

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

58313B02L008 85
MORIN JOSHUA J
7811 N NEW HOPE FARM RD
WASILLA, AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: SOCKEYE HOMES, LLC

REQUEST: The request is to create three additional phases and extend the deadline for completion to February 14, 2029, for the approved subdivision known as **GRIZZLY HILLS 2 MASTER PLAN**, containing 117.17 acres +/- . The plat is located directly north of E. Dale Circle, and east of N. Covington Street, W ½ Section 10, Township 18 North, Range 01 East, Seward Meridian. In the Fishhook Community Council and in Assembly District #6.

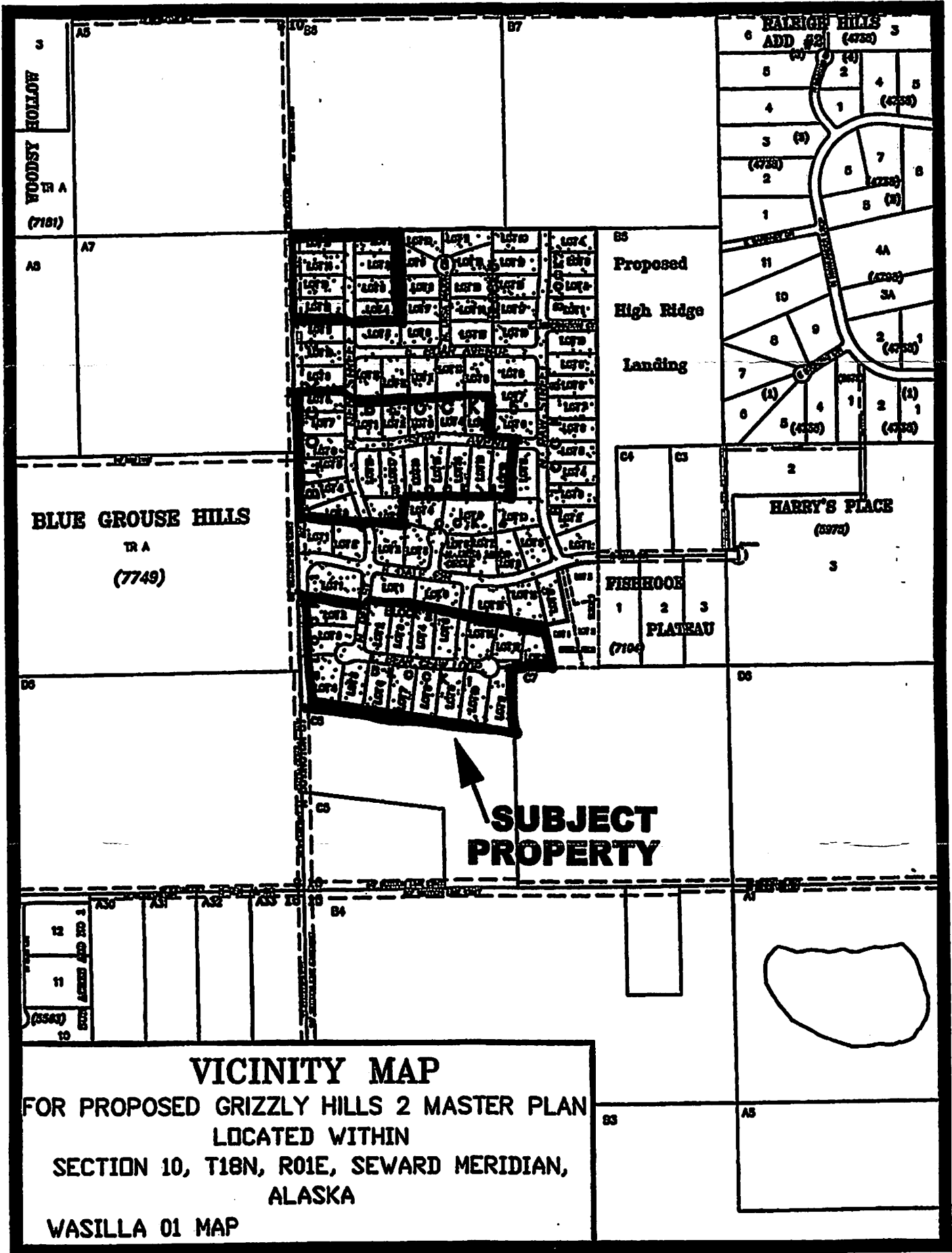
The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **April 16, 2026**, starting at 1:00p.m. We are 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: 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: Josh S. Morin Address: 7811 N New Hope farm Rd

Comments: There needs to be additional Roads connecting this subdivision to the west; Access to/from covington should be required to provide entry/exit for fire and emergency concerns. Otherwise, I would not have any objections



WOODLY ASHCOOK TR A (7181)

RALEIGH HILLS ADD #2 (4733)

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BLUE GROUSE HILLS TR A (7749)

Proposed High Ridge Landing

HARRY'S PLACE (8373)

FISHHOOK PLATEAU (7104)

SUBJECT PROPERTY

VICINITY MAP
 FOR PROPOSED GRIZZLY HILLS 2 MASTER PLAN
 LOCATED WITHIN
 SECTION 10, T18N, R01E, SEWARD MERIDIAN,
 ALASKA
 WASILLA 01 MAP

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

58235B04L007 5
BENSON DEBORAH & DAVID
1150 S COLONY WAY
STE B PMB 334
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

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PETITIONER/OWNER: SOCKEYE HOMES, LLC

REQUEST: The request is to create three additional phases and extend the deadline for completion to February 14, 2029, for the approved subdivision known as **GRIZZLY HILLS 2 MASTER PLAN**, containing 117.17 acres +/- . The plat is located directly north of E. Dale Circle, and east of N. Covington Street, W ½ Section 10, Township 18 North, Range 01 East, Seward Meridian. In the Fishhook Community Council and in Assembly District #6.

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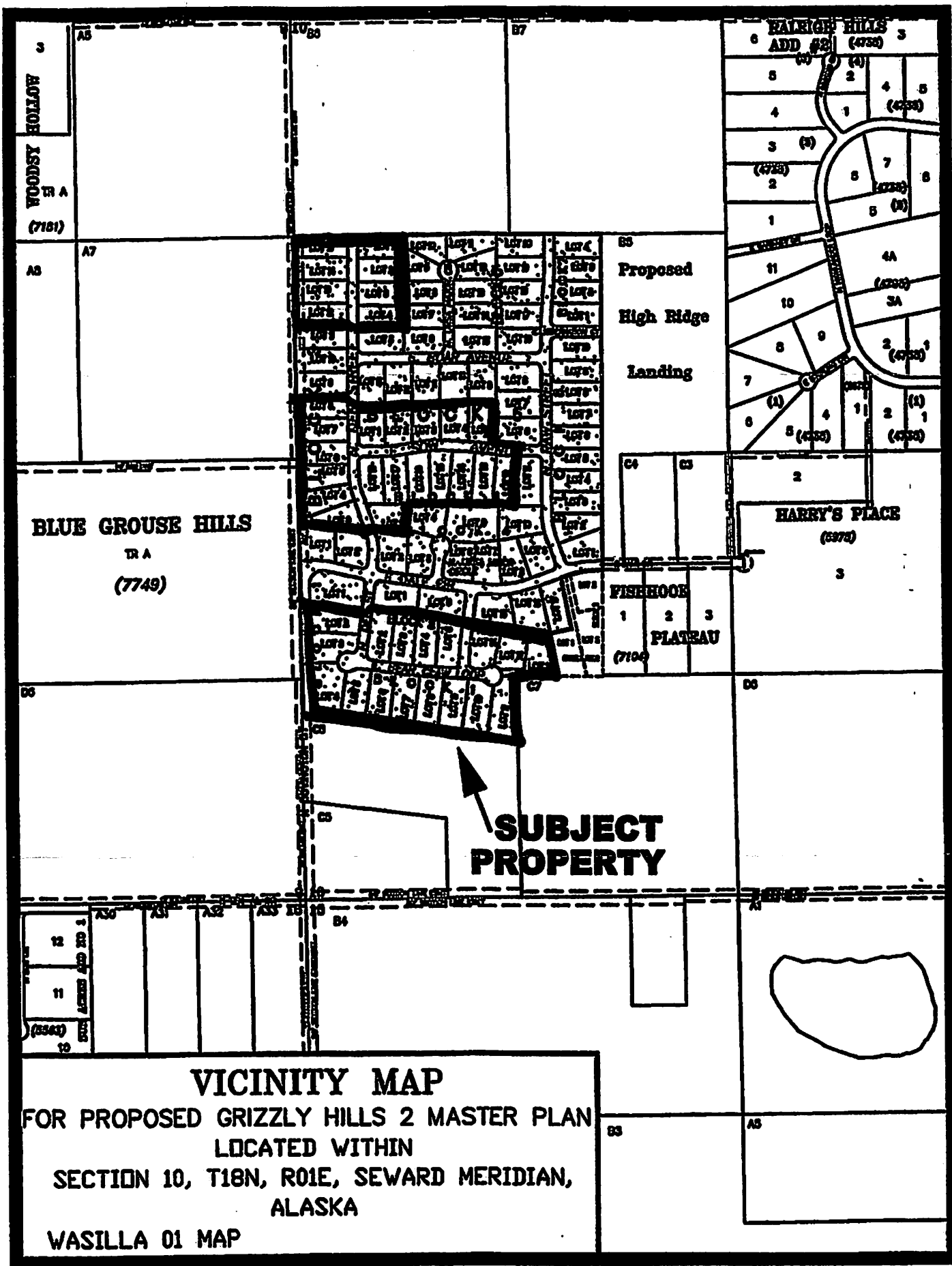
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[] No Objection Objection [] Concern

Name: David & Deborah Benson Address: 7039 Nursa Manor Circle, Wasilla 99654

Comments: Give one year extension. See attached

**HANDOUT #2
GRIZZLY HILLS 2 MSP
CASE # 2019-170
MEETING DATE: APRIL 16, 2026**



VICINITY MAP
 FOR PROPOSED GRIZZLY HILLS 2 MASTER PLAN
 LOCATED WITHIN
 SECTION 10, T18N, R01E, SEWARD MERIDIAN,
 ALASKA
 WASILLA 01 MAP

Matanuska-Susitna Borough Platting Division

RE: Public Hearing: Sockeye Homes, LLC

From: David and Deborah Benson

7039 N Ursa Minor Circle, Wasilla AK 99654

1. We received public hearing notification RE: Public Hearing: Sockeye Homes, LLC. Did not know who that was. Looked at Alaska Registrations and found owners to be Robert Yundt. He had changed his business name.
2. We read reason for wanting extension. There is no reason other than no change in the plat. We dispute that original plat has changed. Original plat map for advertising included a one acre lot on N Paw Street donated for community park. That is no longer indicated on plat, although no building on lot currently. Original plan indicated park completion in 2021. Reading through plat extensions, it indicates 12 months is the standard. Little building was done in 2023 and 2024. If cost increases are expected every year, why weren't more phases completed in 23 and 24? Major construction was done in 2025. Our concern is that we are going to be dealing with construction traffic for another 3 years or longer, given that extensions appear to be granted if no plat changes are made. Original park completion was planned for 2021. With COVID, we understand there were to be some delays. But it is now 2026 and there is no indication of park plans. We need a valid reason for an extension and no park, not just no changes to plat and increased costs.
3. We understand from reading title 43 your staff says platting is not responsible for cluster mailboxes, however why aren't you responsible for platting the space for the mailbox clusters when developers state that they will be included? There are approximately 40 homes completed in this development. Why aren't mailboxes and public areas required in large housing developments for the public good?



**HANDOUT #2
GRIZZLY HILLS 2 MSP
CASE # 2019-170
MEETING DATE: APRIL 16, 2026**