

Chris Curlin

From: Coleen Mielke <coleen_mielke@hotmail.com>
Sent: Monday, July 21, 2025 12:34 AM
To: Platting
Subject: MAT-SU PLATTING BOARD - HATCHER CREEK ESTATES

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

**WE STRONGLY OBJECT TO HATCHER CREEK
ESTATES SUBDIVISION ON NEW HOPE FARM ROAD**

Attention: Platting Technician Chris Curlin

My husband and I have lived at 8485 Wasilla Fishhook Road for 47 years...very near New Hope Farm Road, so we know this area very well.

The (uphill/downhill) curve in the road (right at New Hope) is already dangerous for MORE than one reason. First, the only "straight stretch" on this end of Wasilla Fishhook starts at Timb Road and (heading back towards Wasilla) it ends just before New Hope Farm Road (so people really step on the gas on this stretch of road) and we hear rubber tires squealing (daily) when the curve creeps up on them as they approach New Hope Farm Road.... and..... in the winter, cars are always sliding into the ditch on that downhill curve as well. We cannot imagine what a DANGEROUS MESS there would be with the ADDED TRAFFIC that HATCHER CREEK ESTATES subdivision would create. Seriously!! It would be a nightmare!!!

Please, I pray that you do not approve the Hatcher Creek Estates Subdivision, it would be a true nightmare, not only for people driving past New Hope Road, but for people living in that proposed subdivision. Like I said, we have lived a stone's throw from the proposed subdivision for 47 years.....we truly know what we are talking about. We would love to come speak with the committee in person; however, we are both handicapped and cannot leave our home.

John and Coleen Mielke
8485 Wasilla Fishhook Road
Wasilla, Alaska 99654
907-745-2733

Chris Curlin

From: Cydney A. Weseman <Cydney.Weseman@mea.coop>
Sent: Monday, July 21, 2025 8:15 AM
To: Platting
Cc: Cydney Weseman; Nicholas Weseman
Subject: Objection to Hatcher Creek Estates
Attachments: Scan_20250718_070537 (002).pdf; Scan_20250718_070553.pdf

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

Good Morning,

I realized that I mis-understood the Platt and wanted to re-clarify what my objection is. My objection is still to do with the water supply and the roads. I see now that Covington is run along the far end of the proposed subdivision but given how the loop is set in the new sub, we would still be bottle necked on New Hope Farm and that is a safety concern with this amount of people still yet. However, it is still the water tables that concern me mostly. Our water here is a deep water and a limited water. With Byler's subdivision down the road, it is already extremely evident how the number of homes there have devastated the local water. I have friends that live in a couple of those units and they are not able to run laundry and the dishwasher at the same time because of how the water pressure drops off. They aren't able to even run a power washer by itself because the pressure is not great enough. If this sub must exist, have their entry and exit be off of the fishhook but also please please please limit the amount of lots. This deeply concerns me on water. There are a lot of proposed lots here and they are going to drain our wells. If this sub must exist, please limit the amount of lots to 12 or something similar. All the trees with these properties are going to be knocked down, the water supply is going to dwindle at a remarkable rate as proven locally and our self maintained little dirt road is going to be terribly destroyed with all these drivers coming from Covington and this new sub. We want no joint road with Covington, this is too much traffic. Please understand that I want to raise my family here and the water cant sustain all of us, entertaining as such is foolish and so I plead with you to not allow this again as it had been with Byler's sub down the road behind Turners corner.

Best Regards,

Cydney A. Weseman

From: Cydney A. Weseman
Sent: Friday, July 18, 2025 9:14 AM
To: 'platting@matsugov.us' <platting@matsugov.us>
Cc: Cydney Weseman <cydneyendyc@gmail.com>; Nicholas Weseman <n.weseman@me.com>
Subject: Objection to Hatcher Creek Estates

Good morning,

The included attachments contain my response for Hatcher Creek Estates as well as my concerns on why I object.

**HANDOUT # 2
HATCHER CREEK ESTATES
CASE # 2025-079
MEETING DATE: AUGUST 21, 2025**

I have CC'd my husbands and my personal emails so that you can have them if necessary.

Thank you guys for the opportunity to submit my say on this matter,

Have a good weekend!

Best Regards,

Cydney A. Weseman

This email and any files transmitted with it are the property of the sender and are intended solely for the use of the individual or entity to whom this email is addressed and should not be copied or forwarded to others without the permission of the sender. If you are not one of the named recipients or otherwise have reason to believe that you have received this message in error, please notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing, or copying of this message is strictly prohibited. Information contained herein is my opinion and view and not necessarily those of MEA unless specifically stated.

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

If this sub must
exist - the entry and
exit should only be
from Wasilla Fishhook

8313B02L005 31
WESEMAN NICHOLAS & CYDNEY
PO BOX 2036
PALMER, AK 99645

RECEIVED
JUL 18 2025
PLATTING

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: Ruvim Shevchuk & David Rudenkiy

REQUEST: The request is to create 36 lots and 1 tract by a four-phase master plan from Tax Parcel C1, (Tax ID# 18N01E03C001), to be known as **HATCHER CREEK ESTATES**, containing 39.00 acres +/- . The property is located directly east of N. Covington Street, directly south of N. Wasilla Fishhook Road, and directly west of N. New Hope Farm Road; within the SW ¼ Section 3, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook 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 **August 7, 2025**, starting at 1:00p.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, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection ☒ Objection [] Concern

Wasilla, AK

Name: Nicholas & Cyndy Weseman Address: 8009 N. New Hope Farm Rd

Comments: There will be far too much traffic on
N. New Hope Farm Rd and the available water
in this area is a very limited resource.
N. New Hope Farm Rd has only ever been
maintained by the current residents and this much
traffic will wear it down and cause many issues.
The continuation of N. Covington St is not happening - that
is private land without an
proposed road. The entry and exit
is a danger and is a threat to

Case # 2025-079 CC

Note: Vicinity map Located on Reverse Side

HANDOUT # 3
HATCHER CREEK ESTATES
CASE # 2025-079
MEETING DATE: AUGUST 21, 2025

Chris Curlin

From: Megan Knutson <getlostak@gmail.com>
Sent: Wednesday, July 23, 2025 4:04 PM
To: Platting
Subject: Opposition to Proposed Hatcher Creek Estates Subdivision Development

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

Dear Platting Division,

I am writing as a property owner in the Matanuska-Susitna Borough to formally express my opposition to the proposed development of 36 lots and 1 tract, as part of a four-phase master plan from Tax Parcel C1, to be known as Hatcher Creek Estates, encompassing approximately 39 acres.

A similar subdivision was previously developed behind Turner's Corner, and the resulting impacts have been significant and ongoing for many surrounding property owners. Among the most pressing issues have been low water pressure due to the high concentration of wells, and inadequately planned septic systems that have caused serious sanitation concerns, including sewage backups for multiple residents.

The current proposal, which includes zero lot line parcels, raises multiple red flags for those of us invested in the area. While I fully recognize and respect the rights of property owners to develop their land, the pace and density of this proposed project appear rushed and potentially harmful to the long-term health of the surrounding community.

I urge the Borough to thoroughly evaluate the following concerns:

1. **Infrastructure Capacity:** Can the existing road systems safely accommodate the increase in traffic? Is the area's water table capable of sustaining additional wells without impacting neighboring properties?
2. **Public Health and Environmental Impact:** The close proximity of the new MEA substation warrants a full disclosure of any known or potential health implications. The environmental effects of zero lot line development, including loss of wildlife habitat, land clearing, and an increase in air pollution from traffic, must be weighed against the lack of current air quality issues.
3. **Public Services and Schools:** With more homes come more demands on our already overextended emergency services and educational institutions. It is vital to determine whether these systems can absorb additional growth without compromising service to current residents.

The cumulative effect of these concerns suggests that the proposed development, in its current form, could lead to significant negative consequences for the surrounding community. I respectfully request that the Platting Division reconsider this proposal and conduct a more comprehensive review of its potential impacts.

Thank you so much for your time,

HANDOUT # 4
HATCHER CREEK ESTATES
CASE # 2025-079
MEETING DATE: AUGUST 21, 2025

Chris Curlin

From: Kirsty The Grethe <eventsinthegreatland@gmail.com>
Sent: Thursday, August 7, 2025 4:00 PM
To: Platting
Subject: 36 One Acre Lots; Wasilla Fishhook & N. Covington

RECEIVED
AUG 07 2025
PLATTING

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

**To: Matanuska-Susitna Borough Planning
Department**
**Subject: Public Comment – August 7, 2025
Meeting | Opposition to Proposed Subdivision
Near Hatcher Pass**

This comment is submitted in **strong opposition** to the proposed subdivision at North Covington and Wasilla Fishhook Road in the Hatcher Pass triangle—an area already suffocating from unchecked development, collapsing infrastructure, and tone-deaf leadership.

Let's stop pretending this is about "planning." It's not. It's about greed.

The two owners of this parcel appear to own property off of Schrock Road. So what's the real motive here? They don't live on

HANDOUT # 5
HATCHER CREEK ESTATES
CASE # 2025-079
MEETING DATE: AUGUST 21, 2025

on the roads. They're not raising kids here. Did they specifically purchase this land just to flip it. Either way, they stand to make their money and walk away—**while we're the ones left to deal with the wreckage.** That is not community-minded development. That is opportunism, plain and simple.

For decades now, Mat-Su has been Alaska's fastest-growing region. And instead of acting responsibly, this Borough has repeatedly caved to developers—without one ounce of foresight. In the *March 16, 2025 Alaska Business* article "*Unending Potential in the Mat-Su*," Planning Director Alex Strawn even admits, "growth is all that we know... and we have no indication that it's going to slow down anytime soon." Yet here we are—stacking subdivisions like Tetris blocks in an already fragile corridor.

And what's the cost? If this subdivision goes the way many others have—with detached fourplexes—we're staring down the barrel of **360+ additional vehicles** on roads that are already dangerous and outdated. West Fishhook is narrow, shoulderless, curvy, and deadly in winter. It was never built for this

volume of traffic. And let's not pretend upgrades are coming—they aren't.

Emergency services? Strained to the breaking point. The *same article* reports that Mat-Su emergency personnel now respond to **more than 11,000 calls annually**, often with just 6–8 ambulances on duty and a workforce that's largely part-time and on-call. You want to add more families, more emergencies, more risk—without any plan to meet the increased demand?

Schools? Bursting. Mat-Su now has nearly **20,000 students** in 49 schools, and we just passed a **\$58 million bond** to expand three charter campuses. We're at capacity, and you're approving yet more rooftops with **zero contribution to school construction** or educational improvement.

And these new subdivisions offer no green space, no trails, no parks, no walkability. Kids play in the street because that's all they've got. Developers want every square inch squeezed for profit. We've seen this before—in Anchorage—and the result was

dense, ugly, unlivable neighborhoods that people now regret buying into.

Let's be honest: your argument that new homes generate tax revenue to fund schools is a sick joke. Alaska ranks **dead last in national academic performance**. Where's all that revenue going if we can't even teach basic literacy and math? The truth is, this Borough isn't planning for families. It's cashing in on them.

This is not sustainable development. This is **reckless profiteering**—and the people who actually live here are paying the price.

We are not your testing ground. We are not your sacrifice zone. If you approve this proposal, knowing full well the burdens it will bring to traffic, emergency services, and education—you are complicit.

Say NO to this subdivision. For once, put the public before the pocketbooks.

Sincerely,
Kirsten Pedersen

Supporting Data Packet — Opposition to Proposed 36-Lot / 4-Homes-per-Acre Development

Location: Wasilla Fishhook Road, N. Covington (Little Susitna/Little Su corridor)

Prepared for: Mat-Su Borough Planning Commission / Assembly

Prepared by: Kirsten Pedersen — Submitted with letter opposing the proposal

Date: August 7, 2025

Key conservative calculations & impacts (all figures rounded for clarity)

1) Housing & vehicle inventory

- **Homes added (developer plan):** 36 lots \times 4 homes/lot = **144 homes**.
- **Vehicle ownership (developer's 2.5 cars/home assumption):** 144 \times 2.5 = **360 vehicles** owned tied to the development.

2) Daily vehicle trip estimate (ITE-based)

- ITE Trip Generation (Single-Family Detached average daily trips \approx **9.43 trips/unit/day**; AM peak \approx **0.75 trips/unit**, PM peak \approx **0.99 trips/unit**). [Join in Jerichodsforms.cctexas.com](https://www.cctexas.com/join-in-jerichodsforms)
- **Daily trips added (conservative):** 144 units \times 9.43 \approx **1,357 vehicle trips/day**.
- **AM peak hour trips (conservative):** 144 \times 0.75 \approx **108 vehicle trips (AM peak hour)**.
- **PM peak hour trips (conservative):** 144 \times 0.99 \approx **143 vehicle trips (PM peak hour)**.

Why this matters: Wasilla-Fishhook Road is narrow with limited shoulders and known local congestion points; adding >100 peak-hour trips will materially degrade safety and increase collision risk, and will create queuing/backups at key intersections. Use of ITE rates is standard practice for traffic impact assessments. [Join in Jerichodsforms.cctexas.com](https://www.cctexas.com/join-in-jerichodsforms)

3) Emergency response capacity & exposure

- The Mat-Su Borough Department of Emergency Services documents a high call volume and staffing mix that still relies heavily on paid-on-call/volunteer responders in outlying areas; the Borough has acknowledged strain from growth. The DES public report documents staffing and call volumes consistent with current capacity concerns. matsugov.us+1

- **Conservative EMS response risk:** Volunteer and on-call models in rural Mat-Su commonly yield **response intervals of tens of minutes** for remote sections; adding 144 homes (with higher vehicle counts and wood-heat/fire risk) raises the probability of multi-structure fire or serious medical call where local response will be delayed.

Why this matters: Long response times combined with narrow road geometry and high ignition potential (multiple homes clustered) increases risk of preventable fatalities and large losses—exactly the scenario local planners must avoid. matsugov.us

4) Moose / wildlife collision risk

- Alaska Fish & Game data and regional reporting show the Mat-Su Valley contains a disproportionate share of recorded moose-vehicle collisions (Mat-Su accounted for ~31.6% of documented collisions in a recent summary period). Collisions are concentrated in winter and low-light hours but occur year-round. [Alaska Department of Fish and Game Anchorage Daily News](#)

Why this matters: Narrow, shoulderless roads next to wooded/riverine habitat + increased local daily driving produces more driver/km exposure and a meaningful increase in injury and vehicle-damage incidents.

5) Water supply & aquifer vulnerability

- USGS and Alaska DGGs hydrogeologic work in the Mat-Su area documents shallow groundwater systems influenced by local geology (including coal-bearing formations in the Talkeetna/Chickaloon units). Shallow aquifers in the valley can be sensitive to increased well development and to contamination from near-surface effluent. [U.S. Geological Survey Alaska Geological Surveys](#)

Why this matters: Adding up to 144 residences (typical design flows per home) risks lowering local groundwater levels and increasing draw on limited wells. If some parcels must drill deeper/worse quality wells, residents will face higher costs and water reliability problems.

6) On-site wastewater (septic) capacity & footprint

- ADEC and standard design guidance use **150 gpd per bedroom** (ADEC assumes ~2 occupants/bedroom × 75 gpd/person). Municipal codes often size leach fields by bedrooms and perc rates. For a 3-bedroom home that's commonly **~450 gpd**, with typical leach field area requirements often in the **~500–1,000+ sq ft** range (site/soil dependent). A developer plan calling for **four septic systems per acre** must demonstrate (via percolation/soil/fill analysis) that adequate primary and reserve disposal areas with required setbacks exist for every unit. [Goldstream Technical Services Alaska DEC UNL Water](#)

- **Illustrative requirement:** If each new home needs ~750 sq ft of effective leach area (midrange), 4 homes require ~3,000 sq ft—plus setbacks, reserve area, and separation from wells/river. On one acre (43,560 sq ft) this *may* physically fit in raw square footage, but in many Mat-Su sites soils, high water tables, shallow bedrock, coal seams, and required setbacks (from lot lines, streams, wells) **make reliable, permitted systems infeasible** without engineered alternative systems and collective wastewater solutions.

Why this matters: Clustered septic loads next to a river and sensitive shallow groundwater are a contamination risk to private wells and to the Little Susitna River—an environmental, public-health, and regulatory liability.

Top 5 load-bearing citations (supporting the core facts above)

1. **Trip generation / peak hour rates (ITE)** — single-family detached: average daily ≈ 9.43 trips/unit; AM ≈ 0.75 ; PM ≈ 0.99 . Join in Jerichodsforms.cctexas.com
 2. **Moose-vehicle collisions — Mat-Su high incidence** (Alaska Dept. Fish & Game reporting; Mat-Su accounts for high share of collisions). Alaska Department of Fish and Game Anchorage Daily News
 3. **Mat-Su Borough Department of Emergency Services** — DES documentation on staffing and call volumes, showing reliance on paid-on-call staffing and the strain from growth. matsugov.us+1
 4. **USGS / DGGS shallow groundwater and local coal seams** — hydrology reports indicating aquifer sensitivity in the Matanuska-Susitna Valley. U.S. Geological Survey Alaska Geological Surveys
 5. **ADEC onsite wastewater / septic design guidance** (design flow assumptions, requirement for engineer for multiple-building systems). Alaska DEC Goldstream Technical Services
-

Recommended evidence / technical studies the Borough must require before any approval

(ordered by priority — these are non-waivable in a responsible review)

1. **Formal Traffic Impact Study (TIS)** using ITE standards that:
 - Models AM/PM peak hour operations at affected intersections, sight-distance, queuing, and turn lanes;
 - Quantifies proposed mitigation (turn lanes, widened shoulders, deceleration lanes, intersection signal changes);
 - Includes seasonal peaks (summer recreation traffic to Hatcher Pass/Government Peak) and moose-collision risk factors.
Rationale: the projected AM/PM peak additions (≈ 108 – 143 peak-hour trips) will change LOS and safety — precise modeling is required. Join in Jerichodsforms.cctexas.com
2. **Hydrogeologic & Water Availability Assessment** (licensed hydrogeologist):
 - Well yield testing for proposed lots and regional well interference modeling;
 - Impact on shallow aquifer and recommended well spacing/setbacks;

- Potability testing (minerals/coal seam-related issues).
Rationale: USGS/DGGS work shows Mat-Su shallow groundwater and coal-bearing units that can limit well yields and water quality. [U.S. Geological Survey Alaska Geological Surveys](#)
- 3. **Comprehensive On-Site Wastewater Feasibility Study** (ADEC-qualified engineer):
 - Percolation and soil testing on every lot; primary + reserve leach field designs; setbacks to wells/river; cumulative nitrogen loading estimates and groundwater transport modeling; alternative collective systems (cluster or community septic) analysis.
Rationale: ADEC requires engineered systems for multiple buildings; cumulative effect of four septic systems/acre must be proven safe. [Alaska DEC Goldstream Technical Services](#)
- 4. **EMS/First-Responder Impact Analysis** (in consultation with Mat-Su DES and local fire districts):
 - Modeled additional EMS demand, projected response times, and funding plan for any required paid stations or equipment; developer mitigation (SIF, contribution to station/rescue assets, mandatory sprinkler standards).
Rationale: Borough DES already reports strain and heavy call volumes—approval without funded EMS mitigation is unsafe. [matsugov.us](#)
- 5. **Riverbank / Geomorphic Risk Assessment** (Little Susitna River proximity):
 - Identify past lateral migration/erosion risk to roadway and lots; setbacks; scour and floodplain mapping.
Rationale: Little Susitna and other local rivers have active bank movement in places—development adjacent to a migrating river is risky. [Alaska Department of Natural Resources matsugov.us](#)
- 6. **Wildlife & Vegetation Impact Study with Mitigation Plan** (ADFG coordination):
 - Focused study on moose movement corridors and seasonal collision hotspots; proposed fencing, lighting, and driver-warning systems. [Alaska Department of Fish and Game](#)

Practical, enforceable mitigation conditions (if Borough wishes to advance *any* development)

If the Borough is willing to consider a redesigned project, it must condition approval on:

1. **Maximum units reduced to a density that matches existing one-acre zoning** (i.e., one house per acre) or require a community sewer/water system sized for the full buildout and guaranteed by escrow/bond.
2. **Road improvements fully funded by developer** (paved shoulders both directions, widened sightlines, turn lanes at project access, wildlife mitigation fencing, developer-funded pullouts and formalized bus stops).
3. **On-site wastewater:** No new permits until ADEC-approved engineered septic or community wastewater system with primary + reserve drainfields is documented; prohibit conventional septic where percolation/water table indicates failure risk. [Alaska DEC Goldstream Technical Services](#)
4. **Water:** Developer guarantees potable supply (engineered well field or connection to MEA/municipal system) with demonstrated sustainable yield and water-quality testing. [U.S. Geological Survey](#)

5. **EMS funding & response:** Developer posts bond or SIF to pay for (a) additional emergency vehicles, (b) required increase in staffed responders, or (c) onsite sprinklering/hardening for cluster housing to reduce risk. matsugov.us
 6. **Public park/open space minimum:** Minimum community open space & playground (no less than X acres depending on final unit count) and prohibition on children being forced to play on driveways/road shoulders.
-

Closing

This packet provides conservative, standards-based calculations (traffic and wastewater) and cites the region's documented vulnerabilities (moose collisions, shallow aquifer/coal seam geology, DES capacity). Approving a high-density plan in this corridor without the studies and firm mitigation listed above is unsafe and exposes the Borough and future residents to predictable harm and liability.

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

RECEIVED
AUG 04 2025
PLATTING

1280B02L009 19
WARD MATTHEW
8189 N IDITAROD CIR
WASILLA, AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: Ruvim Shevchuk & David Rudenkiy

REQUEST: The request is to create 36 lots and 1 tract by a four-phase master plan from Tax Parcel C1, (Tax ID# 18N01E03C001), to be known as **HATCHER CREEK ESTATES**, containing 39.00 acres +/- . The property is located directly east of N. Covington Street, directly south of N. Wasilla Fishhook Road, and directly west of N. New Hope Farm Road; within the SW ¼ Section 3, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

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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: platt@mat.gov. 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, Chris Curlin at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [X] Objection [X] Concern

Name: Matthew Ward Address: 8189 N. Iditarod Cir Wasilla, AK 99654

Comments: Our family unit, consisting of 2 - Matthew & Melissa Ward, strongly object to the request. It will take away from the rustic, natural beauty of this part of the Mat-Su Borough. Additionally, I have marked the concern, as there is a sign of the ~~water~~ ~~water~~ endangerment to the wildlife/habitat.

Case # 2025-079 CC

Note: Vicinity map Located on Reverse

HANDOUT # 6
HATCHER CREEK ESTATES
CASE # 2025-079
MEETING DATE: AUGUST 21, 2025

Chris Curlin

From: Eric Robinson <theecrmann@gmail.com>
Sent: Wednesday, August 6, 2025 5:36 PM
To: Platting
Subject: New Fishhook Development

Follow Up Flag: Follow up
Flag Status: Flagged

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

There is a proposal to develop 36 acres near the top of the Fishhook triangle. Zoning and rules should be in place that any development there be planned so as not to degrade the quality of living for those in this area or affected by this area. Fishhook is hard enough already to drive in the dark and snow. Bottle necking it with traffic is not good for obvious reasons. The aquifer that provides well water to this area is already under stress. There is a limit to how many houses should be added to this area, and that number needs to be carefully considered. There should be no multi-dwelling buildings, and lots should be 2 acres or more.

I urge you to use common sense and carefully consider any new developments in this area.

Respectfully,
Eric Robinson
Local Palmer resident off of Fishhook Road.

**HANDOUT # 7
HATCHER CREEK ESTATES
CASE # 2025-079
MEETING DATE: AUGUST 21, 2025**

Darcy and Rene Rehkopf (property owners) 7662 E Heavenly Circle, Wasilla AK

Concerns Regarding Hatcher Creek Estates Proposed Development

- We feel an environmental impact review needs to be looked into regarding the probable impact to the existing aquifer.
- We also feel the lot sizes should not be less than 2-5 acres.
- We also feel that primary access/egress should not be utilizing New Hope Farm Rd.
- All lots within Hatcher Creek Estates should be restricted to single family dwellings.

Justification:

1. Water availability is sketchy. Our next door neighbor has multiple dry holes, and now has only approx 2-3gpm. Our well is rated by the driller at 5gpm, but we have not utilized it on a daily basis as yet... we are still building. If these 39 lots and 1 tract have only one residency each, this will likely put an unforeseen, additional, and potentially irreparable load on the aquifer; potentially causing neighboring wells to run dry. I would suggest 2-5 acre parcels.
2. The access/egress points utilize a single, common (and currently private) road. All traffic for both subdivisions will be utilizing New Hope Farm Rd exclusively. This road is currently maintained by the land owners of New Hope Estates. Approved plans exist for further development of New Hope Estates which will also be utilizing New Hope Farm road as their primary access/egress. Additionally, a secondary access/egress road is in the plan and will tie into (future) New Hope Rd. Covington Rd is also adjacent to proposed Hatcher Creek Estates. Covington Rd is also a public road. Covington Rd is also closer to Wasilla than New Hope Farm Rd. We would suggest to "Flip" the plot plan to utilize Covington Rd as the primary access/egress points, with New Hope Rd as a secondary access/egress.
3. The intersection of New Hope Farm Rd and Wasilla Fishhook Rd is located on/near a hill and a corner. Leaving New Hope Farm Rd and turning left (toward Wasilla) is dangerous. I, personally, have had multiple occurrences of somebody

Darcy and Rene Rehkopf (property owners) 7662 E Heavenly Circle, Wasilla AK

coming around the corner and up behind me rapidly. The other driver has needed to brake to avoid running into the back of my vehicle. Consider the addition of 39+ vehicles (if the lots are single family dwellings with only one vehicle per household) to this scenario as people are heading off to work. I foresee multiple accidents with injuries in the future if New Hope Farm Rd is used as a primary access/egress for this amount of traffic. Covington Rd has far better line of sight vision regarding traffic. Flipping the plot plan to incorporate Covington as the primary access/egress to/from the proposed Hatcher Creek Estates will possibly save lives.

Conclusion:

We are not against development and encourage people to purchase their own piece of land. We are against development without considering how this affects current/adjacent land owners. Hatcher Creek Estates, as proposed, appears to be attempting to squeeze as many lots/houses into a 40 acre parcel as possible without regard to other land owners and their needs/visions. The additional burden of 100-200 people in such close proximity, all utilizing the same access/egress road; and drawing on our aquifer is not reasonable. All land owners should exercise consideration toward their neighbors prior to making monumental changes to their property. Would you be happy with me running my chainsaw at 2am? Or maybe working on my dragster, testing my new motor during the wee hours of the morning?... Of course not. Most of us show a reasonable amount of consideration to our neighbors. Increase the acreage to 2-5 acres per lot with single family dwellings and change the primary access/egress to Covington.

Thank you for your time.

Darcy and Rene Rehkopf

The block contains two handwritten signatures in black ink. The top signature is 'D Rehkopf' and the bottom signature is 'R Rehkopf'. Both are written in a cursive, flowing style.

COOPER WOODS PH.II LOT 16B, BLOCK 1 platting action 8/21/25

From Kibe Lucas <kal@kibelucas.com>

Date Wed 8/20/2025 3:22 PM

To Platting <platting@matsugov.us>

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

To whom it may concern. My understanding is this vacation was already approved. I find it hard to believe that there would be a reconsideration on this matter when it affects nothing. Nothing, except the seller. The seller will be greatly impacted should this be denied. The seller, who had nothing to do with this. It is easy to say, "Just sue the builder" if any of you have ever been in a lawsuit you know it takes tens of thousands of dollars and sometimes years to resolve and the only ones who win are the attorneys. I am asking you to do the right thing and approve this. Why because this encroachment is of no consequence to the borough or any of it's services. However it will cause great harm to the seller should you decide to deny.

respectfully,

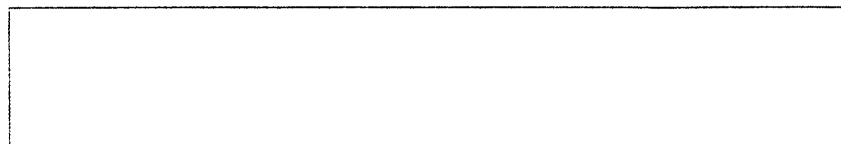
KIBE LUCAS

Associate Broker, CRS, ABR, GRI

Office: 907-357-4663

kal@kibelucas.com

www.kibelucas.com



PS " If you care at all you will get some results... If you care enough you will get incredible results!" Jim Rohn

**HANDOUT # 1
COOPER WOODS PUE VAC
CASE # 2025-051
MEETING DATE: AUGUST 21, 2025**

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

RECEIVED
AUG 20 2025
PLATTING

17
GLENMONT LLC
189 E NELSON AVE #300
% JAMES PARTRIDGE
WASILLA AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: KNIK TRIBE

REQUEST: The request is to create 8 lots from Tax Parcel D10 (Tax ID 17N02W13D010) to be known as **DENA'INA**, containing 9.14 acres +/- . The lots will take access from a proposed internal road. The subject property is located directly west of S. Clapp Street; within the SE 1/4 of Section 13, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #4.

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 **August 21, 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, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [] Objection ☒ Concern

Name: JAMES PARTRIDGE Address: 824 W. SELINA LN, WASILLA AK 99654

Comments: THIS AREA SHOULD BE ZONED AS INDUSTRIAL OR COMMERCIAL,
BUILDING HOUSING DEVELOPMENTS NEXT TO AN EXPANDING
AIRPORT IS JUST ASKING FOR HUGE PROBLEMS. MANY AIRPORTS
HAVE BEEN FORCED TO MOVE BECAUSE OF HOMEOWNERS COMPLAINTS,

Case # 2025-093 CC

Note: Vicinity map Located on Reverse Side

HANDOUT # 1
DENA'INA
CASE # 2025-093
MEETING DATE: AUGUST 21, 2025

Chris Curlin

From: Jim P. <jpartr7@gmail.com>
Sent: Wednesday, August 20, 2025 11:20 AM
To: Platting
Subject: Public hearing comments
Attachments: Image_20250820_0001.pdf

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

Here is my concern about the proposed Dena'ina subdivision. Very poor planning to allow housing developments to go up next to an airport. Many airports have been forced to move to another location due to noise complaints.

Best Regards, Jim Partridge jpartr7@gmail.com
503-320-9841