight Subdivision (MSP)
CASE # 2026-057
MEETING DATE: JULY 16, 2026**



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

3375 N Sams Dr. Wasilla, Alaska 99654 • 376-0410

RECEIVED

MAY 07 2026

PLATTING

April 29, 2026

Fred Wagner
MSB Platting Officer
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: *Treasure Trove Sub.*; Roads and Drainage.
HE #20023

Dear Mr. Wagner:

At the request of the project developer, we have prepared a preliminary drainage plan and basic road design work for the referenced proposed subdivision. The project will create three large lots from one existing tract and 2 small lots totaling approximately 62 acres. Our evaluation included review of the provided topography information, review of aerial imagery and our other observations at the site. See the attached project and topography map for details.

Topography. The project site nearly forms a rectangle oriented east to west, with an irregular west border at the edge of Island Lake. A small polygon added along the north edge is formed by the two lots which will be attached to and provide legal access for proposed Tract A; this has been the primary access for decades. The site lies east of Island Lake and southwest of the south end of North Treasure Street. The majority of the project site is a very gentle hill with its top within the east center of the site. The entire site slopes away from the hill top, to the north, west and south. There exists a low-lying swamp/muskeg area along the lake. No substantial areas with steep slopes exceeding 25% exist. The total elevation differential indicated from the provided topo map contours is about 56'.

Prior Site Development & Vegetation. Much of the parent parcel remains in its native state. There is a hangar/shop and residence with various outbuildings located on Tract A, and an airstrip clearing nearly bisects the project, running south to north. A taxiway exists between the strip and the shop, and another taxiway/access runs from the strip to the lake edge, near the south border. Existing native vegetation varies considerably, with primarily grasses in low wet valleys. Areas adjacent to the lake have mostly black spruce trees. Upland areas have mature birch and spruce trees with a few odd willow and alder.

Road Access. The proposed project will ultimately require the construction of approximately 580' of new *residential* standard road, including a temporary cul-de-sac

bulb as a turn-around. Initial design work indicates road centerline grades will all be under 6%, with cuts and fills expected to be less than 5 feet. The cul-de-sac grades can be kept at 4% or less. Sandy silty gravel materials adequate to construct the road sub-base can be mined from existing soils within some portions of the new ROW, or mined from some of the lots or tracts. The top 24" structural section of the roads will need to be imported.

Drainage. The project will minimally affect existing drainage patterns. A preliminary drainage plan is included in the attached sketch, and includes culvert locations. Any further drainage structures will be identified as part of the upcoming drainage report. As always, the drainage plans may be subject to field modification and improvement during construction.

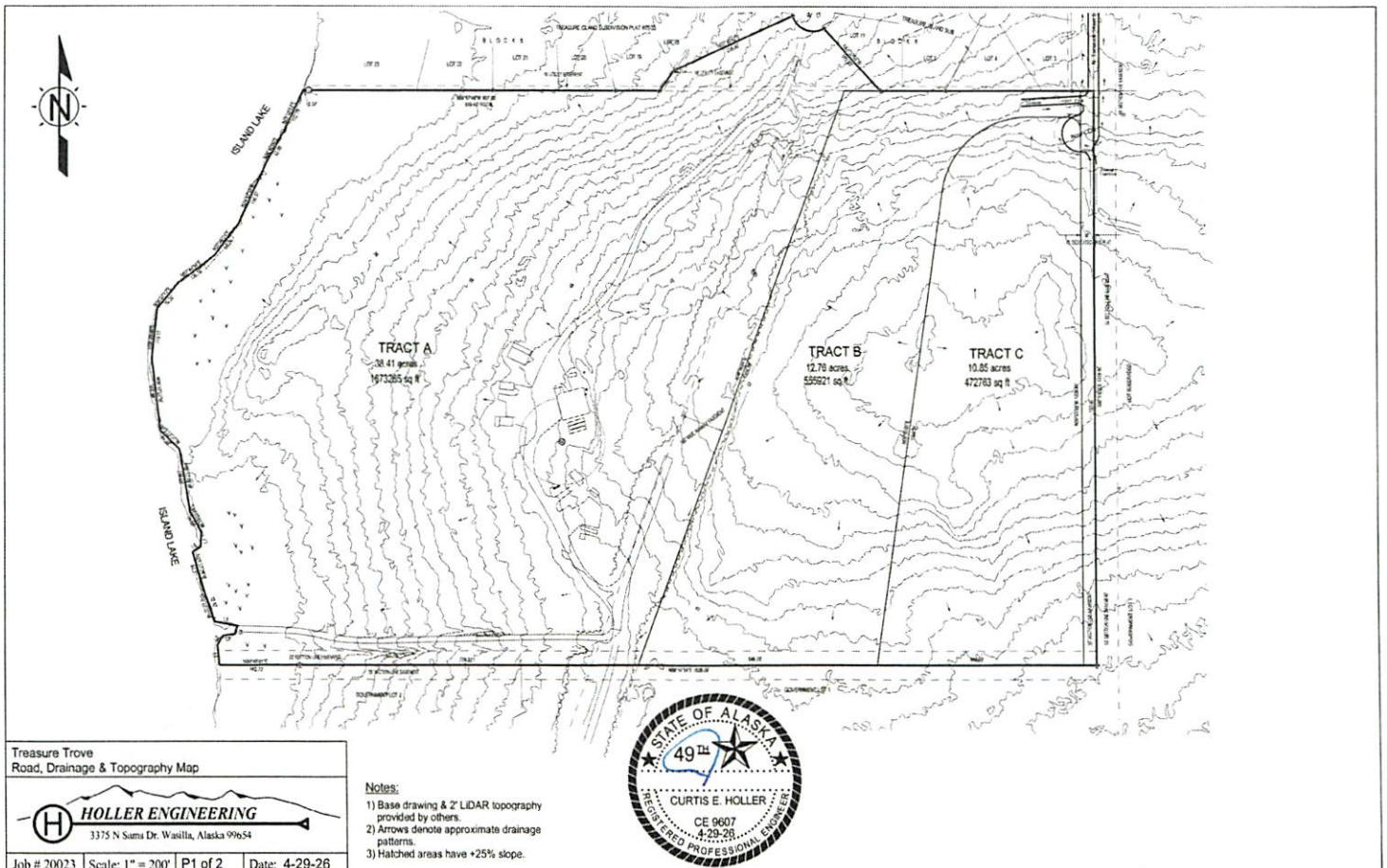
Please do not hesitate to call with any questions.

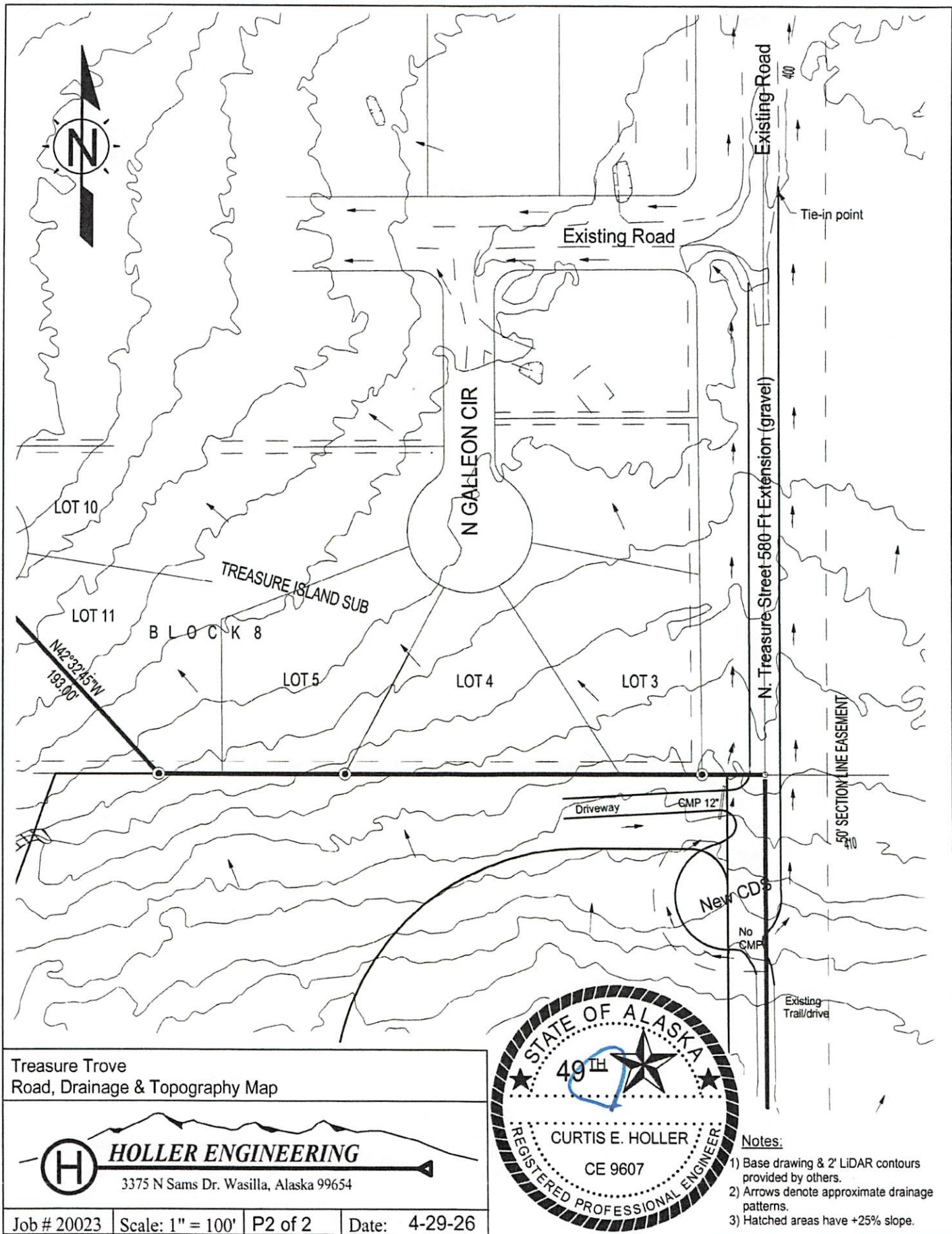
Sincerely,

Curtis Holler, PE

c: C. Center., w/attachments







Chris Curlin

From: JOHN OBRIEN <o'Brien1262@sbcglobal.net>
Sent: Thursday, July 9, 2026 11:54 AM
To: Platting
Subject: TREASURE TROVE: SUBDIVISION, Petitioner/Owner: Crosswinds Family Trust, Staff: Chris Curlin, Case # 2026-059

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

My name is John O'Brien, and I own through my Trust the land that borders the south side of the development. My real property account number is: 218N02W27A004. I have no objections or reservations to the developers continuing to develop Treasure Trove.

Feel free to contact me if there are any questions.

Regards,

John O'Brien

310-913-4837 

Chris Curlin

From: Beth Ann <msoutlaw1814@gmail.com>
Sent: Wednesday, July 15, 2026 10:44 AM
To: Platting
Subject: Crosswinds family trust aka Treasure Trove

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

Dear Chris, per our previous conversation, our only concern is that the development of this request will encroach or impact our property as it currently sits.

Kindest regards,
Beth Ann Law US
4559 N Treasure Street
Wasilla 99623
(520)244-9126

MATANUSKA-SUSITNA BOROUGH

PLATTING DIVISION

350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

RECEIVED

JUL 01 2026

PLATTING

117N02E35D007 1
MAHONEY TIMOTHY & KIMBERLY REV TR 2017
14607 TERRACE LN
EAGLE RIVER, AK 99577

REVISED NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: MCK LLC

REQUEST: The request is to create 6 lots from Tract B-1, DOW Homestead, Plat #2000-122, to be known as **SHADOW MOUNTAIN ESTATES**, containing 8.76 acres +/- . Access for all lots is from a proposed street on the northern boundary of the property. The property is located north of Knik River, south and west of Bodenburg Creek, and directly east of S Old Glenn Highway (Tax ID #5061000T00B-1); within the NE ¼ Section 02, Township 16 North, Range 02 East, Seward Meridian, Alaska. In Community Council #2 Butte 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 **July 16, 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: <https://matsu.gov/boards/platting-board>.

☐ No Objection ☐ Objection ☐ Concern

Name: Kim Mahoney Address: 6129 S. Old Glenn Hwy

Comments: Provide adequate drainage + road elevation to address seasonal flooding. Construction should not adversely impact adjacent property drainage. Maintain access for adjacent property owners throughout construction. Existing driveways need to be accommodated. Road design needs to provide driveway entrances. Maintain + provide access to driveway at the east end of the proposed cul-de-sac.

Case # 2026-060 MG

Note: Vicinity map Located on Reverse

HANDOUT #1 **PAGE 1 OF 2**
SHADOW MOUNTAIN ESTATES
CASE # 2026-060
MEETING DATE: July 16, 2026

Matthew Goddard

From: K Mahoney <mahoney2013242709@gmail.com>
Sent: Tuesday, July 7, 2026 8:39 PM
To: Platting
Subject: Petitioner: MCK LLC Shadow Mountain Estates

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

I have a couple of additional concerns that I'd like to be addressed. We own lot D7 which is on the north side of the proposed subdivision.

After reviewing the proposed plat filed at the borough on May 1, 2026 I'd like to note the following:

1. The proposed drainage basin at the end of the cul de sac needs to be located outside of the section line easement. Its current location may impact future proposals to further extend the road or utilities.
2. There needs to be an access driveway located at the end of the cul de sac so that we can continue to use and access our property. We currently have access through the section line and the proposed road needs to accommodate this continued access.
3. The driveway noted on the plat to access our lot to the north needs to be accounted for in the design of the new road. We require the driveway to be the same width as it exits the proposed road as it is now including 20" width with 20" radii. \

Thank you.

Kim Mahoney
6129 S Old Glenn Hwy
907.242.3102

FINDINGS OF FACT

1. The plat of Shadow Mountain Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
3. All lots will have the required legal and physical access consistent with MSB 43.20.100, MSB 43.20.120, and MSB 43.20.140.
4. All lots will have the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #5 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Emergency Services, Community Development, Assessments, or Planning; or MEA
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. No objections were received from any federal or state agencies, borough departments, or utilities.
8. At the time the staff report was written, there were no objections from the public in response to the Notice of Public Hearing.
9. Construction of the road as proposed is predicated upon the approval and recordation of Shadow Mountain Circle Public Use Easement, MSB Case #2026-058.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Shadow Mountain Estates, Section 02, Township 16 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Construct the access road and cul-de-sac to residential street standards according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d) Alignment of Shadow Mountain Circle to be coordinated with and approved by MSB Department of Public Works.
 - e) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - f) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - g) Obtain approval of street names from Platting Assistant.
5. Work with MTA to address the existing service line to Parcel D6 during the road construction process.
6.
 - a. Remove/relocate the existing cabin on proposed Lot 3.
 - b. Either vacate the existing well located within the section line easement or apply for an encroachment permit with MSB Development Services. If applying for an encroachment permit, provide Platting Staff with a copy of the approved permit.

- c. Once all setbacks/encroachments have been addressed, submit either an updated as-built or a signed/stamped letter from a surveyor certifying that no setback/encroachment violations exist, nor will any be created by the recordation of this plat.
7. Add a plat note stating that "No direct access to the S. Old Glenn Highway shall be granted to Lot 1 unless otherwise authorized by the permitting authority."
8. Obtain an approach road permit from AODT&PF for the connection to the S. Old Glenn Highway. Provide Platting Staff a copy of the approved approach road permit.
9. Show all easements of record on final plat.
10. Submit recording fees, payable to Department of Natural Resources (DNR).
11. Submit plat in full compliance with Title 43.

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

RECEIVED

JUL 02 2026

PLATTING

117N03E19C002 26
FREY JOHN JR
500 SAN PASQUAL DR
ALHAMBRA, CA 91801

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: LUCILLE T. FREY REV TRUST

REQUEST: The request is to create six lots and two tracts from Parcel 2, MSB Waiver 86-54PWm, recorded as (86-194W), (Tax ID# 17N03E19C006) to be known as **ALASKA SUNRISE** containing 109.4 acres +/-, and construct and dedicate a portion of E. Plumley Road. The property is located directly north of E. Plumley Road and directly east of S. Henry Way; within the SW ¼ and SE ¼ Section 19, Township 17 North, Range 03 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District 1.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at 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 **July 16, 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. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

☒ No Objection ☐ Objection ☐ Concern

Name: John Frey Jr Address: 500 San Pasqual Dr. Alhambra

Comments: _____

Case # 2026-061

Note: Vicinity Map Located on Reverse Side

**HANDOUT #1
ALASKA SUNRISE
CASE #2025-61
MEETING DATE: JULY 16, 2026**

Chris Curlin

From: Chris Humphrey <weazel1960@gmail.com>
Sent: Monday, July 13, 2026 8:45 AM
To: Platting
Subject: Proposed Alaska Sunrise Subdivision (by Lucille T. Frey Rev Trust)

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

The following are my comments of Concern regarding the subject of the proposed subdivision.

1. Increased Traffic- the proposed new 6 lots and improvements to the E. Plumley Road will increase the volume and speed of the traffic along this previously unimproved road area. Currently, the previous unimproved road provided access to 3 properties that have 5 dwellings. I estimate that there are at least 2 vehicles per dwelling so that is a minimum of 10 vehicles going in and out of this area on a daily basis. Adding 6 lots will effectively double the traffic.
2. Increased vehicle speeds - the improved road is a straight road that has expanded to 24 ft wide for 2 lanes. There are no speed limits shown which has resulted in higher speeds for cars continuing on from the existing paved Plumley Road. My concern is the expanded road is located along my northern property line (section line) and places more risks of errant drivers coming onto my property.
3. Increased risks at the Plumley-Caudill intersection. This intersection has had numerous accidents. The most recent was on Christmas 2024 in which a vehicle missed the turn as it traveled along Plumley. The vehicle rolled, injured the driver, and took out a dozen mail boxes. Adding the new 2-lane improved E Plumley Road will require improvements at that intersection that includes at least stop signs and better warning signs given the increased traffic and speeds (see items 1 and 2).
4. Tracts A and B- there is no indication of the plans for these tracts but it the turn out at the end of E. Plumley indicate a potential road access into A and B. I understand via the engineer and contractor doing the road improvement that one of the Frey family members wanted to access her portion of the overall parcel. My concern is that there could be further dividing which will compound my concerns in items 1,2, and 3 above. If there are more 1-acre lots, this could be another 100 lots if both Tracts are developed.
5. Mailboxes - currently there are approximately 30 stand alone mailboxes (including ours) at the intersection Plumley and Caudill that are now clearly in the way of the expanded E Plumley Road. There is no clear plan on where and who relocates those mailboxes. The engineer and contractor have told me that USPS is supposed to do something but they aren't sure . The communication on this project to the adjacent landowners has been marginal at best so my concern is that I will have little notice if I have to move mine. The communication issues includes a late notice on clearing the trees that happened a week to 10 days after the contractor started the work.

While I don't oppose the subdivision, I would like to see my concerns addressed to assure this development doesn't compromise safety and security of the adjacent property owners including me.

I can be reached by phone at 907-350-5776 or email at weazel1960@gmail.com.

**HANDOUT #2
ALASKA SUNRISE
CASE #2025-61
MEETING DATE: JULY 16, 2026**

Thanks
Chris Humphrey
Chris and Lynn Humphrey Living Trust
18149 E. Merry Circle
Palmer, AK 99645
Wind Shadow Parcel No 3.