

HANDOUTS

Subject: Strong Objection to Proposed Subdivision/Development

Petitioner/Owner: Aaron Koppenberg & Theo Koppenberg

I strongly object to the proposed subdivision and any development of this property until a complete and clearly defined development plan has been submitted and thoroughly reviewed.

My primary concerns are public safety, traffic, emergency access, environmental impacts, and the effect that additional development would have on the surrounding neighborhood.

At this time, there does not appear to be a sufficiently clear plan demonstrating how the additional lots will be accessed, how increased traffic will be handled, or how emergency vehicles such as fire, ambulance, and law enforcement will safely access the property. Creating additional residences or lots without first establishing adequate road access could place an unnecessary burden on the existing roadway system and surrounding residents.

I am particularly concerned about the increase in vehicle traffic that would result from additional homes or occupants. This could increase congestion, create additional vehicle and pedestrian safety hazards, and increase the likelihood of accidents on roads that were not designed for the additional traffic.

I also have concerns regarding security and neighborhood safety. Increasing the number of residences, vehicles, visitors, and people accessing an area that currently has limited development can increase activity and make the area more difficult to monitor. I am not asserting that development will necessarily cause crime, but the potential changes in traffic, access, and activity should be evaluated before approval.

There are also significant concerns regarding the wetland, drainage, and natural areas on or adjacent to the property. These areas should be fully identified and evaluated before any subdivision or construction is approved. Any alteration of wetlands, drainage patterns, or surrounding land could have consequences for neighboring properties and the existing environment.

I respectfully request that approval be withheld until the applicant provides, at a minimum:

- A detailed subdivision and site-development plan;
- Clearly defined legal and physical access to each proposed lot;
- A traffic and road-impact assessment;
- An evaluation of emergency-vehicle access;
- Adequate road construction and maintenance plans;

- Drainage and stormwater plans;
- Identification and protection of wetlands and other environmentally sensitive areas;
- Utility plans demonstrating adequate capacity;
- An assessment of the effects on surrounding property owners and existing roads; and
- A clear explanation of the intended future use and development of each proposed parcel.

I believe it would be premature to approve the subdivision without this information. Once the land is divided, it may become substantially more difficult to address access, traffic, drainage, environmental, and public-safety problems created by the development.

For these reasons, I strongly object to approval of the proposed subdivision unless and until the applicant demonstrates through specific plans and appropriate studies that the proposed development can be safely accessed, adequately served, and developed without creating unreasonable impacts on neighboring properties or the surrounding community.

Sincerely,

David Deschenes

Chris Curlin

From: nathanshanigan24 <nathan.shanigan24@gmail.com>
Sent: Monday, September 28, 2026 9:44 AM
To: Platting
Subject: No on Koppenberg Estate

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

Hello, my name is Nathan I'm 26 years old emailing regarding the proposed koppenberg estates ph 2 I live directly in front of the pond that they are looking to fill, and if they do so there would be flooding of all the neighbors in the surrounding area. I've lived there for 13+ years that's more than half my life and that pond has grown 3 times in size, not to mention the amount of wildlife that you would be ruining. That swamp is a nesting ground to Sandhill cranes and hundreds if not thousands of frogs. Bull moose and cows walk through there almost everyday and putting a property there would pollute and ruin the eco system. I have multiple videos regarding the wildlife that I've talked about including a Sandhill crane doing a mating dance to impress a female. It's a wetland area, filling it wouldn't fix anything it will still flood and be more of a safety issue than anything. Please take what I've said into consideration.

-Nathan

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

HANDOUT #3
Koppenberg Est Ph 2
CASE # 2026-090
MEETING DATE: October 1, 2026

51632B03L004 47
SCHETZLE BRIAN J
8202 S A ST
WASILLA, AK 99623-4926

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: AARON KOPPENBERG & THEO KOPPENBERG

REQUEST: The request is to create five lots from Lots 1 & 2, Koppenberg Estates, Plat #2023-94, (Tax ID #'s 8412000L001 & 8412000L002), to be known as **KOPPENBERG ESTATES PH 2**, containing 72.32 acres +/- . The property is located directly north of S. Foxworth Drive and directly west of S. Alix Drive; within the SE ¼ Section 7, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.

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 October 1, 2026, 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: 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: Brian Schetzle Address: 8202 S A ST Wasilla, AK 99623

In regard to subdividing lots 1 and 2 Koppenberg Estates

I believe the purpose of subdividing this property is to divide the land so that the Koppenbergs can create the need for access to their land off the end of A Street. As you can see they divided the land with what looks like a corridor to ask for a right of way that does not exist. The borough has already stopped them from extending A Street across the wetlands to access the small amount of dry land on the far side. This wetland has been the nesting ground for cranes for the 33 years I have lived on A Street. There I also a small deep lake 1/2 acre right in the middle of the 4 divisions A,B,C,D. I believe the borough has also not granted the access from Alix Street. The owner has built a very steep road on what they are calling parcel A, not sure if he needed or obtained a permit for the road. I strongly object to subdividing these properties and do not want any access from our small subdivision.

Brian Schetzle

Chris Curlin

From: Cathy Miller Workman <millercathy11@hotmail.com>
Sent: Monday, September 28, 2026 4:30 PM
To: Platting
Subject: Public hearing Arron Koppenberg & Theo Koppenberg

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

We are concerned about the roads, A Street and Foxworth with the influx of traffic. The road isn't wide enough for two cars to pass in certain areas. In winter the road is even narrower. Why not enter and exit off of Alix Street. Alix is built for more traffic, wider road.

Where would they access the properties from? Recently someone had extened A Street a little into the marsh. We live on Foxworth and drive around to A street to get to our mail box.

Thank you, Patrick and Cathy Workman

Matthew Goddard

From: nathanshanigan24 <nathan.shanigan24@gmail.com>
Sent: Tuesday, September 29, 2026 2:47 PM
To: Platting
Subject: No to Koppenberg Estates

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

Hello, my name is Nathan I'm 26 years old emailing regarding the proposed koppenberg estates ph 2 I live directly in front of the pond that they are looking to fill, and if they do so there would be flooding of all the neighbors in the surrounding area. I've lived there for 13+ years that's more than half my life and that pond has grown 3 times in size, not to mention the amount of wildlife that you would be ruining. That swamp is a nesting ground to Sandhill cranes and hundreds if not thousands of frogs. Bull moose and cows walk through there almost everyday and putting a property there would pollute and ruin the eco system. I have multiple videos regarding the wildlife that I've talked about including a Sandhill crane doing a mating dance to impress a female. It's a wetland area, filling it wouldn't fix anything it will still flood and be more of a safety issue than anything. Please take what I've said into consideration.

-Nathan

Cayman Reynolds

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, September 22, 2026 2:34 PM
To: Cayman Reynolds
Cc: OSP Design Group
Subject: RE: RFC Prosperity Estates CR
Attachments: Agenda Plat.pdf

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

Cayman,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

GCI | OSP Design

1001 Northway Dr., 1st Floor, Anchorage, AK 99508

e: OSPDesign@gci.com | w: www.gci.com

From: Cayman Reynolds <Cayman.Reynolds@matsu.gov>
Sent: Thursday, September 17, 2026 2:57 PM
To: Land Management <Land.Management@matsu.gov>; Jillian Morrissey <Jillian.Morrissey@matsu.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>
Subject: RFC Prosperity Estates CR

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

Hello,

The following link is a request for comments for the proposed Prosperity Estates Subdivision. Please ensure all comments have been submitted by September 25, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing. This is outside of Platting's usual operating procedures. Platting would appreciate an expedited response.

☐ [Prosperity Estates](#)

Feel free to contact me if you have any questions.

Thank you,

HANDOUT # 1
Prosperity Estates
CASE # 2026-100
MEETING DATE: OCTOBER 1, 2026



ENSTAR Natural Gas Company, LLC
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

25 September 2026

Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following preliminary plat(s) and has no comments or recommendations.

- **PROSPERITY ESTATES**
(MSB Case # 2026-100)

If you have any questions, please feel free to contact me at (907) 334-7944 or by email at brandon.echols@enstarnaturalgas.com.

Sincerely,

A handwritten signature in dark ink, appearing to read "Brandon Echols", written in a cursive style.

Brandon Echols
Right of Way & Permitting Agent
ENSTAR Natural Gas Company, LLC

HANDOUT # 2
Prosperity Estates
CASE # 2026-100
MEETING DATE: OCTOBER 1, 2026

SJM Price Investments, LLC Public Hearing

From Dana Brokofsky <brokofskydana@gmail.com>

Date Wed 9/30/2026 9:32 AM

To Platting <platting@matsugov.us>

Cc Troy Anthis <anthis_troy@yahoo.com>

 1 attachment (1 MB)

Public Hearing Form.pdf;

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

Platting Board,

I am writing to comment on the proposed subdivision, Prosperity Estates (Parcel 17N02E25D005). My notice with comments is attached. I also typed my concerns below so that they are a bit easier to read.

Here are our family's concerns:

- Concerned that new structures will obstruct views in homes on E.Connie Kay. Will the structures be 2-story? Will they be single-family homes? Will the properties be unrestricted or with covenants? Will power poles and lines be erected or buried?
- Concerned about total ambient noise levels during construction and after considering the noise we already have from the asphalt plant across the street, the race track, planes, etc.
- Believe Borough should have an ethical responsibility to provide the gravel pit/asphalt plant permit to SJM Price and to any potential home buyers in the proposed Prosperity Estates so that they are fully informed about plant operations.
- Concerned about growing amount of light pollution in our neighborhood considering world class Northern Lights viewing in our neighborhood that people come from all over Alaska and elsewhere to enjoy.

Thank you for the opportunity to comment. Please confirm that you received this.

Thank you,
Dana Brokofsky and Troy Anthis
17877 E Connie Kay Circle
Palmer, AK
907-522-2720

HANDOUT # 3
Prosperity Estates
CASE # 2026-100
MEETIN DATE: OCTOBER 1, 2026

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

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ANTHIS TROY A
BROKOFKY DANA B
17877 E CONNIE KAY CIR
PALMER, AK 99645-7673

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: SJM PRICE INVESTMENTS LLC

REQUEST: The request is to create 8 lots from Parcel 17N02E25D005, to be known as **PROSPERITY ESTATES**, containing 10.01 acres +/- . The property is located directly north of East Sullivan Avenue, directly west of South Caudill Road, and east of South Old Glenn Highway (Tax ID #17N02E25D005); within the SE ¼ Section 25, Township 17 North, Range 02 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 October 1, 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, Cayman Reynolds at (907) 861-7872. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [] Objection [☒] Concern

Name: Dana Brokofsky / Troy Anthis Address: 17877 E. Connie Kay Circle Palmer, AK

Comments: - Concerned that new structures will obstruct views in homes on E. Connie Kay
Will 2-story homes be built? Will the properties be unrestricted or with covenants? Will
power lines be erected or buried? - Concerned about total ambient noise levels
during construction considering asphalt plant across the street. - Believe Borough
should have an ethical responsibility to provide the gravel pit/asphalt plant
permit to SJM Price and to any potential Prosperity Estates buyers so that they
are fully informed about operation plans.
Case # PLATJ2026-000100 CR Note: Vicinity map Located on Reverse Side
- Concerned about growing amount of light pollution considering world
class Northern Lights viewing in our neighborhood. - Also, will the structures
be single family homes?
Thank you!

Prosperity heights comments

From anthis_troy@yahoo.com <anthis_troy@yahoo.com>

Date Wed 9/30/2026 11:21 AM

To Platting <platting@matsugov.us>

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

Prosperity Estates (Parcel 17N02E25D005). My notice with comments are below,

- will the builder and buyers be notified of the asphalt plant that blows directly into that property, and traffic from the gravel trucks is extremely busy? This should be voiced from the borough directly.

- building noise?

-more light pollution?

-more traffic due to new subdivision?

Will this new neighborhood obstruct our beautiful views?

Thank you for the opportunity to comment. Please confirm that you received this.

Troy Anthis

anthis_troy@yahoo.com

997-306-3007

**HANDOUT # 4
Prosperity Estates
CASE # 2026-100
MEETIN DATE: OCTOBER 1, 2026**

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

55569000L007 14
MOLL DUSTIN & DANIELLE
17910 E CONNIE KAY CIR
PALMER, AK 99645

- ④ All buyers, builders, and potential residents should be notified and provided with the gravel/asphalt plant permits to provide full informed consent before building next to the asphalt plant and the environmental toxins it releases into the air.
- ⑤ Decreasing my/my neighbors' home values by increasing noise, construction & people, while decreasing views and privacy of our homes.
- ⑥ Cutting into my property lines for the 15' easement.

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: SJM PRICE INVESTMENTS LLC

REQUEST: The request is to create 8 lots from Parcel 17N02E25D005, to be known as **PROSPERITY ESTATES**, containing 10.01 acres +/- . The property is located directly north of East Sullivan Avenue, directly west of South Caudill Road, and east of South Old Glenn Highway (Tax ID #17N02E25D005); within the SE ¼ Section 25, Township 17 North, Range 02 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 **October 1, 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: 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, **Cayman Reynolds** at (907) 861-7872. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [] Objection [X] Concern

Name: Danielle Moll Address: 17910 E Connie Kay Circle, Palmer, AK 99645

Comments: I have the following concerns to creating 8 lots from Parcel 17N02E25D005:

- ① Increased traffic on Plumley Rd, S. Caudill Rd, & E Sullivan Avenue. Between the new subdivision at the end of E Plumley Rd, and the truck traffic from McKenna Brothers Gravel/Asphalt Plant, and the traffic from Jim Creek Rec Area, these roads will start to have an increased accident risk, and no longer be a safe place for kids & families to walk/ride bikes. ② Concerns

Case # PLAT-2026-000100 CR

Note: Vicinity map Located on Reverse Side

over who and what is being built. Homes? Apartments? Airbnbs? One builder or multiple? ③ The Butte does not have the infrastructure to support the continued growth without major financial upgrades. ④ Noise and light pollution.

SJM Investments LLC/Prosperity Estates Platting Hearing

From Danielle Moll <dani.moll@yahoo.com>

Date Wed 9/30/2026 11:54 AM

To Platting <platting@matsugov.us>

 1 attachment (12 MB)

MATANUSKA-SUSITNA BOROUGH.pdf,

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

Attention Mat-Su Platting Board,

I am writing to comment on the proposed subdivision of parcel 17N02E25D005. I have attached my written comments but will also outline them here.

My husband and I have the following concerns about the subdivision of this property:

1. Increased traffic on E Plumley Rd, S Caudill Rd, E Sullivan Ave. Between the new subdivision at the end of E Plumley Rd, the truck traffic from the McKenna Brothers Gravel Pit/Asphalt plant, and the traffic from Jim Creek Rec Area, the increase in road traffic will ultimately lead to increased accidents. The turns from Plumley onto Caudill and Caudill onto Sullivan are mostly blind turns and have been very close calls with any larger vehicle. This subdivision is right by the Caudill and Sullivan turn which also has significant off-road traffic. More cars coming around that corner will only increase risk to the existing families and traffic.

Also, many families and children in our neighborhood walk and bike on Caudill Rd. It is currently a very safe place for us to ride/walk on a paved area when the McKenna trucks are not running. Increased traffic will increase the risk to all the families who use this road.

2. We have concerns regarding who and what will be built on the lots. Will this subdivision be sold to one developer and the construction will happen at the same time? Will these be single family homes, airbnbs, apartments? Will these lots be sold to individual builders and construction noise will be a consistent problem for years to come?

3. The Butte does not have adequate infrastructure to support the increase of families in this area. The borough will need to heavily invest in the Butte in terms of updating gas stations and grocery stores, and from my understanding the Mat-Su Borough has far larger problems and financial deficits needing to be addressed. Most people who live in the Butte moved here to get away from living in a more populated area. Most people in our area do not want to the increase in growth here.

4. We are concerned about the increase in light and noise pollution to our area. We currently have incredible views of the Northern Lights, mountains, and all of God's creation. We would like it to stay that way.

5. All buyers, builders, and potential residents should be notified and provided with the gravel and asphalt plant permits to provide full informed consent before building next to the asphalt

plant and the environmental toxins it releases into the air. My husband and I were not properly informed of the asphalt plant and the health effects the environmental toxins can cause. New residents should be fully informed.

6. We are concerned with the potential of decreasing home values on our home and our neighbors' homes with the increasing noise, construction, pollution, while also blocking currently non obstructed views and encroaching on our privacy.

7. We are also very concerned and in objection that subdivision would require a 15' easement that would encroach on our land as remove healthy, living trees that my children climb and play within. We do not want any trees to be cut down on our property for more electric lines and poles. Our property directly backs up to Lot 7 so we will be directly impacted by this subdivision being built.

Thank you for your attention to this matter.

Kind Regards,
Danielle and Dustin Moll
17910 E Connie Kay Circle
Palmer, AK 99645
928-814-7718

HANDOUT # 5
Prosperity Estates
CASE # 2026-100
MEETIN DATE: OCTOBER 1, 2026

Cayman Reynolds

From: James Ward <90jdward@gmail.com>
Sent: Wednesday, September 30, 2026 11:55 AM
To: Platting
Subject: Parcel 17NO2E25D005,

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

I have a few questions about the plot that is going to be divided into 8 lots. Are the lots all going to be residential 1 acre lots? I worry about 2 story homes obstructing our mountain views. Are they planning on selling the lots prior to building the houses or just selling as a package after they are built? The plan shows a 15ft utility easement on Connie Kay side. Will that be a 15ft utility easement that will be between my property and the new lot, 15 ft of shared easement, or is the 15ft coming onto my property 15ft for that easement?

Thanks.

Jim Ward