

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

**RECEIVED**  
APR 15 2024  
**PLATTING**

U03597000L00 8  
FORKS REBORN THE LLC  
8440 MARY ESTER DR  
EAGLE RIVER AK 99577

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: POWDER RIDGE INVESTMENTS LLC**

**REQUEST:** The request is to create four tracts from Tract F, Alaska Division of Land Supplemental Cadastral Survey, recorded as Plat 79-74 (Tax Parcel D2), to be known as **POWDER RIDGE**, containing 107.03 acres +/- . Parcels are located east of Peters Creek and south of W. Petersville Road (Tax ID# 26N08W03D002); lying within Section 03, Township 26 North, Range 08 West, Seward Meridian, Alaska. In the Petersville Community Council and in Assembly District #7 Ron Bernier.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska, on the proposed **Subdivision**. The public hearing is scheduled for **April 18, 2024** 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](mailto:plattling@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, **Amy Otto-Buchanan** at (907) 861-7872.

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: The Forks Reborn LLC Address: 13046 W. Petersville Rd, Trapper Creek, Alaska  
Comments: The Forks Roadhouse  
We welcome Powder Ridge Investments to the area  
Tracy Hulse, member  
The Forks Reborn LLC

Case # 2024-030 AOB

Note: Vicinity Map Located on Reverse Side

**HANDOUT # 1  
POWDER RIDGE  
CASE #2024-030  
MEETING DATE: APRIL 18, 2024**

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

**RECEIVED**  
APR 02 2024  
**PLATTING**

17N04W14C021 16  
MCQUEARY LINDA  
5000 REBANO DR  
ANCHORAGE AK 99516

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: WYTHE LEE RENFREW & RONALD K. WILLIAMS**

**REQUEST:** The request is to create 11 lots and one tract from Tax Parcels C5 (Government Lot 26), C6 (Government Lot 29), C8 (Government Lot 28), D2 (Government Lots 23 & 24) & D3 (Government Lot 25), Section 14, and vacate Public Use Easements and Patent Reservations, to be known as **TWO LAKES**, containing 86.3 acres +/- . Parcels are located north of W. Lakes Boulevard, east and west of S. Horseshoe Lake Road, south of Hourglass Lake and west of Horseshoe Lake (Tax IDs# 17N04W14C005/C006/C008/D002/D003); lying within the S ½ N ½ SE ¼ and the NE ¼ NW ¼ SE ¼ of Section 14, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5 Bill Gamble.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska, on the proposed **Subdivision**. The public hearing is scheduled for **April 18, 2024** starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

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No Objection     Objection     Concern

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Comments: \_\_\_\_\_

Case # 2024-020 AOB

Note: Vicinity Map Located on Reverse Side

**HANDOUT # 1**  
**TWO LAKES**  
**CASE #2024-020**  
**MEETING DATE: APRIL 18, 2024**





Amy Otto-Buchanan

RECEIVED

APR 10 2024

PLATTING

**From:** Mary Sims <marysims@gmail.com>  
**Sent:** Tuesday, April 9, 2024 8:29 PM  
**To:** MSB Platting  
**Subject:** Petitioner/Owner: Wythe Lee Renfrew & Ronald Williams (Horseshoe Lake Road - TWO LAKES)

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

In reviewing the public notice for the above petitioner/owner, the notice indicates that there are 11 lots and 1 tract, however, there appears to be only 10 lots and 1 tract. Am I missing something? I can only see 10 lots and the 1 tract in the subject notice. However, we have the following comments:

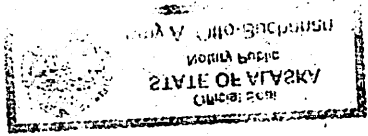
**We have no objection** to the creation of 10 lots and 1 tract from Tax Parcels C5 (Gov't lot 26), C6 (Gov't Lot 29), C8 (Gov't Lot 28), D2 (Gov't Lots 23 & 24), D3 (Gov't Lot 25), Section 14, and vacate Public Use Easement and Patent Reservations, to be know as **TWO LAKES**, containing 86.3 acres as described in the Notice of Public Hearing. (Section 14, T17N, R04W, Seward Meridian, Alaska)

We understand the existing 50 easement will be vacated and re-established as a 60' right of way to benefit the community. Previous road upgrades have been a "major sore spot" due to the prescriptive nature of Horseshoe Lake Road and it 50 foot width. We also agree with the designated access points to the proposed new lots along Horseshoe Lake Road.

We appreciate the opportunity to comment on this notice.

Mary Sims and Mark Inghram  
Horseshoe Lake Road (A-10)  
Big Lake, Alaska  
907-892-4795





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*[Handwritten notes and signatures]*  
11/24/84  
11/24/84  
11/24/84  
11/24/84

*[Handwritten notes and signatures]*  
11/24/84  
11/24/84  
11/24/84

*[Faint, illegible text, possibly a footer or concluding remarks]*



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

RECEIVED  
APR 15 2024  
PLATTING

17N04W13C001 7  
PATE ROBERT A EST  
2147 N PEPPERTREE CT  
VISALIA CA 93291-8880

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: WYTHE LEE RENFREW & RONALD K. WILLIAMS**

**REQUEST:** The request is to create 11 lots and one tract from Tax Parcels C5 (Government Lot 26), C6 (Government Lot 29), C8 (Government Lot 28), D2 (Government Lots 23 & 24) & D3 (Government Lot 25), Section 14, and vacate Public Use Easements and Patent Reservations, to be known as **TWO LAKES**, containing 86.3 acres +/- . Parcels are located north of W. Lakes Boulevard, east and west of S. Horseshoe Lake Road, south of Hourglass Lake and west of Horseshoe Lake (Tax IDs# 17N04W14C005/C006/C008/D002/D003); lying within the S 1/2 N 1/2 SE 1/4 and the NE 1/4 NW 1/4 SE 1/4 of Section 14, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5 Bill Gamble.

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No Objection [ ] Objection [ ] Concern

Name: MARK PATE Address: 2147 N. PEPPERTREE CT VISALIA, CA 93291

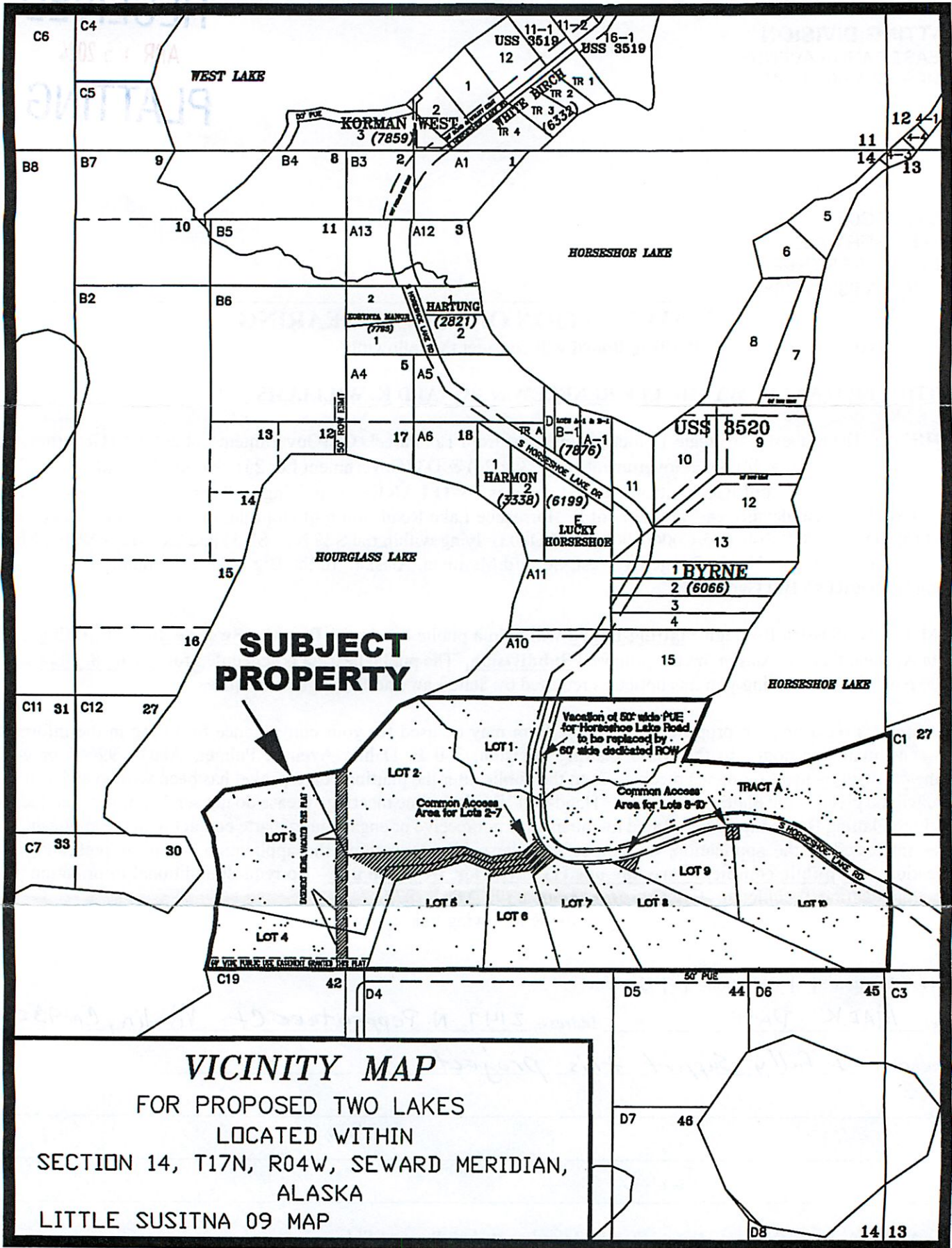
Comments: I Fully Support this project

Case # 2024-020 AOB

Note: Vicinity Map Located on Reverse Side

**HANDOUT # 4  
TWO LAKES  
CASE #2024-020  
MEETING DATE: APRIL 18, 2024**





**SUBJECT  
PROPERTY**

**VICINITY MAP**

FOR PROPOSED TWO LAKES  
 LOCATED WITHIN  
 SECTION 14, T17N, R04W, SEWARD MERIDIAN,  
 ALASKA  
 LITTLE SUSITNA 09 MAP