

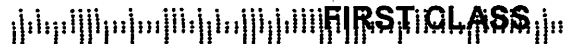


MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

RECEIVED
MAY 25 2021
PLATTING

51228B02L004 14
GLATT MARK T & MELANIE L
PMB 579 STE 3
1150 S COLONY WAY
PALMER AK 99645-6967

99645-697203



NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: ESTATE OF HAZEL HOOKS, EXECUTOR BRIAN K. HOOKS

REQUEST: The request is to divide Tax Parcel C2 into 4 lots to be known as **HOOKS HOMESTEAD**, containing 40.07 acres +/- . The property is north of S. Sky Ranch Loop, south of E. Lady Slipper Lane and bisected by S. McLeod Road (Tax ID # 117N02E17C002); lying within the SW ¼ Section 17, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Farm Loop Community Council and in Assembly District #2: Stephanie Nowers.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 119** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **May 26, 2021**, 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 mailing this notice to the MSB Platting Division, 350 E. Dahlia Ave., 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 Officer, **Fred Wagner** at (907) 861-7870.

To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

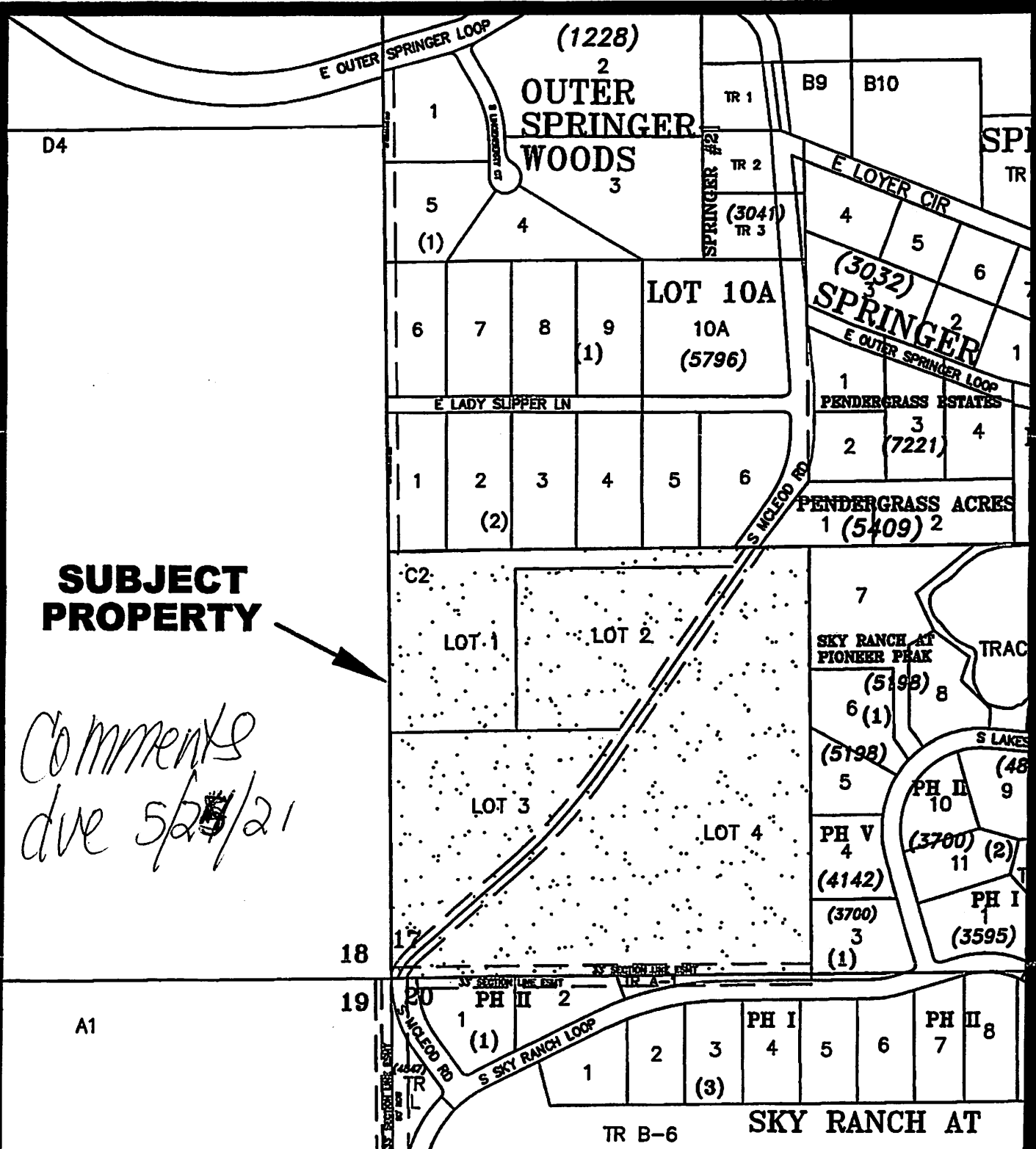
Starting May 1, 2021 it is optional to wear a mask to the Mat-Su Borough Platting Board Hearings.

[] No Objection [] Objection [] Concerns x 2

Name: Melanie Glatt Address: L4/B2 Outer Springer Wds. (5796)

Comments: Concerns about flag lot being on easement - reroute thru their own (adj. to lot for access), Road traffic on McLeod bad/dangerous curve just S of Lady Slipper if heavily subdivided later. Have almost been hit coming out of Lady Slipper onto McLeod / blind curve several times given pop growth. Take out curve (blind) !!

Handout #1



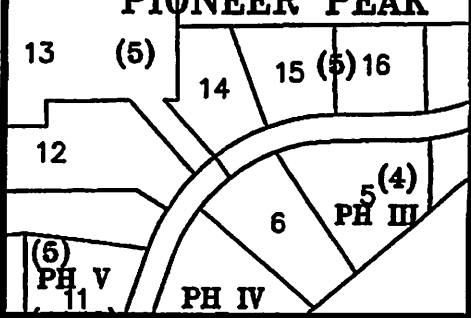
SUBJECT PROPERTY



Comments due 5/25/21

VICINITY MAP
 FOR HOOKS HOMESTEAD
 LOCATED WITHIN
 SECTION 17, T17N, R02E, SEWARD MERIDIAN
 ALASKA

PA12 MAP



12,000 E. Lady Slipper Ln.
Palmer, AK 99645
May 18, 2021

Fred Wagner, Platting Officer
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645

RECEIVED
MAY 25 2021
PLATTING

Dear Mr. Wagner:

We, Ted and Jeanette Perdue, 12,000 E. Lady Slipper Ln. Palmer, AK own and reside on Lot 1, Block 2, Outer Springer Woods Subdivision. We are writing this letter because we strongly oppose the proposal that has been set for Public Hearing on May 26, 2021; to divide Tax Parcel C2, Estate of Hazel Hooks. (Tax ID#: 117N02E17C002) 2150 S. McLeod Rd. Palmer.

We feel that the proposed "flag" for Hooks Lot 1 is grossly misplaced. Multiple reasons have led to our opinion.

First, McLeod Road is traveled by many local residents and when a vehicle is turning North from Lady Slipper Lane onto McLeod visibility is extremely limited to the south because of a bend in McLeod. The very spot where this proposed "flag" joins with McLeod will add to this problem. The junction of McLeod and the proposed flag is ON the bend. This is not a small problem; there are many near misses when a vehicle comes around that corner and another vehicle is trying to pull out of Lady Slipper. Before this hearing, please take time to experience this.

Secondly, said property owners are continually driving up and down the utility easement on both sides as well as depositing broken down vehicles and using them as trash receptacles. The half of the easement on the North side of this flag is not on their property, it is the property of all six property owners of Outer Springer Woods Subdivision Block 2. This fact does not seem to matter to residents and those who frequent the Hooks property. They also travel by vehicle Northbound up the easement along Lot 1, Block 2, AND Lot 1, Block 1 Outer Springer Woods and treat it as an access to both Springer Rd. and Lady Slipper Lane of which they have zero legal access to. This is also Private Property. The proposed misplaced flag would only encourage such behavior.

A much more reasonable proposal would be a street cut into their property where the three lots have common borders with McLeod access farther south where the road is NOT on a bend therefore increasing visibility while avoiding vehicle travel on the utility easement. Either a street or a private "flag" access. This could create a much smaller flag or street for the three properties.

We strongly urge you to reject this proposal and require a flag with access to McLeod on the south side of Lots 1 & 2.

Sincerely,

Ted and Jeanette Perdue
(907) 841-0073

Handout #2

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

5 MAY 2021 PM 1 11

ZIP 99645
02 417
0000350426MAY 05 2021

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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No Objection Objection Concern

Name: _____ Address: _____

Comments: _____

Fred Wagner

From: Susan Franznick <sfranznick@gmail.com>
Sent: Monday, May 24, 2021 2:29 PM
To: MSB Platting
Subject: "Hooks Homestead" platting petition

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

Greetings to the Platting Office,

This email is in response to the petition by: **Estate of Hazel Hooks, Executor Brian K. Hooks** with a public hearing scheduled for **May 26, 2021 in Palmer Alaska.**

I would like to register an **OBJECTION** to this platting request.

The Tax Parcel C2 is adjacent to the Sky Ranch subdivision, off Outer Springer. Residents of Sky Ranch must pass by this parcel, the "Hooks Homestead" property, when entering/leaving the subdivision; McLeod is the only access road to Sky Ranch.

The Hooks' property at this location is in deplorable condition and has been for years. The buildings are in disrepair, the barn is collapsing, and there are many junk and abandoned vehicles scattered throughout the property. Across McLeod Road from the residence, Mr. Hooks has clearcut land and is using it to store large construction equipment, construction materials, storage containers, and is burning material of various sorts on the property. It is noisy, unsightly, and dangerous.

Before the Borough grants any sort of petition to further subdivide this farmland, it would be appropriate to require the property owners of Hooks Homestead to come into, and maintain, complete compliance with all Borough regulations regarding this property, including removing junk/abandoned/non-working vehicles and ensuring the structures on the property meet current Borough standards, requirements, laws, rules, ordinances, and the like. I would further request that a periodic spontaneous check is made to ensure this property stays within compliance regulations for years to come.

Without enforcement of Borough regulations, this property will likely continue to deteriorate as it has for a long time, and be not only an eye sore, but will negatively affect surrounding property values, and be a potential danger (e.g. fires, various calls to police for violence issues) to neighbors. Allowing this parcel to be subdivided will likely multiply the problems and hazards already in existence.

I've included some photos below to illustrate the situation. While the photos are helpful, only an unannounced on-site visit will truly convey the on-going condition of this property.

Thank you for considering my perspective,
~Mrs. Susan Franznick
sfranznick@gmail.com











Fred Wagner

From: Aneta <anetamurphy623@gmail.com>
Sent: Tuesday, May 25, 2021 8:32 AM
To: MSB Platting
Subject: Concerns for May 26th hearing

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

Good morning,

I would like to express my concern regarding the proposal for Hooks Homestead.

Currently, that property area has become a public nuisance and is bringing down property values to the homes in the area.

On one side of McLeod, Mr.Hooks took out the field and trees and is now using the property as a storage lot for his Valley General Construction business. The area is filled with commercial construction equipment. This type of equipment should not be in a residential or farm area as that is all equipment for his commercial construction business. The other side of McLeod is filled with over a dozen junk vehicles, piles of garbage, and a farm that should be at this point removed for safety as it can collapse at any time.

This goes against the Mat-Su Borough Code Compliance.

The concern is that additional junk vehicles, piles of garbage, and commercial construction equipment will be put on the property. This would not only bring down the esthetics of the surrounding homes, but also cause a hardship on the neighborhood by bringing down property values.

Thank you for your time.
Sincerely,
Aneta Murphy

Handout #4







