

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

RECEIVED
FEB 10 2025
PLATTING

7769B02L004A 5
PURCELL PROPERTIES III LLC
301 N HALL ST
POTOSI, MO 63664

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: MEADOW LAKES INVESTMENT, LLC.

REQUEST: The request is to create 2 lots from Block 3, Lot 7 of, Meadow Lakes Town Center Phase 1 Subdivision, Plat No. 2010-73, (Tax ID #6990B03L007) to be known as **MEADOW LKS TWN CTR RSB B/3 L/7**, containing 12.57 acres +/- . The plat is located directly North of W. Marigold Drive, East of W. Parks Highway, and directly West of S. Sylvan Road; located within the NE ¼ Section 09, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

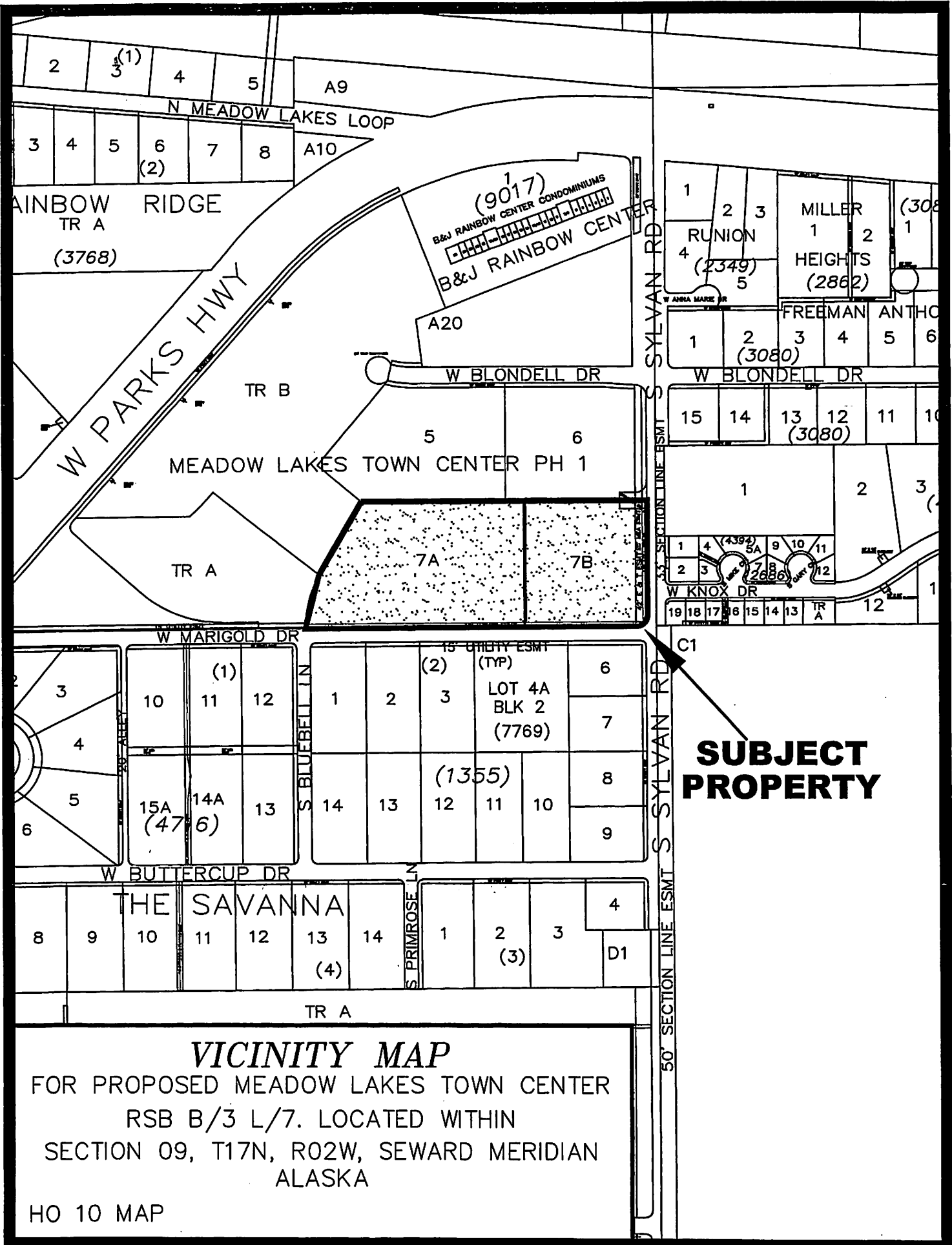
The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **February 19 2025**, starting at 8:30 a.m. We 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: plattling@matsugov.us. 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, **Wyatt Anderson** at (907) 861-7872. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

No Objection Objection Concern

Name: Purcell Tire & Rubber Address: 7340 W Marigold Dr

Comments: parent company for Purcell Tire & Rubber is
the mailing address above.



VICINITY MAP

FOR PROPOSED MEADOW LAKES TOWN CENTER
 RSB B/3 L/7. LOCATED WITHIN
 SECTION 09, T17N, R02W, SEWARD MERIDIAN
 ALASKA

HO 10 MAP

**SUBJECT
 PROPERTY**

Wyatt Anderson

From: Camden Yehle <camdenyehle@gmail.com>
Sent: Thursday, February 13, 2025 11:37 AM
To: Wyatt Anderson
Cc: Stephen Edwards; Patricia Fisher; Tim Swezey
Subject: Re: Meadow Lakes Town Center RSB B/3 L/7

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

Hi Wyatt - I'd like to submit the following comment as a Meadow Lakes resident. Normally I submit comments from the Meadow Lakes Community Council membership, but we didn't quite make quorum at our meeting last night.

I support the proposed subdivision.

Camden Yehle
Meadow Lakes resident
907-346-0506
camdenyehle@gmail.com

----- Forwarded message -----

From: Wyatt Anderson <Wyatt.Anderson@matsugov.us>

Date: Tue, Jan 21, 2025 at 1:08 PM

Subject: Meadow Lakes Town Center RSB B/3 L/7

To: kristina.huling@alaska.gov <kristina.huling@alaska.gov>, erica.kostelecky@alaska.gov <erica.kostelecky@alaska.gov>, david.post@alaska.gov <david.post@alaska.gov>, colton.percy@alaska.gov <colton.percy@alaska.gov>, sarah.myers@alaska.gov <sarah.myers@alaska.gov>, tim.swezey@mlccak.org <tim.swezey@mlccak.org>, psfisherak49@gmail.com <psfisherak49@gmail.com>, information@mlccak.org <information@mlccak.org>, camden.yehle@mlccak.org <camden.yehle@mlccak.org>, mschoming@crweng.com <mschoming@crweng.com>, Tawnya Hightower <Tawnya.Hightower@matsugov.us>, Brian Davis <Brian.Davis@matsugov.us>, Land Management <Land.Management@matsugov.us>, Jillian Morrissey <Jillian.Morrissey@matsugov.us>, Tom Adams <Tom.Adams@matsugov.us>, Brad Sworts <Brad.Sworts@matsugov.us>, Jamie Taylor <Jamie.Taylor@matsugov.us>, Daniel Dahms <Daniel.Dahms@matsugov.us>, Tammy Simmons <Tammy.Simmons@matsugov.us>, Christina Sands <Christina.Sands@matsugov.us>, Amie Jacobs <Amie.Jacobs@matsugov.us>, Katrina Kline <katrina.kline@matsugov.us>, MSB Farmers <MSB.Farmers@matsugov.us>, Permit Center <Permit.Center@matsugov.us>, Code Compliance <Code.Compliance@matsugov.us>, Planning <planning@matsugov.us>, Alex Strawn <Alex.Strawn@matsugov.us>, Fred Wagner <Frederic.Wagner@matsugov.us>, Taunnie Boothby <Taunnie.Boothby@matsugov.us>, msbaddressing@matsugov.us <msbaddressing@matsugov.us>, eric.r.schuler@usps.gov <eric.r.schuler@usps.gov>, John Aschenbrenner <John.Aschenbrenner@matsugov.us>, Ron Bernier <Ron.Bernier@matsugov.us>, mearow@mea.coop <mearow@mea.coop>, row@mtasolutions.com <row@mtasolutions.com>, andrew.fraiser@enstarnaturalgas.com <andrew.fraiser@enstarnaturalgas.com>

HANDOUT #2
MEADOW LKS TWN CTR RSB B/3 L/7
CASE# 2025-011
MEETING DATE:FEBRUARY 19, 2025



Pioneer Engineering LLC
Professional, Reliable, Local

February 13, 2025

**RE: Usable Area Report
Subdivision of Brendon Woods, Lot 1**

Fred Wagner, PLS
Platting Officer, Mat-Su Borough
350 E. Dahlia Ave.
Palmer, AK 99645

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FEB 14 2025
PLATTING

Dear Mr. Wagner,

Description: Working on behalf of the owners and in coordination with Lavender Surveying, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide the parent parcel into 3 lots (2.0, 2.37 and 6.39 acres).

Test Hole:

Three test holes were excavated on 9-25-24. Each test hole was sited on a proposed lot. All test holes were similar in composition in that they had 1' of topsoil (OL) overlaying silty sand (SM) that extended to the bottom of each test hole at 14 feet. Groundwater was noted at various depths ranging from 8' to 10' deep in test holes 1-3. No percolation tests were performed, but samples were taken in each test hole and gradations were performed on those samples. Copies of the soil logs, gradations, and a location map are attached.

Useable Area: The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines, topography, and groundwater.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, ***each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA.***

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.
Owner/Principal Engineer,
Pioneer Engineering LLC
16547 E Smith Road
Palmer, AK 99645
907-863-2455



**HANDOUT # 1
DAKOTA RIDGE
CASE # 2025-013
MEETING DATE: February 19, 2025**

SOIL LOG

Job Number: 2024-SW-305

Project Location: Brendon Woods, Lot 1 - 17001 E Huntley Road

Logged By: Jacquelyn Kack

Date: 9-25-24

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Silty sand (SM)
3	
4	
5	
6	
7	
8	
9	
10	Silty sand (SM)
11	
12	
13	
14	
15	Bottom of test hole
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:
See test hole map

COMMENTS:
Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2024-SW-305

Project Location: Brendon Woods, Lot 1 - 17001 E Huntley Road

Logged By: Jacquelyn Kack

Date: 9-25-24

TEST HOLE NO. 2

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Silty sand (SM)
3	
4	
5	
6	
7	
8	
9	Silty sand (SM)
10	
11	
12	
13	
14	
15	Bottom of test hole
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:
See test hole map

COMMENTS:
Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2024-SW-305

Project Location: Brendon Woods, Lot 1 - 17001 E Huntley Road

Logged By: Jacquelyn Kack

Date: 9-25-24

TEST HOLE NO. 3

Depth (feet)	Description	
0		
1	Topsoil (OL)	
2	Silty sand (SM)	
3		
4		
5		
6		
7		
8		
9		
10		Groundwater @ 10'
11		Silty sand (SM)
12		
13		
14		
15	Bottom of test hole	
16		
17		
18		
19		
20		
21		



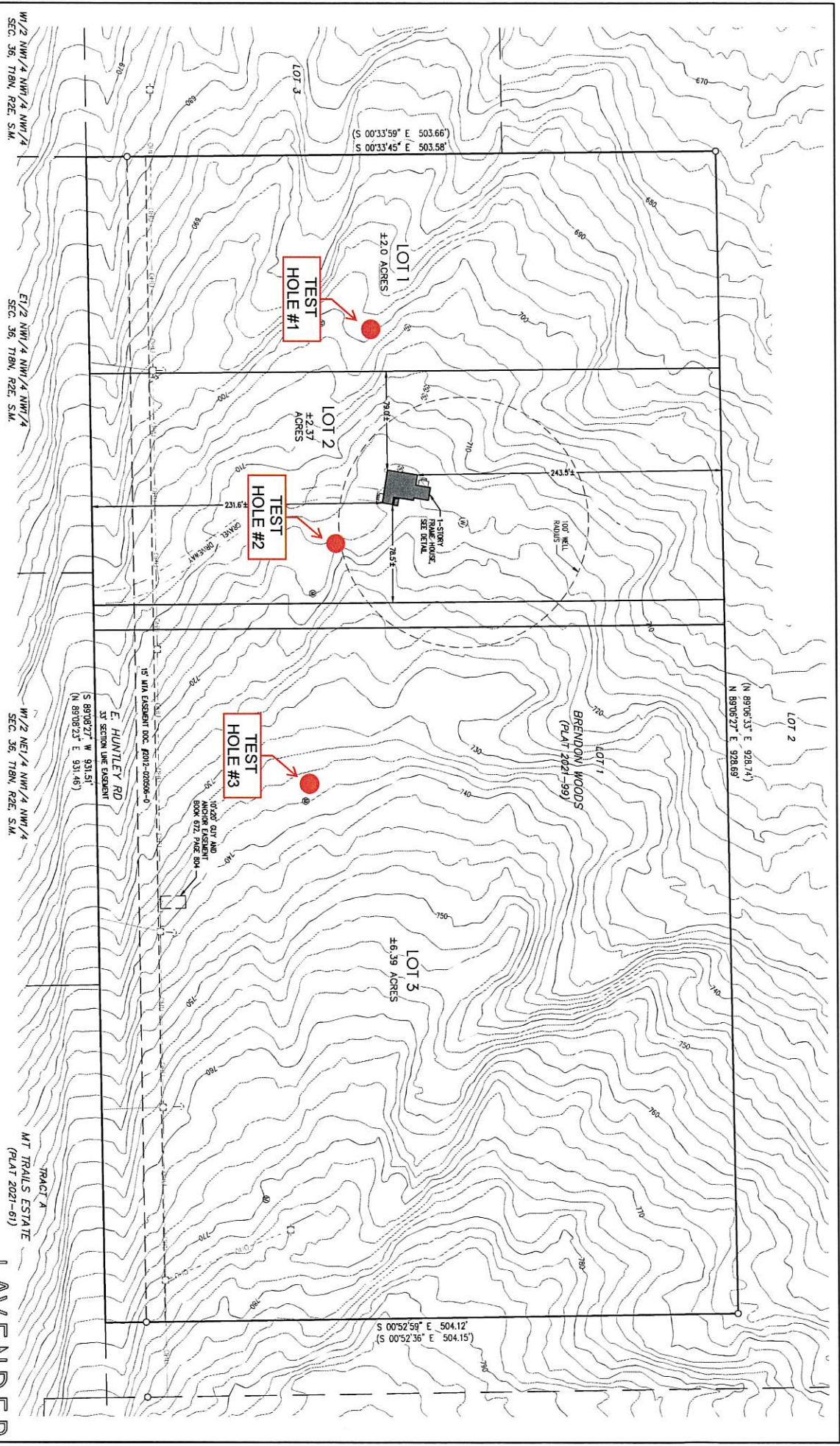
TEST HOLE LOCATION:

See test hole map

COMMENTS:

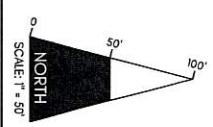
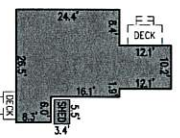
Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.



- LEGEND**
- ⊙ FOUND BEAR WITH PLASTIC CAP
 - ⊙ SEPTIC BEER
 - ⊙ WELL
 - ⊙ POWER POLE
 - ⊙ CITY WIRE
 - ⊙ TELEPHONE PRESSURE
 - ⊙ OVERHEAD UTILITY
 - ⊙ WIREBOUND IRON
 - ⊙ MAJOR CONTROL TO INTERVAL
 - ⊙ MINOR CONTROL 2 INTERVAL

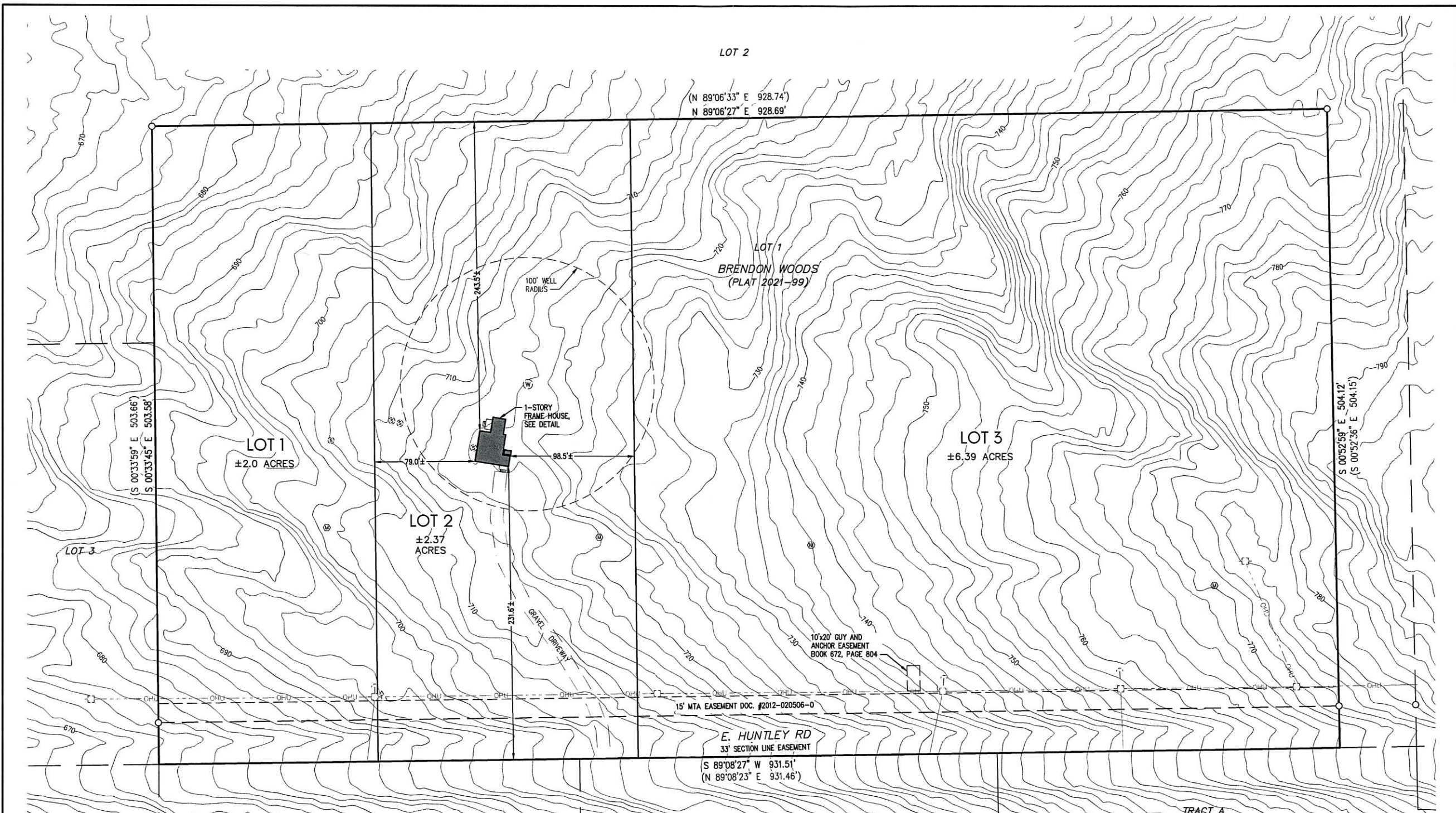
- NOTES**
1. 0 DIMENSIONS ARE RECORD PER PLAT 2021-99.
 2. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.
 3. ALL WELLS ABOVE GROUND FEATURES OF THE EXISTING SEPTIC SYSTEM WERE LOCATED AT THE TIME OF SURVEY AND SHOWN HERE ON.
 4. CONTIGUOUS SHOWN WERE CREATED FROM 2019 MRS UDAN DATA.



ORIGINAL SIZE: 18x24
 SCALE: 1" = 50'
 DATE: 2/13/2025
 FB#: 2024-8
 GND: PADS
 DRAWN: DJ/SWK

LWENDER
 SURVEY & MAPPING
 722 N. 4TH STREET, PALMER, AK 99645
 DANA@LWENDERMAPPING.COM (907) 261-5177

ASBUILT - NO CORNERS SET THIS DATE
 I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF
 LOT 1, BRENDON WOODS, PLAT No. 2021-99,
 PALMER RECORDING DISTRICT, ALASKA,
 AND THAT THE IMPROVEMENTS AS DEPICTED
 HEREON EXIST AS SHOWN IN RELATION TO
 THE SURVEY DATA AND RECORDS AND NO
 OTHER THAN THOSE SHOWN ON RECORDED
 PLAT No. 2021-99 ARE NOT SHOWN HEREON
 UNLESS OTHERWISE NOTED.



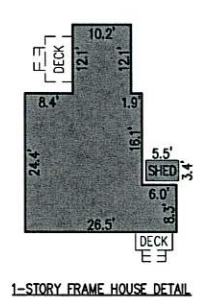
W1/2 NW1/4 NW1/4 NW1/4
SEC. 36, T18N, R2E, S.M.

E1/2 NW1/4 NW1/4 NW1/4
SEC. 36, T18N, R2E, S.M.

W1/2 NE1/4 NW1/4 NW1/4
SEC. 36, T18N, R2E, S.M.

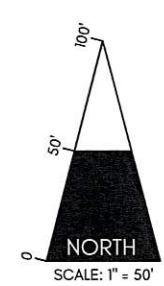
TRACT A
MT TRAILS ESTATE
(PLAT 2021-61)

- LEGEND**
- ⊕ FOUND REBAR WITH PLASTIC CAP
 - ⊙ SEPTIC RISER
 - ⊕ WELL
 - ⊕ POWER POLE
 - ⊕ GUY WIRE
 - ⊕ TELEPHONE PEDESTAL
 - CHU --- OVERHEAD UTILITY
 - ⊕ MONITORING TUBE
 - 700 --- MAJOR CONTOUR 10' INTERVAL
 - --- MINOR CONTOUR 2' INTERVAL



- NOTES**
1. () DIMENSIONS ARE RECORD PER PLAT 2021-99.
 2. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.
 3. ALL VISIBLE ABOVE GROUND FEATURES OF THE EXISTING SEPTIC SYSTEM WERE LOCATED AT THE TIME OF SURVEY AND SHOWN HERE ON.
 4. CONTOURS SHOWN WERE CREATED FROM 2019 M5B LIDAR DATA.

RECEIVED
FEB 14 2025
PLATTING



LAVENDER
SURVEY & MAPPING
720 N. YETI STREET, PALMER, AK 99645
DAYNALAVENDERSURVEY.COM (907)301-5177

ASBUILT - NO CORNERS SET THIS DATE

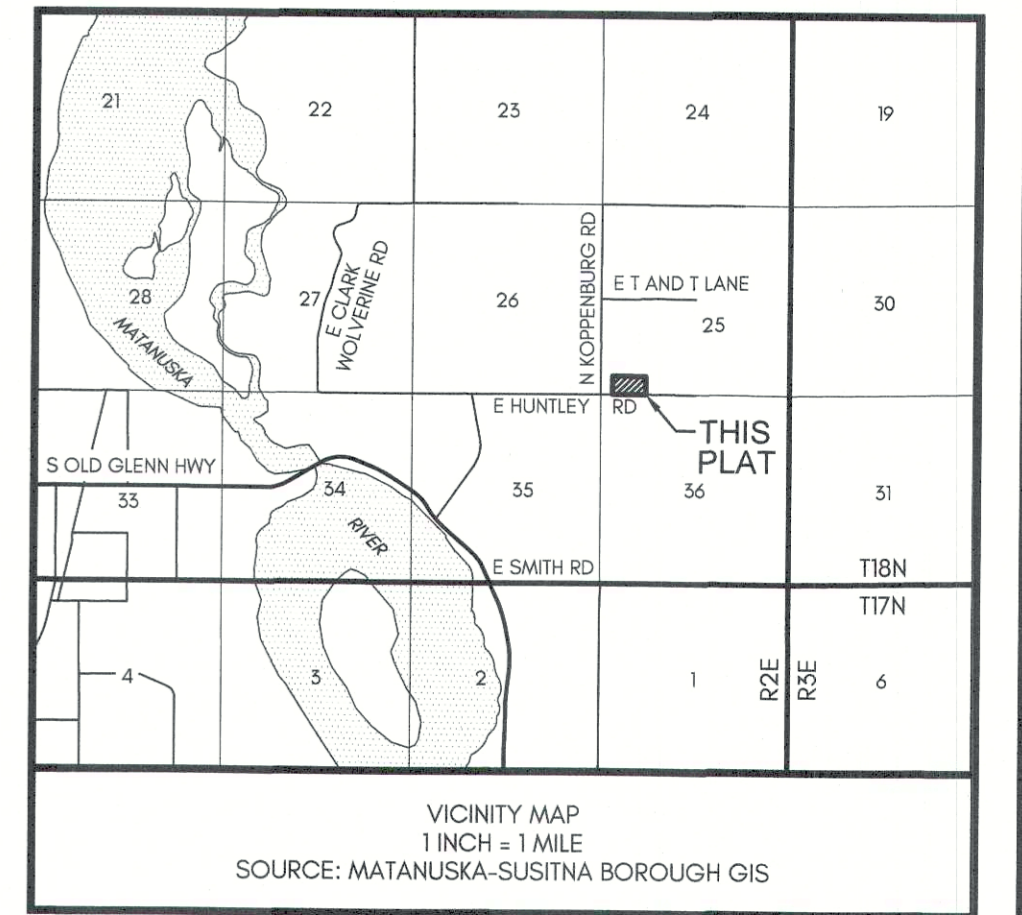
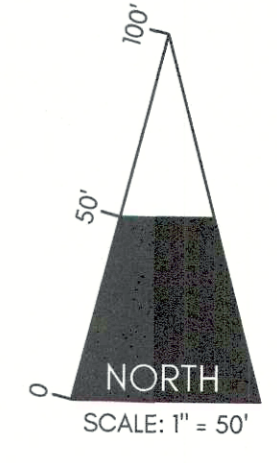
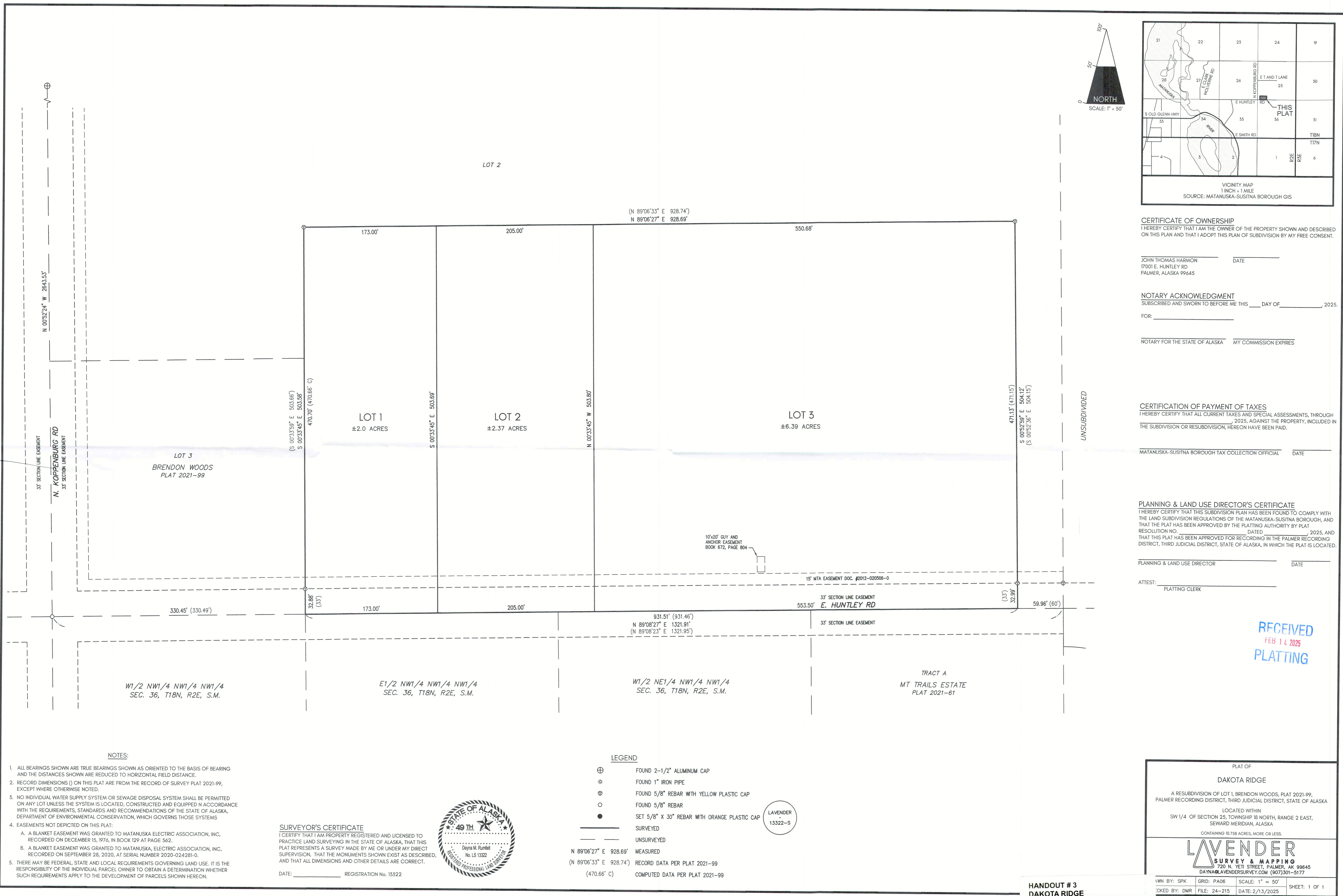
I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF

LOT 1, BRENDON WOODS, PLAT No. 2021-99, PALMER RECORDING DISTRICT, ALASKA,

AND THAT THE IMPROVEMENTS AS DEPICTED HEREON EXIST AS SHOWN IN RELATION TO THE PROPERTY LINES, EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON RECORDED PLAT No. 2021-99 ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED.

DATE: 2/13/2025	FB: 2024-6
GRID: PA06	DRAWN: DJ/SPK
ORIGINAL SIZE: 18x24	SCALE: 1" = 50'
	FILE: 24-215AB

HANDOUT # 2
DAKOTA RIDGE
CASE # 2025-013
MEETING DATE: February 19, 2025



CERTIFICATE OF OWNERSHIP
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

JOHN THOMAS HARMON _____ DATE _____
 17001 E. HUNTLEY RD
 PALMER, ALASKA 99645

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2025.
 FOR: _____

NOTARY FOR THE STATE OF ALASKA _____ MY COMMISSION EXPIRES _____

CERTIFICATION OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 2025, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL _____ DATE _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____, 2025, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
 PLATTING CLERK

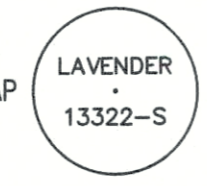
RECEIVED
 FEB 14 2025
 PLATTING

- NOTES:**
- ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
 - RECORD DIMENSIONS (I) ON THIS PLAT ARE FROM THE RECORD OF SURVEY PLAT 2021-99, EXCEPT WHERE OTHERWISE NOTED.
 - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS
 - EASEMENTS NOT DEPICTED ON THIS PLAT:
 - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED ON DECEMBER 15, 1976, IN BOOK 129 AT PAGE 562.
 - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA, ELECTRIC ASSOCIATION, INC., RECORDED ON SEPTEMBER 28, 2020, AT SERIAL NUMBER 2020-024281-0.
 - THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT I AM PROPERTY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.
 DATE: _____ REGISTRATION No. 15322



- LEGEND**
- ⊕ FOUND 2-1/2" ALUMINUM CAP
 - ⊙ FOUND 1" IRON PIPE
 - ⊗ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
 - FOUND 5/8" REBAR
 - SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP
 - SURVEYED
 - - - UNSURVEYED
 - MEASURED
 - - - RECORD DATA PER PLAT 2021-99
 - (470.66' C) COMPUTED DATA PER PLAT 2021-99



PLAT OF
DAKOTA RIDGE
 A RESUBDIVISION OF LOT 1, BRENDON WOODS, PLAT 2021-99, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
 LOCATED WITHIN
 SW 1/4 OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA
 CONTAINING 10.758 ACRES, MORE OR LESS.
LAVENDER
 SURVEY & MAPPING
 720 N. YETI STREET, PALMER, AK 99645
 DAYNA@LAVENDERSURVEY.COM (907)301-5177

LWN BY: SPK GRID: PA06 SCALE: 1" = 50'
 CHECKED BY: DMR FILE: 24-215 DATE: 2/13/2025 SHEET: 1 OF 1

HANDOUT #3
DAKOTA RIDGE
CASE # 2025-013
MEETING DATE: February 19, 2025

Matthew Goddard

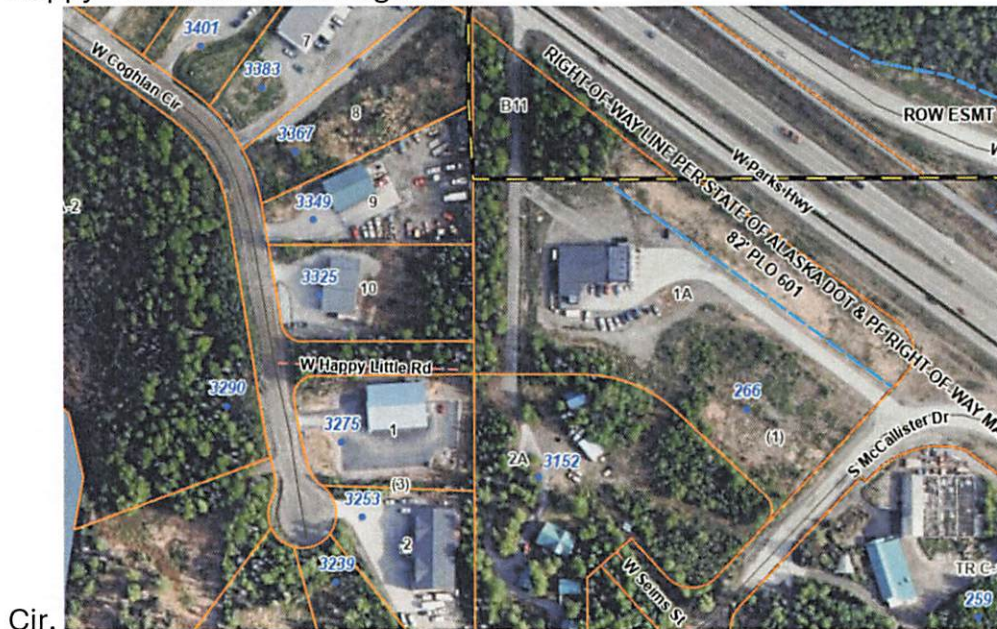
From: Camden Yehle <camdenyehle@gmail.com>
Sent: Thursday, February 13, 2025 11:27 AM
To: Matthew Goddard
Cc: Stephen Edwards; Patricia Fisher; Tim Swezey
Subject: Re: RFC Scorpion (MG)

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

Hi Matthew - I'd like to submit the following comments as a Meadow Lakes resident. Normally I submit comments from the Meadow Lakes Community Council membership, but we didn't quite make quorum at our meeting last night.

1) I would prefer to not see additional flag lots created in the valley. Suggestions of other options:

- Plat a shared driveway for the two lots.
- Divide the lot fully across and move access to the existing business to the platted stub road called Happy Little Road off of Coghlan



2) I would love to see a treeline buffer on these lots along the Parks Highway side of this set of parcels.

From the Meadow Lakes Comprehensive Plan (page 32): Concentrate and Screen Commercial Development

"Appearance of Roadside Commercial Development - Require retention and/or planting of evergreen buffers, trees and other landscape features so roadside development is attractive."

Thank you for your consideration,

Camden Yehle
Meadow Lakes resident

**HANDOUT
SCORPION
CASE # 2025-014
MEETING DATE: FEBRUARY 19, 2025**