

Matanuska-Susitna Borough: Platting Board Meeting 1:00 P.M. July 3, 2025

Public Hearings

Smith Subdivision: Tax ID #17N03E06A001

Andrew Garry

Date Submitted: June 24, 2025

I strongly encourage the Platting Board to consider reducing the number of lots on the Smith Subdivision tract. It should be noted upfront that the Borough's public notice for this project, as written, is very misleading and suggests that the 57 lots would be divided over approximately 474 acres, which is not accurate. The actual acreage that these 57 proposed lots will encompass is likely around 70 acres. Furthermore, once roadways and utility easements are accounted for, this is likely to put the average size of each lot at around 1 acre.

1) It is very irresponsible of the Platting Board to support this highly congested subdivision project. An already overtaxed Old Glenn Highway traffic corridor exists between Maud Rd. and Palmer. Existing infrastructure is straining to accommodate the growing traffic volumes. Adding 57 homes and potentially hundreds of vehicles will significantly increase traffic congestion. Increasing traffic congestion in this area will lead to more collisions and exacerbate already dangerous conditions for vehicles, cyclists and pedestrians.

2) It is very shortsighted for the Platting Board to support a project that will drastically alter the spacious appeal of the Lazy Mtn. area. A subdivision of this scale will turn Smith Rd. and Maud Rd. into the next Anchorage O'Malley and Huffman. 57 homes built on less than 70 acres will diminish the existing aesthetic value and rural qualities of the area. Attractive recreational areas like Lazy Mtn. and Matanuska Peak will be significantly altered, negatively affecting both residents and visitors.

3) Prior to approving a subdivision on this scale, I suggest that the State and the Borough work together to modernize the Old Glenn Highway corridor from Maud Rd. to Palmer. This effort should include expanding the roadway, enhancing bike paths for cycling and pedestrian traffic, and reducing the highway speed limits by incorporating roundabouts like what has been done on Trunk and Bogard.

4) Lastly, I suggest dividing the parcel into buildable lots of approximately 5 acres with covenants that prohibit future subdividing. This would result in the construction of approximately 12 homes. Please keep in mind that there are already subdivisions in the area that have yet to be fully developed. By limiting the total number of lots, planners would prevent overburdening existing infrastructure and maintain quality of life for current residents.

Please consider reevaluating the scale of Smith Subdivision by reducing the number of buildable lots and making much needed improvements to street and highway infrastructure. Thank you for the opportunity to comment.

**HANDOUT #1
SMITH SUBDIVISION
CASE # 2025-065
MEETING DATE: JULY 03, 2025**

Matthew Goddard

From: Kathryn McQuade <ktmcquade@icloud.com>
Sent: Tuesday, June 24, 2025 8:44 PM
To: Platting
Subject: Smith Rd subdivision

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

I live off of N Dewys st and the construction for the beginning of the subdivision has been very intrusive. It's destroyed what used to be a beautiful walking path by a creek. Do not build the subdivis

**HANDOUT #2
SMITH SUBDIVISION
CASE # 2025-065
MEETING DATE: JULY 03, 2025**

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

2039B01L020 28
STRAHAN PAMELA
17855 E IDLE DR
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: EKLUTNA INC.

REQUEST: The request is to create 57 lots and one tract from Tax Parcel A1, created by US patent #50-88-0395/0396, to be known as **SMITH SUBDIVISION**, containing 474.893 acres +/- . The property is located north of E. Maud Road, southeast of E. Smith Road Extension, and east of N. Old Glenn Highway (Tax ID #17N03E06A001); within Section 06, Township 17 North, Range 03 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1.

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 **July 3, 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. 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, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection ☒ Objection ☒ Concern

Name: PAM STRAHAN Address: 17855 E Idle DR, PALMER

Comments: COMMENTS ATTACHED

Case # 2025-065 MG

Note: Vicinity map Located on Reverse Side

HANDOUT #3
SMITH SUBDIVISION
CASE # 2025-065
MEETING DATE: JULY 03, 2025

COMMENTS FOR PROCEED SMITH SUBDIVISION

People constantly develop their land & create problems (IT IS THEIR WORLD). But the board's job is to recommend development that won't require extensive money & resources to fix problem they have created for the rest of the world.

Borough code gives you, the PLANNING BOARD, the responsibility to consider requests & plans meeting certain conditions.

1. PUBLIC SAFETY

2. OPERATION & REASONABLE MAINTENANCE OF ROADS & PUBLIC USE AREAS,

3. FUTURE DEVELOPMENT.

THIS PLAN PROVIDES NONE OF THE ABOVE.

FACTS:

1. THE PUBLIC NOTICE WAS POORLY PREPARED & PROVIDED NO INFORMATION in which to make informed comment. Additionally, the impacts of this plan reach far beyond the notice requirements.
2. CURRENT TRAILHEAD & PARKING IS NOT SHOWN.
3. FUTURE RELOCATION OF THE TRAILHEAD & PARKING THAT HAS ALREADY BEEN DESIGNED IS NOT SHOWN. Will the new area meet the current use of 10 to 20+ vehicles per day?
4. McROBERTS CREEK & DRAINAGES NOT SHOWN.

CONCERNS:

1. PROTECTION & RESERVATION OF McROBERTS CREEK & existing trails. What public access is planned?
2. Who will assume responsibility for protecting owners from the springes & runoffs that pop up & flood different areas every spring.
3. ALTERNATE CONSTRUCTED ACCESS FOR ingress & egress & public safety.
4. PLAN to control speed down Smith Road. The existing sign says 25- but people go between 40 + 65+ mph.

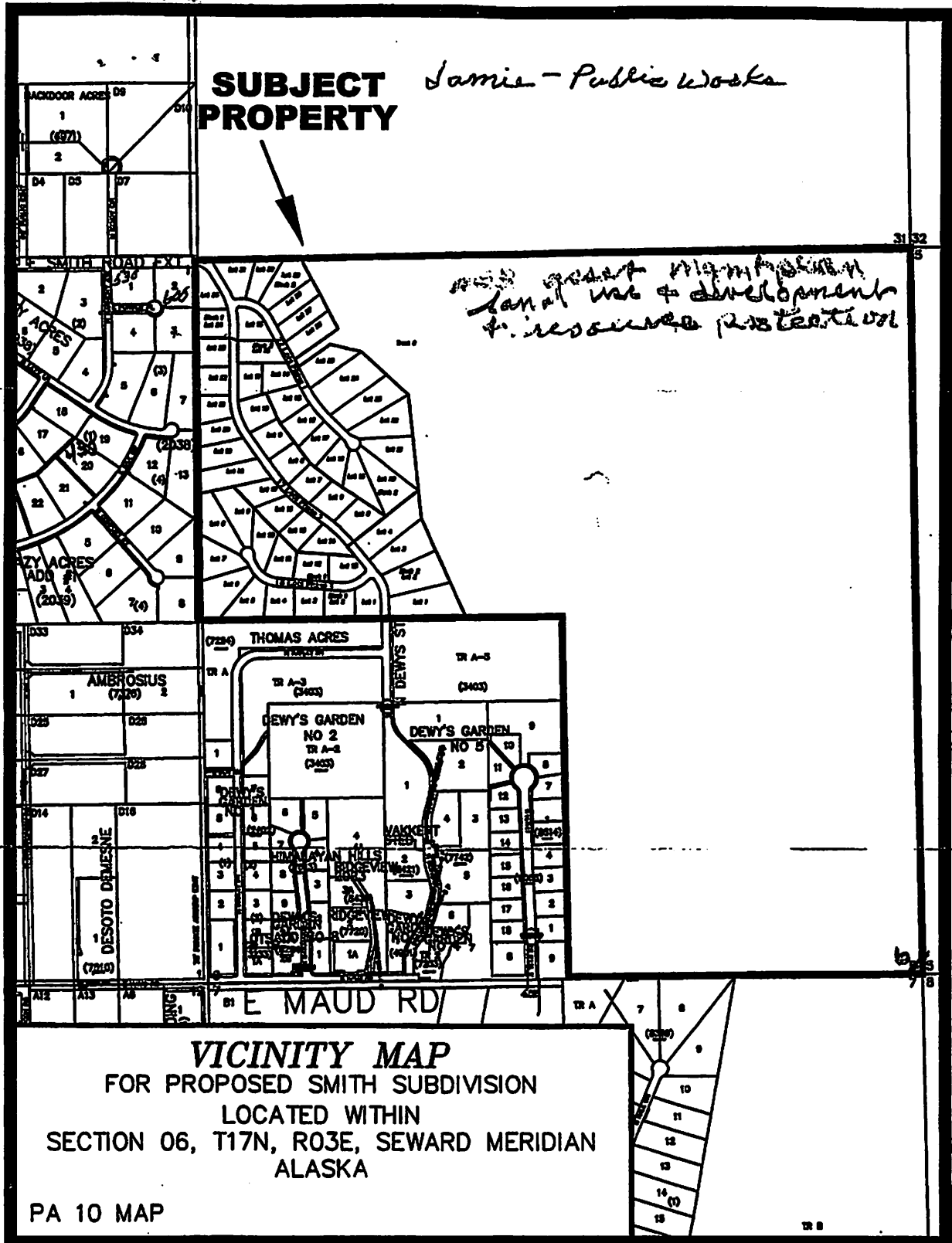
RESOLUTION

AT A
MINI

Reduce the proposed density

IF YOU AREN'T FAMILIAR WITH THIS AREA
YOU ARE NOT INFORMED ENOUGH TO MAKE
AN INTELLIGENT DECISION. This plan is on
the side of the mountain & will impact
the public & existing use of the area
FOREVER.

2025 PA 10 MAP PLAN
Title 10.742



HANDOUT #3
SMITH SUBDIVISION
CASE # 2025-065
MEETING DATE: JULY 03, 2025

Matthew Goddard

From: Kathy Allely <kgallely@gmail.com>
Sent: Thursday, June 26, 2025 9:36 PM
To: Platting
Subject: Public hearing re proposed Smith Subdivision by Eklutna, Inc

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

We are writing to convey our objection and concerns regarding the proposed Smith subdivision that Eklutna Inc has planned.

- 1) The proposed development is considerably denser than the nearby lots which will change the nature of the existing community. The houses in the area are on acreage.
- 2) The proposed development may negatively affect the aquifer and wells in the area. This is a major concern and objection.
- 3) We are concerned about the increase in traffic and noise in the area, since this development will significantly add traffic on Smith Rd Ext - the primary route into and out of the subdivision.

In addition, we are concerned about the large vehicles and construction equipment sharing the roadway during construction and the noise that will be generated from their activity.

- 4) We would like information about the pre development assessment (engineering, water, traffic, slope stability) and the impact on the surrounding residences. Is there a plan to share this information with neighboring landowners?

We are unable to attend the public hearing but would like information about the process from this point forward.

Roger and Kathy Allely
PO Box 773333
Eagle River, AK 99577

17755 E Smith Rd Ext

Sent from my iPad

**HANDOUT #4
SMITH SUBDIVISION
CASE # 2025-065
MEETING DATE: JULY 03, 2025**

Matthew Goddard

From: Elena P <epabgohome@gmail.com>
Sent: Friday, June 27, 2025 5:10 PM
To: Platting
Cc: Elena P
Subject: Objection to Proposed 57-Lot Subdivision by Eklutna Corporation off Smith Road

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

I am writing as a resident of the affected community to express my objection to the proposed 57-lot subdivision by the Eklutna Corporation referenced in the subject line as it is currently designed in the Backdoor Acres D9 plat. Unfortunately, I will be traveling in Europe on July 3, when the hearing takes place, and unable to attend the public hearing. Consider this email my testimony and formal objection to the subdivision as it is currently outlined.

1. Water Supply

As a single-person household, I already experience a limited water supply. On laundry days, I avoid using the dishwasher or taking a shower until hours later to prevent overwhelming the system. Neighbors report similar challenges. How will 57 additional wells affect the existing water table? What measures will be taken to ensure an adequate water supply for all households, and how will septic systems be managed to prevent contamination of the groundwater and nearby streams?

2. Security and Safety

The engineering report and associated studies have given little attention to increased traffic and neighborhood security. Surveyors working on this project trespassed on my property, blatantly ignoring clearly posted "No Trespassing" and "Private Property" signs. They parked next to the house, failed to check for occupants, and wandered throughout the property. When confronted, they casually admitted to trespassing, aware that borough codes offer them protection, not the homeowner. What measures will the developers or the borough implement to prevent such violations in the future?

3. Reliability of the Engineering Report

I have personally observed the soil testing sites. Contrary to regulations requiring such tests to be conducted at least 100 feet from waterways, several were done directly adjacent to McRoberts Stream. The initial plat even suggests some homesites may straddle the stream, increasing the risk of pesticide runoff into the waterway. The creek already runs through several private properties downstream from the proposed subdivision. This raises serious concerns about environmental oversight.

4. Morgan Horse Trail and Interconnected Trail Systems

Even the limited surveying and soil testing have already caused damage to the Morgan Horse Trail and its connected trail systems. This popular, legally protected non-motorized recreational network (see pages 3 and 15–17 of the 2016 Trails Plan: [Trail Plan PDF](#)) has been diminished. The engineering report's

dismissal of these trails as “just a few trails” is both inaccurate and disrespectful to the community, as well as potentially illegal.

5. Limited Access and Infrastructure Planning

Based on the initial plat, subdivision access appears to rely solely on Smith and Marley Roads. Notably, Marley is a pioneer road, not built for heavy traffic. The developers must be held responsible for thoroughly assessing and upgrading infrastructure to manage future congestion and ensure road safety. The current engineering report, as well as the borough, have failed to adequately address these concerns.

6. McRoberts Stream and Spawning Salmon

I have personally witnessed spawning salmon in McRoberts Stream, which is anadromous and protected under habitat laws. There is no evidence that the Alaska Department of Fish and Game was consulted during the surveying or testing process. This oversight could have serious environmental and legal implications.

7. Eklutna Corporation's Track Record

Past projects by the Eklutna Corporation have demonstrated poor planning and execution, leading to flooding, habitat destruction, and lack of traffic management. Consider their casino project in Eagle River, proposed for a six-acre plot with minimal ingress/egress and nearly no water supply, yet expected to attract up to 10,000 vehicles per day ([KNBA Report](#)). This history raises serious concerns about the integrity and foresight of their development efforts.

Thank you for your attention to these important issues. I urge the borough and decision-makers to consider the environmental, infrastructural, and community impacts of this proposed subdivision.

Sincerely,
Elena Prisekin

Matanuska-Susitna Borough
Platting Division
350 E. Dahlia Avenue
Palmer, AK 99645

6/27/2025

Dear Platting Board Members,

I am submitting comments regarding the proposed Smith Road Subdivision between E. Smith Road extension and E. Maud Road. I have two opinions I would like considered when planning this potentially beautiful little subdivision.

My first comment has to do with the map showing a new trail location going between lots 25 and 26. If I interpret the proposed map correctly, this will divide the starting location of two popular and well-loved trails: Matanuska Peak trail and Morgan Horse trail. If the Matanuska Peak trailhead is moved, people will still be parking at the end of Smith (or Smith extension) to access the Morgan Horse trail. This will lead to more scattered parking at the end of Smith Extension and up along the new street (access to lots 13-31). In addition, people coming down the Morgan Horse trail from the Lazy trailhead will now have to leave the trail, walk along a residential road, and reenter between two lots to continue up the Mat Peak trail.

As a long-time trail user in this area, I would suggest keeping the trailhead as it is and providing one single access point and parking area for these trails. Trail users would go up the backside of lots 31-29 as they always have. Parking should remain at the end of Smith Road extension and stay in a relatively contained area. Trail users could seamlessly access Mat Peak, Lazy trail and Morgan Horse trail from one single point.

The second suggestion I have is regarding the proposed lot sizes. The great majority of the lots, and most importantly, the lower lots that will be adjacent to established residences, are just over one acre or approximating 1.25 acres. This is in stark contrast to the existing neighborhood which consists mostly of 2.5 acre or larger lots.

I believe that offering 2.5 acre and larger lots in this proposed subdivision would be much more in keeping with the tone and aesthetic of the Smith/Maud/Mat Peak area. Introducing

**HANDOUT #6
SMITH SUBDIVISION
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a neighborhood with larger lots will be better received by people already living in the area. It would create a neighborhood significantly more consistent and harmonious with the existing area.

I appreciate the opportunity to provide comments. I will also be sending a similar letter with these suggestions to Eklutna Corporation. I believe this neighborhood could be developed successfully, beautifully, and still profitably for Eklutna. This could be accomplished most successfully by planning fewer but larger lots and by maintaining the current location of trailheads.

Sincerely,

Joanne Stephens
4950 S. Bodenburg Spur
Palmer, AK 99645
joannemh@vt.edu
907-795-2939

**HANDOUT #6
SMITH SUBDIVISION
CASE # 2025-065
MEETING DATE: JULY 03, 2025**

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2039B04L007 8
KOPSACK BRAUN T & VALERIA
1250 N COMFORT CT
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

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[] No Objection [X] Objection [] Concern

Name: BRAUN KOPSACK Address: 1250 NORTH COMFORT CT PALMER AK

Comments: I AM TOTALY AGAINST THIS SUBDIVISION!
IT WILL MAKE TRAFFIC UNBEARABLE. TAKE AWAY
WILDLIFE HABITAT, MOOSE WINTER RANGE, AND SPRING
COW CALVING AREA. EKLUTNA INC HAS ENOUGH. THEY
SHOULD RESPECT THE WILDERNESS NOT DESTROY IT.
THE SAME GOES FOR THE MATSU BOROUGH.
Braun Kopsack. 68 Year ALASKAN RESIDENT

Case # 2025-065 MG

Note: Vicinity map Located on Revers.

HANDOUT #7
SMITH SUBDIVISION
CASE # 2025-065
MEETING DATE: JULY 03, 2025

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

18N02E36D007 23
COLLINS WM B & M E TRES
COLLINS LVG TR
1775 N KENDY CIR
PALMER, AK 99645-8612

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NOTIFICATION OF PUBLIC HEARING

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[] No Objection ☒ Objection [] Concern

Name: William B. Collins Address: 1775 N Kendy Cir, Palmer, AK 99645

Comments: see attached.

Comments to Mat-Su Borough Planning and Eklutna Inc. Regarding
Development of Smith Subdivision

by William Collins, 1775 N Kendy Circle, Palmer Alaska 99645

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Parking

The currently proposed trail-user parking alongside the proposed extension of East Smith Road creates a dangerous situation. Having lived at the intersection of Smith and Kendy for 27 years, we often observe trail users parking in and around that intersection, oblivious to traffic as they climb out of their cars, excited to begin hiking. They unload their hiking gear and spread it out on the ground and in the street, and worst of all, they let their kids and dogs run loose in and around parked cars, while the adults get themselves organized. We have observed that traffic signs have never mitigated this problem, because as users approach their destination, they often become more focused on beginning their hike than on traffic safety.

Proposed parking along E. Smith Road Extension or in the alternative location at Lot 31 will exacerbate these problems.

While we have had close calls with trail users, accidents have been narrowly avoided primarily because traffic has had to slow down to negotiate congestion and vehicles turning right or left at the T-section onto Harmony or Kendy. This speed check will not exist at the proposed parking locations. Rather, those exiting the proposed subdivision will be coming up on a somewhat blind curve, picking up speed as they line up on a down-hill straight-away. The proposed parking will further create a dangerous situation by requiring vehicles to back out into traffic as they reenter the road.

Planners also need to recognize the tendency for people to try parking just as close to the trail as possible, even if this means parking in front of someone's house or driveway, rather than walking another 50 feet to get to the start of the trail. This may be hard to understand, given that they are about to begin walking for exercise, but it is true, nevertheless. This is extremely

**HANDOUT #8
SMITH SUBDIVISION
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annoying to those whose property has become blocked or where their property itself begins to take on the appearance of a parking lot.

It should also be noted that the current roadside parking does not accommodate parking by horse trailers, RVs or other large vehicles.

To alleviate the above problems, **a dedicated, clearly delineated parking lot should be established at a dead-end location that separates trail users, kids, dogs and horses from through traffic.** Furthermore, current parking by trail users regularly exceeds 35 to 40 vehicles on weekends, 10 to 15 on weekdays, indicating that a parking lot should accommodate at least the same number of vehicles. Otherwise, numerous vehicles will be parked along E. Smith and subdivision roads, further complicating traffic and pedestrian safety, and disturbing neighbors.

Trail user parking must be separated from through traffic!

Wetland

The Corp of Engineers designates wetlands according to any 1 or more of 3 criteria: hydric soils, hydrophilic vegetation and surface inundation. Given the inundation by the intermittent stream flowing into the north side of the proposed Smith Subdivision, I assumed you would have applied for a 404 permit from the Corp of Engineers. However, they said they are not aware of the proposed subdivision, nor the intermittent stream flowing into it.

While all 3 wetland characteristics are found in the proposed Smith Subdivision to one degree or another, surface inundation is of concern. The intermittent stream on the north side of the subdivision flows 6 weeks or more each year depending on snowmelt and rainfall. Last year it flowed 8 weeks. Highly variable soils and drainage are characteristics of the site and typical of its origin as an alluvial fan. This results in water going underground in places and surfacing again in other places, the streambed periodically rerouting itself with time.

**HANDOUT #8
SMITH SUBDIVISION
CASE # 2025-065
MEETING DATE: JULY 03, 2025**

Cutting and filling of soils associated with road construction, leveling of lots and insertion of drain fields will disrupt flow of water and its distribution in uncertain manner. Whether water is diverted purposely or accidentally, the results will be the same; structures, septic drain fields, driveways and landscaping may be damaged. Such occurrences are no more predictable than what occurred during last year's wet summer on Eklutna Inc's subdivision off Maud Road where water had to be diverted to protect the road and adjacent lots.

The intermittent stream flowing into the north side of the proposed Smith Subdivision should not be redirected or manipulated in any way, either above or below ground.

Matthew Goddard

From: Mark Wuitschick <markwuitschick@yahoo.com>
Sent: Wednesday, July 2, 2025 8:34 AM
To: Platting
Cc: Robbie Wuitschick
Subject: Construction of Smith Subdivision

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

Mr. Goddard, my wife, Robbie Wuitschick and I both have some concerns regarding the new construction of the Smith Subdivision to be located within Section 06, T17N, R03E, Seward Meridian, Alaska. Our home is on Lot 4, Dewys Garden No. 5, 835 North Dewys Street.

1. We would object to any traffic from the new subdivision coming down North Dewys Street to Maud Road. A portion of this road is private property owned by family members and is not a public road. 57 new homes would bring hundreds of people into the area with considerable traffic.
2. The subdivision would entail the construction of 57 separate lots, each will require individual water well and septic systems. These systems would be uphill from our existing property located at 835 North Dewys Street. There is the possibility of water wells going dry due to the demand of the new subdivision. There is a history of water wells going dry in the Lazy Acres subdivision that will be adjacent to the new Smith Subdivision. We are very concerned about this. Water Rights do not work here in Alaska as we have seen from a previous situation involving a friends property off the Palmer-Wasilla Highway and the construction of a subdivision next to their home. His water well went dry due to the water demand of the new subdivision and he had no recourse but to pay to have his water well redeveloped at considerable cost. He had prior water rights for 30 years and it did not make any difference.
3. We are also concerned that many of the lots in the new Smith Subdivision are very small, which will concentrate the septage from 57 homes into a small area, possibly leading to ground water contamination of water wells downhill.

Thank you!

Mark and Robbie Wuitschick
835 North Dewys Street
Palmer, Alaska. 99645
markwuitschick@yahoo.com
907-795-4299

Matthew Goddard

From: Erin Foley <qweeniefoley@yahoo.com>
Sent: Wednesday, July 2, 2025 6:17 AM
To: Platting
Subject: Smith subdivision case #2025-065

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

My name is Erin Foley, my address is 1033 N Dewys St, Palmer AK 99645. I am writing to express my objections and concerns about the proposed Smith subdivision.

Of primary concern, is the size of the lots proposed. That number of new lots and removal of natural vegetation will cause a significant increase in the water runoff, that occurs several times per winter. This runoff has great impact on the preexisting homes further down the slope from this proposed subdivision. The runoff last winter from above our lot, went down the side of Maud road, and washed out large sections of the ditches, some driveways, and nearly the road in a couple places. This problem will not improve with the addition of more homes if there are not dramatic measures put in place to control where the water sheds. Shedding the water into McRoberts creek would be the logical solution, but there you run into the issue of potentially impacting the salmon runs with pollution, as it is a salmon bearing waterway. The elevation of the proposed subdivision, and the dramatic differences in temperatures in the winter, create the potential for dangerous roadways, and difficulty with snow removal. Most of the winter our driveway and road is solid ice.

Also of concern, is the addition of that many new septic systems at higher elevation to existing homes. Do the some of the lots in the proposed subdivision have large enough square footage to have proper drains? It doesn't seem like this proposed subdivision takes any of the surrounding area into consideration. The proposed second access road off of Dewys/Marley, is not feasible, as it is a single lane road. The potential of "leaving it open for further development" is unacceptable in my opinion. When we tried to split our 10 acre piece, we were told it could only be split into 3 lots unless we wanted to upgrade Dewys to Borough standards. I believe if the developer is intending to use that point of access at all, they should be required to upgrade the entirety of Marley to Borough specs, so as to not put the impact of that cost onto the tax payers, who don't profit from that at all.

Thank you for your consideration.

Erin Foley

From: William Burke Burke <lazymou10man@gmail.com>
Sent: Tuesday, July 1, 2025 9:23 PM
To: Platting
Subject: Smith Road Subdivision

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

Subject: Smith Road Subdivision

MATSU Borough Platting Board

I am an adjacent property owner to the proposed Smith Road Subdivision. I respectfully understand the Eklutna Native Corporation owns the property and has the right to develop it to generate revenue for their shareholders. I have several primary concerns regarding the proposed development. I have reviewed the meeting packet, agenda and some of the materials provided by the MATSU Borough regarding the proposed lot layout, road construction and drainage plan. I have the following comments for consideration by the Platting Board.

1. Current drainage plan, lot layout and road construction plans do not address the intermittent water course that enters the subdivision from the north. It is my understanding Borough code requires 120' frontage and 75' set back from any water course. Recommend the Platting Board request subdivision design modifications to meet Borough Code requirements around the water course entering the subdivision.
2. The water course (intermittent stream) entering the subdivision from the north has flooded lots in the Lazy Acres Subdivision numerous times over the years. I personally have seen surface water flows estimated at 40-50 gallons/minute on this water course as it exited Eklutna lands onto the Lazy Acres subdivision. A management design/drainage plan for this subdivision must take into account the volume of water to be contained, the amount of gravel deposited during high flows and include long-term maintenance of containment or diversion structures to prevent future failure. Additionally the volume of surface water would seasonally infiltrate leach fields causing potential failures on effected lots and all lots down gradient.
3. Lot density has the potential to affect all existing down gradient wells both in availability and quality of water. One well per lot would mean a total of 57 new wells drawing on the groundwater resource. I understand Alaska Department of Natural Resources estimates a single family residence uses up to 500 gallons/day. 57 new wells at 500 gallons/day equals 28,500 gallons/per day of potential groundwater resource demand. Many of the downgradient wells are not large volume producing

wells. If additional drawdown of the aquifer upgradient from existing wells occurs at this density it could potentially reduce flow rates or availability of water all together causing some wells to potentially go dry.

4. Lot density does not fit surrounding area and creates many of the concerns local residents have with the subdivision. A proposed subdivision with 57 lots will significantly increase traffic on Smith road and potentially Dewey, Marley and Maud if all phases of the subdivision are developed as planned. It will also significantly alter the aesthetics of our neighborhood which is the primary reason most of us purchased and built our homes up here on Lazy Mountain. I would propose that Eklutna, as a good neighbor, reconsider lot size, potentially reducing the number of lots in half. My current understanding is the premium for larger lots in desirable areas with views would outweigh the small lot revenue model and development costs for a subdivision with fewer lots should cost less.
5. It is not likely the Borough will service this subdivision with a school bus route due to the road grades exceeding 10%. This could potentially increase traffic on Smith road as parents would have to drive their kids to school and could create safety concerns with additional traffic on steep icy roads.
6. Proposed trailhead parking either on Eklutna or adjacent state land, or both, needs to be sized to accommodate current and future parking requirements. The current 10-space design included on the proposed subdivision plans (although generous for Eklutna to carve out some parking space) is not be sufficient to support current demands for parking. Weekends in the summer can see more than 20 vehicles parked at the current trailhead and adjacent roads. Recommend construction of a similar parking area as was constructed at the Lazy Mountain trailhead on Mountain Trail Circle at the top of E. Huntley Rd.
7. The Morgan Horse trail has long been in use and is currently maintained by the Borough. This is one of the treasures Lazy Mountain has to offer and needs to remain so. I ask the Platting Board and Matsu Borough to ensure long-term use of this trail is part of the proposed subdivision plan.

I plan to attend the Platting Board meeting and will offer up any additional testimony at that time.

Thank you for review and consideration of these comments.

Respectfully,

Bill Burke

907-414-0907

Lazymou10man@gmail.com

Matthew Goddard

From: RD Black <blackboys@mtaonline.net>
Sent: Wednesday, July 2, 2025 10:48 AM
To: Platting
Subject: Comments on proposed development of SMITH SUBDIVISION.

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

R. Darren and Nancy Black

17955 E. Purser Place
Palmer, AK 99645
blackboys@mtaonline.net
(907) 841-4488

Date: 07/02/2025

To: Matanuska-Susitna Borough Platting Board

Subject: Official Comment and Objection to Proposed 57-Lot Subdivision – Water Supply Concerns, Environmental Impact, Trail Preservation, and Timing of Public Hearing

Dear MSB platting board,

We are submitting this letter as an official objection to the proposed subdivision development consisting of 57 residential lots in our area.

Water Availability Concerns:

Our community is already experiencing serious issues with water supply. Many existing homes rely on deep wells—often several hundred feet deep—and still struggle to obtain enough water for basic daily needs. During dry seasons, residents frequently report low yield or complete well failure, forcing costly drilling or rationing. Adding 57 new lots with additional wells or increased demand on shared groundwater resources would only worsen this problem. Without a comprehensive, independent hydrological assessment and a long-term sustainability plan, this project risks severely overtaxing an already stressed aquifer.

Lack of Transparency and Public Input:

Equally concerning is the scheduling of the public hearing on this development for the day before a major holiday. This timing appears strategic and undermines the ability of many residents to attend and voice their concerns. Most families are traveling or otherwise unavailable during this period, and holding such an important public forum at that time suggests a lack of genuine intent to gather input from those most affected. Public participation is a cornerstone of responsible planning, and decisions made without adequate community engagement lack legitimacy.

Inconsistencies and Lack of Clear Data:

There is also a troubling lack of clarity surrounding the proposal itself. As a resident trying to stay informed and engaged, we find it deeply concerning that the materials provided by the borough for public comment vary significantly from the construction and development documentation dated June 2025. Specifically, the map presented for community review does not align with what appears to be more recent development plans. These discrepancies make it extremely difficult to assess the real scope, location, and impact of the project. Without consistent and accurate documentation, the public cannot provide informed feedback, and any approvals granted would be based on uncertain or conflicting information.

Environmental and Watershed Protection:

We also have significant concerns regarding the potential environmental impact of this development on McRoberts Creek, which we understand to be a salmon-bearing stream. I have personally observed red (sockeye) salmon on the properties directly adjacent to the southeast border of the proposed subdivision. This area is ecologically sensitive, and the presence of spawning salmon warrants rigorous environmental scrutiny. We are requesting clear information on whether this has been formally studied as part of the development review process. Specifically:

- Has an independent fish and wildlife or watershed assessment been conducted?
- What measures are being taken to protect this salmon habitat and the surrounding watershed?

Any development in this vicinity must proceed with extreme caution and should include enforceable plans for habitat preservation, erosion control, and runoff management to avoid irreparable harm to this critical natural resource.

Bicycle Path Planning:

Additionally, we would like to raise a question regarding whether a bicycle path is being considered as part of the subdivision plan. If so,

we respectfully request that any such path be located within the 50-foot easement on the north side of E. Smith Road. This would provide a safe, accessible corridor while minimizing the impact on existing properties and maintaining appropriate buffers.

Public Access and Morgan Horse Trail:

Another major concern is the fate of the Morgan Horse Trail. We object strongly to any plan that would involve relocating this trail onto private property owned by current residents. This includes my own property, Lazy Acres Lot 2. We have reviewed one version of the plan that appears to include a 33-foot section line easement on the development side, which may allow the Morgan Horse Trail to remain where it crosses my lot. If this is accurate, we support keeping the trail within that designated area. We seek **clear, official clarification** on the developer's actual plans for this trail, as current documentation is unclear and conflicting. We also ask that long-time community members and trail users be considered in this decision. Two possible solutions would be to relocate this trail on the East side of the proposed subdivision or abandon it all together. This section of trail is poorly maintained and poorly used.

Due to the tactical timing of this meeting, the lack of clear, consistent data, the environmental questions, and unresolved access and trail concerns, we respectfully request that the hearing be **postponed** until such time that:

1. Accurate and up-to-date project materials are made publicly available.
2. A greater number of residents have a fair opportunity to participate in the process; and
3. A full environmental and public access impact study has been completed and shared publicly.

In light of the serious environmental risks and the procedural shortcomings surrounding this proposal, we urge the commission to:

1. **Postpone the public hearing** to a date that allows for meaningful community participation.
2. **Deny or defer approval** of the proposed subdivision until full, independent groundwater, environmental, and public access studies are completed and made available for review.
3. **Ensure transparency** and fair process in all future proceedings related to this development.

Thank you for your time and for considering the long-term well-being of current residents, local wildlife, public access, and our shared watershed in your deliberations.

Sincerely,
R. Darren and Nancy Black

Matthew Goddard

From: Kim Elliott <elliottkim14@gmail.com>
Sent: Wednesday, July 2, 2025 11:57 AM
To: Platting
Subject: Smith Subdivision from Tax Parcel A1 located between Maud and Smith road.

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

Hello,

This comment is in regards to the proposed Smith Subdivision from Tax Parcel A1 located between Maud and Smith road. There is a public hearing taking place on July 3rd at 1PM regarding this parcel.

I live on land adjacent to the proposed subdivision. This letter is not going to be about the technical things concerning land ownership, septic systems, road maintenance, etc.

I would like to comment that this particular small chunk of land is unique in that it is directly adjacent to the mountains and cliffs of the Chugach range, dropping directly into McRoberts Creek. This land is an important corridor for all kinds of wildlife. The proposed development would happen on land where there is an active salmon stream as well. There are wolves, grizzly bear, black bear, lynx, porcupine, coyote, rabbit, squirrel, moose and a myriad of bird life that use this last little section of land and water to return to the mountains.

The proposed development has houses and property directly along and over the salmon creek. It's hard to imagine how that creek could possibly remain undisturbed in both its purity of water and structure for the returning salmon. A lot of development is happening down Maud road, but it is not along a salmon creek like this one. This is a special enclave, a last stand, for much of the wildlife that use this area. The proposed lots are half the size of anywhere else in the Maud/Smith neighborhood and that concentration will be a further hindrance to the wildlife that resides here. In addition, I have seen eagles this summer flying through the woods of this piece of land. I have lived here over eight years and have never seen eagles here other than in the early spring or late fall flying high overhead. Seeing the eagles fly low, up and down McRoberts Creek just a few feet above the ground and back in the trees of the proposed subdivision makes me wonder if there's a potential eagle's nest in this area.

Everyone says that no one cares about development until it's in their own backyard. I don't own this land, I only temporarily reside here, and in the end, aren't we all temporary? I truly believe this is a unique place with special value for the plants and animals that live here. Money seems like a short sighted vision for such a special and diverse ecosystem that will be lost forever.

Thank you for considering my comments,

Kim Elliott

I acknowledge my residence in Nuutah, the ancestral territory of the Dena'ina and Ahtna Peoples.

--

Kim Elliott
907-355-6932

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

6003B01L005 13
VILLEGAS MIKE R
17735 E FELDMAN CT
PALMER, AK 99645

Matanuska - Susitna Borough
JUN 18 2025
RECEIVED
RECEIVED
JUN 18 2025
PLATTING

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER: HANSON LAND SOLUTIONS

OWNER: DANIEL ROBERTS & KATHLEEN ASHMORE-ROBERTS

REQUEST: The request is to create 2 lots from Parcel #3, created by Waiver Resolution #96-6-PWm, recorded as Book 849, Page 408, to be known as **WOLVERINE WOODS**, containing 15.14 acres +/- . The property is south of the Matanuska River, west of N McKenzie Drive, and directly north of N Wolverine Road (Tax ID #18N02E12D011); within the SE ¼ Section 12, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1.

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 **July 3, 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. 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, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

☒ No Objection [] Objection [] Concern

Name: _____ Address: _____

Comments: _____

Case # 2025-070 MG

Note: Vicinity map Located on Reve

HANDOUT #1
WOLVERINE WOODS
CASE # 2025-070
MEETING DATE: JULY 3, 2025

MATANUSKA-SUSITNA BOROUGH

PLATTING DIVISION

350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

RECEIVED

JUN 30 2025

PLATTING

18N02E12D004 54
LIGHTSHINE INTL MINISTRIES
PO BOX 777
MOUNT JOY, PA 17552

NOTIFICATION OF PUBLIC HEARING

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☒ No Objection [] Objection [] Concern

Name: LightShine Intl. Ministries Address: 9636 N. Wolverine Rd, Palmer, AK 99645

Comments: Our Alaska base is located on D4 on the Vicinity map next to the lots on Parcel #3. We have no objection to the Subdivision plan.



MATANUSKA-SUSITNA BOROUGH

Public Works Department

Project Management Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7710 • Fax (907) 861-7735

www.matsugov.us

MEMORANDUM

June 30, 2025

To: Erin Dooling

Subject: Planned Maintenance Upgrade on E. Woods Drive

The Matanuska-Susitna Borough currently maintains the first 0.11 miles of E Woods Drive. As part of the upcoming maintenance contract beginning July 1, 2025, we are working towards the upgrade of the next 0.04 mile section to bring it into the Borough's regular maintenance program.

The attached image indicates the specific location of the upgrade, which is scheduled to take place during the summer of 2025.

If you have any questions or require additional information, please feel free to contact me at the office number below.

Attachment: Woods Drive Upgrade Location Map

Dustin Spidal

Operational Branch Manager of Roads

Matanuska-Susitna Borough

(O&M Division)

1420 S. Industrial Way

Palmer, AK 99645

Phone (907) 861-7758

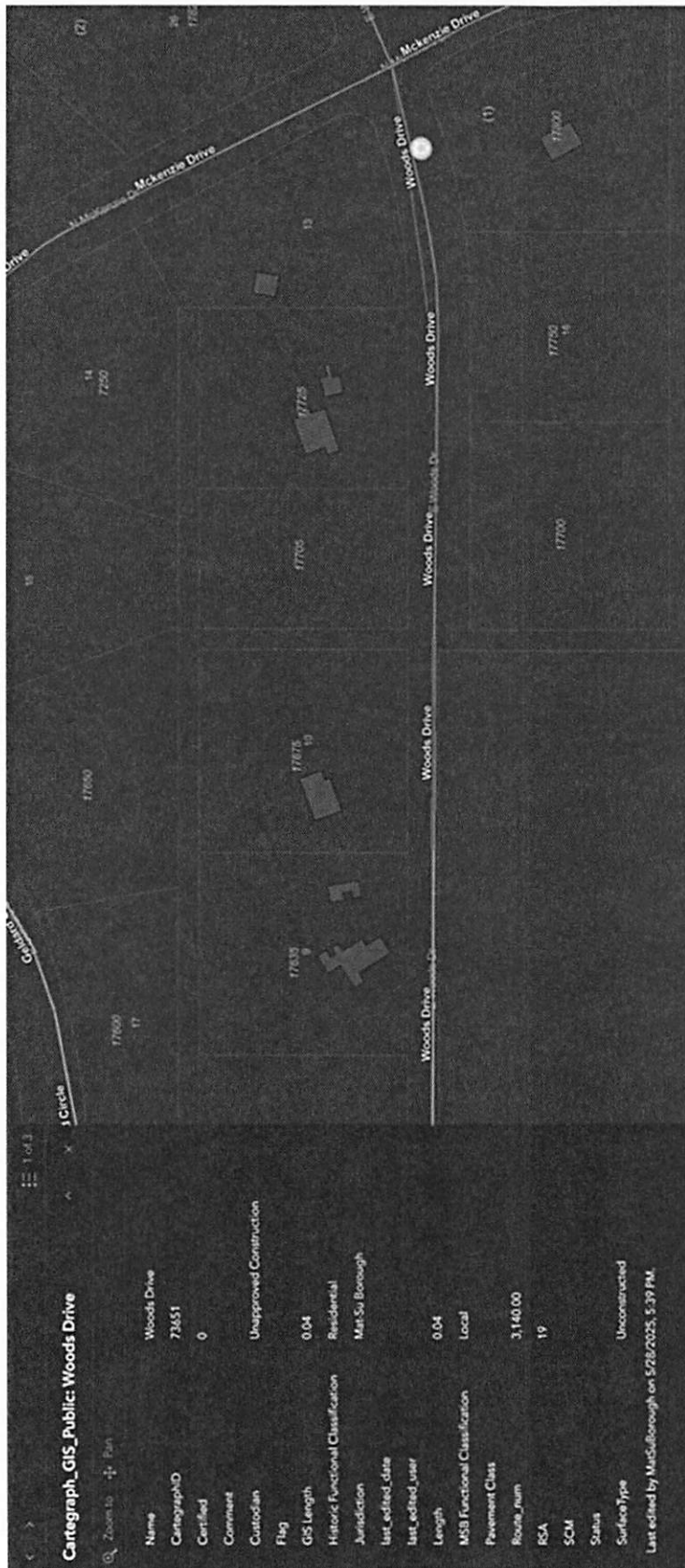
Providing Outstanding Borough Services to the

HANDOUT #3

WOLVERINE WOODS

CASE # 2025-070

MEETING DATE: JULY 03, 2025



Providing Outstanding Borough Services to the .

HANDOUT #3
WOLVERINE WOODS
CASE # 2025-070
MEETING DATE: JULY 03, 2025

Matthew Goddard

From: Dustin Spidal
Sent: Monday, June 30, 2025 3:43 PM
To: Erin.dooling@gmail.com
Cc: Platting; Kendra Johnson; Chad Fry
Subject: Planned Maintenance Upgrade on E. Woods Drive
Attachments: MEMO for E. Woods Drive to Mrs. Dooling.pdf

MEMORANDUM

To: Erin Dooling
From: Dustin Spidal, Operational Branch Manager of Roads
Date: 06/30/2025

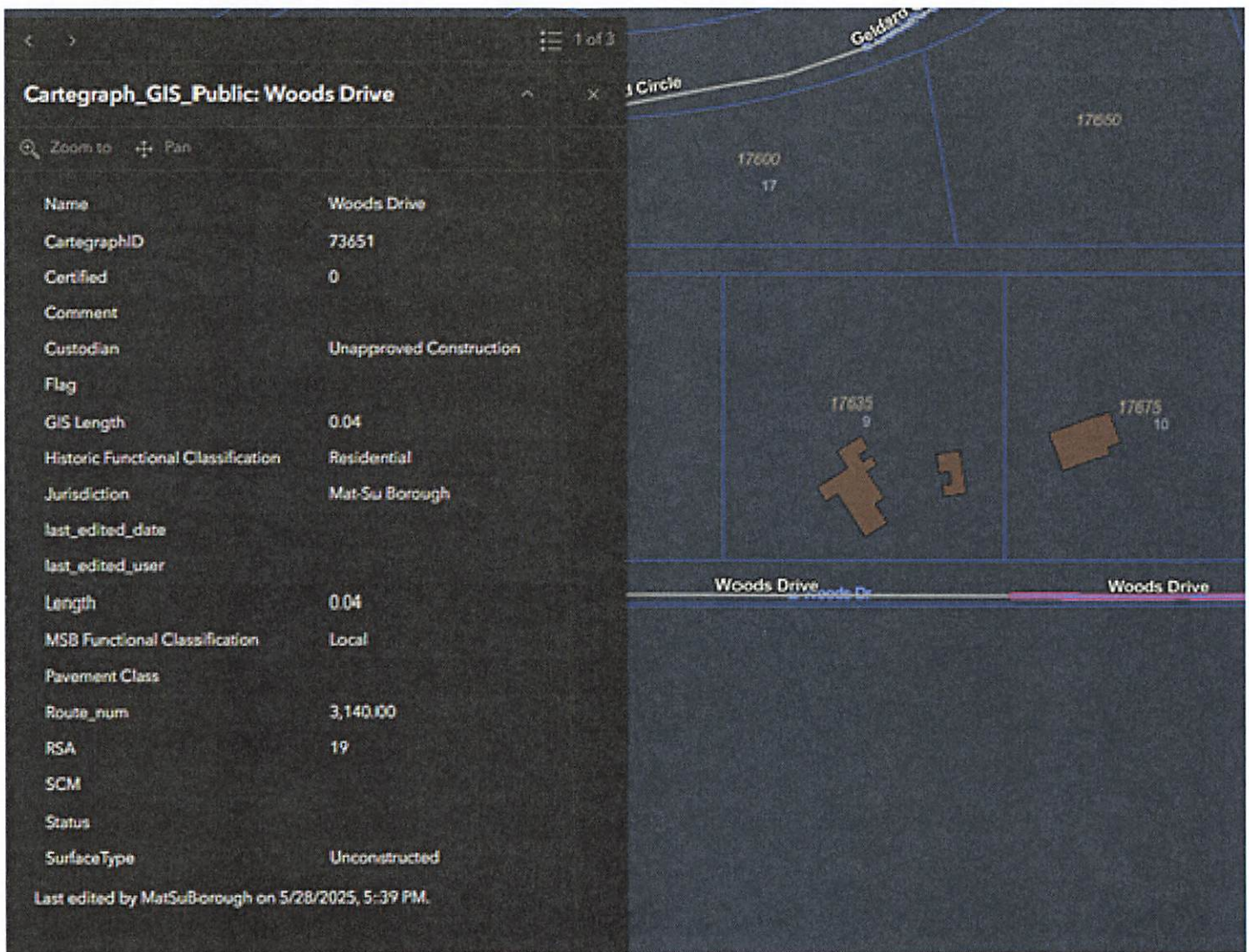
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Operational Branch Manager of Roads

Matanuska-Susitna Borough
(O&M Division)
1420 S. Industrial Way
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