

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

7460B04L007 34
KLEWEIN KENNETH II & KIRSTEN
3921 W RAYNE AVE
WASILLA, AK 99623

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: Tima Baletskiy

REQUEST: The request is to create 38 lots and 1 tract from Tax Parcel D8, (Parcel 2 of MSB Waiver 75-70 recorded as 79-231W), (Tax ID# 17N02W13D008) to be known as **ALLIANCE ESTATES**, containing 24.07 acres +/- . Proposed lots will access S. Clapp Street via proposed internal roads. The property is located directly west of S. Clapp Street and north of S. Knik Goose Bay Road; within the SE ¼ Section 13, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4.

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 **September 18, 2025**, 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, **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

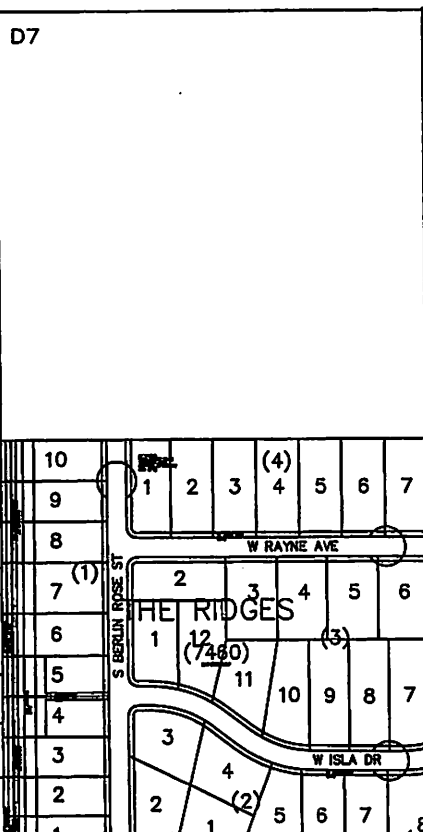
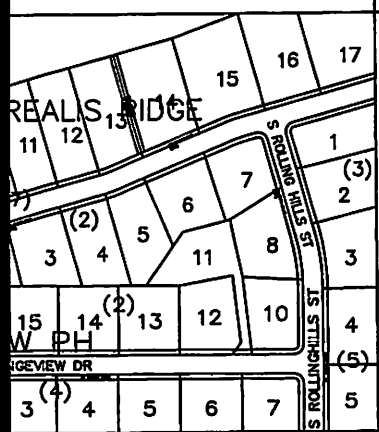
Name: Kirsten Klewein Address: 3921 W Rayne Ave, Wasilla, AK 99623

Comments: These look like lots that are under one acre. A community well would be required on lots this size. I am concerned that a community well or multiple close wells will impact the wells & water pressure in the Ridges neighborhood. 1-2 acre lots are preferred and will match the surrounding subdivisions.



NEW WASILLA AIRPORT ADD 2
(5912)

**SUBJECT
PROPERTY**



Chris Curlin

From: Trish Jacob <dancingqueen1959@icloud.com>
Sent: Saturday, September 13, 2025 9:19 PM
To: Platting
Subject: Alliance estates on clapp road

RECEIVED
SEP 15 2025
PLATTING

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

The road going into this subdivision is not in a good location on clapp road. The hill is very dangerous in the winter when the roads are icy. There are no future road outlets to any of the other properties. Makes it harder on emergency vehicles. Cul de sac are too small for fire trucks to turn around in. Other property could become land locked. Way too many lots for the acreage. Concern for wells and septic tanks being too close together. No room in the future if the well or septic fails where would the home owner move it to.
Sent from my iPad

FW: RFC Three Sisters (CC)

From Fred Wagner <Frederic.Wagner@matsugov.us>

Date Thu 9/18/2025 9:12 AM

To Lacie Olivieri <Lacie.Olivieri@matsugov.us>

From: Andrew Traxler <ibmillinalaska@gmail.com>

Sent: Wednesday, September 17, 2025 4:36 PM

To: Fred Wagner <Frederic.Wagner@matsugov.us>

Cc: Chris Curlin <Jesse.Curlin@matsugov.us>

Subject: Re: RFC Three Sisters (CC)

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

Fred, Chris,

I'm not finding the link is showing an email address, just says send to "Platting Board".

My Comment as follows,

RSA 21 Chairman and board member Nate Suing have reviewed the plat. We recommend the Platting Board approve this plat, from RSA perspective. Due to OMA rules and short notice, two of the five board members reviewed the plat.

Andrew Traxler
RSA 21, Chairman
Sent from my iPhone

On Sep 17, 2025, at 1:41 PM, Fred Wagner <Frederic.Wagner@matsugov.us> wrote:

Mr. Traxler,

This RFC was emailed prior to us identifying the issue we were having with getting these messages out. We have had a lot of turn over and have been running at about 2/3 staff most of the year.

This original RFC went out in July, I met with your group in late August and when I spoke to you we figured out something was wrong. I looked into it the following day.