

# MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER  
Fred Wagner

PLATTING  
ADMINISTRATIVE SPECIALIST  
Theresa Taranto



PLATTING TECHNICIANS  
Amy Otto-Buchanan  
Matthew Goddard  
Chris Curlin

PLATTING ASSISTANT  
Kayla Kinneen

## **ABBREVIATED PLAT AGENDA**

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

### **REGULAR MEETING**

**8:30 A.M.**

**December 6, 2023**

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [platting@matsugov.us](mailto:platting@matsugov.us) or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

### **1. INTRODUCTION**

A. Introduction of Staff

### **2. UNFINISHED BUSINESS:**

(None)

### **3. PUBLIC HEARINGS:**

- A. **SMAYDA ACRES:** The request is to create two lots from Tax Parcel D24 (MSB Waiver #93-31-PWm), to be known as **Smayda Acres**, containing 9.76 acres +/- . The property is located directly west of N. Witherspoon Road, directly east of N. Tranquility Lane, and north of E. Maud Road; within the SE ¼ Section 1, Township 17 North, Range 02 East, Seward Meridian, Alaska, (Tax ID# 17N02E01D024). In the Butte Community Council and in Assembly District #1. (*Petitioner/Owner: HLS/Tom & Lisa Smayda, Staff: Chris Curlin, Case #2023-137*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **December 6, 2023**, in **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

## Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
  - 3-minute time limit per person for members of the public.
  - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
  - Testimony is limited to five (5) minutes for the petitioner/applicant.
  - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
  - No further unsolicited input from petitioner is appropriate.
  - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
  - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015

ЗА

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
DECEMBER 6, 2023

ABBREVIATED PLAT: SMAYDA ACRES

LEGAL DESCRIPTION: SEC 01, T17N, R02E S.M., AK

PETITIONERS: TOM & LISA SMAYDA

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 9.76 +/- PARCELS: 2

REVIEWED BY: CHRIS CURLIN CASE #: 2023-137

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**REQUEST:**

The request is to create two lots from Tax Parcel D24 (MSB Waiver #93-31-PWm), to be known as **SMAYDA ACRES**, containing 9.76 acres +/- . The property is located directly west of N. Witherspoon Road, directly east of N. Tranquility Lane, and north of E. Maud Road; within the SE ¼ Section 1, Township 17 North, Range 02 East, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Map and Aerial Photos

**Exhibit A – 4 pgs**

Soils Report

**Exhibit B – 5 pgs**

**COMMENTS:**

ADOT&PF

**Exhibit C – 2 pgs**

MSB Pre-design and Engineering

**Exhibit D – 1 pg**

MSB Development Services

**Exhibit E – 1 pg**

Utilities

**Exhibit F – 2 pgs**

**DISCUSSION:** The proposed subdivision is creating two lots. Lot 1 will be 5.01 acres and Lot 2 will be 5.00 acres. Proposed Lot 1 will take access from E. Browns Avenue, a Borough owned and maintained road. Lot 2 will continue to take access from N. Witherspoon Road, a Borough owned and maintained road.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, P.E., notes that one test hole was excavated for the proposed lots. Test pit locations were selected as a representative of the conditions to be expected throughout the proposed subdivision. The test holes were dug to a depth of 13', no ground water was encountered. Soils in the test hole are described as 1' to 3' of poorly grade sands, gravelly sands, little/no fines. 4' to 5' of well graded sands, gravelly sands, little/no fines. 6' to 13' well-graded sands, gravelly sands, moderate fines, silty sands, sand-silt mixtures. The engineer has determined that each of the two proposed lots will have at least 10,000 square feet of contiguous usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 Area.

**COMMENTS:**

ADOT&PF (**Exhibit C**) has no comment.

DPW Pre-design and Engineering (**Exhibit D**) notes a plat note to be added stating that if Lot 2B is further subdivided, Browns Avenue will need to be upgraded to residential standards.

MSB Development Services (**Exhibit E**) has no objection.

**Utilities:** (**Exhibit F**) ENSTAR has no comments. MTA has no comments or. GCI and MEA did not respond.

There were no objections received from Borough departments, outside agencies or the public at the time of this staff report.

**CONCLUSION**

The plat of Smayda Acres is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A soils report was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

**FINDINGS of FACT:**

1. The abbreviated plat of Smayda Acres is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council #5 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Emergency Services, Community Development, or Assessments; GCI or MEA.

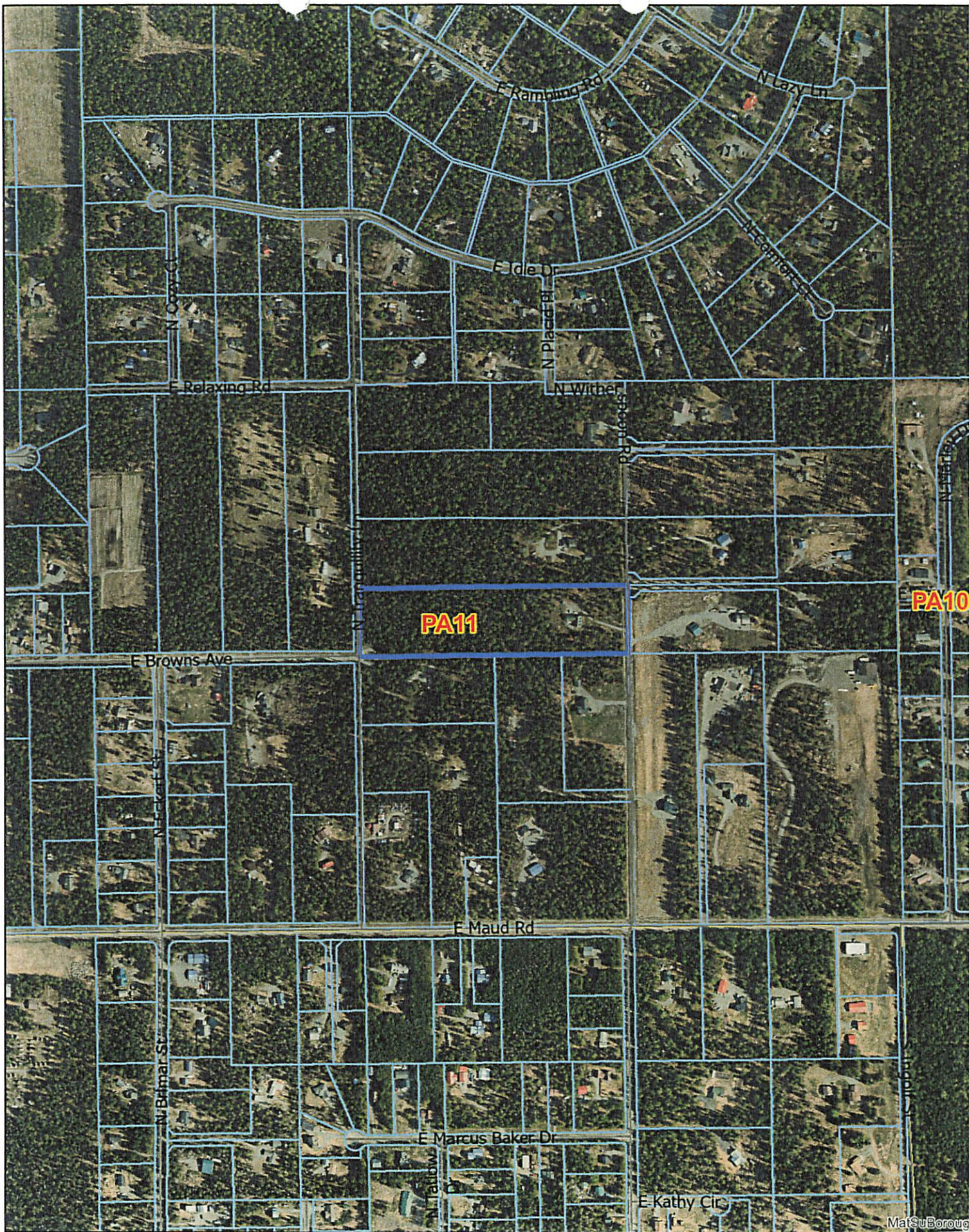
**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of Smayda Acres contingent on the following recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Add a plat note stating that if Lot 2B is further subdivided, E. Browns Avenue will need to be upgraded to a minimum residential standard as outlined in the 2022 SCM.
4. Pay postage and advertising fees.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.







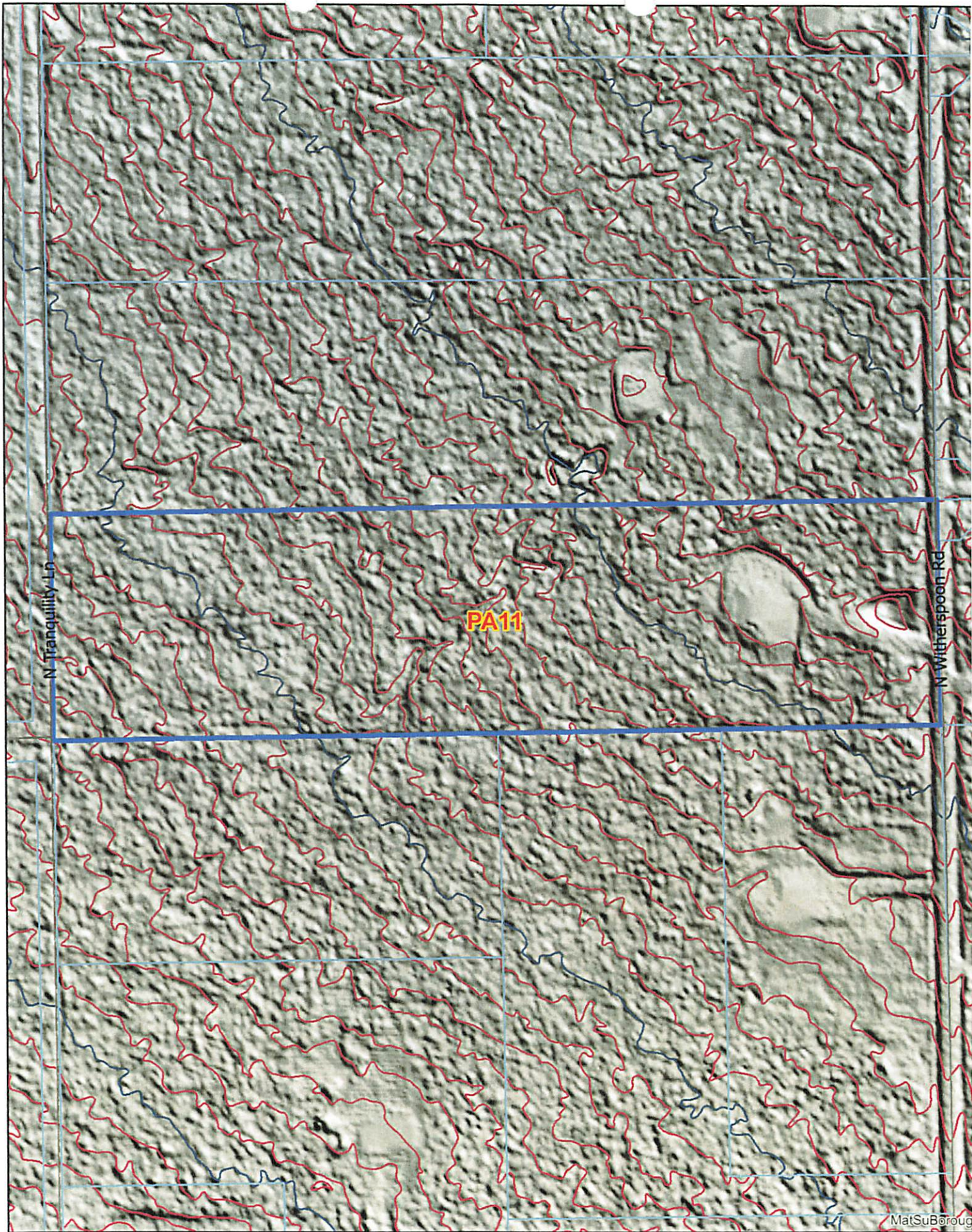
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175 87.5 0 175 Feet





175 87.5 0 175 Feet





RECEIVED  
NOV 02 2023  
PLATTING

## USEABLE AREA CERTIFICATION

SMAYDA ACRES

A SUBDIVISION OF

PARCEL 4, MSB WAIVER RES. 93-31-PWm (93-115W)

### INTRODUCTION TO INVESTIGATION

*The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.*

### INDIVIDUAL LOTS: MINIMUM SIZES

- ☒ All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

### USABLE BUILDING AREAS

#### CONFLICTING USE CONSIDERATIONS:

- ☒ All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

#### TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- ☒ All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

### USABLE SEPTIC AREAS

#### CONFLICTING USE CONSIDERATIONS:

- ☒ All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- ☒ The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

#### TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- ☒ The useable area consists entirely of land sloping less than 25% or will be at final certification.
- ☒ The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- ☒ The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- ☒ The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- ☒ The useable area is outside of any known debris burial site.

### SOILS INVESTIGATION

#### EXCAVATIONS

- ☒ Test-holes or borings have been made such that the bottom of the excavation is at least 12" deep and "shallow trench" or "bed systems" are anticipated
- ☐ Test-holes or borings have been made such that the bottom of the excavation is at least 16" deep and "deep trench" or "sewage pits" will likely be used
- ☐ Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

**HANSON LAND SOLUTIONS**  
**SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES**  
305 E. Fireweed Ave. Palmer, AK 99645

**SOIL CLASSIFICATIONS**

- ☒ Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TEST HOLES:

(GP) TEST HOLES:

(SW) TEST HOLES:

TH-1

(SP) TEST HOLES:

- ☒ Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES:

(SM) TEST HOLES: TH-1

- ☐ Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:

- ☐ Bedrock, Clay, or other impermeable stratum was encountered.

TEST HOLES:

**GROUND WATER INVESTIGATION**

- ☒ No groundwater was encountered in any of the Test Holes
- ☐ Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

☐

Monitoring Test Holes May through October:

TEST HOLES:

☐

Soil Mottling or Staining Analysis:

TEST HOLES:

- ☐ Depth to seasonal high water is a min. of 8'

TEST HOLES:

- ☐ Depth to seasonal high water is less than 8'

☐ Fill will be required

☐

A suitable standard design will be provided

**SUMMARY OF REQUIRED FURTHER ACTION**

- ☐ Additional Fill required to ensure 8' of coverage above water table

Lots:

- ☐ The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:

- ☐ Re-Grading will be required to eliminate slopes in excess of 25%

Lots:

- ☒ No further action required to establish sufficient usable area.

*I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots with an area less than 400,000 sq. ft. are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area" or will once the specified Fill, Re-Grading and Standard Septic Designs have been provided.*

*William S. Klebesadel*

William S. Klebesadel P.E.

Professional Engineer

Date

10-21-23






**HANSON LAND SOLUTIONS**  
**SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES**  
305 E. Fireweed Ave. Palmer, AK 99645

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

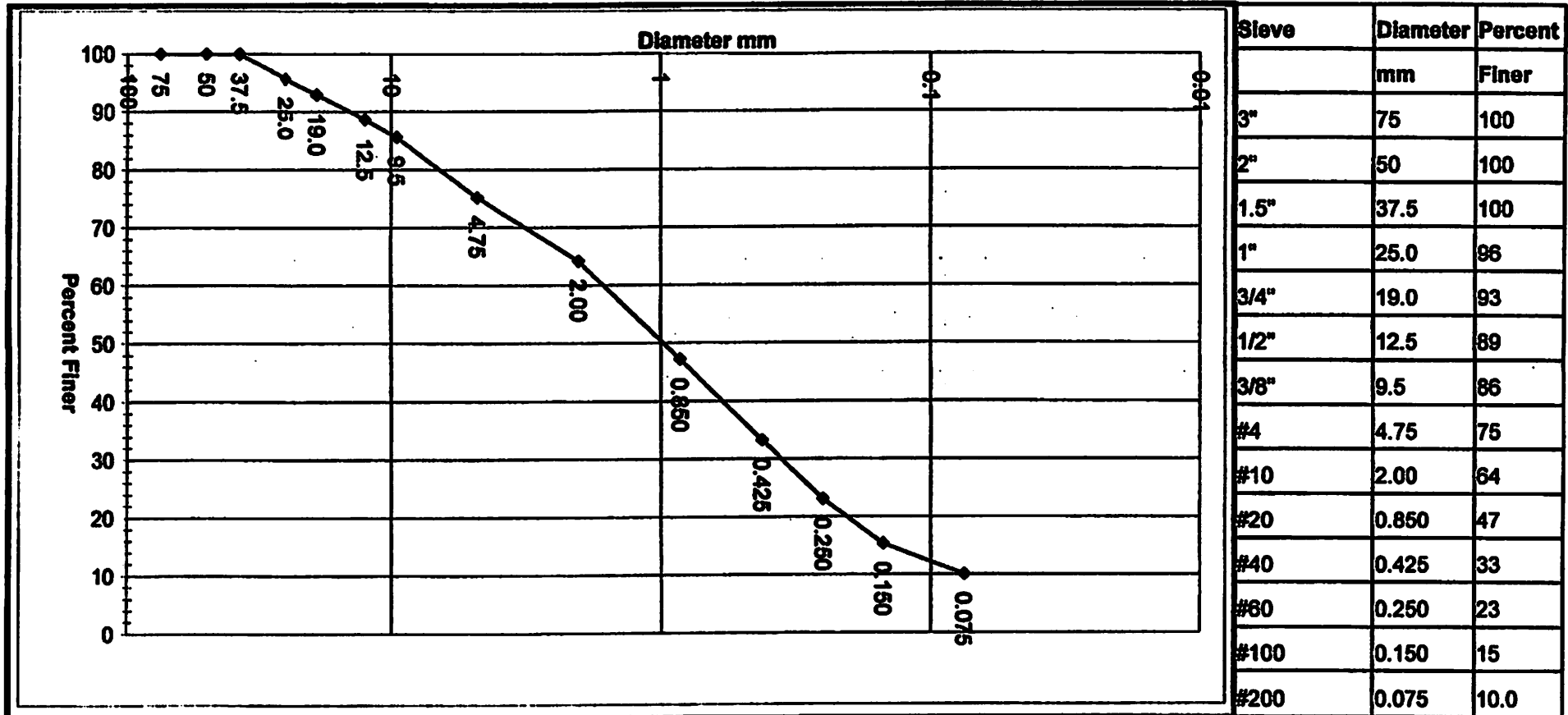
Parcel:	PARCEL 4, MSB WAIVER RES. 93-31-PWm (93-115W)	TEST HOLE NO.	Date:	10-06-23
Insp. By:	H.R.	1	Job #	23-239

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																									
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# HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY  
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
e-mail: mhpe@mtaonline.net



Client: Hanson Land Solutions

Soil Description: Well Graded Sand with Silt and Gravel

Project: Smayda

Unified Classification: SW-SM

Sample Location: TH #1

Date: 10/10/2023

$C_u = 22$

Sample Date: 10/6/2023

$C_c = 1.1$

Proj. no: 23089

EXHIBIT B-5



THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and  
Public Facilities

Program Development and Statewide Planning  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, AK 99519-6900  
Main number: 907-269-0520  
Fax number: 907-269-0521  
Website: dot.alaska.gov

November 16, 2023

Fred Wagner, Platting Officer  
Matanuska-Susitna Borough  
350 East Dahlia Avenue  
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **MSB Waiver #93-31-PWm, Smayda Acres (Maud Road)**

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following actions and have the following comments:

- **Chickaloon Branch Drive Variance, Harrison Nesc'izaani Kae (Chickaloon Drive)**
  - No objection to the proposed variance.
- **30' PUE Vacation Govt Lot 6 Dickson (Big Lake)**
  - No objection to Public Use Easement vacation.
  - Request clarification if Section Line Easement is being vacated at northern portion of PUE.
- **Waiver Resolution #78-73, filed as 78-178-w; WA 16 Cordle & Goossen (Glenn Highway MP 37.5)**
  - No objection to the proposed lot redivision.
  - No direct access to the Glenn Highway will be granted.
  - Access must be taken from Kepler Drive and Killarney Drive.
  - Please be advised that the existing Glenn Highway MP 34-42 Reconstruction Project is along this corridor. This project is reconfiguring many access points to the Glenn Highway, including at Kepler Drive. More information can be found at the project website: <https://www.brooks-alaska.com/glennhighway/>

*"Keep Alaska Moving through service and infrastructure."*



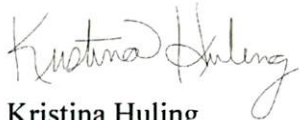
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments, please feel free to contact me at (907) 269-0509 or [kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov).

Sincerely,



**Kristina Huling**  
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Chief, Highway Design, DOT&PF  
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF  
Devki Rearden, Engineering Associate, DOT&PF  
Morris Beckwith, Right of Way, DOT&PF  
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB  
Orion LeCroy, Acting Traffic & Safety Engineer, DOT&PF

## Jesse Curlin

---

**From:** Daniel Dahms  
**Sent:** Friday, November 17, 2023 10:47 AM  
**To:** Jesse Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Smayda Acres (CC)

Chris,

Add a note on the plate that if Lot 1 is resubdivided, Brown's Avenue will need to be upgraded to residential standards.

Daniel Dahms, PE  
Department of Public Works  
Pre-Design and Engineering Division

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Wednesday, November 8, 2023 12:39 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; timhaledistrict1@gmail.com; Percy, Colton T (DFG) <colton.percy@alaska.gov>; buttecc@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton <Michael.Shipton@matsugov.us>; meshie@mtaonline.net; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Andy Dean <Andy.Dean@matsugov.us>; board@nlakes.cc; davemtp@mtaonline.net; david.post@alaska.gov; Elaine Flagg <Elaine.Flagg@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; kristina.huling@alaska.gov; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; mark.eiesnman@alaska.gov  
**Subject:** RFC Smayda Acres (CC)

Hello,

The following link is a request to create two lots from 17N02E01D024.  
Please ensure all comments have been submitted by November 20, 2023 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Smayda Acres](#)

Sincerely,

Jesse C. "Chris" Curlin  
Platting Technician  
Matanuska-Susitna Borough  
(907) 861-7873

## Jesse Curlin

---

**From:** Permit Center  
**Sent:** Thursday, November 9, 2023 8:33 AM  
**To:** Jesse Curlin  
**Subject:** RE: RFC Smayda Acres (CC)

No comments.

Thank you,

Jennifer Monnin, CFM  
Permit Technician  
350 E Dahlia Ave  
Palmer, AK 99645  
[Jennifer.monnin@matsugov.us](mailto:Jennifer.monnin@matsugov.us)  
907-861-7822

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Wednesday, November 8, 2023 12:39 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; timhaledistrict1@gmail.com; Percy, Colton T (DFG) <colton.percy@alaska.gov>; buttecc@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton <Michael.Shipton@matsugov.us>; meshie@mtaonline.net; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Andy Dean <Andy.Dean@matsugov.us>; board@nlakes.cc; davemtp@mtaonline.net; david.post@alaska.gov; Elaine Flagg <Elaine.Flagg@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; kristina.huling@alaska.gov; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; mark.eiesnman@alaska.gov  
**Subject:** RFC Smayda Acres (CC)

Hello,

The following link is a request to create two lots from 17N02E01D024.  
Please ensure all comments have been submitted by November 20, 2023 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Smayda Acres](#)

Sincerely,





**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

November 17, 2023

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

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following preliminary plat and has no comments or recommendations.

**SMAYDA ACRES**  
**(MSB Case #2023-137)**

If you have any questions, please feel free to contact me at (907) 334-7911 or by email at [sterling.lopez@enstarnaturalgas.com](mailto:sterling.lopez@enstarnaturalgas.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "Sterling Lopez", is written over a horizontal line.

Sterling Lopez  
Right of Way & Permitting Supervisor  
ENSTAR Natural Gas Company, LLC  
O: (907) 334-7911  
C: (907) 764-6286



## Jesse Curlin

---

**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Thursday, November 16, 2023 12:31 PM  
**To:** Jesse Curlin  
**Subject:** RE: RFC Smayda Acres (CC)

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

Hi Jesse,

Thank you reaching out. MTA has reviewed Smayda Acres and has no comments to add.

Thank you,

### Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Wednesday, November 8, 2023 12:39 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; timhaledistrict1@gmail.com; Percy, Colton T (DFG) <colton.percy@alaska.gov>; buttecc@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton <Michael.Shipton@matsugov.us>; meshie@mtaonline.net; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Andy Dean <Andy.Dean@matsugov.us>; board@nlakes.cc; davemtp@mtaonline.net; david.post@alaska.gov; Elaine Flagg <Elaine.Flagg@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; kristina.huling@alaska.gov; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; mark.eiesnman@alaska.gov  
**Subject:** RFC Smayda Acres (CC)

Hello,

The following link is a request to create two lots from 17N02E01D024.



# PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR

DATE

ATTEST: \_\_\_\_\_  
(PLATTING CLERK)



TYPICAL SET  
1 3/4" PLASTIC  
CAP

## LEGEND

- RECOVERED 2" BLM/GLO BRASS CAP ON IRON PIPE
- RECOVERED PLASTIC CAP ON 5/8" REBAR
- SET PLASTIC CAP ON 5/8"x30" REBAR
- MEASURED DATA
- RECORD PER PLAT (2004-83) BUSBEY ESTATES
- RECORD PER PLAT (2018-150) BUSBEY ESTATES TR. 1A & 1B
- RECORD PER RECORD OF SURVEY (93-118RS)
- SURVEY POINT #

MSB WAIVER RES.  
93-31-PWm  
(93-115W)

30' PUBLIC USE EASEMENT  
(BK. 741, PG. 834)

MSB WAIVER RES.  
1999-17-PWm  
(BK. 1016, PG. 543)

PARCEL 1

PARCEL 2  
PARCEL 2

MSB WAIVER RES.  
2000-205-PWm  
(BK. 1101, PG. 889)

PARCEL 1

MSB WAIVER RES.  
92-19-PWm  
(92-86W)

PARCEL 1

PARCEL 4

LOT 2  
217830 SQ FT  
5.00 ACRES ±

PARCEL 1  
MSB WAIVER RES.  
2006-152-PWm  
(2006-021945-0)

TRACT 1  
30' PUBLIC USE EASEMENT  
(BK. 741, PG. 834)  
MSB WAIVER  
2003-164-PWm

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89° 42' 05"W	29.83
L2	S89° 57' 23"E	29.63
(L1)&(L1)	(N89° 53' 34"W)	(30')
{L2}	{S00° 03' 41"W}	{30'}

N74° 58' 11"W 255.65'  
(N74° 45' W) (254.70')  
[N74° 45' W] [254.70']  
{N74° 45' W} {254.70'}

{N89° 53' 25"W}  
N89° 57' 23"W

659.65'

629.76'

{1319.23'}  
1319.23'

330.75'  
N0° 01' 03"E

LOT 1  
218029 SQ FT  
5.01 ACRES ±

PUBLIC USE EASEMENT  
RECORDED 1215118  
AT RECEPTION  
#2018-025475-0

N89° 55' 08"W  
(N89° 53' 34"W)  
(N89° 54' 32"W)  
{89° 53' 34"W}

659.60'  
(659.62')  
{659.51'}

S89° 57' 53"W  
(N89° 54' 32"W)

629.76'  
{629.68'}

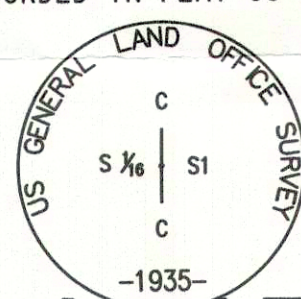
ILLEGIBLE

ILLEGIBLE

THE ECKERT  
SUBDIVISION  
NO. 2  
(66-3)

LOT 1

30' ROW EASEMENT  
(RECORDED IN PLAT 66-3)



MORIGEAU  
ESTATES  
(2018-96)

LOT 1

TRACT 1B  
BUSBEY ESTATES  
TRACT 1A & 1B  
(2018-150)

15' WIDE EXCLUSIVE USE  
TRAIL EASEMENT (RECORDED  
AS 2004-002907-0 ON MARCH  
3, 2004) MODIFIED BY  
DOCUMENT 2018-025474-0.

## NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF LOT 1, A RECOVERED BRASS CAP (SURVEYED POINT 706), WITH A NETWORK GNSS GEODETIC POSITION OF 61° 35' 18.88"N 149° 00' 42.99"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.

## CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

TOM SMAYDA DATE  
900 N. WITHERSPOON RD.  
PALMER, AK 99645

LISA SMAYDA DATE  
900 N. WITHERSPOON RD.  
PALMER, AK 99645

50 0 100 150 200  
US SURVEY FEET

## NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: \_\_\_\_\_



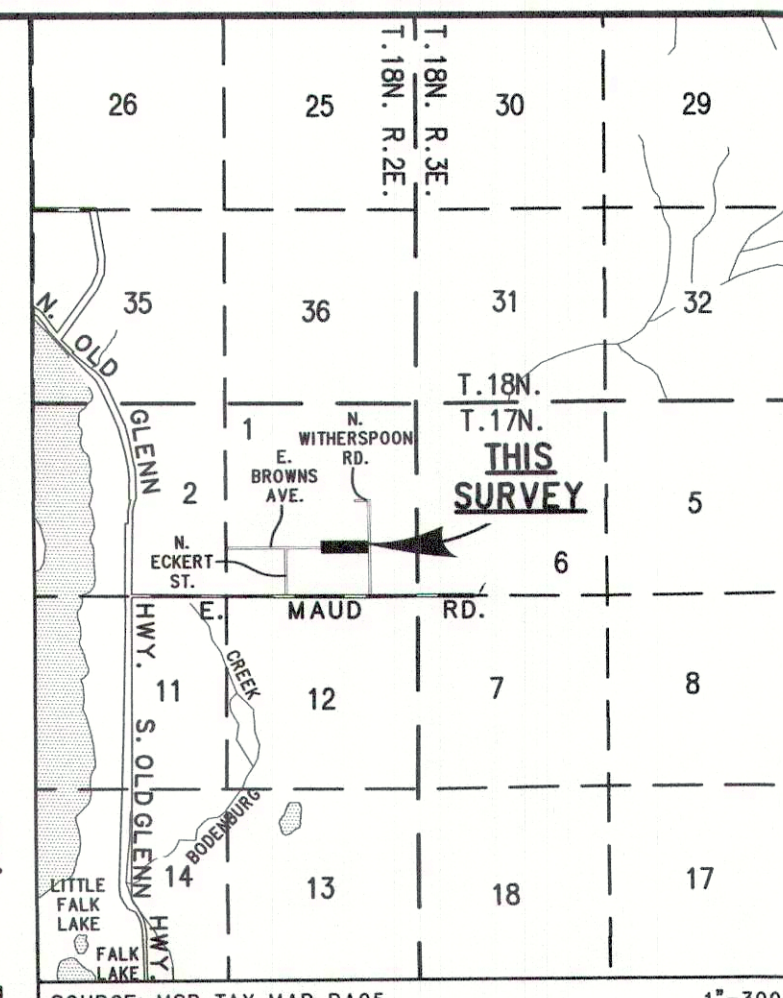
RECEIVED  
NOV 02 2023  
PLATTING

## CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_, 20\_\_\_\_, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL  
(MATANUSKA-SUSITNA BOROUGH)

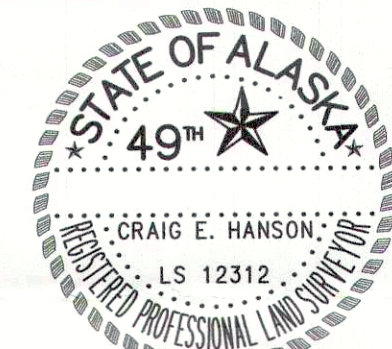
DATE



SOURCE: MSB TAX MAP PA05

1"=300'

## SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR

A PLAT OF  
SMAYDA ACRES  
A SUBDIVISION OF  
PARCEL 4  
MSB WAIVER RES. 93-31-PWm  
(93-115W)

PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
LOCATED WITHIN

SE 1/4 SEC. 01, T.17N. R.2E. SM, AK  
CONTAINING 9.76 ACRES MORE OR LESS

HANSON  
LAND SOLUTIONS  
ALASKA BUSINESS LICENSE #1525  
305 EAST FIREWEED AVENUE  
PALMER, ALASKA, 99645  
(907)746-7738

FILE: FB23-239 CK: CEH SCALE: 1"=100' 10/18/23 1 OF 1