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

RECEIVED
OCT 08 2026
PLATTING

223N04W10B012 15
FRAZAR MICHAEL N
PO BOX 771521
EAGLE RIVER, AK 99577-1521

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: KEITH & MARY RAYL

REQUEST: The request is to create three lots from Tax Parcel B2 (E1/2 NW1/4), to be known as **LOON'S LANDING,** containing 79.869 acres +/-. The property is located southeast of E. Montana Creek road, northwest of Goose Creek, and directly south of E. Future Road (Tax ID # 23N04W10B002); within the NW ¼ Section 10, Township 23 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7.

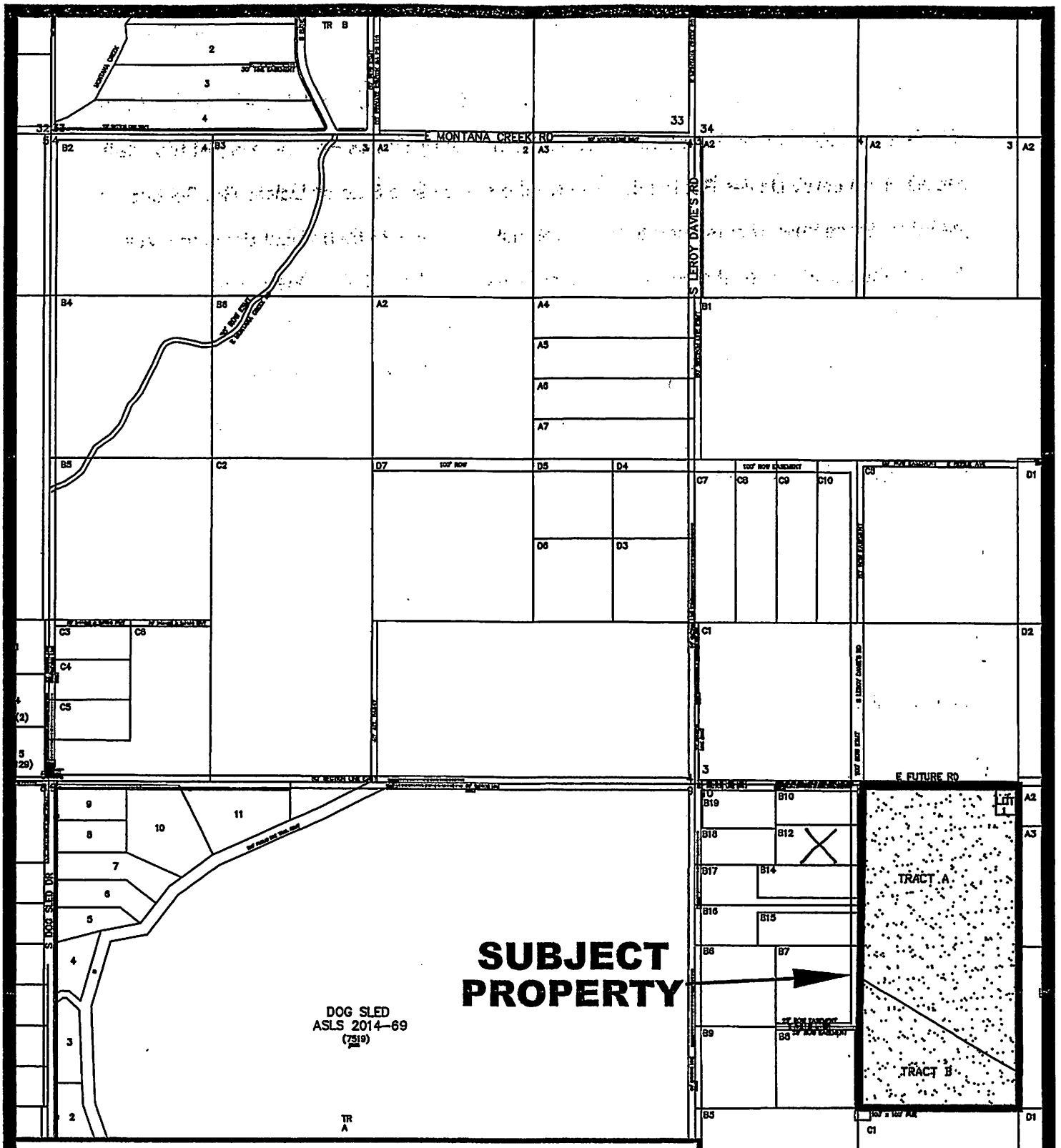
The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision.** The public hearing is scheduled for **October 14, 2026,** starting at 8:30 a.m. We 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@matsu.gov. Comments received from the public after the platting packet has been written will be given to the Platting Officer 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 [X] Concern

Name: Michael N. Frazar *Address:* 41012 S. Leroy Davies Rd.

Comments: See attachment 1-A



VICINITY MAP

FOR PROPOSED LOON'S LANDING SUBDIVISION
LOCATED WITHIN
SECTION 10, T23N, R04W, SEWARD MERIDIAN
ALASKA

MO 09 MAP

Concerns on Public Hearing for Petitioner Keith and Mary Rayl on Loons Landing

I have two concerns. First. is that the seller should have a road entering and existing these new lots of Loons Landing from Furture Road, not from S Leroy Davies Rd. There is just too many people using Leroy Davies Rd. to have 3 new lot owners using S Leroy Davies Rd. Second, in the future these new owners need to be aware that if power is to be brought down to these lots that the power poles should be on their side (east side) of S Leroy Davies Rd.
In 1989 when the extension of Leroy Davies Rd was built, the owner at that time (not Keith and Mary Rayl) would not relinquish parts of his land (25 ft)for the road. therefore everybody on the west side of Leroy Davies Rd had to relinquish and extra 25 ft of their property for the road to be constructed (50 ft all together)

Michael N Frazar

Michael N. Frazar
10-5-2026

attachment 1-A

HANDOUT #1 **PAGE 3 OF 3**
LOON'S LANDING
CASE # 2026-109
MEETING DATE: OCTOBER 14, 2026