

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

HANDOUT #1  
GREENFIELDS 19-1  
CASE# 2025-005  
MEETING DATE: MARCH 06, 2025

1349B01L005 38  
ROSS GARY D & BECKY L  
PO BOX 875014  
WASILLA, AK 99687-5014

### NOTIFICATION OF PUBLIC HEARING

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

**PETITIONER/OWNER: HANSON LAND SOLUTIONS/MATTHEW ESTRADA**

**REQUEST:** The request is to create 5 lots from Block 1, Lot 19, Greenfields Subdivision, Plat # 77-119, to be known as **Greenfields 19-1**, containing 5.77 acres +/- . The property is located north of N Pittman Rd, west of N Church Rd, and directly east of N Autumn Ln. (Tax ID #1349B01L019); within the SE ¼ Section 19, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

The Matanuska-Susitna Borough **Platting Board** 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 **March 6, 2025**, 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: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Board 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](http://www.matsugov.us/boards/platting).

[ ] No Objection [X] Objection [ ] Concern

Name: Gary & Becky Ross Address: 4652 + 4540 Bluegrass Lane

Comments: We purchased these properties nearly twenty years ago. We have been living on one of the parcels since then and we are in the process of building a new home on the other. One very important reason that we bought property in this area was because of the large lot size throughout and the resulting lower population density. We object to reducing lot size and the subsequent higher traffic it will bring as well as greater

Case # 2025-005 WA

Note: Vicinity map Located on Reverse Side

demand on the water table + increased sewage cost. Please deny the application. Thank you.

Gary D Ross



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

**HANDOUT #2  
GREENFIELDS 19-1  
CASE# 2025-005  
MEETING DATE: MARCH 06, 2025**

1349B02L010 22  
SAIKI KEVIN H & BECKY S  
4500 N AUTUMN LN  
WASILLA, AK 99623-8903

**NOTIFICATION OF PUBLIC HEARING**

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

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[ ] No Objection [ ] Objection [x] Concern

Name: Becky S. SAIKI Address: 4500 N. Autumn Ln / 4430 N. Autumn Ln

Comments: As a 25 year resident on Autumn Lane I see where the water collects in the spring often times leaving the proposed lots 1 and 2 with standing water. I'm wondering how this development will effect: 1) The seasonal drainage 2) How High water tables will effect the septic systems/ 3) How 4 more wells could effect the current Aquaphor 4) In early spring 2023 the intersection of Autumn Lane and Pittman road Flooded requiring almost a week of pumping from the borough, resulting in substaneial damage to the road base on Autumn Ln. we were w/o this access to our property.



HANDOUT #2  
GREENFIELDS 19-1  
CASE# 2025-005

MEETING DATE: MARCH 06, 2025

CORPORATE OFFICES ..... (81)

TUALATIN BRANCH..... (503) 692-3322

EUGENE BRANCH..... (541) 687-0411

LP COMPONENTS & MILLWORK..... (800) 377-5801

UTAH BRANCH..... (801) 972-9393

BRADY INTL HDWS. WA..... (425) 251-0900  
A LUMBER PRODUCTS COMPANY

ALBUQUERQUE BRANCH..... (866) 437-9663



KENT BRANCH..... (763) 427-1100

BOISE BRANCH..... (208) 336-3911

SPOKANE BRANCH..... (509) 928-8200

LP WINDOW & DOOR DIV..... (503) 612-1818

SUNRISE WOOD PRODUCTS, INC..... (877) 535-0150  
A LUMBER PRODUCTS COMPANY

CHANDLER BRANCH..... (877) 542-9663

and I QUESTION! KNOWING the potential for the water problems on this low corner if Development will exacerbate our water issues



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

5205B02L005 31  
SHAEFFER MICHAEL & COURTNEY  
7350 N ESTHER DR  
PALMER, AK 99645

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: WALTER E. NEWMAN & WALTER E. NEWMAN REV TRUST**

**REQUEST:** The request is to create 33 lots from Lot 4, Long Birch (Plat #98-126) and Tax Parcel B4, created by Warranty Deed recorded at 1999-013702-0, to be known as **THE COVE AT JEAN LAKE**, containing 128.37 acres +/- . The proposed design will include a gated entry with private internal roads. The property is directly west of Jean Lake, directly east of W. Long Lake Road (Tax ID #19N04W19B004 & 4788000L004); within the N ½ & S ½ Section 19, T19 North, Range 4 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7.

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[ ] No Objection [X] Objection [ ] Concern

Name: Michael & Courtney Shaeffer Address: 24609 W Honeybee Lake Drive

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

Long Lake Rd is already in bad shape and this will not help. The additional water wells drilled for this project may affect our own

Case # 2025-006 CC

Note: Vicinity map Located on Reverse Side

**HANDOUT #1  
THE COVE AT JEAN LAKE  
CASE # 2025-006  
MEETING DATE: MARCH 6, 2025**



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

5205B02L006 47  
KADRMAS JANE  
PO BOX 1196  
WILLOW, AK 99688

### NOTIFICATION OF PUBLIC HEARING

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**PETITIONER/OWNER: WALTER E. NEWMAN & WALTER E. NEWMAN REV TRUST**

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No Objection  Objection  Concern

Name: Jane Kadrmias address: 24503 W Honeybee Lake Dr.

Comments: Long Lake road is in poor condition for drivers. I walk on the shoulder with my grand children and the increased traffic raises not only safety concerns for drivers but also for walkers & bikers that live in this community.

Case # 2025-006 CC

Note: Vicinity map Located on Reverse Side

**HANDOUT #2  
THE COVE AT JEAN LAKE  
CASE # 2025-006  
MEETING DATE: MARCH 6, 2025**

## **Matthew Goddard**

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**From:** Ronnie Darnell <ronnie.b.darnell@gmail.com>  
**Sent:** Friday, February 28, 2025 5:26 AM  
**To:** Platting  
**Subject:** The Cove at Jean Lake

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

Ronnie and Lisa Darnell  
PO Box 30  
12120 Hagion Shores Dr  
Willow, AK 99688

Comments for The Cove At Jean Lake:

Jean Lake is a quiet small lake with a nesting pair of Loons. The lake is currently non-motorized and we would like it to stay non-motorized. Please review the covenants currently in place for the east portion of the lake along Hagion Shores Drive. There are private trails that are snowmachine only no four wheelers. The trails are on my property and if they are not used properly I will close them. I do not appreciate 4 wheelers creating ruts on my property. I have had issues in the past and even threatened by people not honoring private property.

The Cove at Jean Lake should be developed so not to destroy our property value or our way of living in the area. How will the wetlands around the lake be maintained? Will the wetlands be destroyed? Will we have a say in the covenants so that we will have the same rules?

What is the plan for increased traffic on Long Lake road that is currently being torn up with the heavy trucks from the gravel pit?

Thanks  
Ronnie



Matanuska Susitna Borough  
Platting Division  
350 East Dahlia Avenue  
Palmer, Alaska 99645

March 3, 2025

RECEIVED

MAR 04 2025

PLATTING

Regarding: The Cove at Jean Lake Proposed Development

The large number of new lots on Jean Lake will produce significant adverse effects on waterfowl. The cove bounded by proposed lots 20, 19, 18 and 17 is exceptionally shallow. In fact, the cove could be a bog or wet land.

It supports shrubs and aquatic plants. Migratory waterfowl nest there each year. Species include sand hill cranes, loons and various duck species.

We respectfully request that the number of lake front lots be reduced. Lots bordering the "cove" (lots 20, 19, 18 and 17) should be specifically precluded from direct access to the Jean Lake Cove.

Four photographs are included with these comments. Thank you for considering these remarks.

Sincerely,

William Mailer  
12374 Hagon Shores Drive, Weller, Alaska 99688

HANDOUT # 4

THE COVE AT JEAN LAKE

CASE # 2025-006

MEETING DATE: MARCH 6, 2025





**HANDOUT # 4**  
**THE COVE AT JEAN LAKE**  
**CASE # 2025-006**  
**MEETING DATE: MARCH 6, 2025**





**HANDOUT # 4  
THE COVE AT JEAN LAKE  
CASE # 2025-006  
MEETING DATE: MARCH 6, 2025**





**HANDOUT # 4**  
**THE COVE AT JEAN LAKE**  
**CASE # 2025-006**  
**MEETING DATE: MARCH 6, 2025**





**HANDOUT # 4**  
**THE COVE AT JEAN LAKE**  
**CASE # 2025-006**  
**MEETING DATE: MARCH 6, 2025**



To: MatSu Platting Board  
From: Thomas and Nancy Frank  
Date: February 22, 2025  
Regarding: The Cove at Jean Lake

Tax ID: 54572B01L008 and 54728B01L0009A

Name 1: Thomas R. Frank  
Name 2: Nancy E. Frank  
Address 1: 12268 N Hagion Shores Drive Willow AK 99688  
PO Box 1266 Willow AK 99688  
Address 2: 2047 N Last Chance Gulch #202, Helena MT 59601

Following are our comments and concerns:

- It is noted that the current footprint of the gravel pit is now part of this development (lots 4 and 4B). In addition to concerns about the other lots, we have concerns relative to the gravel pit: does the pit have an engineered reclamation plan? Will there be erosion control from the pit? Is there a plan to protect and maintain the integrity and quality of the lake? Is there a long-term plan for the gravel pit?
- Increased traffic on Long Lake Road which is already in a constant state of disrepair and deterioration from heavy truck traffic
- Very concerned about Road safety from cars entering Long Lake Road from only one main road into and out of the development. It's currently dangerous where the trucks from the pit enter, many near misses because of the dip in the road which has poor visibility
- Fire safety and mitigation measures
- Water quality of the lake due to impact of runoff and road drainage
- Impact on natural environment due to increased density of houses with access to this small (51 acres) lake especially those that border wetlands
- Disturbance of wildlife that inhabit the lake, shoreline and wetlands including wood frogs, cranes, loons, ducks, swans, grebes, moose. A wetlands assessment would be beneficial.
- Noise pollution from the gravel pit
- Deforestation within the building setbacks from the lake. Runoff and contamination from land that may experience too much deforestation.
- This is a Federally protected area due to the presence of waterfowl and as such there can be no filling in along the shoreline below the mean high water level
- We want everything to be done with respect to all applicable MatSu Borough regulations

We are not against the development but want to be sure it is done with protection of the lake and the integrity of the natural surroundings - shoreline, wetlands protection, water quality, wooded areas - maintained

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**HANDOUT # 5  
THE COVE AT JEAN LAKE  
CASE # 2025-006  
MEETING DATE: MARCH 6, 2025**



**Chris Curlin**

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**From:** Jack Hewitt <jakk8690@gmail.com>  
**Sent:** Tuesday, March 4, 2025 4:14 PM  
**To:** Platting  
**Subject:** The Cove at Jean Lake

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

Annette & Jack Hewitt  
9280 Atelier Drive, Anchorage, AK  
12196 Hagion Shores Drive, Willow, AK

We do not object to The Cove at Jean Lake development proposal. We do have the following comments and concerns:

1. The current Jean Lake Management Plan should be honored without change and potential lot owners should be provided with a copy of the plan.
2. That National Pollutant Discharge Elimination System 'best management practices' be followed with road construction and individual lot development including: maintaining MSB minimum building setbacks from the OHW of Jean Lake; compliance with established erosion and sediment runoff controls to maintain Jean Lake water quality; maintaining an undisturbed natural vegetative buffer between roads, driveways, structures and the Jean Lake shoreline.
3. That construction of roads and buildings not occur between the hours of 8pm and 8am to maintain the quiet nature of the lake area.