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AUG 17 2026

PLATTING

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Harvey Friedrich  
1500 S. Pioneer Dr.  
Palmer Alaska 99645

HANDOUT #1 PAGE 1 OF 1  
CHUGACH VIEW 2026  
CASE # 2026-082  
MEETING DATE: AUGUST 19, 2026

### NOTIFICATION OF PUBLIC HEARING

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

#### PETITIONER/OWNER: DAVID GAZE

**REQUEST:** The request is to create two lots from Lot 10A, Block 1, Chugach View Estates, Plat No. 91-5 to be known as **CHUGACH VIEW 2026**, containing 9.69 acres +/- . The property is located south of Wasilla Creek, north of E. Parks Highway, and directly west of S. Pioneer Drive (Tax ID # 3501B01L010A); within the NW ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska. In Community Council #22 Gateway and in Assembly District #3.

The Matanuska-Susitna Borough **Platting Officer** 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 19, 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: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Officer 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: <https://matsu.gov/boards/platting-board>.

[ ] No Objection [X] Objection [ ] Concern

Name: Harvey Friedrichs Address: POB 1500 S. Pioneer Dr.  
Palmer, AK 99645

Comments: Chugach View Estates HAS A COVENANTS IN PLACE. ON 9/1/70  
IT CLEARLY STATES ON #5 THE AREA OF THE LOTS HEREIN DESCRIBED SHALL NOT BE  
REDUCED IN SIZE BY RE-SUBDIVISION. ON #12 IT TAKES A INSTRUMENT SIGNED BY  
TWO-THIRDS MAJORITY OF THE PROPERTY OWNERS AT LEAST 10 LOTS,  
HAS BEEN RECORDED AND AGREEING TO CHANGE SAID COVENANTS.  
DAVID GAZE LOT 10A BLOCK 1 NEED 10 LOT OWNERS SIGN IN FRONT OF A NOTARY  
AND RECORD SUCH CHANGE TO THE COVENANTS.

Case # 2026-082 MG

Note: Vicinity map Located on Reverse Side

## Matthew Goddard

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**From:** Dan Tucker <antiquetuck@gmail.com>  
**Sent:** Friday, August 7, 2026 9:57 PM  
**To:** Platting  
**Subject:** Chugach View 2026 - Objection

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

Greetings.

I received notice of this action as the RSA#9 Primary Board member. RSA#9 has not met on this yet and we don't have a meeting prior to the due date for comments. Therefore, these comments are NOT from that board.

However, as a long-time Borough resident, who has more than 20 years of service on RSA and LRSAAB boards I have a good feeling for the general attitude of them. I've also got more than 35 years of experience in the fire service in the area including a more than 29 years career with Anchorage Fire, some time with the former Wasilla Fire Department, and more than 20 years on the Wasilla/Central FSA board.

I also have been an excavator and have built and repaired roads, along with doing site development on a number of building lots.

It is and has always been my experience that ANY TIME a FLAG LOT is proposed, the eventual problems that Flag Lots create will develop.

Narrow driveways, exacerbated by wind-driven snow, berms that are pushed up by just trying to keep them open, and no place to store snow with due considerations for terrain, fences, property lines/rights, and uncooperative neighbors are all typical problems associated with Flag Lot development.

I propose the developer come up with some way to make their millions without subdividing by creating Flag Lot properties.

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Dan Tucker  
4330 E Wickersham Way  
Wasilla, AK 99654  
907-863-1313