

**From:** [Gerald Hooper/Midglen Logistics Sakhalin](#)  
**To:** [Peggy Horton](#); [Gerald Hooper](#)  
**Subject:** MSB 17.30 Conditional use Permit  
**Date:** Thursday, November 14, 2024 2:30:00 PM

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

Peggy It was good to talk to you today. My public comment on the issue is below, thank You  
Gerald Hooper

To MATSU Borough Planning Commission:

As a resident of the Borough, I would Like to Speak in Favor of the issuance of a Conditional Use Permit for Central Gravel, at the New Location under consideration. Jade and his wife have provided me many different types of gravel as I have improved my Home property on Lazy Mtn over the last 3 years. Product ordered was always up to specifications.

Jade and his wife, always courteous, providing on time delivery, and will do everything they can to accommodate "add on" orders when I find myself underestimating what I need for the project. The pricing is reasonable and I have never seen a cleaner and more organized Gravel Operation anywhere. Their location is ideal and conveniently located for supplying the needs of both Palmer and Wasilla and the Butte. I support the Commission's approval of this Permit application.

***Gerald Hooper***  
***Senior Project Manager***  
***AKAUXPLOR***  
***3735 N. Vista Cir***  
***Palmer, AK 99645***

**From:** [Billie Triplett](#)  
**To:** [Peggy Horton](#)  
**Subject:** We support Central Gravel!  
**Date:** Wednesday, November 13, 2024 9:59:35 PM

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Just a letter of support for Central Gravel! We live on Engstrom Rd. and we support CGP's gravel expansion plan CUP MSB 17.30!

Thanks!

The Triplett Family  
4616 N Engstrom Rd.  
907-406-0743

**From:** [Mark Boydston](#)  
**To:** [Peggy Horton](#)  
**Subject:** Fwd: MSB 17.30 - Conditional Use Permit for Earth Materials Extraction  
**Date:** Saturday, November 16, 2024 5:31:21 PM

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Forwarded with correct email address

Sent from my iPhone

Begin forwarded message:

**From:** Mark <mayboy9942@gmail.com>  
**Date:** November 16, 2024 at 4:58:20 PM AKST  
**To:** [peggy.horton@matsu.gov.us](mailto:peggy.horton@matsu.gov.us)  
**Subject:** MSB 17.30 - Conditional Use Permit for Earth Materials Extraction

Hi Peggy

I, Mark A. Boydston, own a home at 4533 N Horizon View Dr, Wasilla (Horizon Estates Phase I Lot4, Block2). I'm retired and travel by personal vehicle to Palmer 1-2 times a week throughout the year. The routes I travel pertinent to the proposed new Central Gravel gravel pit on the Havemeister property (hereinafter referred to as the Proposal) to Palmer are: E Hart Lake Loop to N Engstrom to E Bogard Rd or N Engstrom to Trunk Rd.

I bought my property in December 2022 so I know the traffic patterns as they vary over the course of the year, week and time of day. I get updates from the Borough on the planned roundabout at the intersection of N. Engstrom and E. Bogard Rd. As you are aware and anyone who has used that intersection, the intersection is exceedingly dangerous, and more so in the morning commute hours which end sometime around 9-10 am and again in the afternoon from 2 pm (children pickup at school) to at least 6pm) during the afternoon rush hour.

Saturday can have seemingly endless traffic on E Bogard with few and far spaced opportunities to turn left or right on to E. Bogard from N. Engstrom, with turning left across traffic much more difficult than turning right exacerbated by not only the dense traffic but the inadequate sight direction (the small rise in roadway just before the intersection). I plan as much as practical to avoid these times going to and returning home from Palmer, using the routes described above, going so far as to schedule appointments to avoid these times.

If the Proposal is approved by the State and the Borough my comments are the following:

1. The new gravel pit on the Havemeister property cannot under any circumstances be allowed to begin commercial operations until the roundabout at N. Engstrom and E. Bogard Rd is fully completed and fully functional.
2. There should be no entrance to the new gravel pit on Engstrom Rd. Gravel trucks if they turn on to N. Engstrom from E Bogard Rd. will be in first or second gear (lowest gear and gear above) to go up the hill immediately after they turn on to N Engstrom. In my opinion, the slow moving gravel trucks will definitely increase traffic congestion and accident rates, and more so during the commute and school pick up times. If however, the State and Borough approve the gravel pit entrance on N Engstrom, then a

dedicated exit lane must be constructed, not simply a driveway entrance with a flared right shoulder. Otherwise, even more traffic congestion will occur and probably a higher accident rate for that section of N. Engstrom.

3. The Proposal must consider the possibility of higher traffic volumes than exist presently on N. Engstrom from new subdivision development that would use N. Engstrom as a primary transportation route. For example, a currently proposed subdivision on E. Beverly Ann Lane.

4. N Bogard Rd must be rehabilitated to State and Borough road standards before the Proposal becomes commercially functional.

All in all, I cannot envision the Proposal as currently proposed safe traffic wise. With already dense traffic volumes in the area, E Bogard being a road constructed before Statehood with traffic volumes probably exceeding its design traffic capacity from 8am to 6 pm Monday through Saturday, Central gravel with 12 gravel trucks hauling or returning empty per hour, 8am to 4 pm, 6 days a week from April through October, and in all likelihood new subdivisions being constructed that will affect traffic volumes on N Engstrom and E Bogard, I cannot understand how this Proposal is not going to make driving conditions more dangerous and stressful, and congestion and the accident rate higher in the Proposal near vicinity.

**From:** [Peggy Horton](#)  
**To:** [Central Gravel](#); [Alex Strawn](#); [Gary LoRusso](#); [Gary LoRusso - Keystone Surveying \(garyl@mtaonline.net\)](#); "[Dan Steiner \(dsteiner@mtaonline.net\)](#)"  
**Subject:** RE: Postpone till February  
**Date:** Friday, November 15, 2024 2:00:00 PM

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Jade,

I'm correcting some errors in the previous email.

We have received your email and agree to the proposed date. On Monday evening, November 18, 2024, we will notify the Planning Commission that the applicant for the Central Gravel Products CUP and Planning Staff respectfully request a postponement of the public hearing to February 3, 2025, the first Monday in February.

Thank you,

Peggy Horton

Current Planner

Matanuska-Susitna Borough

350 E. Dahlia Avenue

Palmer AK 99645

907-861-7862

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**From:** Central Gravel <centralgravelproducts@hotmail.com>

**Sent:** Friday, November 15, 2024 9:06 AM

**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Peggy Horton <Peggy.Horton@matsugov.us>; Gary LoRusso <garyl@keystonesurveyak.com>; Gary LoRusso - Keystone Surveying (garyl@mtaonline.net) <garyl@mtaonline.net>; 'Dan Steiner (dsteiner@mtaonline.net)' <dsteiner@mtaonline.net>

**Subject:** Postpone till February

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

Alex and Peggy

We would like to agree to postpone the CUP planning commission hearing until the first week in February. Could you please let me know you received this I would appreciate it.

Thank you

Jade Laughlin

Central Gravel Products

(907) 745-4044

<https://www.facebook.com/Central-Gravel-Products-1399354943638372/>

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