

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

RECEIVED
MAR 26 2024
PLATTING

51333B02L001
David Grove
1150 S Colony Way, Ste 3 PMB 247, Palmer, AK 99645 (mailing address)
10151 E Witez II Ln, Palmer, AK (physical address)

RE: Tax ID #18N01E36B020

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: WM CONSTRUCTION, LLC

REQUEST: The request is to create 58 lots by a four phase master plan from Tax Parcel B20, created by Warranty Deed recorded at 2010-013191-0, to be known as **BOGARD COLONIAL MSP**, containing 33.71 acres +/- . The property is located east of N. 49th State Street, north of E. Palmer-Wasilla Highway, and directly south of W. Bogard Road(Tax ID # 18N01E36B020); within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2.

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 **April 4, 2024**, 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: 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: www.matsugov.us/boards/platting.

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

Name: David Grove Address: 10151 E Witez II Ln, Palmer, AK

Comments: The roads of N. Laurel Rd., Witez II Ln, and N. Hassen Bey Rd. are not built with sufficient infrastructure to accommodate the staggering increase of traffic that this new subdivision will bring to these roads. The increase in traffic along these roads will negatively impact the current neighborhoods that are already on and along these roads. The borough MUST prevent WM Construction, LLC from using our current neighborhood roads as any access to this new subdivision.

I suggest that all entrances/exits to the proposed new subdivision connect directly to W. Bogard Road. W. Bogard Road is a main thoroughfare that is already in existence, is of sufficient infrastructure to handle the traffic, and is along the immediate northern border of the proposed construction site. These entrances/exits can also be matched to entrances/exits to WM Construction, LLC's proposed subdivision planned for the North side of W. Bogard Road that is not yet under construction.

WM Construction, LLC's planned new subdivision, as currently platted, has such a high housing density that it's mere existence next to all other current neighborhoods - all of which have much, much lower housing density - will negatively impact all of us and all of our property values. HOPEFULLY the borough will not allow WM Construction, LLC to also affect the actual SAFETY of our neighborhoods due to the ridiculous, foreseeable increase in vehicular traffic.

HANDOUT #1
BOGARD COLONIAL MSP
CASE # 2024-023
MEETING DATE: APRIL 4, 2024

Matthew Goddard

From: Mark S Mucha <mucha@mtaonline.net>
Sent: Monday, March 25, 2024 9:23 AM
To: MSB Platting
Subject: New sub division construction in Arabian Acres.

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PLATTING

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

Concerns/suggestions:

Require second exit from new construction onto Bogard road.

Offer existing residence access to city water supply.

Prevent ATV/motorized vehicle access to areas around sub division pond.

Thank for considering
Mark Mucha
907 355-5535

Sent from my iPhone

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350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

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2994B02L012 19
LAZAREK JEFFREY R LAZAREK MEAGAN S
10170 E ORTNER LOOP
PALMER AK 99645

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[] No Objection Objection [] Concern

Name: Jeffrey Lazarek Address: 10170 E Ortner loop

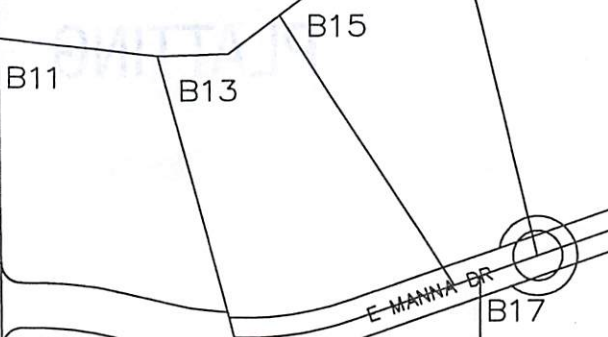
Comments: The through traffic on N. 49th is bad as it is, due to recent nearby "estates". 45mph is too fast, there is decent foot traffic, 3 nearby schools. This new construction will only make it worse as there is ZERO traffic enforcement. Right-of-way has refused to act. Troopers have not acted on my requests. Either reduce the speed and incentive for through traffic, or don't build.

Case # 2024-023 MG Note: Vicinity map Located on Reverse Side

HANDOUT #3
BOGARD COLONIAL MSP
CASE # 2024-023
MEETING DATE: APRIL 4, 2024

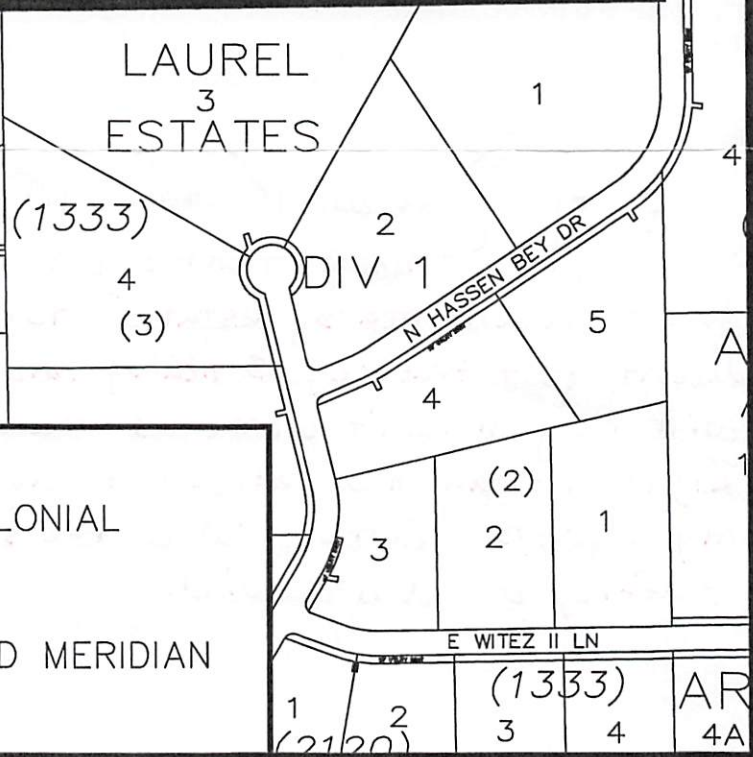
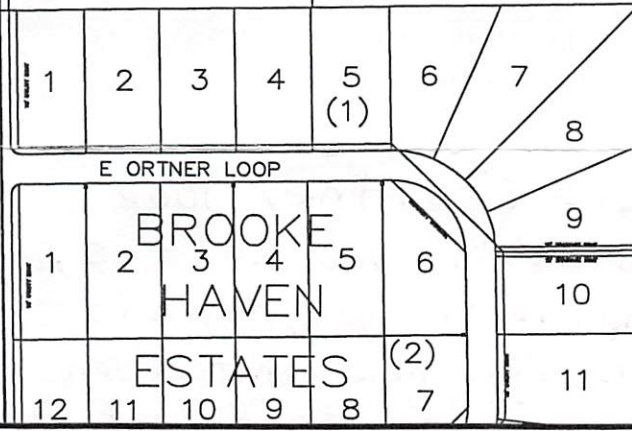
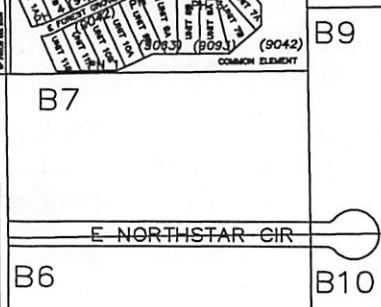
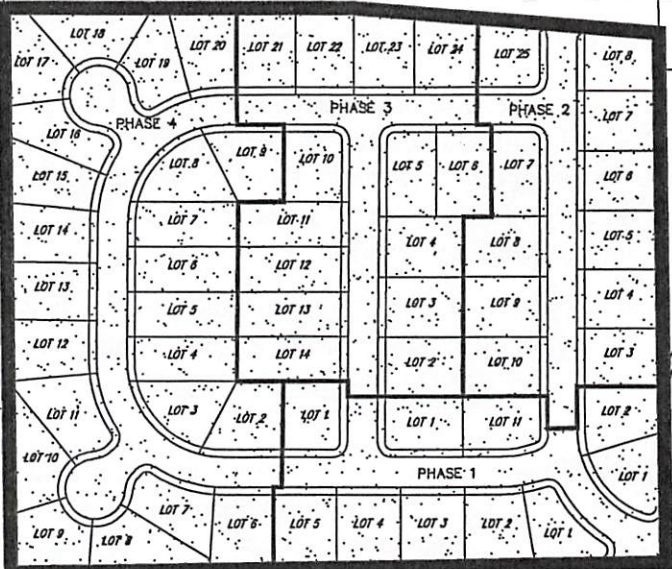
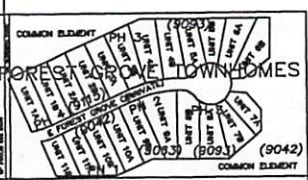
RECEIVED
MAY 2 8 1994
PLANNING DEPARTMENT

N 49TH STATE ST
SECTION LINE ESMT
PUBLIC USE ESMT



**SUBJECT
PROPERTY**

W BOGARD RD



VICINITY MAP

FOR PROPOSED BOGARD COLONIAL
MASTER PLAN
LOCATED WITHIN

SECTION 36, T18N, R01E, SEWARD MERIDIAN
ALASKA

WA 08 MAP

RECEIVED

MAR 22 2024

PLATTING

2357B10L011-1 50
THAMM TIM & MERIKAYE
PO BOX 520996
BIG LAKE AK 99652-0996

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: Douglas Lingafelt

REQUEST: The request is to create two lots from Lots 1 -3, Block 9, Safari Lake (Plat #82-62), recorded at 1982-001608-0 (Tax ID#2357B09L001-1), to be known as **LINGAFELT**, containing 15.0 acres +/- . The proposed lots are located approximately 7 miles north of W. Petersville Road, west of the S. Parks Highway, and south of Safari Lake; located within the SE ¼ Section 9, Township 27 North, Range 07 West, and in the SW ¼ Section 10, Township 27 North, Range 07 West, Seward Meridian, Alaska. In the Petersville Community Council and Assembly District 7.

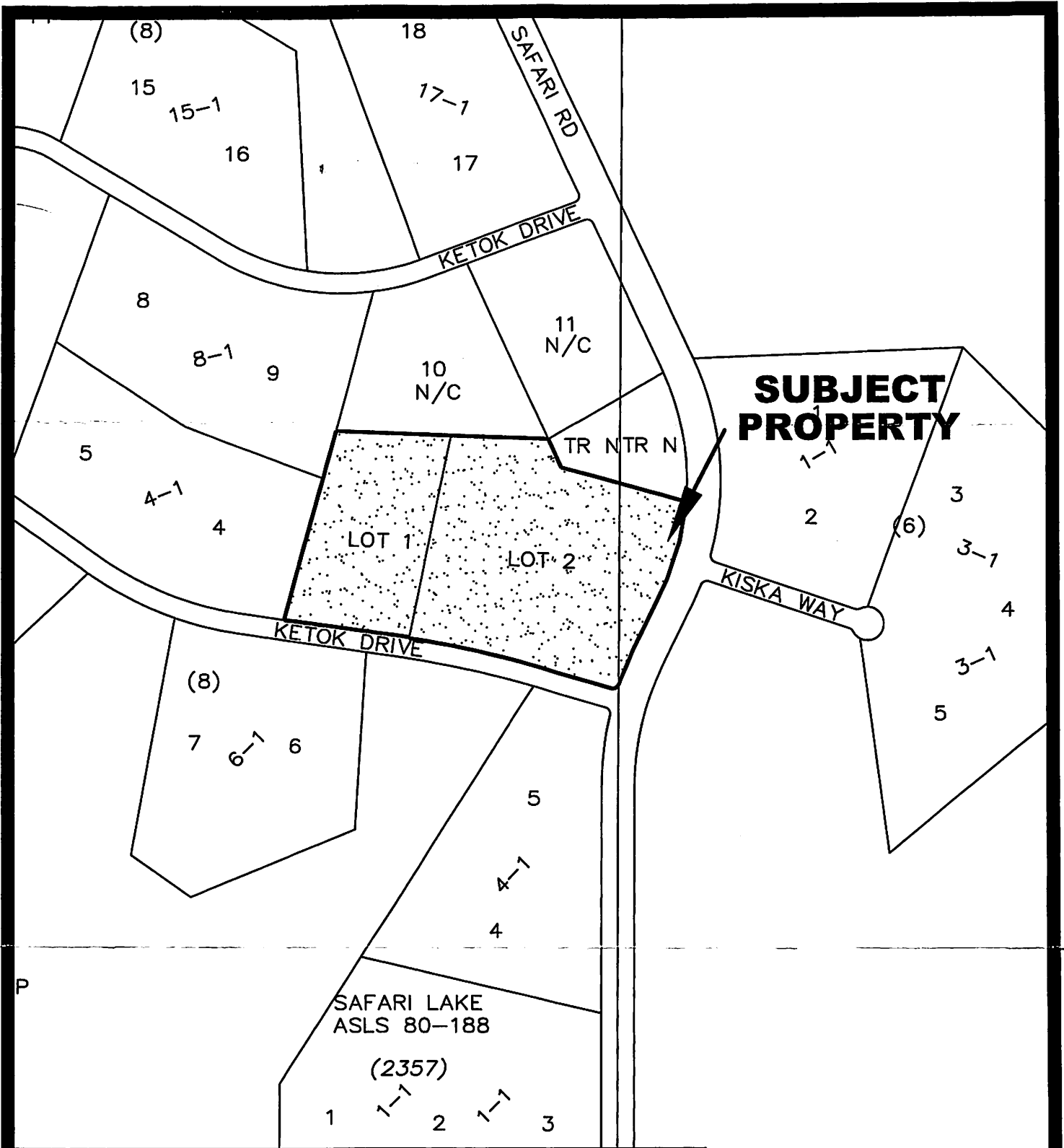
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[] No Objection Objection [] Concern

Name: Tim Thamm Address: POB 520996 Big Lake, AK 99652

Comments: Until more parking is provided I do not think more lots should be sold. It is already difficult to find parking for existing cabin/property owners. In addition parking can be limited due to poor maintenance of the parking lots.



VICINITY MAP

FOR PROPOSED LINGAFELT SUBDIVISION
 LOCATED WITHIN
 SECTION 9&10, T27N, R07W, SEWARD MERIDIAN
 ALASKA

PV20 MAP