



MATANUSKA-SUSITNA BOROUGH
 PLATTING DIVISION
 350 EAST DAHLIA AVENUE
 PALMER, ALASKA 99645
 PHONE 861-7874 FAX 861-8407



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FIRST CLASS
 RECEIVED
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 PLATTING

216N02W02A004 12
 GILBERT DAVE & DENISE
 6105 S HAYFIELD RD
 WASILLA AK 99623-0768

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER: MARIE DRINKHOUSE (owners/petitioners)

REQUEST: The request is to create 14 lots and two tracts by a four phased Master Plan, from Tax Parcel B3 (parcel #1 MSB Waiver 76-37, recorded as 79-270w) and Tax Parcel B8 (described in deed recorded 8/25/2014 at Reception #2014-014923-0), to be known as **DRINKHOUSE BLUFFS MASTER PLAN**. Petitioner will be constructing interior streets for access.

LOCATION: Located within NW ¼ Sec 01, T16N, R02W, S.M. AK, lying south of W. Fairview Loop, southeast of S. Hayfield Road and northwest of Cottonwood Creek.

Community Council: Knik-Fairview **Assembly District:** #5: Dan Mayfield **Area:** 52.69 Acres +/-

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** of the **Dorothy Swanda** **nes Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision Master Plan** on **June 16, 2016**. The hearing begins at **1:00 p.m.** We are sending you this notice as required by State Law and Borough Ordinances because your property is within the subdivision or within 1200' of the petition area. This will be heard before the **PLATTING BOARD** and you are invited to attend.

If you would like to send 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, Palmer, Alaska 99645 or Fax (907) 861-8407 or e-mail: plattling@matsugov.us. Comments received by 3:00 PM one week prior to the meeting, **June 8, 2016**, will be included in the Platting Board packet. Comments received from the public up to 4:00 PM one day prior to the meeting will be given to the Platting Board in a "Hand-Out" packet the day of the meeting. To request additional information please contact the Platting Technician, Amy Otto-Buchanan at (907) 861-7872 or the Platting Secretary at (907) 861-8573.

In order to be eligible to file an appeal from a decision of the Platting Board, you must be an **interested party**. See MSB 15.39.010 for definition of "interested Party". Adjustments & Appeals are contained in MSB 15.39.010-250, which is available at www.matsugov.us, in the Borough Clerk's office, or at various libraries.

ITEM #4A 6/16/2016
 DRINKHOUSE BLUFFS MSP
 PAGES 1 TO 5
 HANDOUT #1

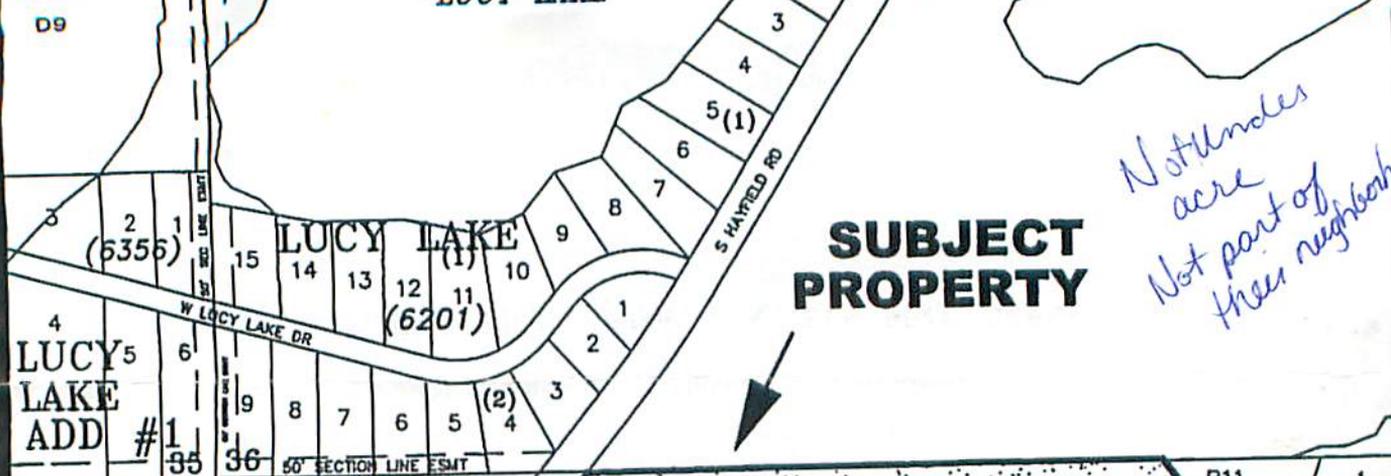
Please do not send comments or questions directly to the Platting Board. Do not engage in ex-parte contact with the applicant, other parties interested in the application or issues presented in the application.

Name: Denise Gilbert Address: 6105 S Hayfield

Comments: We are concerned about the access from our driveway to Lot 1 Phase 1 + want to make sure there are

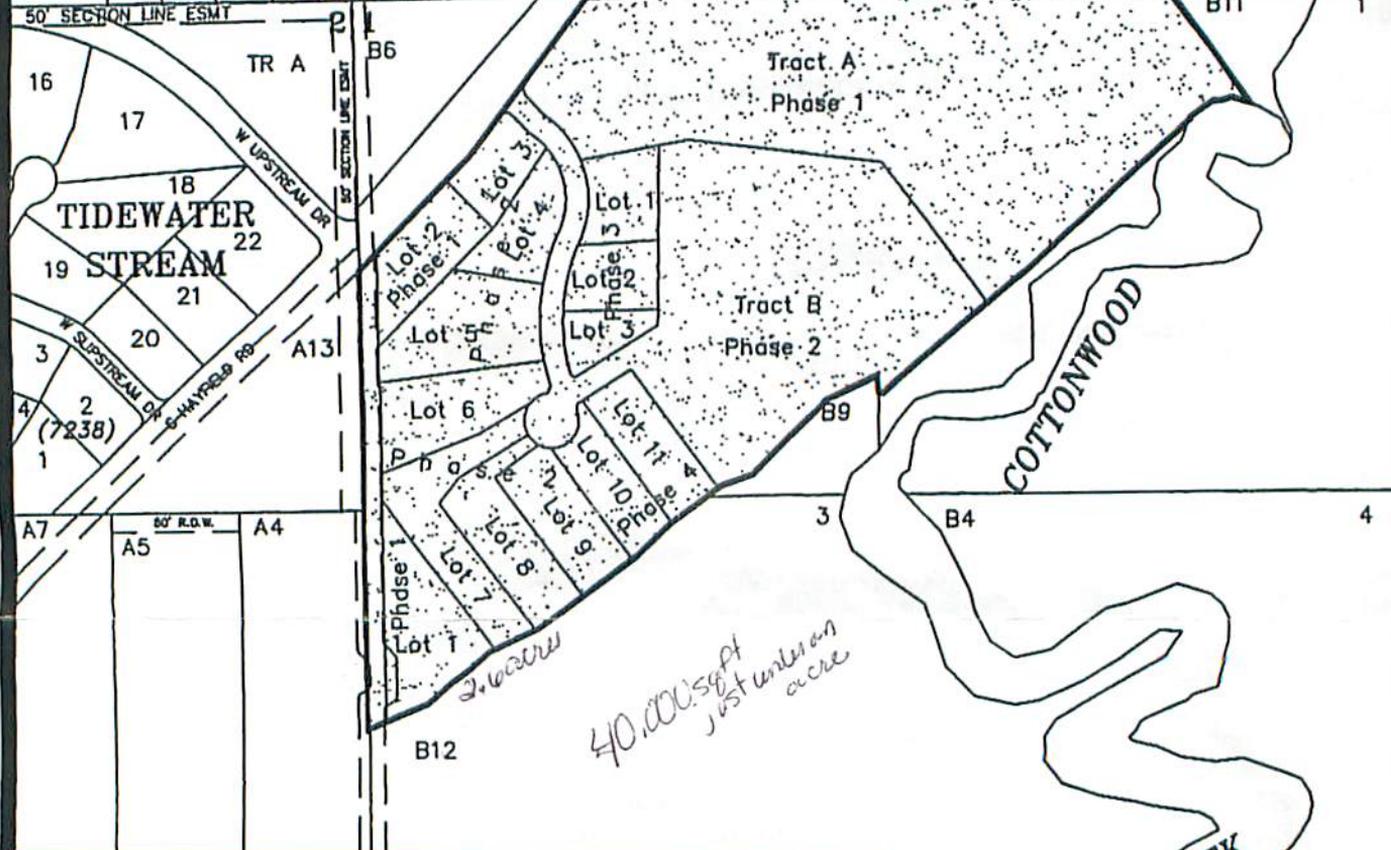
Case #16-061 AOB Note: Vicinity Map Located on Reverse Side
no waivers to allow lot 4/5 of Phase 2 access via our driveway + with the flagstem lots we are concerned

LUPINE LANE ACRES
(3305)
ADD NO 2
TRACT A
PHASE I



SUBJECT PROPERTY

*Not under
acre
Not part of
their neighborhood*



*40,000 sq ft
just under an
acre*

VICINITY MAP

FOR PROPOSED DRINKHOUSE BLUFFS MSP
LOCATED WITHIN
SECTION 01, T16N, R02W, SEWARD MERIDIAN,
ALASKA

O'BRIEN CREEK 03 MAP

Handwritten notes at the bottom of the page, including "O'Brien Creek 03 Map" and other illegible text.

Michelle Olsen

From: Denise Gilbert <suneknik@icloud.com>
Sent: Wednesday, June 08, 2016 4:01 PM
To: Permit Center
Subject: Drinkhouse Bluffs
Attachments: IMG_3665.JPG; ATT00001.txt; IMG_3666.JPG; ATT00002.txt; IMG_3667.JPG; ATT00003.txt

MSB,
I am sending pictures to show our yard adjoining lot 1 phase 1 of The proposed Drinkhouse Bluffs every spring. We saw a proposed drainage easement but not until phase 4 and there were no test holes drilled to our knowledge on this bordering lot that floods every year to our lot

