

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

RECEIVED  
APR 17 2024  
PLATTING

1332B03L003 53  
LESLIE EILEEN S  
2300 N ARABIAN LN  
PALMER, AK 99645

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: WM CONSTRUCTION, LLC**

**This case was continued from the April 4, 2024, Platting Board meeting to allow time for proper public notification.**

**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. 49<sup>th</sup> 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 **May 2, 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: [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 [ ] Concern

Name: Eileen Leslie Address: 2300 N ARABIAN LN.

Comments: They need to make access on to Bogard before building any Houses. There'll be way to much traffic on roads.



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

HANDOUT #2  
BOGARD COLONIAL MSP  
CASE # 2024-023  
MEETING DATE: MAY 2, 2024

RECEIVED  
APR 17 2024  
PLATTING

18N01E36A003 91  
WIEDERKEHR INC  
PO BOX 1422  
PALMER, AK 99645-1422

**NOTIFICATION OF PUBLIC HEARING**

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[ ] No Objection [X] Objection [ ] Concern

Name: William Wiederkehr Address: PO Box 1422 Palmer, AK. 99645 / 12026 E Scott Rd.

Comments: The Lot sizes are much smaller than the ones in the surrounding neighborhood and don't fit the uses and feel of the area. There are no open or green area for children to play or people to walk their pets. 58 private septic leech fields in such a small area seem to be asking for trouble for the surrounding land parcels. That many people will add a lot of noise and light pollution to the area. There should not be direct access to Bogard Road unless it was already designed into the original

Case # 2024-023 MG

Note: Vicinity map Located on Reverse Side

road. This type of subdivision should be in or next to a city that provides sewer and water and common areas. If you allow this subdivision it will likely spread north of Bogard where the rest of original parcel is.



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

**RECEIVED**  
APR 18 2024  
**PLATTING**

18N01E36A003 91  
WIEDERKEHR INC  
PO BOX 1422  
PALMER, AK 99645-1422

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[ ] No Objection  Objection [ ] Concern

Name: Pam Bue Address: PO Box 641 Palmer, 11614 Scott Rd

Comments: ① Public comments should be requested before the borough gives their approval not after construction has begun.  
② This is a high density developed in a traditionally low density Area.  
③ Lack of zoning laws does not excuse the borough from making ecologically sound planning decisions - high density developments should be required to provide open spaces, treed buffers and community sewers.

Case # 2024-023 MG

Note: Vicinity map Located on Reverse

**HANDOUT #3**  
**BOGARD COLONIAL MSP**  
**CASE # 2024-023**  
**MEETING DATE: MAY 2, 2024**

## Matthew Goddard

---

**From:** Burbank, Trent <trent@cei-alaska.com>  
**Sent:** Saturday, April 27, 2024 4:15 PM  
**To:** MSB Platting  
**Subject:** Bogard colonial

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

Thank you for your time.

I support my family with commercial construction so I am not opposed to the development but do have a concern about traffic.

In the developers own words "with the Bogard tie in most if not all traffic will not use existing access"

There should be some incentive from the borough to make this tie in first and eliminate the biggest concern the neighbors have.

This tried to get pushed through without public comment the first time until we caught on so the least the department can due is consider the comments about the traffic

Thank you

Trent Burbank

trent@cei-alaska.com

907-232-2899

WARNING: The information contained in this email including any attachment(s) is CONFIDENTIAL and may be PRIVILEGED. If you are not the intended recipient of this email, you may not read, retain, copy, or distribute this email. If you have received this email in error, please reply to the sender and then delete the message. The sender does not accept any responsibility for any loss, disruption or damage to your data or computer system that may occur while using data contained in, or transmitted with, this e-mail. The views or opinions expressed are the author's own and may not reflect the views or opinions of the Company.



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

1333B03L002 2  
ADAMS DAVID M & AMANDA C  
2255 N LAUREL DR  
PALMER, AK 99645

**NOTIFICATION OF PUBLIC HEARING**

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[ ] No Objection  Objection  Concern

Name: Amanda Adams Address: 2255 N. Laurel Dr Palmer AK

Comments: This does NOT meet current Borough Code. Please Comply with 2022 Subdivision Construction Manual which became part of the Borough Code 19 July 2022. Remove Hassenberg entrance as per A04.2 (c) and configure as referenced Figure A-2 Loop Residential Subcollector Streets. Accessed via Bogard middle of the lot as per A04.2 (e)

Case # 2024-023 MG

Note: Vicinity map Located on Reverse Side

My Concern is how this project got to be so grossly out of compliance with BOROUGH CODE

# SITE VISIT REPORT

Case Name: Bogard Colonial	Date: 04/25/2024 Time: 11:00a.m.
Owner: WM Construction, LLC	Case Number: 2024-023
Surveyor/Engineer: HLS	Tax ID #: 18N01E36B020
Subdivision: N/A	Regarding: Hassen Bey Entrance

## SITE CONDITIONS

Weather: Clear	Temperature:
Wind: None	
General Site Condition:	

Personnel on site: Fred Wagner, Amy Otto-Buchanan, Jesse Curlin, Natasha Heindel, & Matthew Goddard

Equipment in use:

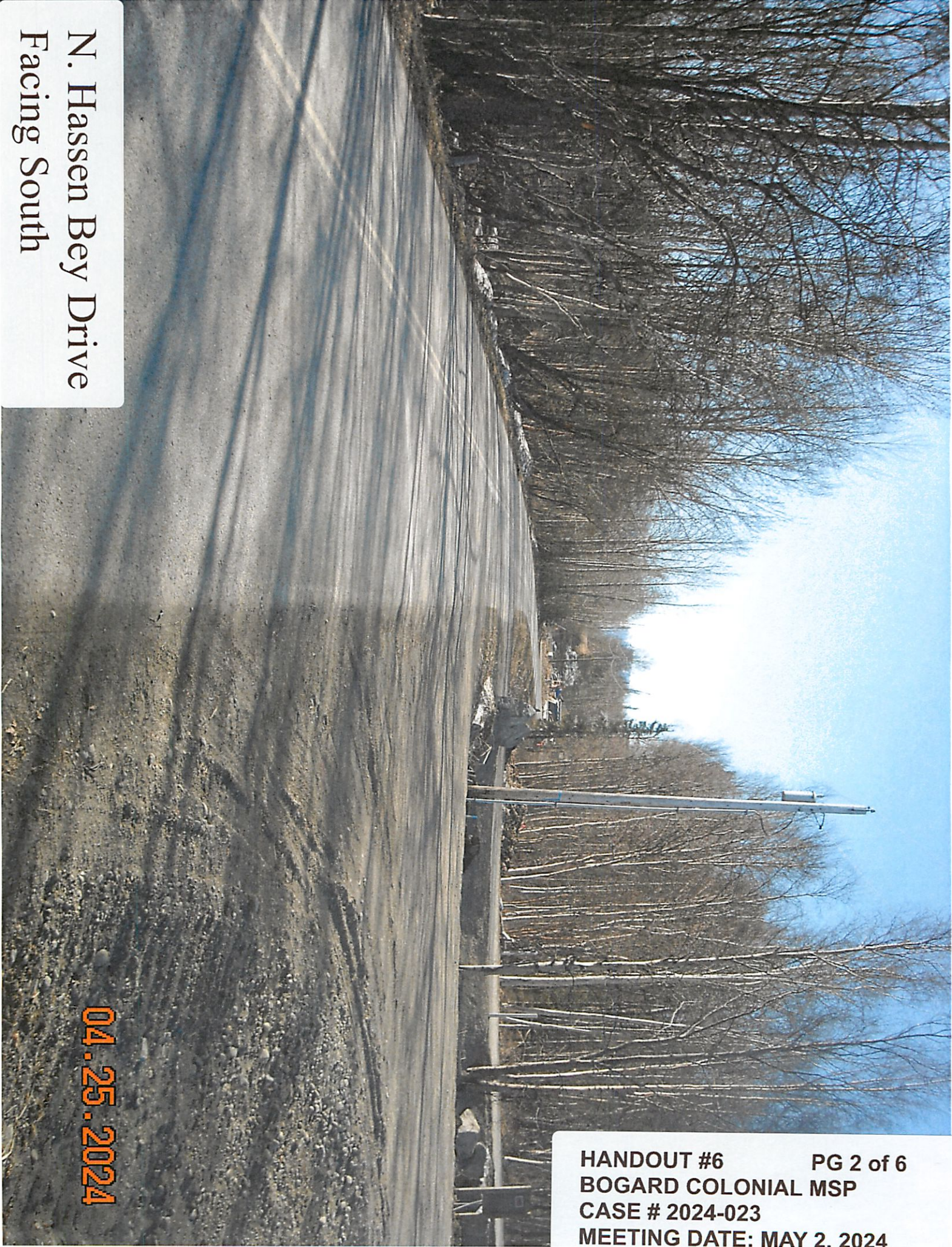
Current phase of work: Pre-Hearing

Reason for Visit/Remarks: (See attached photos)

Signed By: 

Date: April 25, 2024





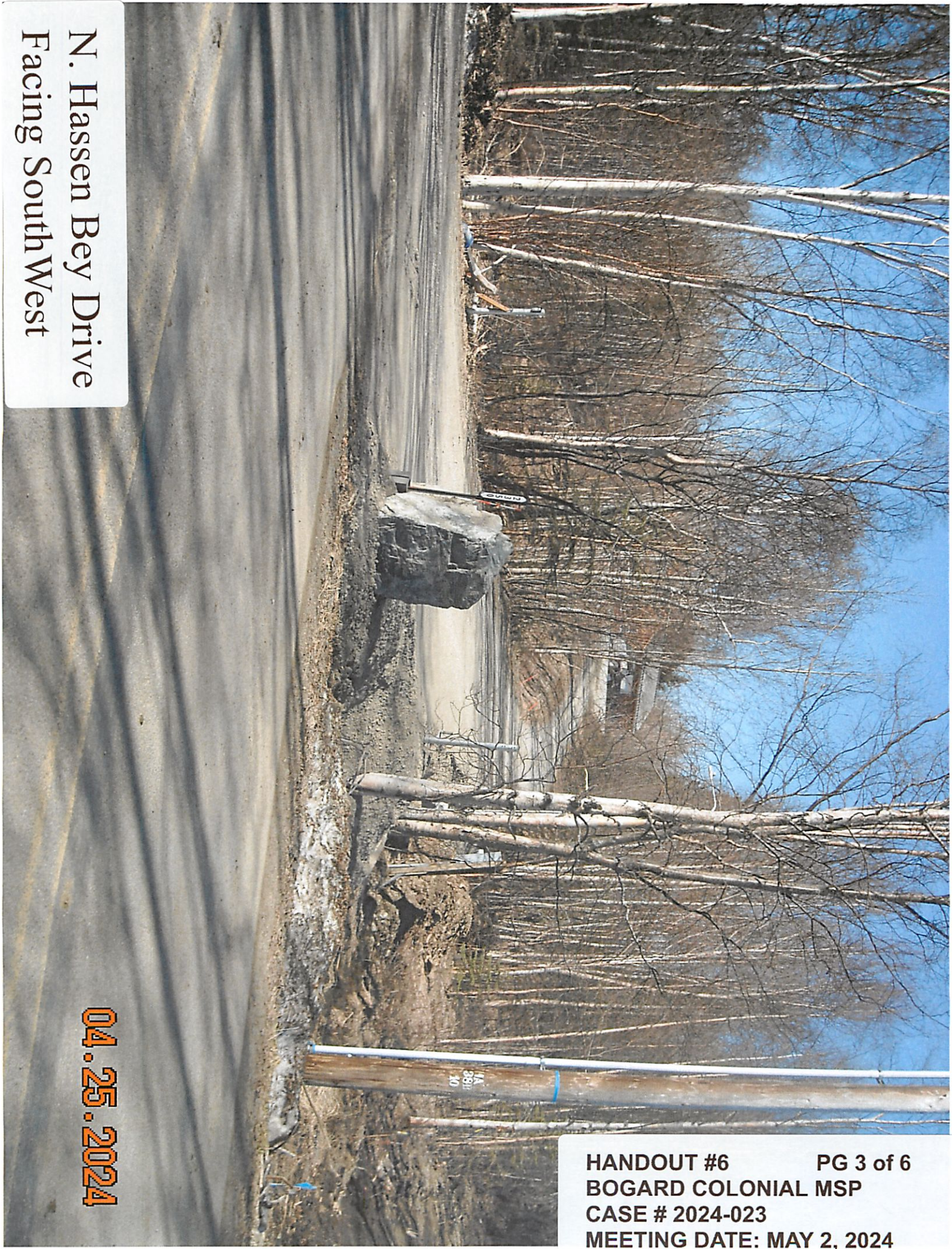
N. Hassen Bey Drive  
Facing South

04.25.2024

HANDOUT #6 PG 2 of 6  
BOGARD COLONIAL MSP  
CASE # 2024-023  
MEETING DATE: MAY 2, 2024



N. Hassen Bey Drive  
Facing South West



04.25.2024

HANDOUT #6 PG 3 of 6  
BOGARD COLONIAL MSP  
CASE # 2024-023  
MEETING DATE: MAY 2, 2024



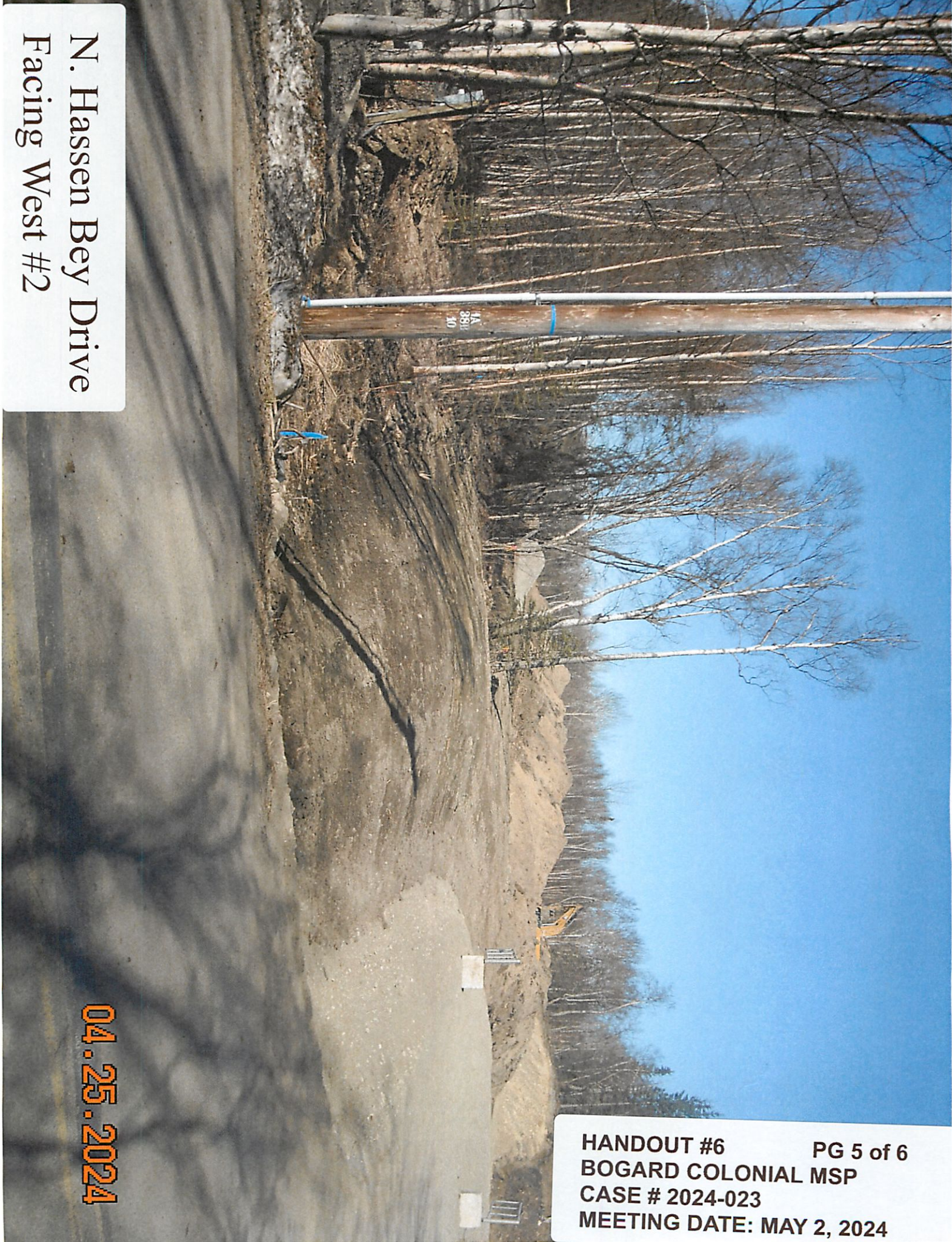
N. Hassen Bey Drive  
Facing West #1



04.25.2024

HANDOUT #6 PG 4 of 6  
BOGARD COLONIAL MSP  
CASE # 2024-023  
MEETING DATE: MAY 2, 2024



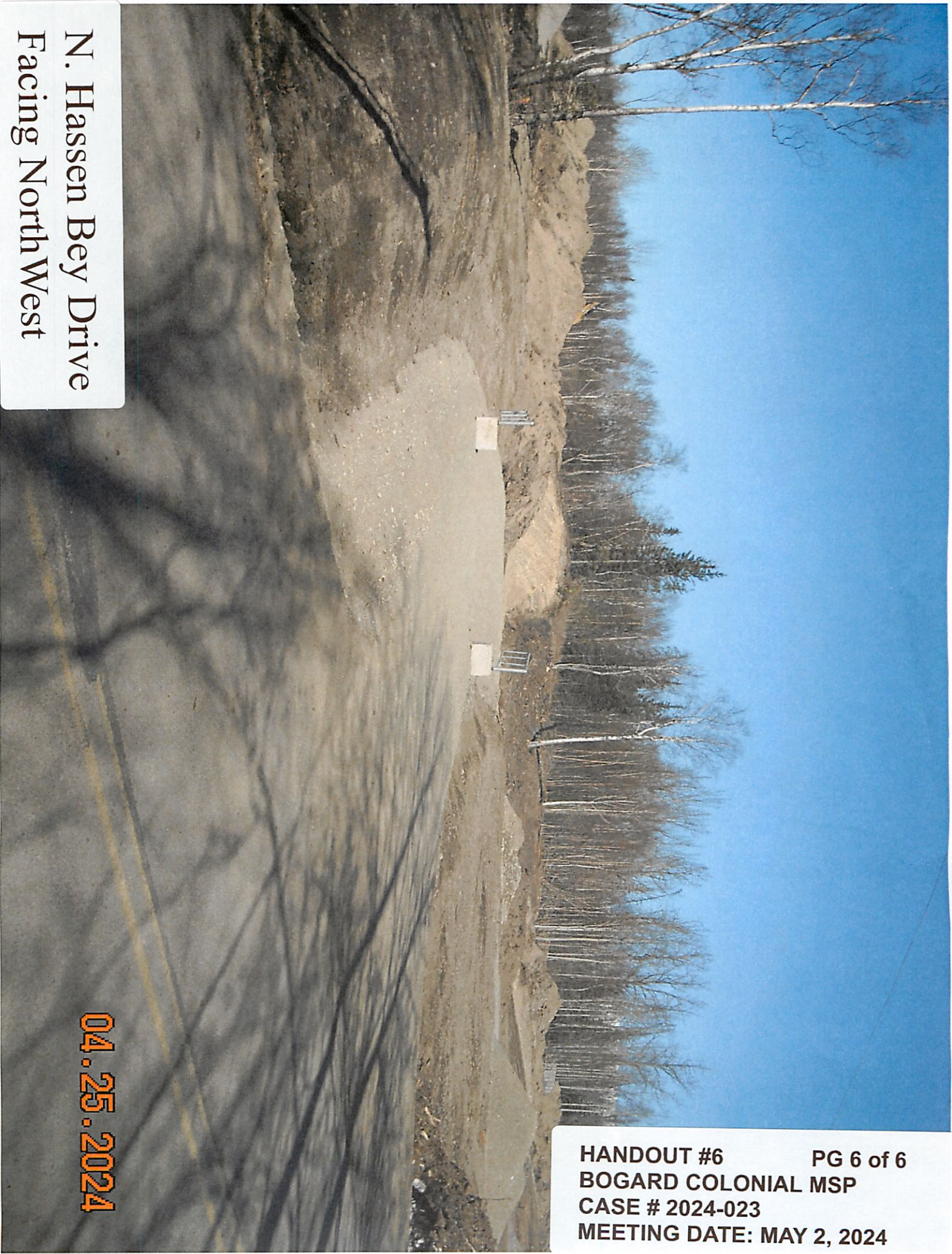


N. Hassen Bey Drive  
Facing West #2

04.25.2024

HANDOUT #6 PG 5 of 6  
BOGARD COLONIAL MSP  
CASE # 2024-023  
MEETING DATE: MAY 2, 2024





N. Hassen Bey Drive  
Facing North West

04.25.2024

HANDOUT #6 PG 6 of 6  
BOGARD COLONIAL MSP  
CASE # 2024-023  
MEETING DATE: MAY 2, 2024



## Matthew Goddard

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**From:** kimjswift <kimjswift@gmail.com>  
**Sent:** Wednesday, May 1, 2024 11:58 AM  
**To:** MSB Platting  
**Subject:** Bogard Colonial MSP

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

Traffic is a high concern for this area, there needs to be a direct outlet to Bogard sooner rather than later.

What is the plan to protect the pond and the wildlife habitat surrounding it that belongs to Arabian Acres?

Thank you  
Kim Swift  
2250 Arabian Lane

Sent via the Samsung Galaxy S24 Ultra, an AT&T 5G smartphone

**HANDOUT #7**  
**BOGARD COLONIAL MSP**  
**CASE # 2024-023**  
**MEETING DATE: MAY 2, 2024**





**MATANUSKA-SUSITNA BOROUGH**  
**Planning and Land Use Department**  
**Platting Division**  
350 East Dahlia Avenue • Palmer AK 99645  
Phone (907) 861-7874 • Email: [platting@matsugov.us](mailto:platting@matsugov.us)

# PUBLIC NOTICE OF VACATION OF A PUBLIC RIGHT-OF-WAY

LEGAL DESCRIPTION: TRACTS A & B, NORDIC PARK – PLAT # 2021-44 – AND GOVERNMENT LOT 22

POSTING DATE: March 31, 2024 MSB Platting Division Case # 2024-025

Applicant: WILLIAM ROYCE ET AL.  
Mailing Address: P.O. BOX 50, WILLOW, AK 99688

## To Whom It May Concern:

In accordance with MSB 43.10.065(G), the posting of this letter is to give the public every opportunity to comment on the above action prior to and/or at the public hearing. Please contact the Matanuska-Susitna Borough Platting Division for more information concerning this action.

The applicant, in accordance with MSB 43.10.065(G) is required to place a sign, notifying the public of the date, time, and place of the public hearing, at all common points of access to that portion of the easement or right-of-way that is subject of the application for 30 days prior to the public hearing.

THE PLATTING BOARD WILL CONVENE AT 1:00 P.M., APRIL 18, 2024, in the **Assembly Chambers of the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska**. Please send any comments regarding the proposed action to MSB, Platting Division, 350 E. Dahlia Ave., Palmer AK 99645. 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” packet the day of the meeting.

In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an *interested party* Pursuant to MSB 15.39.010. An *interested party* means, (a) the applicant before the Platting Board; or (b) any person affected by the decision who appeared before the Platting Board and made an oral or written presentation. The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the borough Internet home page located at (<http://www.matsugov.us>), or at various libraries within the borough.





1714B01L005 118  
GEORGE MDCA 2020 TR  
GEORGE M D & C A TRES  
PO BOX 2675  
PALMER, AK 99645

RECEIVED  
MAY 01 2024  
PLATTING

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: REGINALD CARNEY/HARTLEY LEE WILLIAMS BYPASS TRUST**

**REQUEST:** The request is to create 5 lots from Tax Parcel C10, (Tax ID#17N02E10C010), containing 10 acres +/- . The proposed lots are located directly north of S. Jewel Street, west of N. River Rock Circle, and east of E. Pace Drive; located within the SW ¼ SE ¼ SW ¼ Section 10, Township 17 North, Range 02 E, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2.

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No Objection  Objection  Concern

Name: Marvin George Address: 14531 E grover Lane  
Palmer, AK 99645  
PO BOX 2675  
Palmer, AK 99645  
907-841-3737



E ROCKY POINT DR

C7

RECEIVED  
MAY 10 AM  
PLATTING

C2

C11

PROPOSED WISTERIA MEADOWS ADD 1

**SUBJECT PROPERTY**

GUNNYSACK ACRES

2 1  
(3039)  
LOTS 3A & 3B  
3A 3B  
(4741)

GREATER SPRINGER EST  
17 16 15 14 13 12 11 10 9  
(1340)

E PACE DR

TRACT A

C6

WISTERIA MEADOWS

1 2 3 4 5 6 7 8  
10 (1)

2 2  
1 1

ROCKY POINT  
PH 3  
TR  
(899)

ROCKY POINT  
PH 2  
(8940)

B16

7 6 5  
1 2 3 4  
(2)

COLONY EAST

B14

3 2 1  
B17

(1) 4 3 2 1  
4 (4) 5 6  
4 (3) 3 2 1  
7 8

E O'MALLEY DR

E DEPRIEST AVE

E DEPRIEST AVE

1 (6) 3 4  
2

S ERAN ST

### VICINITY MAP

FOR PROPOSED HIDDEN JEWEL SUBDIVISION  
LOCATED WITHIN  
SECTION 10, T17N, R02E, SEWARD MERIDIAN  
ALASKA

PA11 MAP



Safety is my main concern with adding additional houses that would require access off Springer onto Grover and then onto DePreiest. This area is used by area residents for walking and biking. There are only two speed limit signs for the area as you enter the area. There are none exiting the area.

RECEIVED

MAY 01 2024

PLATTING



**Jesse Curlin**

---

**From:** Iris West  
**Sent:** Monday, April 29, 2024 9:32 AM  
**To:** Jesse Curlin  
**Subject:** RE: Reginal Carney/Hartley Lee Williams Bypass Trust

**Importance:** High

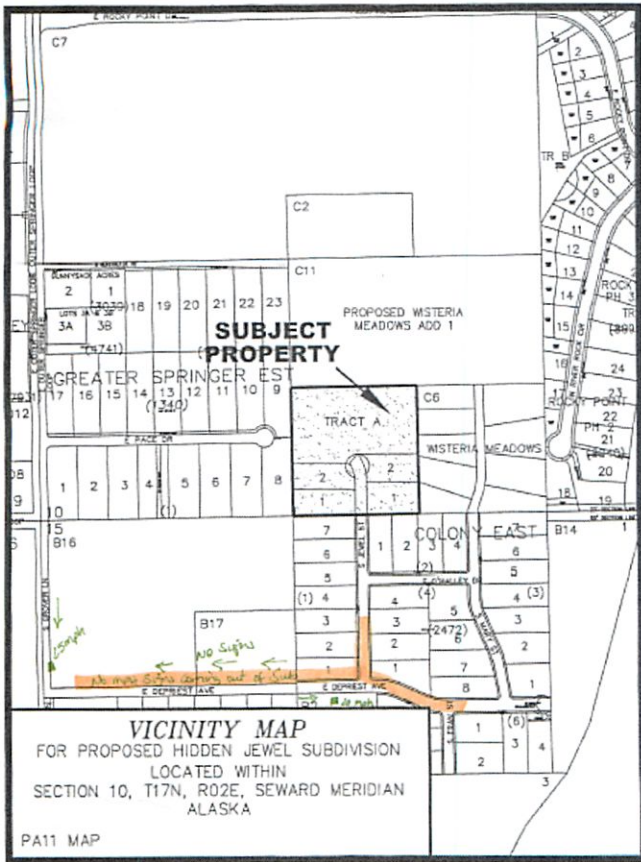
RECEIVED  
APR 29 2024  
PLATTING

Greetings Jesse,  
This message is tardy. It was stapled to another document by accident.

Valley resident, Martin George [907-841-3737] wants to convey the necessity for speed signs coming out of the subdivision as highlighted in orange.  
He lives on Depriest and drivers are consistently going over 50 mph and with additional housing, the problem is likely to compound and stresses the need for additional, clear road signs.

HANDOUT #1  
HIDDEN JEWEL  
CASE # 2024-032  
MEETING DATE: MAY 2, 2024





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

1714801005 118  
 GEORGE MDCA 2020 TR  
 GEORGE M D & C A TRES  
 PO BOX 2675  
 PALMER, AK 99645

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**Iris West**

Project Mgmt. Division  
 Matanuska-Susitna Borough  
 Public Works Department  
*direct:* (907) 861-7705  
*fax:* (907) 861-7735

**HANDOUT #1  
 HIDDEN JEWEL  
 CASE # 2024-032  
 MEETING DATE: MAY 2, 2024**



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

8040000L017 65  
LOZANO OFELIA F TR  
801 N BACK EDDY CIR  
PALMER, AK 99645

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*WHAT IS THE POINT? THIS IS ALREADY HAPPENING.*

[ ] No Objection [ ] Objection [X] Concern

Name: OFELIA F LOZANO Address: ROCKY POINT SUBDIVISION LOT 17

Comments: CONCERNS INCLUDE :

1. PETITIONER/OWNER HAS PRIOR HISTORY W/ THIS DEVELOPMENT OF STARTING WORK BEFORE NOTIFICATION OF PUBLIC HEARING PROCESS. THIS WAS THE CASE WITH 1ST PHASE AND ALSO THIS PHASE IDENTIFIED FOR THIS SUBMITTAL. IN FACT, THERE IS ALREADY DEVELOPMENT HAPPENING ON C11 (PROPOSED WISTERIA MEADOWS ADD 1). IT IS A COMPLETE DISREGARD OF THE RULES AND PROCESSES THAT WE ARE SUPPOSED TO ABIDE BY, IS PRESUMPTUOUS, AND NOT ACCEPTABLE.

2. CONSTRUCTION DEBRIS TO BE CONTAINED + PROPERLY DISPOSED. <sup>NO TOXIC</sup> BURNING PERMITTED.

3. NO TRESPASSING OF PERS - THRU ROCKY POINT SUBDIVISION LOTS WILL BE PERMITTED.

Case # 2024-032 CC

Note: Vicinity map Located on Reverse

**HANDOUT #1  
WISTERIA MDWS ADD 1  
CASE # 2024-032  
MEETING DATE: MAY 2, 2024**

1 of 3



## Jesse Curlin

---

**From:** Ophelia Barlow <olbarlow4@gmail.com>  
**Sent:** Monday, April 22, 2024 11:22 PM  
**To:** MSB Platting  
**Subject:** Notification of Public Hearing\_Reginald Carney/Hartley Lee Williams Bypass Trust\_Barlow Response Submittal  
**Attachments:** MSB Notification of Public Hearing\_Tax Parcel C10\_Barlow Response\_April 22, 2024.pdf

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

As instructed, we are submitting our input for this development. It should be noted that work has already fully occurred ahead of this testimonial process and has even began in the C11 (Shown as "Proposed Wisteria Meadows Add 1), which completely disregards the MSB rules that are supposed to be adhered to. The petitioner/owner's approach to act now and ask for forgiveness later is not acceptable.

**HANDOUT #1**  
**WISTERIA MDWS ADD 1**  
**CASE # 2024-032**  
**MEETING DATE: MAY 2, 2024**

2 of 3



**Jesse Curlin**

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**From:** Jesse Curlin  
**Sent:** Wednesday, April 24, 2024 4:29 PM  
**To:** olbarlow4@gmail.com  
**Subject:** Wisteria Meadows Addition 1

Hello,

Thank you for your comment regarding Wisteria Meadows Addition 1.  
Any development a petitioner does to their property prior to the case being heard, is considered at risk work.  
Should the platting board deny the plat or require major alterations, any work completed could result in a loss for the developer.

Sincerely,

Jesse C. "Chris" Curlin  
Platting Technician  
Matanuska-Susitna Borough  
(907) 861-7873

**HANDOUT #1**  
**WISTERIA MDWS ADD 1**  
**CASE # 2024-032**  
**MEETING DATE: MAY 2, 2024**

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