

Chris Curlin

From: Google User <jayaldrichjr@gmail.com>
Sent: Monday, March 23, 2026 9:17 PM
To: Platting
Subject: Public hearing : Excalibur Estates , neighboring opposition

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

To Whom It May Concern,

I am writing on behalf of my mother, Hazel A. Aldrich, the current owner of property C9, which borders the proposed subdivision. We wish to formally object to the requested subdivision for the following reasons and due to the anticipated negative impacts on surrounding properties.

Our family has owned and occupied our property since 2013. The neighborhood has remained quiet and peaceful, exactly as we had hoped when my parents moved to this part of the Matanuska Valley to escape the hectic and less neighborly environments found in other areas of the Mat-Su Borough.

The south side of King Arthur Drive currently consists of established homes that appear to reflect the original intent of the prior platting. In contrast, the majority of the northern side was subdivided with appropriate roads and easements already in place. Dividing this 4.99-acre tract into a dense cluster of homes—positioned tightly between existing, historically platted properties—seems ill-advised for the neighboring properties, the overall King Arthur neighborhood, and the current infrastructure.

Specifically, expecting three or four separate homes to share a single driveway entrance onto King Arthur Drive is not advisable, given the existing traffic patterns in the area. Properties C8 and C9 both have homes built off-center on their lots, positioned to maintain adequate separation from the existing home on the proposed Lot 1 (built in 1966). Further subdividing the remaining acreage and increasing density in this manner raises significant concerns for the future of all affected properties.

According to the City of Houston map, the south side of King Arthur Drive is designated as “Low Density.” The current platting and existing homeowners on the south side reflect a level of density that most long-term residents are satisfied with. We believe that properties entering foreclosure, repossession, or other distress should not be used as an opportunity to buy, subdivide, and resell at higher density for profit, at the expense of established neighborhoods and current residents.

Of particular concern is the location of our existing well, which sits approximately 20 feet from the bordering property line of the proposed subdivision. This proximity, along with the placement of our home (built in 2002) relative to the 1966 home on proposed Lot 1, strongly suggests there was never any intent for dense clustering in this area. Proposed Lot 2 would back directly up to both our well and our home, creating potential conflicts that were clearly not anticipated in the original layout.

In summary, we do not believe the proposal makes sense for a property of this size, especially given the valid concerns of the neighboring properties on either side. Stacking multiple structures on less than 5 acres, while surrounded by significantly larger and more naturally laid-out lots, is not consistent with the type of development the Matanuska-Susitna Borough or the City of Houston should encourage

in this area.

Thank you for your time and consideration of our objections.

Sincerely,

Stephen "Jay" Aldrich Jr.

On behalf of Hazel A. Aldrich, Owner of Property C9

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

217N02W29A019 22
WILLIS TYLER & TRACY E
9505 W LEWIS LOOP
WASILLA, AK 99654

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MAR 23 2026

PLATTING

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: Rodney & Jean Willis

REQUEST: The request is to create two lots from Parcel No. 1, MSB Waiver 2002-224PWm, recorded as #2002-030066, (Tax ID# 17N02W29A010), to be known as **SMITH-WILLIS**, containing 5 acres +/- . The property is directly east of S. Eider Circle, south of W. Hollywood Road and north of W. Sunset Avenue; within the NE ¼ Section 29, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Conference Room 110** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **March 25, 2026**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plattling@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting 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: TYLER Willis Address: 4210 S. Eider Circle Wasilla, AK 99623

Comments: I live in the same subdivision, I feel that anyone that has more than 2 acres should be allowed to subdivide.

Subdividing will absolutely have no negative impact on anyone in the subdivision or on their property.

Case # 2026-015 CC Note: Vicinity map Located on Reverse Side

HANDOUT #1
Smith-Willis / P&M Airpark
CASE # 2026-016
MEETING DATE: MARCH 25, 2026