

# AGENDA



# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING  
ADMINISTRATIVE SPECIALIST  
Kayla Kinneen



PLATTING TECHNICIANS  
Matthew Goddard  
Chris Curlin  
Wyatt Anderson

PLATTING ASSISTANT  
Connor Herren

## **ABBREVIATED PLAT AGENDA**

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

### **REGULAR MEETING**

**8:30 A.M.**

**February 5, 2025**

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [plating@matsugov.us](mailto:plating@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. **MATTHEW MAHONEY ESTATES:** The request is to create one lot by eliminating the common lot line between Lot 8, Block 1, Silverleaf Estates, Ph. II, Plat #2000-136 and Lot 9, Block 1, Silverleaf Estates Ph IV, Plat #2005-21 to be known as **MATTHEW MAHONEY ESTATES**, containing 2.01 acres +/- . The property is located east of N. Church Road, north of W. Spruce Avenue, and west of Emerald Lake (Tax ID # 5076B01L008 & 5674B01L009); within the SW ¼ Section 32, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. *(Petitioner/Owner: Matthew Mahoney, Staff: Matthew Goddard, Case #2024-121)*
- B. **MOWGLI POINT:** The request is to create three lots from Parcel 3, MSB waiver No. 99-67 PWm, to be known as Mowgli Point, containing 37.76 acres +/- . The property is located directly east of N. Steen Road, west of E. Wolf Creek Road, and directly north of Wolfe Lake (Tax ID# 18N01E16D008); within Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #1. *(Petitioner/Owner: Turkey Land, LLC, Staff: Chris Curlin, Case #2025-002)*

- C. **MONROE ACRES RSB L3-4:** The request is to create 1 Lot from Lots, 3 &4, Monroe Acres, Plat No. 83-558, by eliminating the common lot line between Lots 3&4, to be known as **LOT 3A**, containing 4.27 acres +/- . The property is located south of the Knik River, south and west of E. Knik River Road, and West of Pioneer Ridge Trailhead (Tax ID # 2640000L003 / L004), Located within the NW ¼ Section 09, Township 16 North, Range 03 East, Seward Meridian, Alaska. In the South Knik River Community Council and in Assembly District #1. (*Petitioner/Owner: Larry Swihart, Staff: Wyatt Anderson, Case #2025-003*)
- D. **GREENSWAY:** The request is to create two lots from Parcel C9 (SW1/4 SE1/4 SW1/4, Sec 35, T18N, R1E, SM, excepting that portion conveyed to ADOT&PF by deed recorded January 30, 1981 in Book 227 at Page 88 and excepting that portion conveyed to ADOT&PF by deed recorded April 13, 2018 under Serial Number 2018-007234-0), to be known as **GREENSWAY**, containing 8.79 acres +/- . The property is located west of N. 49<sup>th</sup> State Street, east of N. Trunk Road, and directly north of E. Palmer Wasilla Highway (Tax ID #18N01E35C009); within the SW ¼ Section 35, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3. (*Petitioner/Owner: Louis Green & Bryce Warnke-Green, Staff: Matthew Goddard, Case #2025-004*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **February 5, 2025**, in the **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

# MINUTES



The regular meeting of the Matanuska-Susitna Borough Platting Board was held on January 2, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

## **1. CALL TO ORDER**

### **A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)**

Platting Board members present and establishing a quorum:

Mr. Chris Chiavetta, District Seat #1  
Mr. Brian Goodman, District Seat #2  
Ms. Michelle Traxler, District Seat #5  
Mr. Sidney Bertz, District seat #7  
Ms. Karla McBride, Alternate A  
Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

Mr. Eric Koan, District Seat #3  
District Seat #4, Vacant  
Ms. Sandra Kreger, District Seat #6

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Kayla Kinneen, Platting Board Clerk  
Mr. Matthew Goddard, Platting Technician  
Mr. Chris Curlin, Platting Technician  
Mr. Wyatt Anderson, Platting Technician

### **B. THE PLEDGE OF ALLEGIANCE**

Platting Member McBride led the pledge of allegiance.

### **C. APPROVAL OF THE AGENDA**

Chair Traxler inquired if there were any changes to the agenda.

Discussion ensued.

MOTION: Platting Member Bertz made motion to amend the agenda to include elections for Chair and Vice Chair. Platting Member Goodman seconded.

The agenda was approved unanimously.

## **D. Elections for Chair and Vice Chair**

### **(a) Chair**

Platting Member Traxler inquired about nominations for Chair. Platting Member Traxler nominated herself as Chair, there were no other nominations, and Platting Member Traxler accepted.

### **(b) Vice Chair**

Platting Member Goodman moved to delay election of Vice Chair for the February 6<sup>th</sup> Platting Board Hearing. Platting Member McBride seconded.

It was unanimously decided to vote for Vice Chair at the February 6<sup>th</sup> Platting Board Hearing.

## **2. APPROVAL OF MINUTES**

- December 19, 2024.

**MOTION:** Platting Member McBride made motion to approve December 19, 2024 Minutes. Platting Member Bertz seconded.

**VOTE:** The Minutes were approved unanimously.

## **3. AUDIENCE PARTICIPATION & PRESENTATIONS**

**PERSONS TO BE HEARD** (Three minutes per person for items not scheduled for public hearing)  
(None)

## **4. UNFINISHED BUSINESS**

(None)

## **5. RECONSIDERATIONS/APPEALS**

(None)

## **6. PUBLIC HEARINGS**

- A. **CAMELOT**: The request is to create 9 lots from Parcel 2 (Tax Parcel D9), created by Waiver Resolution #82-46-PWm, recorded as 82-59w, to be known as Camelot, containing 9.96 acres +/- . The petitioner is proposing dedication and construction of W. Camelot Court to meet access requirements. The property is located north and east of W. Parks Highway, south of Little Susitna River, and directly south of W. King Arthur Drive (Tax ID #18N03W27D009); within the SE ¼ Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7.  
(Petitioner/Owner: Crafty Enterprises, LLC Staff: Matthew Goddard, Case #2024-129)

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Kinneen provided the mailing report:

- Stating that 21 public hearing notices were mailed out on December 5, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 7 findings of facts.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative, Josh Craft spoke.

Chair Traxler opened the public hearing for public testimony.

There being no one to be heard Chair Traxler closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative chose not to speak.

Discussion ensued.

MOTION:                      Platting Member Hallford made a motion to approve the preliminary plat of Camelot. Platting Member Chiavetta seconded the motion.

Discussion ensued.

VOTE:                         The motion passed without objection.

- B. **OUTHUNTIN**: The request is to create seven lots from Lots 2 & 3, Block 3, Dunworkin, Plat No. 78-65, to be known as Outhuntin, containing 10.29 acres +/- . The property is located directly north of S. Gon Fishin Drive, east of W. Arlie Road, and north of W. Sunset Avenue (Tax ID 1453B03L002 & 1453B03L003), lying within Section 28, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5. (*Petitioner/Owner: Stass Lytvynchuk & Sergey Litvinchuk, Staff: Chris Curlin, Case #2024-135*)

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Kinneen provided the mailing report:

- Stating that 73 public hearing notices were mailed out on December 5, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 6 conditions and 5 findings of facts.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

The following spoke:

- Shi Haire
- Nick Axtell

There being no one else to be heard Chair Traxler closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Craig Hanson spoke.

Discussion ensued.

MOTION:                   Platting Member Bertz made a motion to approve the preliminary plat, Outhuntin. Platting Member Chiavetta seconded the motion.

Discussion ensued.

VOTE:                    The motion passed without objection.

## **ITEMS OF BUSINESS & MISCELLANEOUS**

*(None)*

## **7. PLATTING STAFF & OFFICER COMMENTS**

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagner informed the board of upcoming items:

- There is 1 case scheduled for February 6, 2025 Platting Board.
- Sam & Pam's Homestead (PUE)

## **8. BOARD COMMENTS.**

- Goodman – It has been a very interesting learning experience being on the Platting Board. The Board does take the public comment into consideration. It has been fun and appreciates all the work that staff and the Board does. It has been a pleasure.
- Bertz – Just finished first year on Board. Has learned a lot.

- Chiavetta – Thanked the Board for having the opportunity and looks forward to working with everybody
- Chair Traxler – Lots of cases that are difficult, and she empathizes with the public's struggles. Thanks everyone for their patience and she looks forward to serving as chair.

## **9. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:37 PM**.

\_\_\_\_\_  
MICHELLE TRAXLER  
Platting Board Chair

ATTEST:

\_\_\_\_\_  
KAYLA KINNEEN  
Platting Board Clerk



3A



**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
FEBRUARY 5, 2025**

ABBREVIATED PLAT:     **MATTHEW MAHONEY ESTATES**

LEGAL DESCRIPTION:   **SEC 32, T18N, R01W S.M., AK**

PETITIONER:           **MATTHEW MAHONEY**

SURVEYOR:             **BULL MOOSE SURVEYING**

ACRES: 2.01 +/-                      PARCELS:    **1**

REVIEWED BY: MATTHEW GODDARD

CASE: 2024-121

---

**REQUEST:**

The request is to create one lot by eliminating the common lot line between Lot 8, Block 1, Silverleaf Estates, Ph. II, Plat #2000-136 and Lot 9, Block 1, Silverleaf Estates Ph IV, Plat #2005-21 to be known as **MATTHEW MAHONEY ESTATES**, containing 2.01 acres +/- . The property is located east of N. Church Road, north of W. Spruce Avenue, and west of Emerald Lake; within the SW ¼ Section 32, Township 18 North, Range 01 West, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Maps	<b>Exhibit A</b>
City of Wasilla Land Use Permit	<b>Exhibit B</b>

**COMMENTS:**

City of Wasilla Land Use Permit	<b>Exhibit C</b>
MSB Code Compliance	<b>Exhibit D</b>
USACE	<b>Exhibit E</b>

**DISCUSSION:** The subject parcels are located within the City of Wasilla. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

**COMMENTS:**

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

**CONCLUSION**

The plat of Matthew Mahoney Estates is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

**FINDINGS of FACT:**

1. The abbreviated plat of Matthew Mahoney Estates is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Silverleaf Estates Phase II Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Silverleaf Estates Phase II Subdivision (Plat #2000-136), and does not require additional monumentation.

**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of Matthew Mahoney Estates contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.



FOR PROPOSED MATTHEW MAHONEY ESTATES  
SUBDIVISION  
LOCATED WITHIN  
SECTION 32, T18N, R01W, SEWARD MERIDIAN  
WA 05 MAP ALASKA

ASPEN



W Ridgewood Dr

W Sunday Cir

N Silver Pond Cir

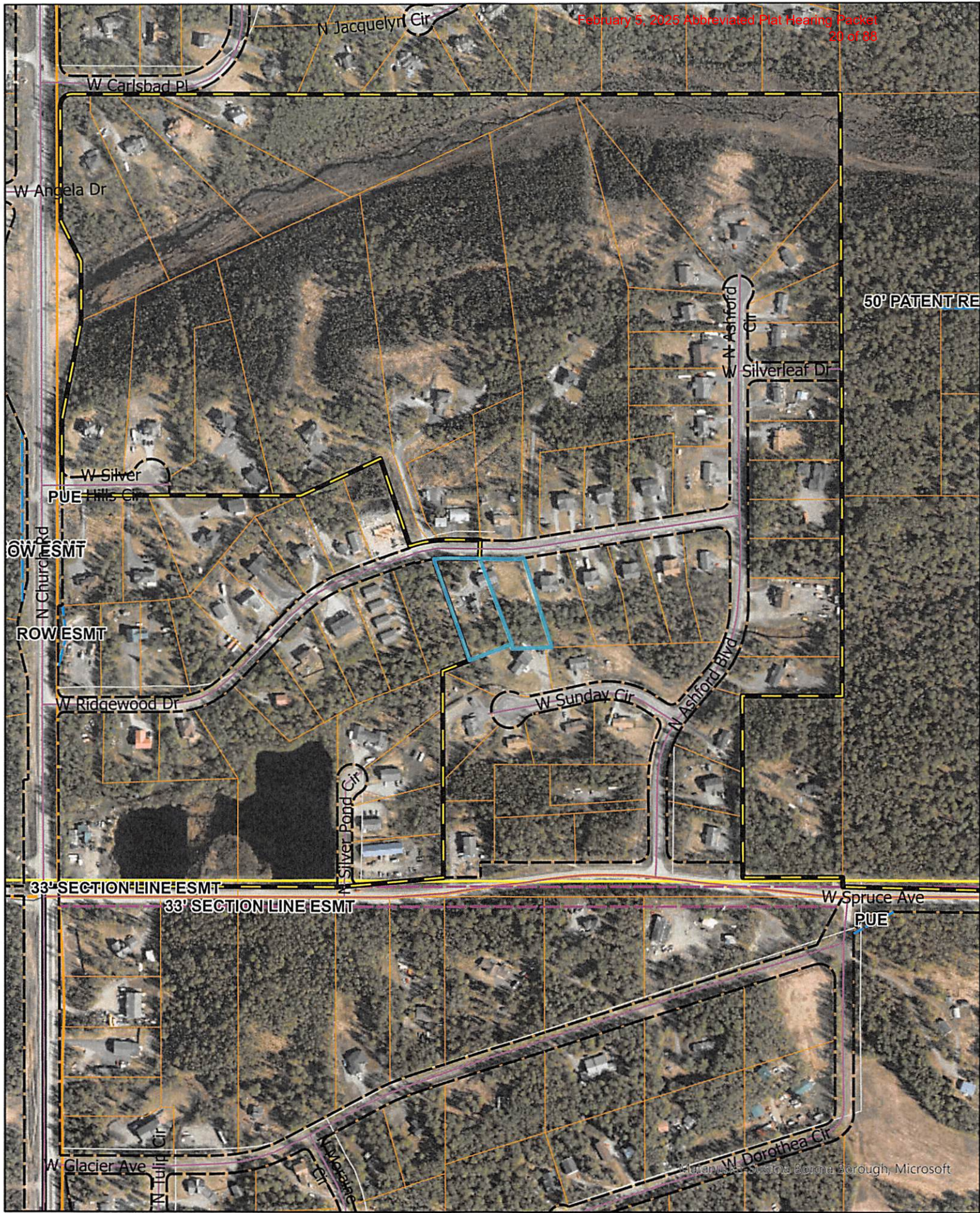
Matanuska-Susitna, Mavor, Microsoft



0 145 290 580 Feet



0 145 290 580 Feet



0 475 950 1,900 Feet

RECEIVED  
JAN 09 2025  
PLATTING

# CITY OF WASILLA PLANNING DEPARTMENT

---

## PERMIT ISSUED

Project:	Subdivision	
Permit #:	AA24-000243	Date: 12/26/2024
Applicant:	Bull Moose Surveying for MAHONEY MATTHEW J	
Applicant Phone#:	(907) 357-6957	
Address:	2220 W Ridgewood Dr	
Parcel #:	5674B01L009	

### Conditions of Approval:

- Completion of Matanuska-Borough platting process prior to any clearing or construction.
- No clearing permitted until land use permit approved for proposed use/structure.
- All clearing must comply with WMC 16.33.050.
- Contact Planning Department for any building permits prior to any construction.
- There may be PILA's (payment in lieu of assessment) and connection fees due upon connecting to City Services. Contact Public Works for amounts [publicworks@cityofwasilla.gov](mailto:publicworks@cityofwasilla.gov).

## KEEP COPY OF PERMIT FOR YOUR RECORDS

## Matthew Goddard

---

**From:** Robert Walden <[rwalden@cityofwasilla.gov](mailto:rwalden@cityofwasilla.gov)>  
**Sent:** Friday, January 10, 2025 3:21 PM  
**To:** Matthew Goddard  
**Cc:** Erich E. Schaal; Cindy Wellman  
**Subject:** RE: RFC Matthew Mahoney Estates (MG)

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

Matthew,

We have no objections to plat moving forward, I talked to the Mahoney's when City of Wasilla paved Ridgeview and told him he needed to go this route eventually. Private water and sewer and driveway permit are on file. No issues.

Sincerely,  
Robert L Walden, PE  
907-373-9019

---

**From:** PW Shared <[publicworks@cityofwasilla.gov](mailto:publicworks@cityofwasilla.gov)>  
**Sent:** Friday, January 10, 2025 3:09 PM  
**To:** Erich E. Schaal <[eschaal@cityofwasilla.gov](mailto:eschaal@cityofwasilla.gov)>; Robert Walden <[rwalden@cityofwasilla.gov](mailto:rwalden@cityofwasilla.gov)>  
**Subject:** FW: RFC Matthew Mahoney Estates (MG)

---

**From:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Sent:** Friday, January 10, 2025 3:06 PM  
**To:** Percy, Colton T (DFG) <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; Myers, Sarah E E (DFG) <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); [eric.r.schuler@usps.gov](mailto:eric.r.schuler@usps.gov); Code Compliance <[Code.Compliance@matsugov.us](mailto:Code.Compliance@matsugov.us)>; Cindy Wellman <[cwellman@cityofwasilla.gov](mailto:cwellman@cityofwasilla.gov)>; Planning <[Planning@cityofwasilla.gov](mailto:Planning@cityofwasilla.gov)>; PW Shared <[publicworks@cityofwasilla.gov](mailto:publicworks@cityofwasilla.gov)>; Crystal Nygard <[cnygard@cityofwasilla.gov](mailto:cnygard@cityofwasilla.gov)>  
**Subject:** RFC Matthew Mahoney Estates (MG)

Hello,

The following link is a request for comments on the proposed Matthe Mahoney Estates elimination of common lot line.

Please ensure all comments have been submitted by January 20, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Matthew Mahoney Estates](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard  
Platting Technician  
907-861-7881

## Matthew Goddard

---

**From:** Code Compliance  
**Sent:** Monday, January 13, 2025 9:10 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Matthew Mahoney Estates (MG)

No comments from the Permit Center.

**Brandon Tucker**  
Permit Technician  
[Matanuska-Susitna Borough Permit Center](#)  
350 E Dahlia Ave  
Palmer AK 99645  
P (907) 861-7871  
F (907) 861-8158

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, January 10, 2025 3:06 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; eric.r.schuler@usps.gov; Code Compliance <Code.Compliance@matsugov.us>; Cindy Wellman <cwellman@cityofwasilla.gov>; Planning <Planning@cityofwasilla.gov>; publicworks@cityofwasilla.gov; Crystal Nygard <cnygard@cityofwasilla.gov>  
**Subject:** RFC Matthew Mahoney Estates (MG)

Hello,

The following link is a request for comments on the proposed Matthe Mahoney Estates elimination of common lot line.

Please ensure all comments have been submitted by January 20, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Matthew Mahoney Estates](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)

## Matthew Goddard

---

**From:** Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>  
**Sent:** Thursday, January 16, 2025 9:28 AM  
**To:** Matthew Goddard  
**Subject:** Matthew Mahoney Estates (MG)

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

Good morning Mr. Goddard,

Thank you for bringing this project to our attention and for allowing us to comment. The Corps of Engineers does have a comment regarding the proposed Matthew Mahoney Estates (MG). Based on aerial imagery and the Matanuska-Susitna Borough (MSB) Wetlands Mapper, it appears that there may be aquatic resources approximately in the southernmost portion of Lot 9.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).

Sample drawings can also be found on our website at

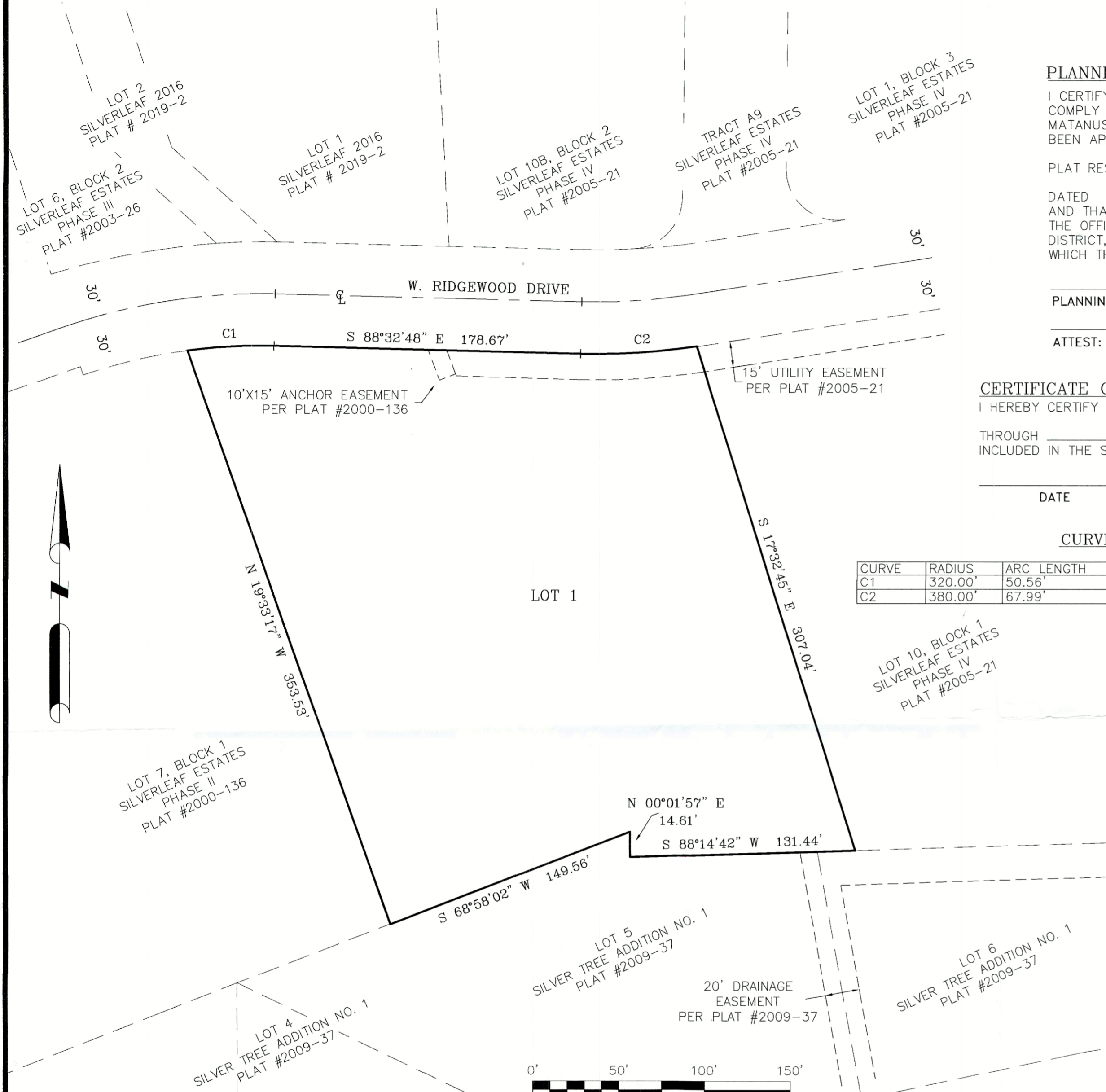
[www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf).

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

The applicant is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox ([regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)) and they will be assigned a project manager to assist them. Please feel free to contact our main line if you or the applicant have any questions or concerns at 907-753-2712.

Thank you,  
Olivia Ortiz  
Regulatory Specialist  
Alaska District | POA  
U.S. Army Corps of Engineers  
P: (907) 753-2586



NOTES

1. 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.
2. 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 GOVERN THOSE SYSTEMS.
3. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED FEBRUARY 17, 1960 IN BOOK 29, PAGE 94
4. COVENANTS, CONDITIONS AND RESTRICTIONS:  
RECORDED: MARCH 17, 1986 IN BOOK 459, PAGE 900  
AMENDED: MARCH 10, 2005, RECEPTION NO.: 2005-005612-0

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 NO. \_\_\_\_\_

DATED \_\_\_\_\_  
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 THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS

THROUGH \_\_\_\_\_, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	320.00'	50.56'	50.51'	N 86°55'40" E	9°03'09"
C2	380.00'	67.99'	67.90'	N 86°19'42" E	10°15'04"

RECEIVED  
OCT 03 2024  
PLATTING

PRELIMINARY

Agenda Copy

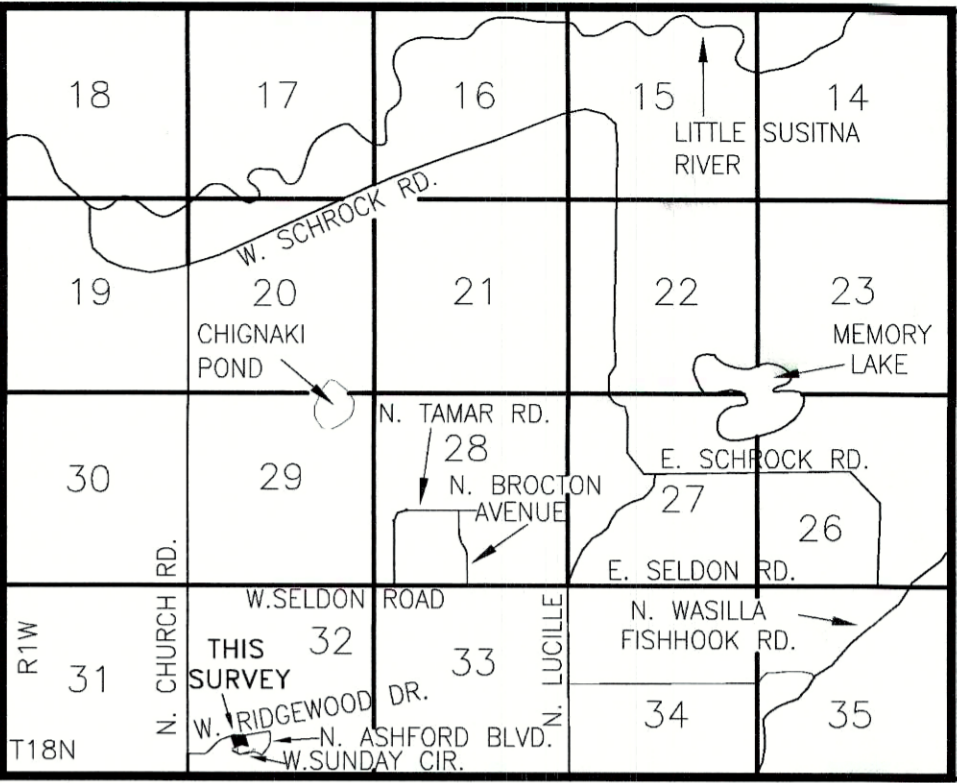
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT #2005-21



ROBERT S. HOFFMAN, P.L.S.  
LS-10609 PROFESSIONAL LAND SURVEYOR

9/12/2024  
DATE



VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

MATTHEW J. MAHONEY  
2230 W. RIDGEWOOD DRIVE  
WASILLA, AK 99654

DATE

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
FOR MATTHEW J. MAHONEY

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

A PLAT OF  
**MATTHEW MAHONEY ESTATES**

A REPLAT OF:  
LOT 8, BLOCK 1  
SILVERLEAF ESTATES PHASE II  
PLAT #2000-136  
&  
LOT 9, BLOCK 1  
SILVERLEAF ESTATES PHASE IV  
PLAT #2005-21

LOCATED WITHIN:  
SECTION 32, T18N R1W  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA

CONTAINING 2.01 ACRES MORE OR LESS

**BULL MOOSE SURVEYING LLC**

200 HYGRADE LANE  
WASILLA, ALASKA 99654  
OFFICE: (907) 357-6957  
office@bullmoosesurveying.com

DRAWN BY: RSD  
DATE: 9/12/2024  
CHECKED BY: TGC/RSB

DRAWING SCALE:  
1"=50'  
SHEET  
1 OF 1



B



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
FEBRUARY 5, 2025

ABBREVIATED PLAT: MOWGLI POINT  
LEGAL DESCRIPTION: SEC 16, T18N, R01E S.M., AK  
PETITIONERS: TURKEY LAND, LLC  
SURVEYOR/ENGINEER: LAVENDER/PIONEER ENGINEERING, LLC  
ACRES: 37.76 +/- PARCELS: 3  
REVIEWED BY: CHRIS CURLIN CASE #: 2025-02

---

**REQUEST:**

The request is to create three lots from Parcel 3, MSB waiver No. 99-67 PWm, to be known as Mowgli Point, containing 37.76 acres +/- The property is located directly east of N. Steen Road, west of E. Wolf Creek Road, and directly north of Wolfe Lake (Tax ID# 18N01E16D008); within Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #1.

**EXHIBITS:**

Vicinity Map and Aerial Photos  
Soils Report  
Topographic Narrative  
Potential Future Road Concept

**Exhibit A** – 4 pgs  
**Exhibit B** – 4 pgs  
**Exhibit C** – 1 pg  
**Exhibit D** – 1 pg

**COMMENTS:**

MSB Pre-Design & Engineering  
MSB Permit Center  
Utilities

**Exhibit E** – 1 pg  
**Exhibit F** – 2 pgs  
**Exhibit G** – 3 pgs

**DISCUSSION:** The proposed subdivision is creating three lots. Lot 1 will contain 4.37 acres, Lot 2 will contain 2.52 acres, and lot 3 will contain 30.86 acres. All proposed lots will take access from N. Steen 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., Working on behalf of the owners and in coordination with Lavender Surveying, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide Tax Parcel D8 into Lot 1 (4.37 acres), Lot 2 (2.52 acres) and Lot 3 (30.86 acres). contiguous usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 Area.

One test hole was excavated on 8-5-21 and one was excavated on 11-27-24. The first test hole was sited on what will become Lot 1, and the second test hole was sited what will become Lot 2. Lot 3 is > 10 acres and no soils analysis was required. For both test holes, the soil column started with topsoil, followed by well-graded sand (SW). Test hole #2 showed sand (SP) at the bottom of the test hole. Groundwater was noted at 11' deep only in test hole #2. Copies of the soil logs and a location map are attached.

The proposed lots have very few limitations on areas defined by MSB code as useable septic area or useable building area. Useable septic areas may be slightly limited by lot lines, topography, and groundwater.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, each lot will have at least 10,000 square feet o usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA.

### **COMMENTS:**

**MSB Pre-Design & Engineering (Exhibit E)** A topographic narrative is required for Lot 3 stating useable septic area exists. To adhere to 43.20.060 (C), either dedicate ROW to connect to the stub ROWs for Wolf Creek Rd and N Lamar Circle, or provide a figure showing how the potential road corridors meeting the requirements of the 2022 SCM can be dedicated and constructed across proposed Lot 3 in the future.

*Staff notes 43.20.060(C) applies to dedication of public roads. This platting action does not involve road dedication. A topographic narrative is available at (Exhibit C) and a conceptual drawing of a potential future road is at (Exhibit D).*

**MSB Permit Center (Exhibit E)** They'll need a DW permit as shown.

*This is condition # 3.*

**Utilities: (Exhibit F)** ENSTAR has no comments or recommendations. MTA has facilities jointly with MEA on Parcel 3, MSB Waiver No. 99-67 that we like covered on our own easement. We will be reaching to the property owner with an easement request. GCI & 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 Mowgli Point 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.

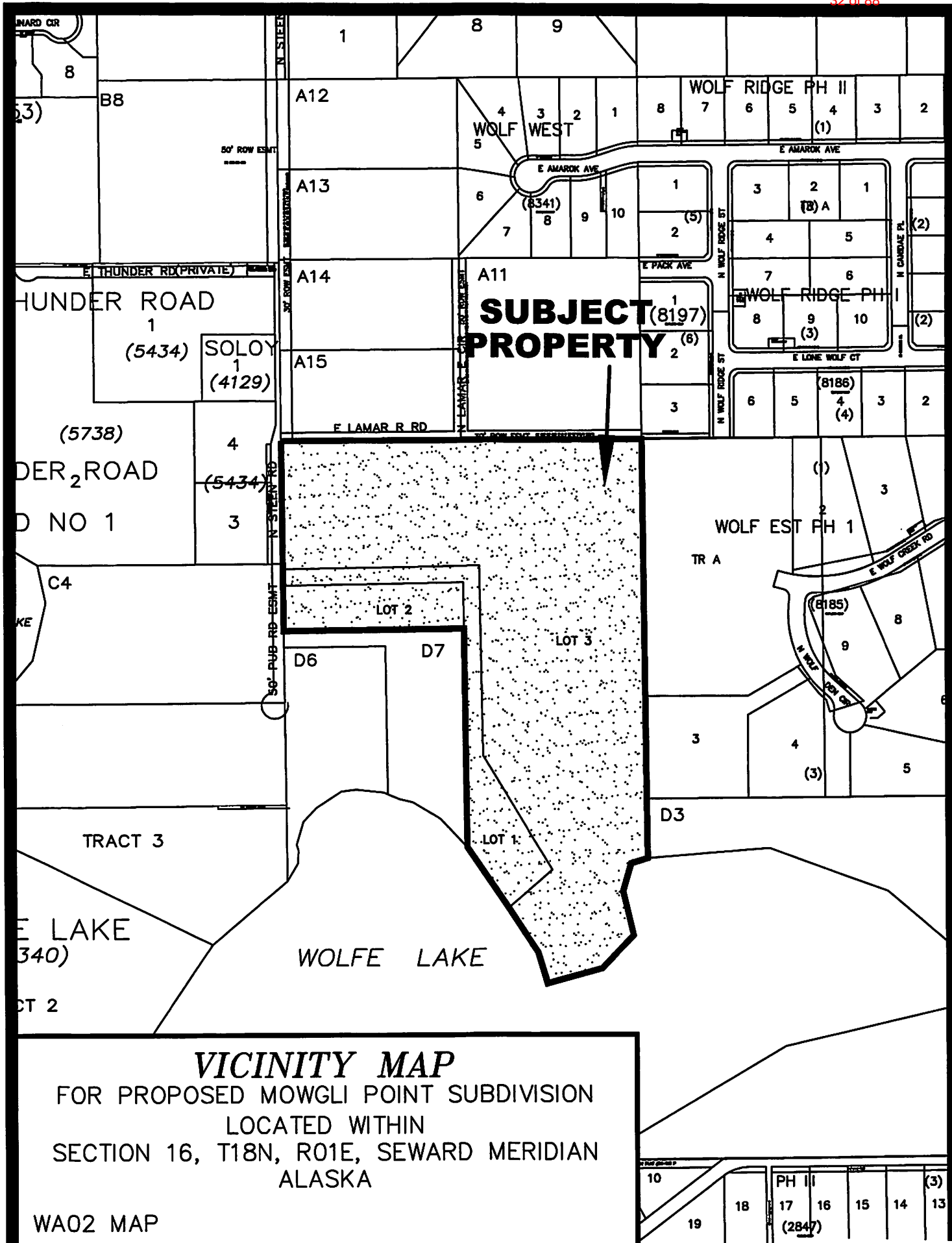
### **FINDINGS of FACT:**

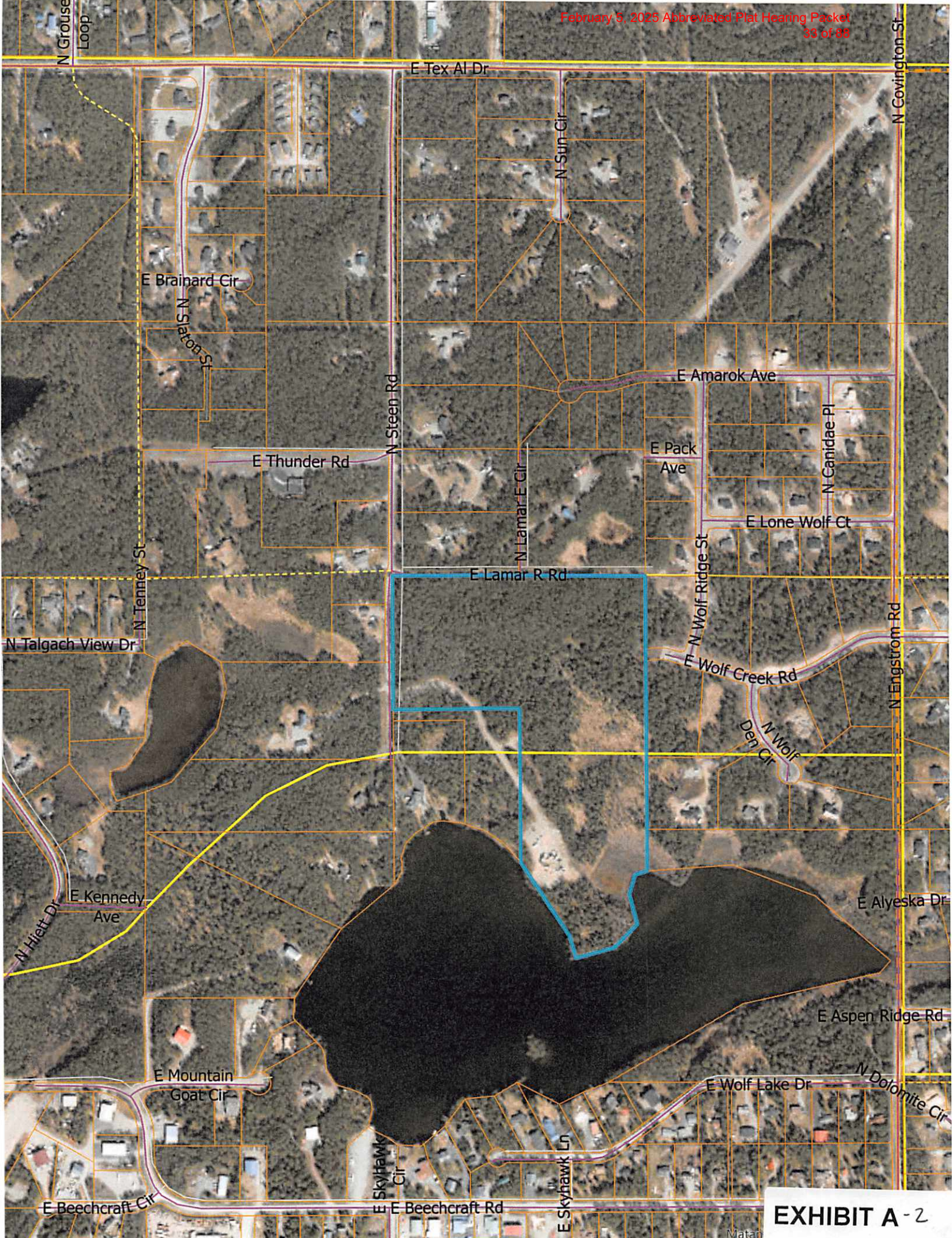
1. The abbreviated plat of Mowgli Point is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
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 Community Council #10 Fishhook; Road Service Area #28 Gold Trail; MSB Emergency Services, Community Development, or Assessments; GCI or MEA.

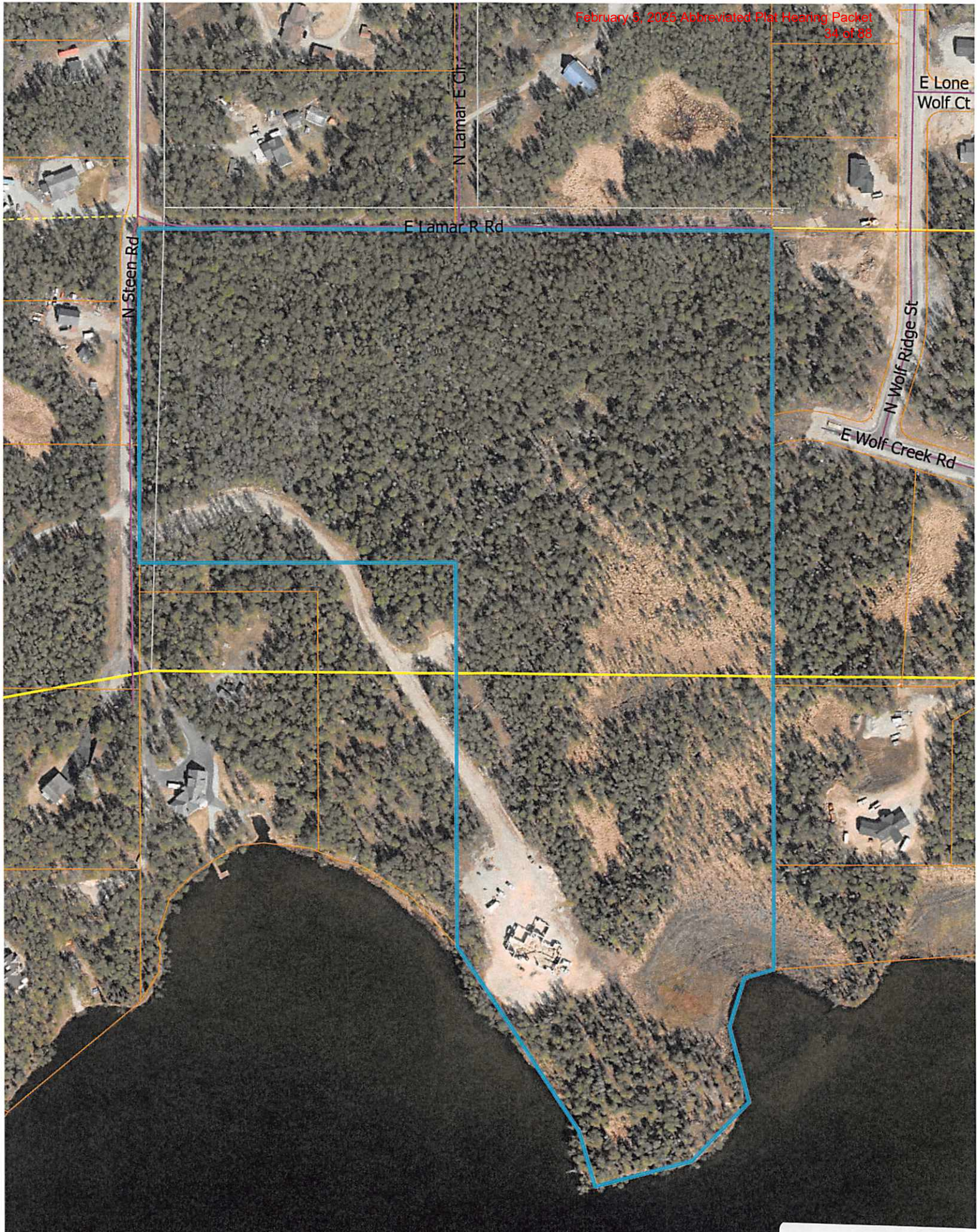
**RECOMMENDED CONDITIONS OF APPROVAL:**

**Staff recommends approval of the abbreviated plat of Mowgli Point, within the SE ¼ Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska.  
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. Apply for a driveway permit and provide a copy to platting staff.
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.







N Steen Rd

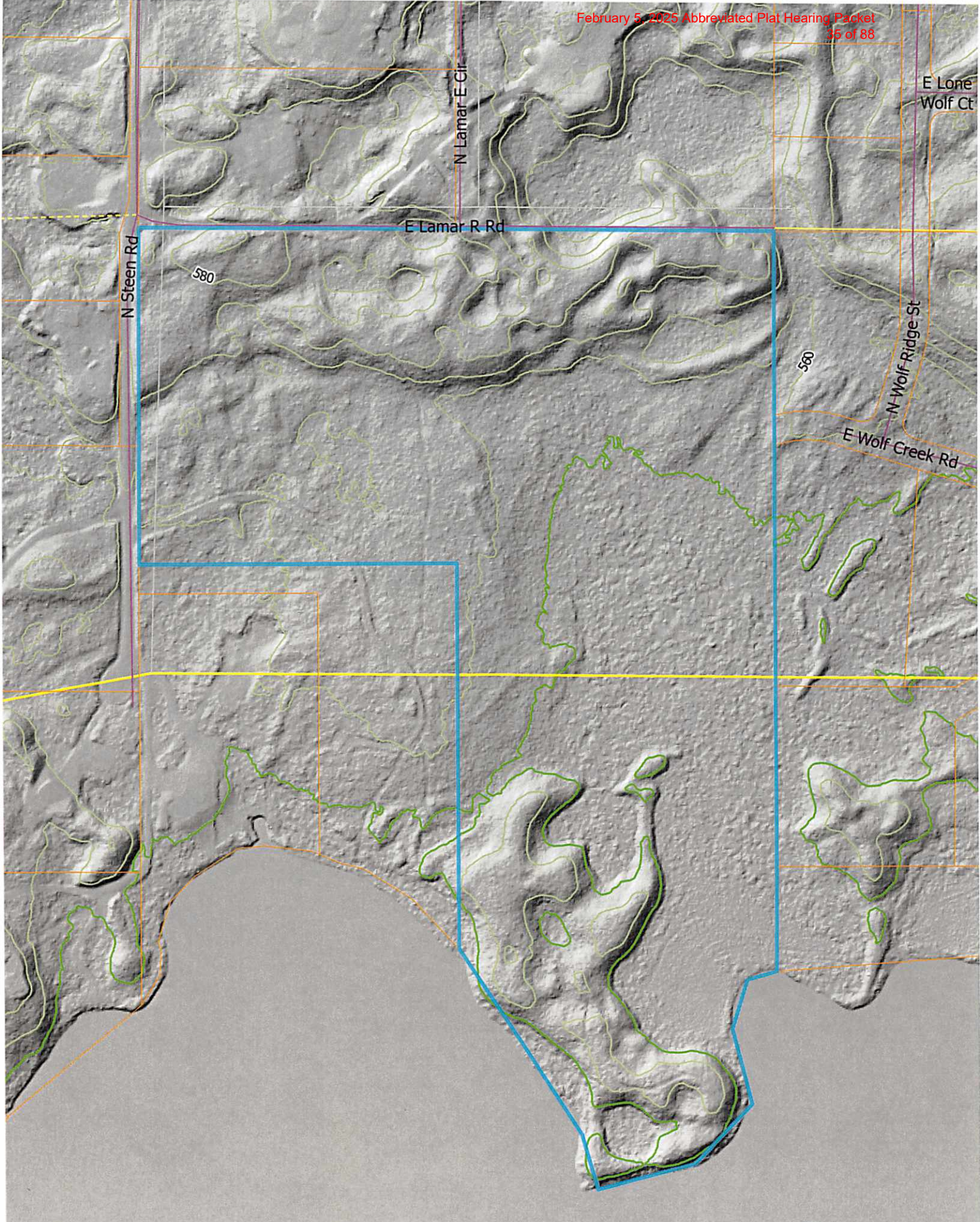
E Lamar R Rd

N Lamar E Cir

E Lone  
Wolf Ct

N Wolf Ridge St

E Wolf Creek Rd





**Pioneer Engineering LLC**  
Professional, Reliable, Local

December 17, 2024

**RE: Usable Area Report**  
**Subdivision of T18N R1E Section 16, Tax Parcel D8**

Fred Wagner, PLS  
Platting Officer, Mat-Su Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645

**RECEIVED**  
DEC 17 2024  
**PLATTING**

Dear Mr. Wagner,

**Description:** Working on behalf of the owners and in coordination with Lavender Surveying, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide Tax Parcel D8 into Lot 1 (4.37 acres), Lot 2 (2.52 acres) and Lot 3 (30.86 acres).

**Test Hole:**

One test hole was excavated on 8-5-21 and one was excavated on 11-27-24. The first test hole was sited on what will become Lot 1, and the second test hole was sited what will become Lot 2. Lot 3 is >10 acres and no soils analysis was required. For both test holes, the soil column started with topsoil, followed by well-graded sand (SW). Test hole #2 showed sand (SP) at the bottom of the test hole. Groundwater was noted at 11' deep only in test hole #2. Copies of the soil logs and a location map are attached.

**Useable Area:** The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines, topography, and groundwater.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, *each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA.*

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.  
Owner/Principal Engineer,  
Pioneer Engineering LLC  
16547 E Smith Road  
Palmer, AK 99645  
907-863-2455



# SOIL LOG

Job Number: 2024-SW-318

Project Location: T18N R1E Sec16, Lot D8 - 5885 N Steen Road

Logged By: Steve Wilson

Date: 8-5-21

## TEST HOLE NO. 1

Depth (feet)	Description
0	Topsoil (OL)
1	
2	
3	
4	
5	Well-graded sand (SW)
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	Bottom of test hole No groundwater
18	
19	
20	
21	



### TEST HOLE LOCATION:

See test hole map

### COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

## SOIL LOG

Job Number: 2024-SW-318

Project Location: T18N R1E Sec16, Lot D8 - 5885 N Steen Road

Logged By: Jacquelyn Kack

Date: 11-27-24

### TEST HOLE NO. 2

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Well-graded sand (SW)
3	
4	
5	
6	
7	
8	
9	
10	
11	Groundwater @ 11'
12	Sand (SP)
13	
14	
15	Bottom of test hole
16	
17	
18	
19	
20	
21	



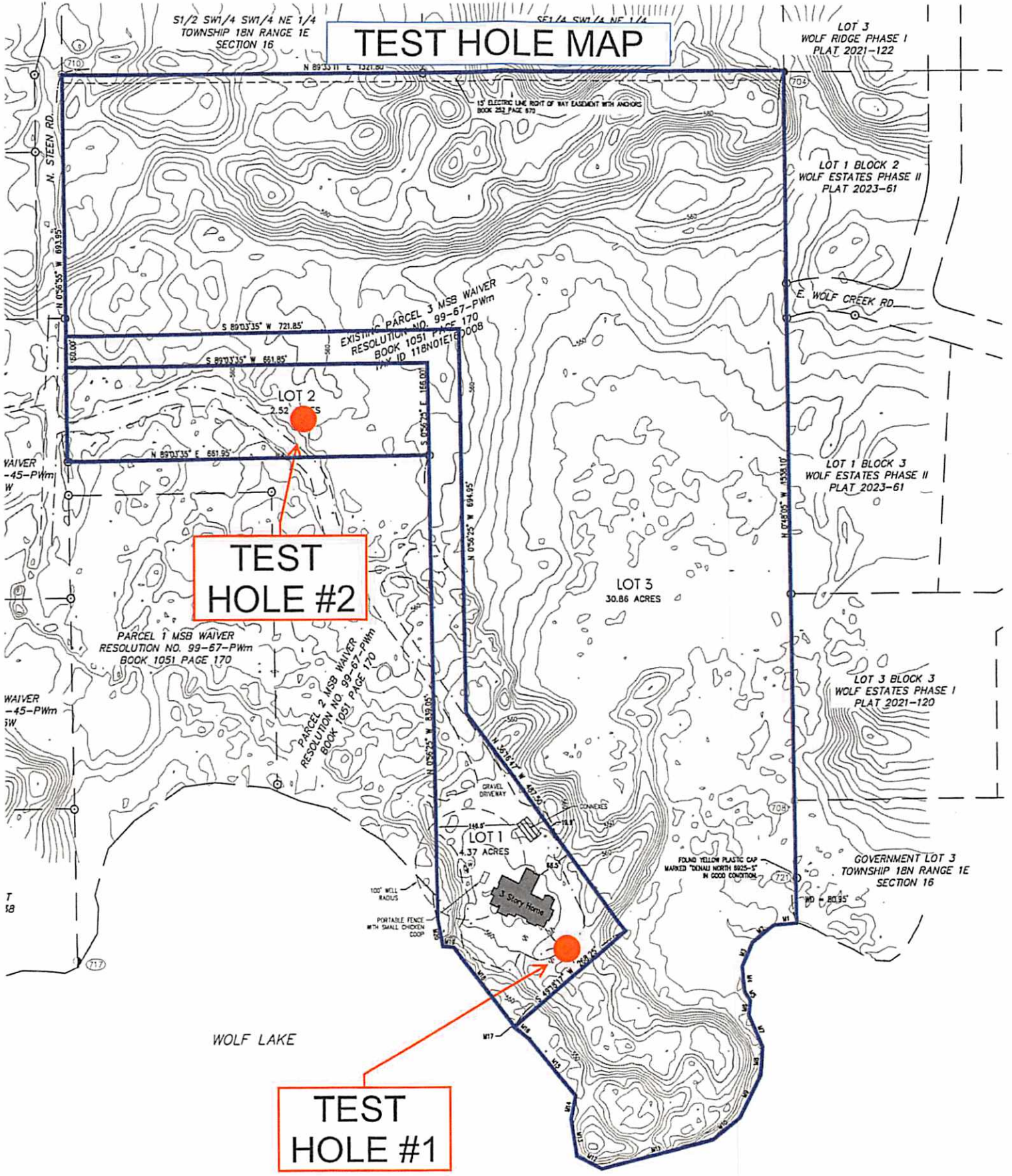
#### TEST HOLE LOCATION:

See test hole map

#### COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.





Lavender Survey & Mapping  
720 N Yeti St  
Pamer, AK 99645

January 8, 2025

Matanuska-Susitna Borough  
350 E. Dahlia  
Palmer, AK 99645  
Platting Division

RECEIVED  
JAN 15 2025  
PLATTING

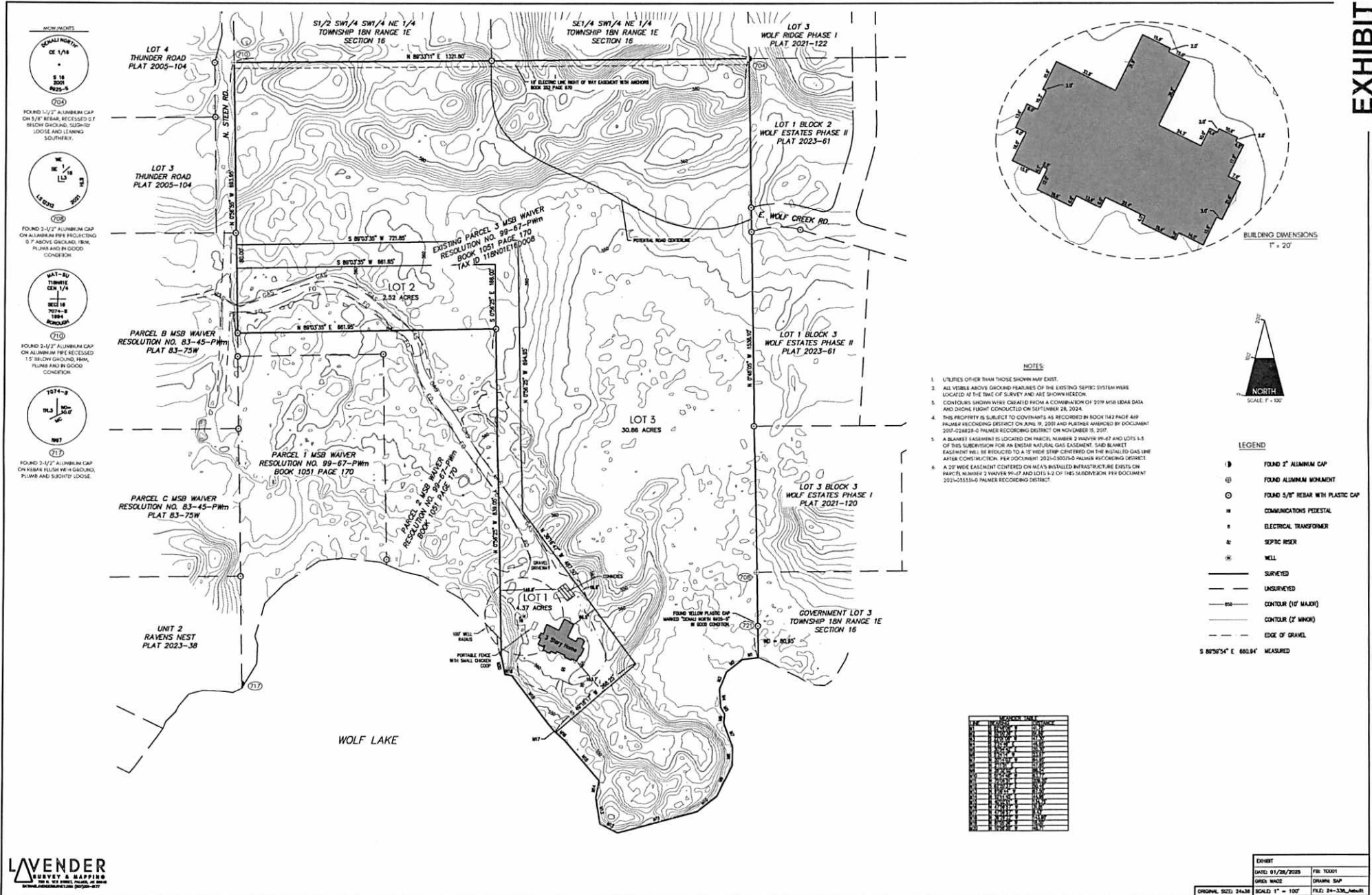
Dear Platting,

I, Dayna Rumfelt PLS, certify the proposed subdivision Mowgli Point creating proposed lots 1, 2, and 3; a subdivision of Parcel 3 Waiver No. 99-67 PWm located in government lot 1 of Section 16, Township 18 North, Range 1 East, Seward Meridian, Alaska, Palmer Recording District will not create any setback violations, nor do any exist at this time. The land is largely undeveloped, with a house constructed on lot 1 of the proposed subdivision, and an existing driveway going through lot 2. Lot 3 is the largest lot at approximately 30.86 acres. Lot 3 is largely flat, gently sloping in the northern half, and has significant portions of low-lying wet ground. The northerly portion of lot 3 is situated on a small rise, with an approximately 30' difference in elevation from the low-lying wet area. This raised portion of lot 3 is estimated to be just shy of 50% of the total area at 15 acres more or less. This upland is made up predominantly of mature birch trees and low underbrush, with interspersed black spruce throughout.

In my opinion as a well-traveled lay person, I expect that almost the entirety of the upland portion of proposed lot 3 is buildable. The presence of mature birch throughout the upland area and the lack of any significant amount of vegetation typical to saturated ground conditions suggests that the ground is well drained, and a typical leach field setup would pass perc tests throughout the approximately 15-acre upland.

Thank you,

Dayna Rumfelt PLS  
LS-13322



## Chris Curlin

---

**From:** Daniel Dahms  
**Sent:** Tuesday, January 14, 2025 4:10 PM  
**To:** Chris Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Mowgli Point (CC)

Chris,

A topographic narrative is required for Lot 3 stating useable septic area exists.

To adhere to 43.20.060 (C), either dedicate ROW to connect to the stub ROWs for Wolf Creek Rd and N Lamar Circle, or provide a figure showing how the potential road corridors meeting the requirements of the 2022 SCM can be dedicated and constructed across proposed Lot 3 in the future.

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

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Tuesday, January 7, 2025 12:17 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; fhcc.ak@gmail.com; mschoming@crweng.com; Chad Cameron Contact <ccameron@palmerak.org>; timhaledistrict1@gmail.com; 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>  
**Subject:** RFC Mowgli Point (CC)

Hello,

The following link contains a Request for Comments for Mowgli Point, MSB Case 2025-002. Comments are due by **Tuesday 1/21/2025**.

 [Mowgli Point](#)

Sincerely,

Chris Curlin  
Platting Technician  
Matanuska-Susitna Borough

## Chris Curlin

---

**From:** Permit Center  
**Sent:** Tuesday, January 7, 2025 3:32 PM  
**To:** Chris Curlin  
**Subject:** RE: RFC Mowgli Point (CC)  
**Attachments:** Screenshot 2025-01-07 153132.png

They'll need a DW permit as shown.

**Brandon Tucker**  
Permit Technician  
[Matanuska-Susitna Borough Permit Center](#)  
350 E Dahlia Ave  
Palmer AK 99645  
P (907) 861-7871  
F (907) 861-8158

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Tuesday, January 7, 2025 12:17 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; fhcc.ak@gmail.com; mschoming@crweng.com; Chad Cameron Contact <ccameron@palmerak.org>; timhaldistrict1@gmail.com; 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>  
**Subject:** RFC Mowgli Point (CC)

Hello,

The following link contains a Request for Comments for Mowgli Point, MSB Case 2025-002.  
Comments are due by **Tuesday 1/21/2025**.

 [Mowgli Point](#)

Sincerely,

Chris Curlin  
Platting Technician  
Matanuska-Susitna Borough  
(907) 861-7873





**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

January 8, 2025

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 and has no comments or recommendations.

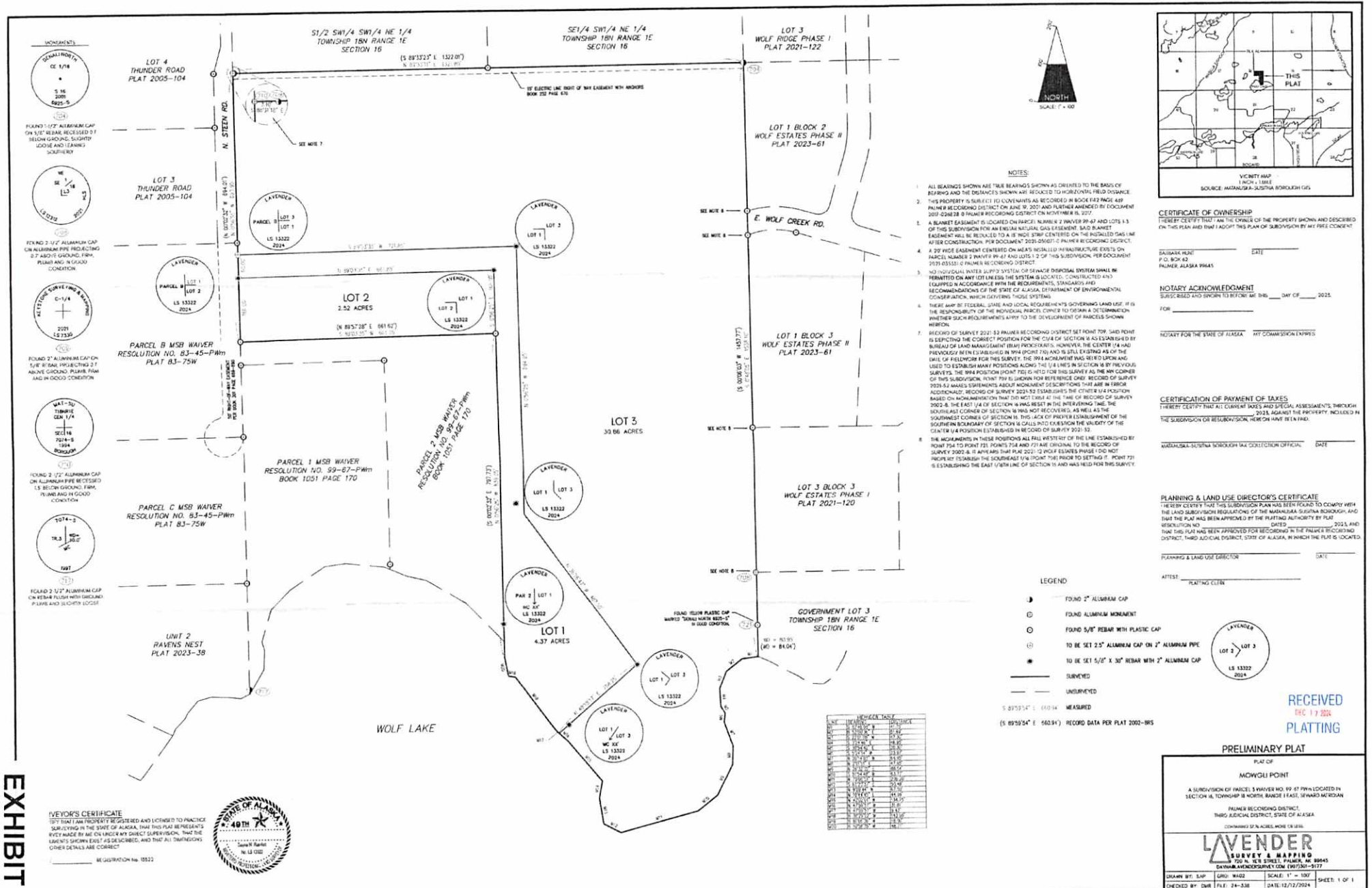
- **MOWGLI POINT**  
**(MSB Case # 2025-002)**

If you have any questions, please feel free to contact me at 334-7944 or by email at [james.christopher@enstarnaturalgas.com](mailto:james.christopher@enstarnaturalgas.com).

Sincerely,

A handwritten signature in black ink that reads "James Christopher". The signature is written in a cursive, flowing style.

James Christopher  
Right of Way & Compliance Agent  
ENSTAR Natural Gas Company, LLC



## Chris Curlin

---

**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Tuesday, January 21, 2025 3:21 PM  
**To:** Chris Curlin  
**Subject:** RE: RFC Mowgli Point (CC)

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

Hi Chris,

Thank you for reaching out. MTA has facilities jointly with MEA on Parcel 3, MSB Waiver No. 99-67 that we like covered on our own easement. We will be reaching to the property owner with an easement request.

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)



---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Tuesday, January 7, 2025 12:17 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; fhcc.ak@gmail.com; mschoming@crweng.com; Chad Cameron Contact <ccameron@palmerak.org>; timhaledistrict1@gmail.com; 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>  
**Subject:** RFC Mowgli Point (CC)

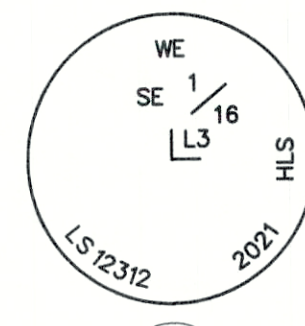
Hello,

The following link contains a Request for Comments for Mowgli Point, MSB Case 2025-002. Comments are due by **Tuesday 1/21/2025**.

MONUMENTS



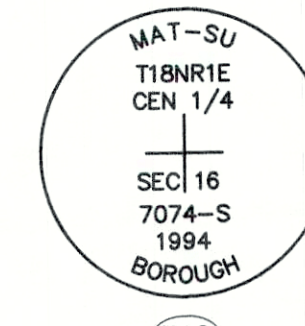
FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, RECESSED 0.1' BELOW GROUND, SLIGHTLY LOOSE AND LEANING SOUTHERLY.



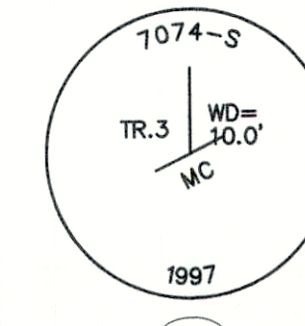
FOUND 2-1/2" ALUMINUM CAP ON ALUMINUM PIPE PROJECTING 0.7' ABOVE GROUND, FIRM, PLUMB AND IN GOOD CONDITION.



FOUND 2" ALUMINUM CAP ON 5/8" REBAR, PROJECTING 0.1' ABOVE GROUND, PLUMB, FIRM AND IN GOOD CONDITION.



FOUND 2-1/2" ALUMINUM CAP ON ALUMINUM PIPE RECESSED 1.5' BELOW GROUND, FIRM, PLUMB AND IN GOOD CONDITION.



FOUND 2-1/2" ALUMINUM CAP ON REBAR FLUSH WITH GROUND, PLUMB AND SLIGHTLY LOOSE.

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: \_\_\_\_\_ REGISTRATION No. 13322



S1/2 SW1/4 SW1/4 NE 1/4  
TOWNSHIP 18N RANGE 1E  
SECTION 16

(S 89°33'23" E 1322.01')  
(N 89°33'11" E 1321.80')

SE1/4 SW1/4 NE 1/4  
TOWNSHIP 18N RANGE 1E  
SECTION 16

LOT 3  
WOLF RIDGE PHASE I  
PLAT 2021-122

LOT 1 BLOCK 2  
WOLF ESTATES PHASE II  
PLAT 2023-61

LOT 1 BLOCK 3  
WOLF ESTATES PHASE II  
PLAT 2023-61

LOT 3 BLOCK 3  
WOLF ESTATES PHASE I  
PLAT 2021-120

GOVERNMENT LOT 3  
TOWNSHIP 18N RANGE 1E  
SECTION 16

LOT 3  
30.86 ACRES

LOT 1  
4.37 ACRES

LOT 2  
2.52 ACRES

PARCEL B MSB WAIVER  
RESOLUTION NO. 83-45-PWm  
PLAT 83-75W

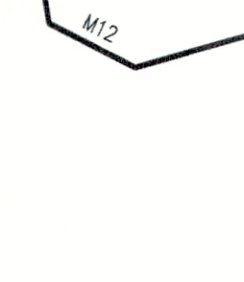
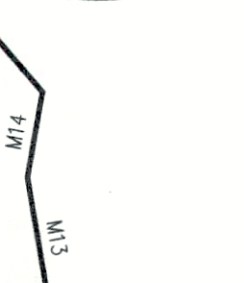
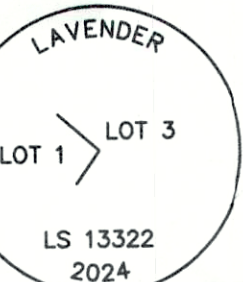
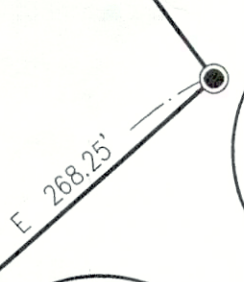
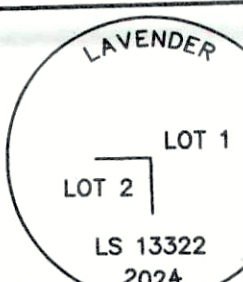
PARCEL 1 MSB WAIVER  
RESOLUTION NO. 99-67-PWm  
BOOK 1051 PAGE 170

PARCEL C MSB WAIVER  
RESOLUTION NO. 83-45-PWm  
PLAT 83-75W

UNIT 2  
RAVENS NEST  
PLAT 2023-38

WOLF LAKE

PARCEL 2 MSB WAIVER  
RESOLUTION NO. 99-67-PWm  
BOOK 1051 PAGE 170



SEE NOTE 8

SEE NOTE 8

SEE NOTE 8

SEE NOTE 8

(S 00°03'03" W 1457.77')  
(S 0°45'05" E 1328.10')

(S 00°02'32" E 797.73')  
(N 0°56'25" W 839.05')

(S 89°59'54" E 660.94')  
(S 89°59'54" E 660.94')

FOUND YELLOW PLASTIC CAP MARKED "DENALI NORTH 6925-S" IN GOOD CONDITION.

WD = 80.95'  
(WD = 84.04')

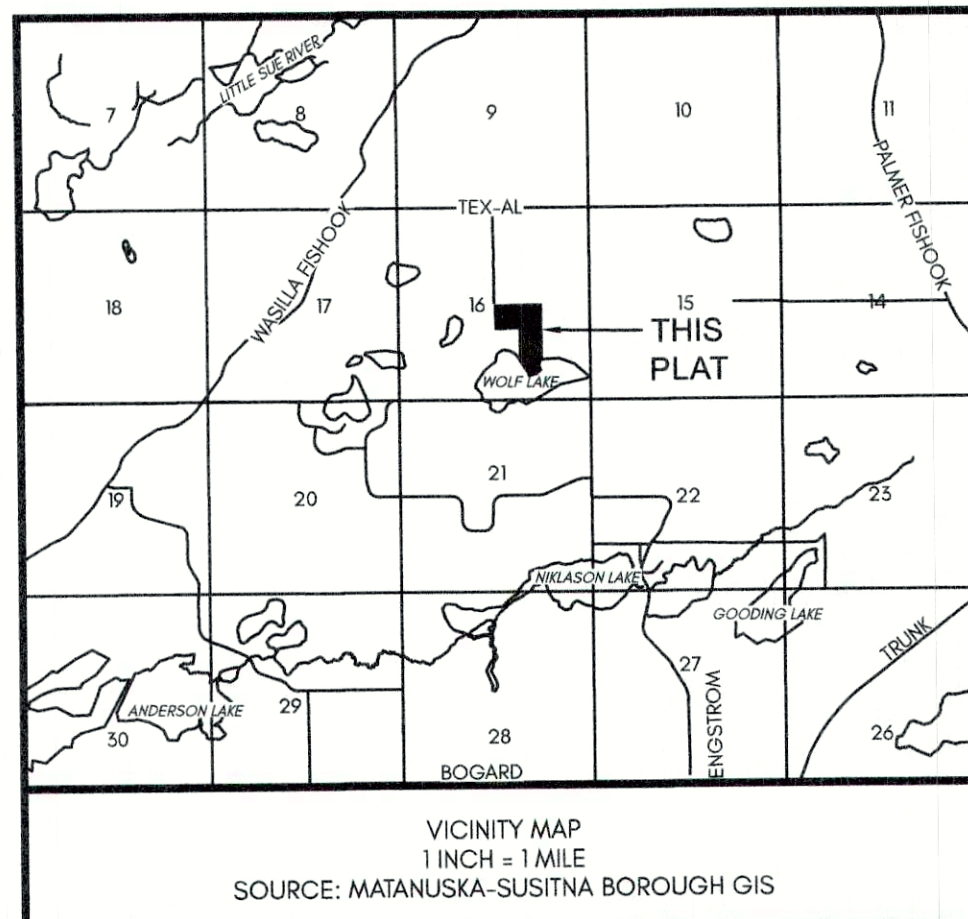
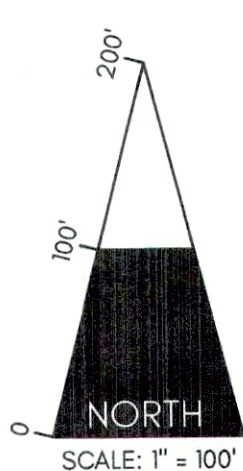
NOTES:

- ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
- THIS PROPERTY IS SUBJECT TO COVENANTS AS RECORDED IN BOOK 1142 PAGE 469 PALMER RECORDING DISTRICT ON JUNE 19, 2001 AND FURTHER AMENDED BY DOCUMENT 2017-026828-0 PALMER RECORDING DISTRICT ON NOVEMBER 15, 2017.
- A BLANKET EASEMENT IS LOCATED ON PARCEL NUMBER 2 WAIVER 99-67 AND LOTS 1-3 OF THIS SUBDIVISION FOR AN INSTALLED NATURAL GAS EASEMENT. SAID BLANKET EASEMENT WILL BE REDUCED TO A 15' WIDE STRIP CENTERED ON THE INSTALLED GAS LINE AFTER CONSTRUCTION. PER DOCUMENT 2021-030071-0 PALMER RECORDING DISTRICT.
- A 20' WIDE EASEMENT CENTERED ON MEAS' INSTALLED INFRASTRUCTURE EXISTS ON PARCEL NUMBER 2 WAIVER 99-67 AND LOTS 1-2 OF THIS SUBDIVISION. PER DOCUMENT 2021-035331-0 PALMER RECORDING DISTRICT.
- 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. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- RECORD OF SURVEY 2021-52 PALMER RECORDING DISTRICT SET POINT 709. SAID POINT IS DEPICTING THE CORRECT POSITION FOR THE C1/4 OF SECTION 16 AS ESTABLISHED BY BUREAU OF LAND MANAGEMENT (BLM) PROCEDURES. HOWEVER, THE CENTER 1/4 HAD PREVIOUSLY BEEN ESTABLISHED IN 1994 (POINT 710) AND IS STILL EXISTING AS OF THE DATE OF FIELDWORK FOR THIS SURVEY. THE 1994 MONUMENT WAS RELIED UPON AND USED TO ESTABLISH MANY POSITIONS ALONG THE 1/4 LINES IN SECTION 16 BY PREVIOUS SURVEYS. THE 1994 POSITION (POINT 710) IS HELD FOR THIS SURVEY AS THE NW CORNER OF THIS SUBDIVISION. POINT 709 IS SHOWN FOR REFERENCE ONLY. RECORD OF SURVEY 2021-52 MAKES STATEMENTS ABOUT MONUMENT DESCRIPTIONS THAT ARE IN ERROR. ADDITIONALLY, RECORD OF SURVEY 2021-52 ESTABLISHES THE CENTER 1/4 POSITION BASED ON MONUMENTATION THAT DID NOT EXIST AT THE TIME OF RECORD OF SURVEY 2002-8. THE EAST 1/4 OF SECTION 16 WAS RESET IN THE INTERVENING TIME. THE SOUTHEAST CORNER OF SECTION 16 WAS NOT RECOVERED, AS WELL AS THE SOUTHWEST CORNER OF SECTION 16. THIS LACK OF PROPER ESTABLISHMENT OF THE SOUTHERN BOUNDARY OF SECTION 16 CALLS INTO QUESTION THE VALIDITY OF THE CENTER 1/4 POSITION ESTABLISHED IN RECORD OF SURVEY 2021-52.
- THE MONUMENTS IN THESE POSITIONS ALL FALL WESTERLY OF THE LINE ESTABLISHED BY POINT 704 TO POINT 721. POINTS 704 AND 721 ARE ORIGINAL TO THE RECORD OF SURVEY 2002-8. IT APPEARS THAT PLAT 2021-12 WOLF ESTATES PHASE I DID NOT PROPERLY ESTABLISH THE SOUTHEAST 1/4 (POINT 708) PRIOR TO SETTING IT. POINT 721 IS ESTABLISHING THE EAST 1/4 LINE OF SECTION 16 AND WAS HELD FOR THIS SURVEY.

LEGEND

- FOUND 2" ALUMINUM CAP
- FOUND ALUMINUM MONUMENT
- FOUND 5/8" REBAR WITH PLASTIC CAP
- TO BE SET 2.5" ALUMINUM CAP ON 2" ALUMINUM PIPE
- TO BE SET 5/8" X 30" REBAR WITH 2" ALUMINUM CAP
- SURVEYED
- UNSURVEYED

S 89°59'54" E 660.94' MEASURED  
(S 89°59'54" E 660.94') RECORD DATA PER PLAT 2002-8RS



**CERTIFICATE OF OWNERSHIP**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

BARBARA HUNT DATE  
P.O. BOX 62  
PALMER, ALASKA 99645

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 2023.

FOR: \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES

**CERTIFICATION OF PAYMENT OF TAXES**  
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_, 2023, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL DATE

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
I HEREBY 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 NO. \_\_\_\_ DATED \_\_\_\_, 2023, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR DATE

ATTEST: \_\_\_\_\_ PLATTING CLERK



RECEIVED  
DEC 17 2024  
PLATTING

PRELIMINARY PLAT

PLAT OF  
**MOWGLI POINT**  
A SUBDIVISION OF PARCEL 3 WAIVER NO. 99-67 PWm LOCATED IN SECTION 16, TOWNSHIP 18 NORTH, RANGE 1 EAST, SEWARD MERIDIAN  
PALMER RECORDING DISTRICT,  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
CONTAINING 37.76 ACRES, MORE OR LESS.

**LAVENDER**  
SURVEY & MAPPING  
720 N. YETI STREET, PALMER, AK 99645  
DAYNA@LAVENDERSURVEY.COM (907)301-5177

DRAWN BY: SAP GRID: WA02 SCALE: 1" = 100' SHEET: 1 OF 1  
CHECKED BY: DMR FILE: 24--338 DATE: 12/12/2024

LINE	BEARING	DISTANCE
M1	S 82°48'08" W	41.75
M2	N 52°00'36" E	51.69
M3	S 22°01'08" W	42.30
M4	S 32°44'46" E	46.95
M5	S 30°54'42" E	20.30
M6	S 52°41'4" W	23.97
M7	N 20°43'03" W	64.95
M8	N 21°51'5" E	47.65
M9	N 26°32'02" E	88.54
M10	S 51°54'48" W	63.77
M11	N 75°06'51" E	209.20
M12	S 62°20'37" E	50.48
M13	N 9°09'44" W	67.50
M14	N 10°44'43" E	44.98
M15	N 40°02'01" W	134.75
M16	N 47°59'57" W	31.81
M17	N 47°59'57" W	9.43
M18	N 36°29'22" W	143.90
M19	N 81°05'36" W	18.00
M20	N 10°58'35" W	48.71

C





The plat of Monroe Ac resub L/3-4 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

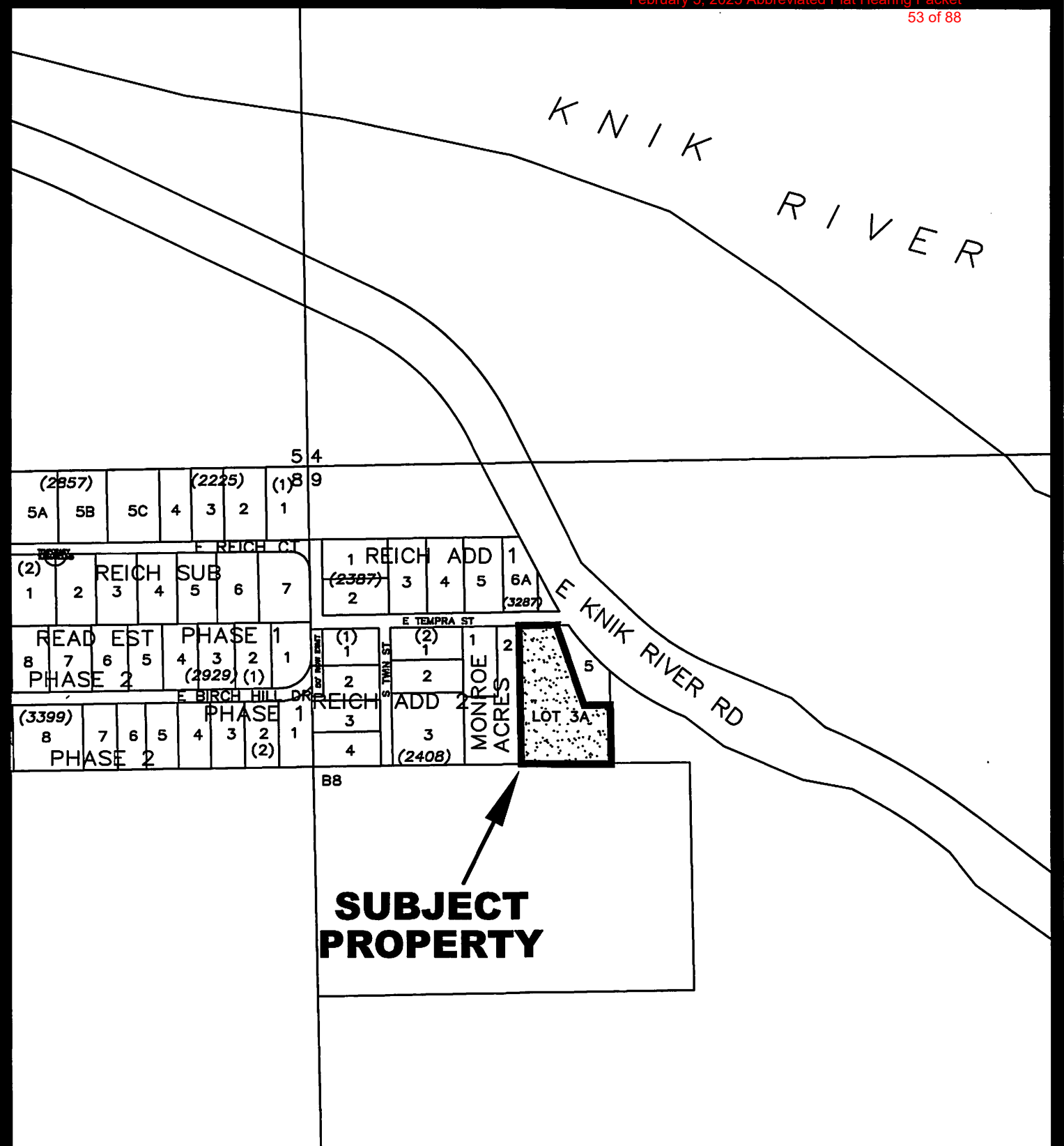
**FINDINGS of FACT:**

1. The abbreviated plat of Monroe Ac resub L/3-42 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Monroe Acres Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Monroe Acres Subdivision (Plat #83-558), and does not require additional monumentation.

**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of Monroe Ac resub L/3-4 contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.



**SUBJECT  
PROPERTY**

## ***VICINITY MAP***

FOR PROPOSED MONROE ACRES RSB L/3-4  
SUBDIVISION

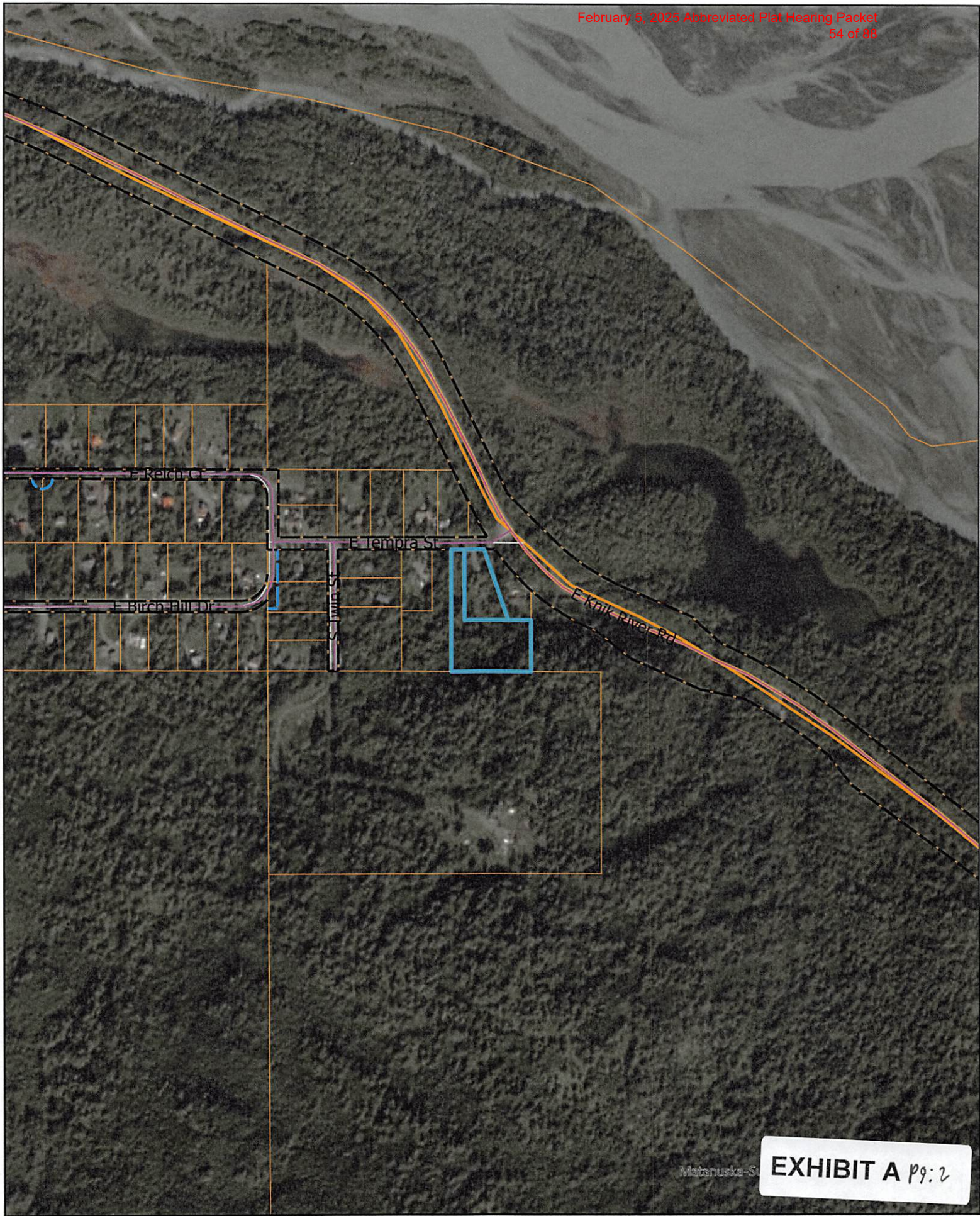
LOCATED WITHIN

SECTION 09, T16N, R09E, SEWARD MERIDIAN

KG 04 MAP

ALASKA

**EXHIBIT A** 19:1



Matanuska-Susitna

**EXHIBIT A** p9:2



0 500 1,000 2,000 Feet



Reich Ct  
D' ROW ESMT  
S Twin St

E Tempa St

EXHIBIT A Pg. 3



0 355 710 1,420 Feet

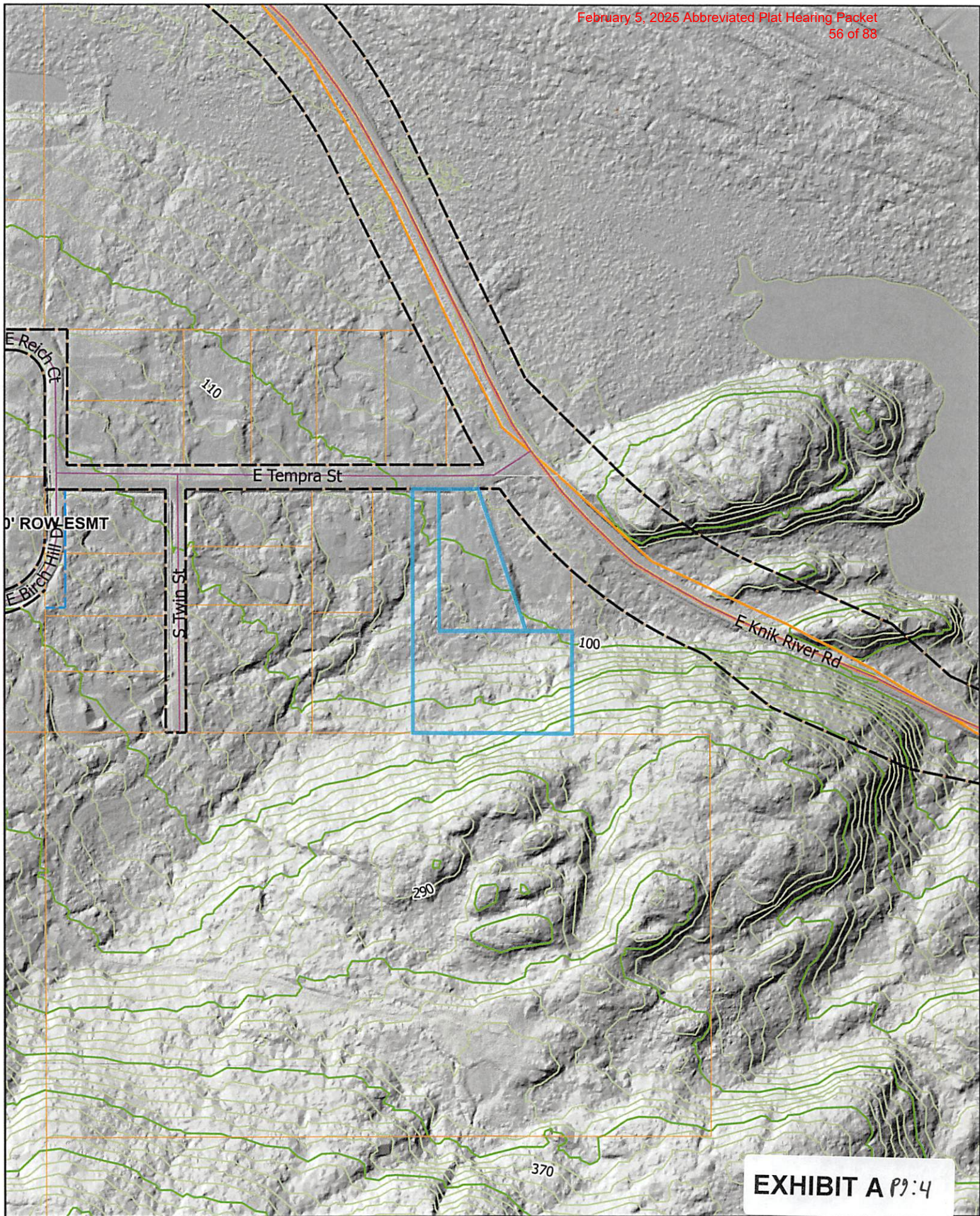


EXHIBIT A P9:4



0 355 710 1,420 Feet

## Wyatt Anderson

---

**From:** Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>  
**Sent:** Tuesday, January 14, 2025 9:28 AM  
**To:** Wyatt Anderson  
**Subject:** RE: Monroe Acres RFC

Good morning Mr. Anderson,

The Corps of Engineers (Corps) does not have any specific comments regarding the subject project.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at

[www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).

Sample drawings can also be found on our website at

[www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf).

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

You are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox ([regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)) and you will be assigned a project manager to assist you.

Sincerely,  
Carolyn Farmer



**US Army Corps  
of Engineers®**

**Carolyn Farmer**

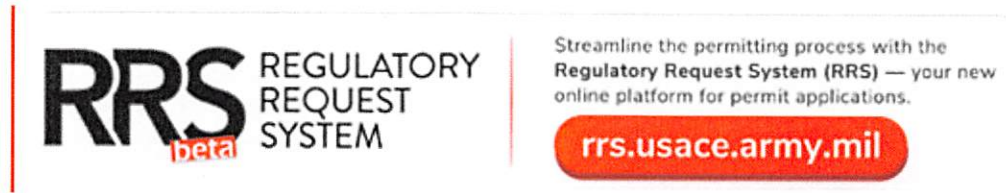
**Project Manager**

North Central Section

U.S. Army Corps of Engineers | Alaska District

**Phone** 561-785-5634

**Email** [carolyn.h.farmer@usace.army.mil](mailto:carolyn.h.farmer@usace.army.mil)



**From:** Wyatt Anderson <[Wyatt.Anderson@matsugov.us](mailto:Wyatt.Anderson@matsugov.us)>

**Sent:** Tuesday, January 7, 2025 1:27 PM

**To:** [colton.percy@alaska.gov](mailto:colton.percy@alaska.gov); [sarah.meyers@alaska.gov](mailto:sarah.meyers@alaska.gov); CEPOA-SM-RD-Pagemaster <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>; Code Compliance <[Code.Compliance@matsugov.us](mailto:Code.Compliance@matsugov.us)>; [eric.r.schuler@usps.gov](mailto:eric.r.schuler@usps.gov); [skrcc.sec@gmail.com](mailto:skrcc.sec@gmail.com)

**Subject:** [Non-DoD Source] Monroe Acres RFC

Hello,

The following link is a request for comments on the Monroe Acres elimination of common lot line. Please ensure that all comments have been submitted by January 17<sup>th</sup>, 2025 so that they can be incorporated into the packet that will be presented to the platting officer.

☐ [Monroe Ac RSB](#)

If you have any questions feel free to contact me.

Respectfully,

Wyatt Anderson  
Platting Technician  
Matanuska Susitna Borough  
907-761-7872

## Wyatt Anderson

---

**From:** Code Compliance  
**Sent:** Wednesday, January 8, 2025 11:45 AM  
**To:** Wyatt Anderson  
**Subject:** RE: Monroe Acres RFC

Thanks Wyatt. They have no open or closed compliance cases, so no comment from us.

**Brandon Tucker**  
Permit Technician  
[Matanuska-Susitna Borough Permit Center](#)  
350 E Dahlia Ave  
Palmer AK 99645  
P (907) 861-7871  
F (907) 861-8158

---

**From:** Wyatt Anderson <Wyatt.Anderson@matsugov.us>  
**Sent:** Tuesday, January 7, 2025 1:27 PM  
**To:** colton.percy@alaska.gov; sarah.meyers@alaska.gov; regpagemaster@usace.army.mil; Code Compliance <Code.Compliance@matsugov.us>; eric.r.schuler@usps.gov; skrcc.sec@gmail.com  
**Subject:** Monroe Acres RFC

Hello,

The following link is a request for comments on the Monroe Acres elimination of common lot line. Please ensure that all comments have been submitted by January 17<sup>th</sup>, 2025 so that they can be incorporated into the packet that will be presented to the platting officer.

 [Monroe Ac RSB](#)

If you have any questions feel free to contact me.

Respectfully,

Wyatt Anderson  
Platting Technician  
Matanuska Susitna Borough  
907-761-7872

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

2408B02L003 3  
KLEIN CAROLYN J  
20512 E TEMPRA ST  
PALMER, AK 99645

RECEIVED  
JAN 16 2025  
PLATTING

### NOTIFICATION OF PUBLIC HEARING

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

**PETITIONER/OWNER: LARRY SWIHART**

**REQUEST:** The request is to create 1 Lot from Lots, 3 & 4, Monroe Acres, Plat No. 83-558, by eliminating the common lot line between Lots 3&4, to be known as **LOT 3A**, containing 4.27 acres +/- . The property is located south of the Knik River, south and west of E. Knik River Road, and West of Pioneer Ridge Trailhead (Tax ID # 2640000L003 / L004), Located within the NW ¼ Section 09, Township 16 North, Range 03 East, Seward Meridian, Alaska. In the South Knik River Community Council and in Assembly District #1.

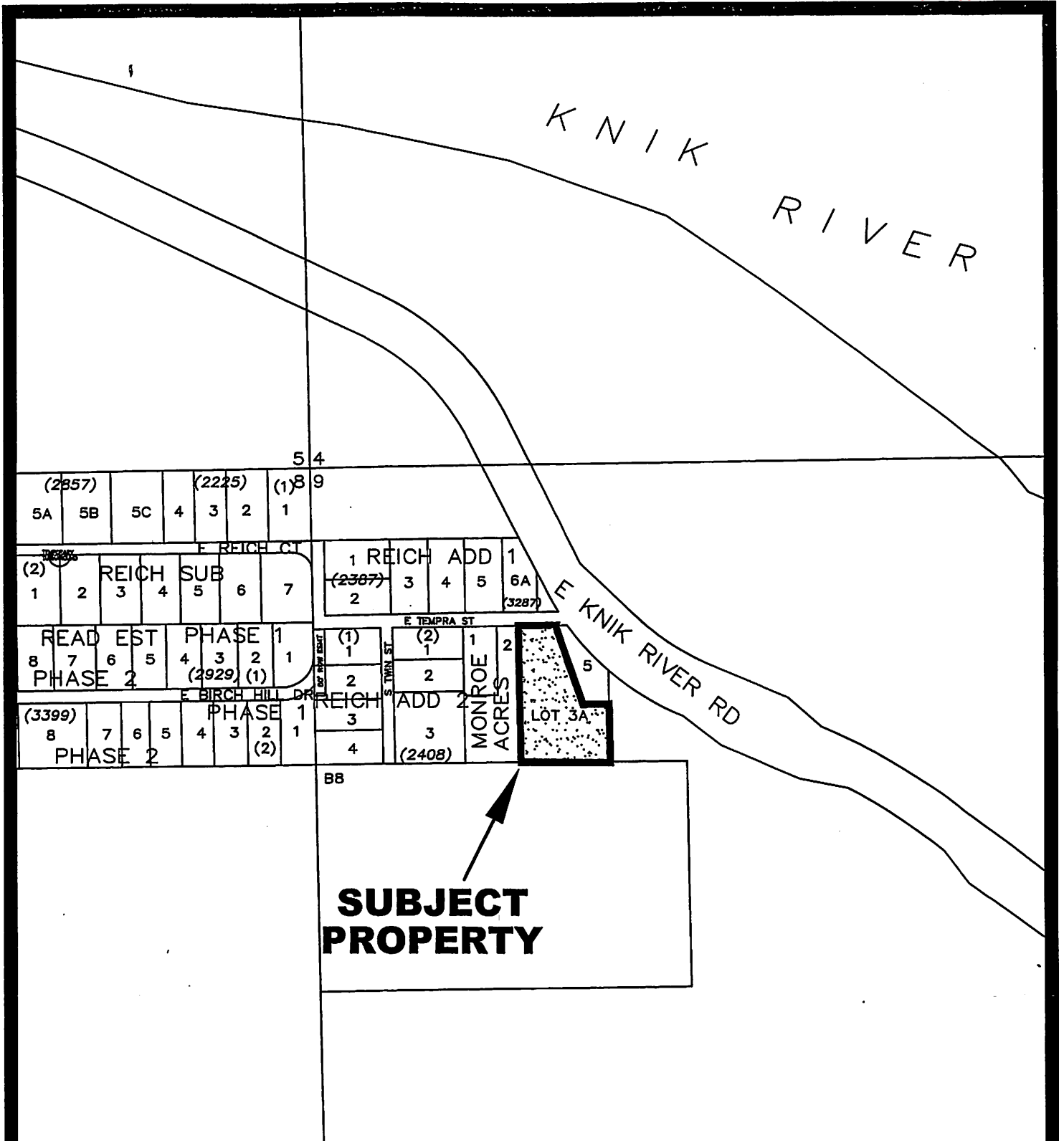
The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **February 5, 2025**, starting at 8:30 a.m. We 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](mailto:plattling@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, **Wyatt Anderson** at (907) 861-7872. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/plattling](http://www.matsugov.us/boards/plattling).

☒ No Objection [ ] Objection [ ] Concern

Name: Carolyn Klein Address: 20512 E Temptra St Palmer 99645

Comments: Thanks for asking!



## VICINITY MAP

FOR PROPOSED MONROE ACRES RSB L/3-4  
SUBDIVISION

LOCATED WITHIN

SECTION 09, T16N, R09E, SEWARD MERIDIAN

KG 04 MAP

ALASKA

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

DOUGLAS A. SCHUETTE  
20632 E. TEMPRA ST.  
PALMER, AK 99645

DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY  
OF \_\_\_\_, 20\_\_ FOR \_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_

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 No. \_\_\_\_, DATED \_\_\_\_, 20\_\_, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR

DATE

ATTEST:

PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTOR OFFICIAL, MAT-SU BOROUGH

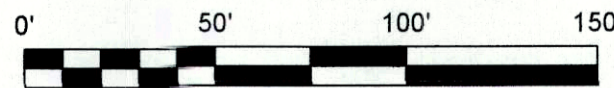
DATE

NOTES

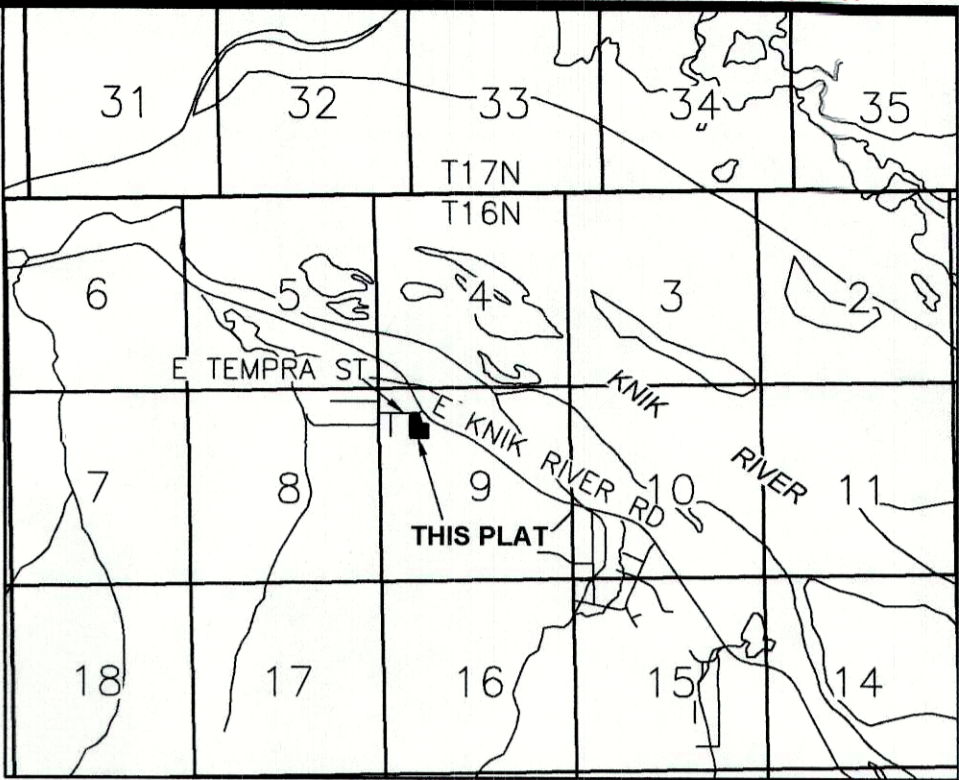
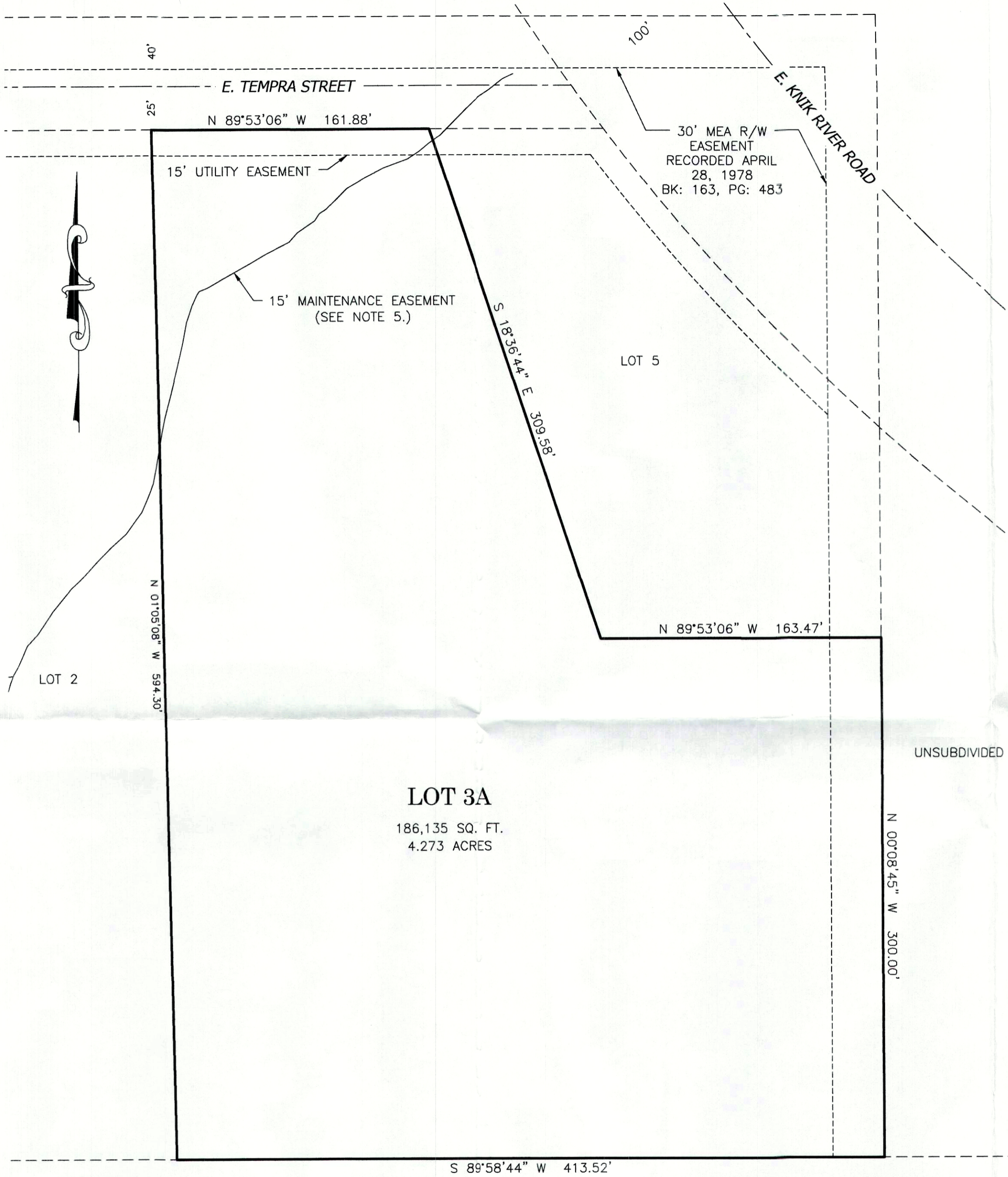
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED 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.
3. RECORD DATA SHOWN HEREON IS DERIVED FROM MONROE ACRES, PLAT# 83-558, ANCHORAGE RECORDING DISTRICT.
4. COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS WERE RECORDED IN THE ANCHORAGE RECORDING DISTRICT ON DECEMBER 30, 1983. BOOK 1026 PAGE 256.
5. THERE IS A 15' MAINTENANCE EASEMENT FROM THE TOP OF EACH CUT BANK OF CREEK PER PLAT 83-558. CREEK SCALED FROM PLAT# 83-558.

Linetype Legend

- Subdivision Boundary
- Adjacent Property Line
- Right of Way Centerline
- Easement



SCALE: 1" = 50 FT.



VICINITY MAP

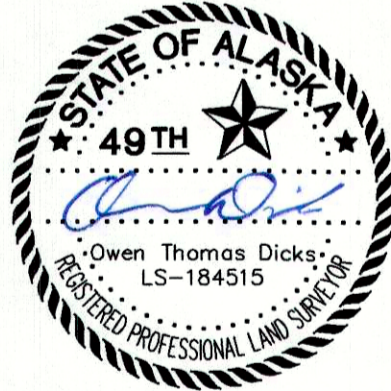
SCALE: 1" = 1 MILE

RECEIVED  
DEC 23 2024  
PLATTING

SURVEYOR'S CERTIFICATE

I, OWEN THOMAS DICKS, LS# 184515, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT No. 83-558.

12/21/2024  
DATE



Agenda Copy

A PLAT OF  
**LOT 3A MONROE ACRES**

A SUBDIVISION OF  
LOTS 3 & 4, MONROE ACRES  
PLAT No. 83-558 ANCHORAGE RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
LOCATED WITHIN SEC. 9, T16N, R3E, S.M., AK  
CONTAINING 4.27 ACRES, MORE OR LESS

RESOLUTE LAND SURVEYING  
7362 W. PARKS HWY., #349, WASILLA, ALASKA 99623  
PH: (907)521-4989 resoluteurvey.com

DRAWN: OTD	SCALE: 1" = 50'
DATE: 12/21/2024	FIELD BOOK: N/A
PROJECT: 240176	SHEET 1 OF 1

D



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
FEBRUARY 5, 2025

ABBREVIATED PLAT: GREENSWAY

LEGAL DESCRIPTION: SEC 35, T18N, R01E, SEWARD MERIDIAN AK

PETITIONERS: LOUIS GREEN & BRYCE WARNKE-GREEN

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 8.79 ± PARCELS: 2

REVIEWED BY: MATTHEW GODDARD CASE #: 2025-004

---

**REQUEST:** The request is to create two lots from Parcel C9 (SW1/4 SE1/4 SW1/4, Sec 35, T18N, R1E, SM, excepting that portion conveyed to ADOT&PF by deed recorded January 30, 1981 in Book 227 at Page 88 and excepting that portion conveyed to ADOT&PF by deed recorded April 13, 2018 under Serial Number 2018-007234-0), to be known as **GREENSWAY**, containing 8.79 acres +/- . The property is located west of N. 49<sup>th</sup> State Street, east of N. Trunk Road, and directly north of E. Palmer Wasilla Highway; within the SW ¼ Section 35, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3.

**EXHIBITS:**

**SUPPORTING DOCUMENTATION:**

Vicinity Map and Aerial Photos	<b>PAGES – 1-4</b>
Topographic Map and As-Built	<b>PAGES – 5-7</b>
Geotechnical Report	<b>PAGES – 8-11</b>

**AGENCY COMMENTS**

USACE	<b>PAGES – 12-13</b>
ADOT&PF	<b>PAGES – 14-16</b>
MSB Department of Public Works Operations & Maintenance	<b>PAGE – 17</b>
MSB Development Services	<b>PAGE – 18</b>
Utilities	<b>PAGES – 19-20</b>

**DISCUSSION:** The proposed subdivision is creating two lots from Tax Parcel C9. Lot 1 will be 5.01 Acres, Lot 2 will be 3.78 Acres.

**Soils Report:** A geotechnical report was submitted (**Exhibit Pages 8-11**), pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, notes the soils evaluation consisted of one test hole dug to a depth of 12'. 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 the Uniform Soils Classifications Systems as SW. No groundwater was encountered in the test hole. Based on Title 43.20.281 of the Matanuska-Susitna Borough Code, all lots

contain sufficient overall area. All lots have at least 10,000 square feet of “Useable Building Area”, all lots have at least 10,000 square feet of “Contiguous Useable Septic Area”. A test hole map can be seen at **Exhibit Page 11**. Topographic Mapping and an As-Built was submitted and are seen at **Exhibit Pages 5-7**.

**Comments:**

USACE (**Exhibit Pages 12-13**) does not have any specific comments regarding the subject project.

ADOT&PF (**Exhibit E**) has the following comments:

- Lot 1 must remove and obliterate existing access to the Palmer-Wasilla Highway, and take access from the existing E. Frontage Road. (**Recommendation #4**)
- Add a plat note: “No direct access to Palmer-Wasilla Highway for Lot 1.” (**Recommendation #5**)
- Lot 2 will be permitted one access to the Palmer-Wasilla Highway.
- No additional access points will be permitted.
- DOT&PF supports and recommends extension of Frontage Road from the west across the southern portion of both Lots 1 and 2.
- Construction of Frontage Road could change access for Lot 2, require Lot 2 access from the Frontage Road instead of the Palmer-Wasilla Highway, and require the addition of a plat note noting no direct access to the Palmer-Wasilla Highway for Lot 2.
- Recommend dedication of portion of Lot 1 right of way to match existing Frontage Road right of way to the west of Lot 1 at Midtown Est I RSB B/12 L6&T1&4 Block 12 Lot 3.

MSB DPW Pre-Design and Engineering Division (**Exhibit Page 17**) notes that the petitioner should discuss access with AKDOT onto the Palmer-Wasilla Highway from Lot 2. According the SCM B03(B), PD&E recommends the frontage road to the west be extended across the subdivision so that access to Lots 1 and 2 be taken from the frontage road rather than the Palmer-Wasilla Highway. *Platting staff notes that ROW/PUE cannot be dedicated on an abbreviated plat.*

MSB Development Services (**Exhibit Page 18**) has no comments.

**Utilities:** (**Exhibit Pages 19-20**) ENSTAR has no comments or recommendations.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #22 Gateway; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI, MEA, or MTA.

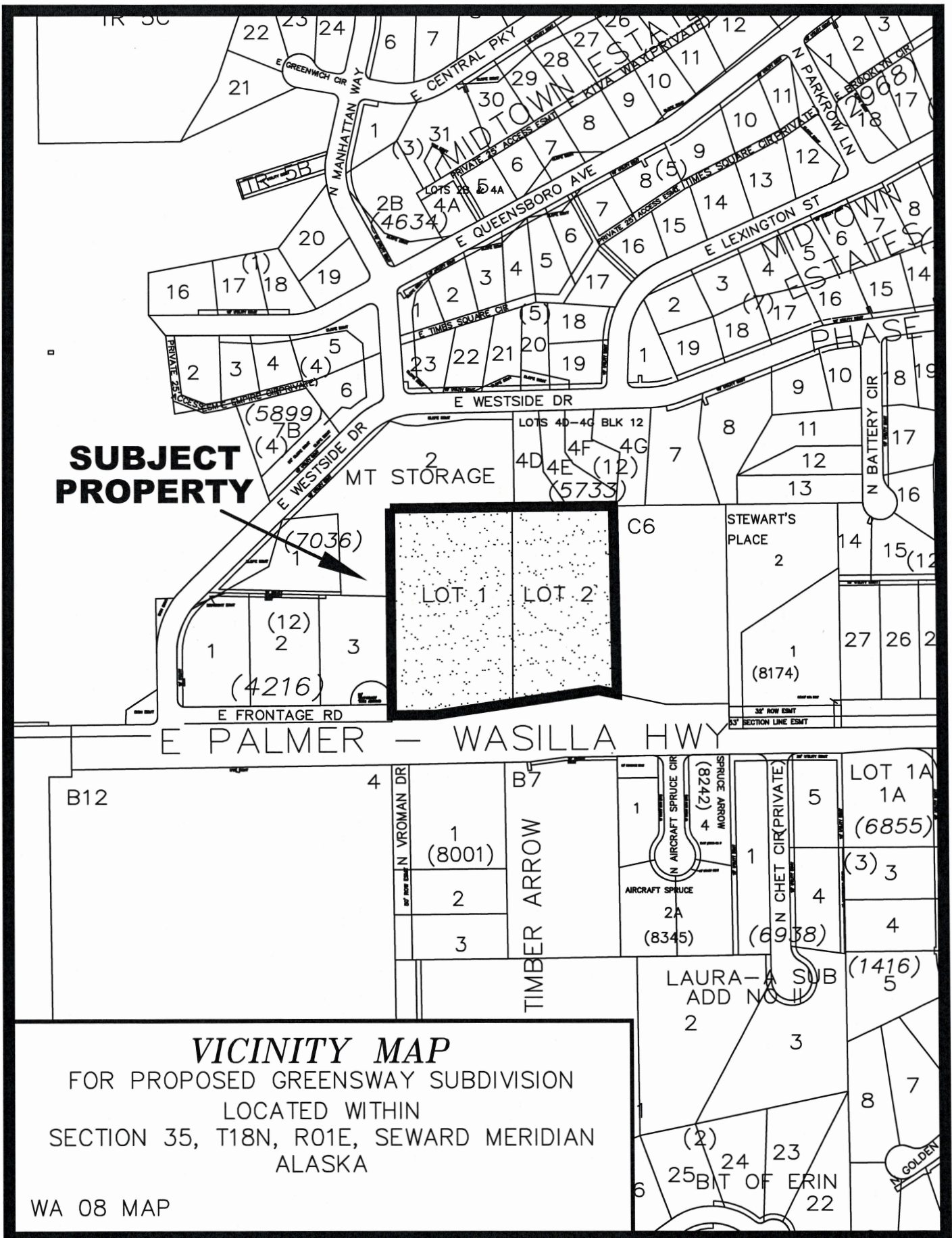
**CONCLUSION:** The abbreviated plat of Greensway is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

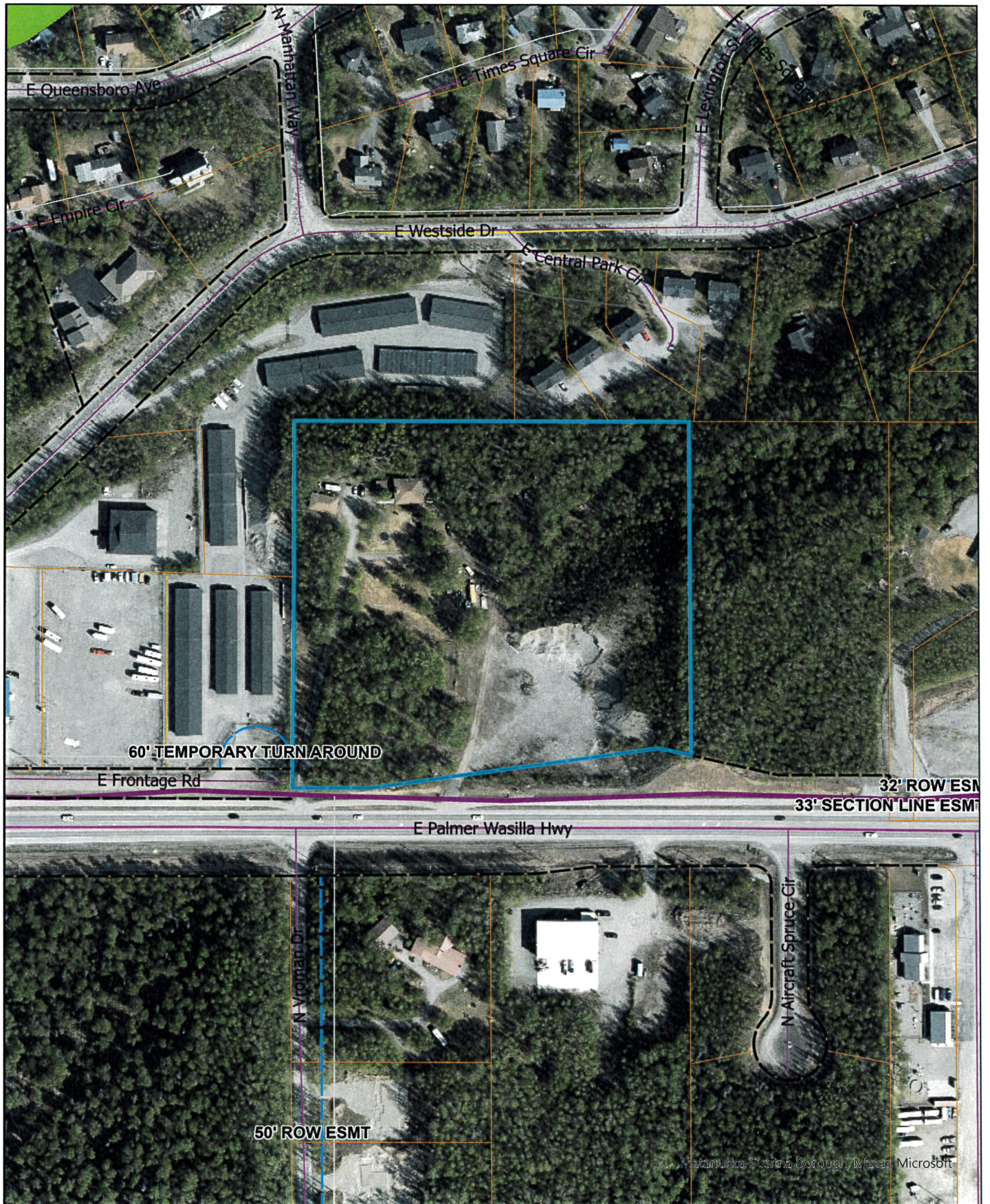
### **FINDINGS OF FACT**

1. The plat of Greensway 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)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #22 Gateway; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI, MEA, or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

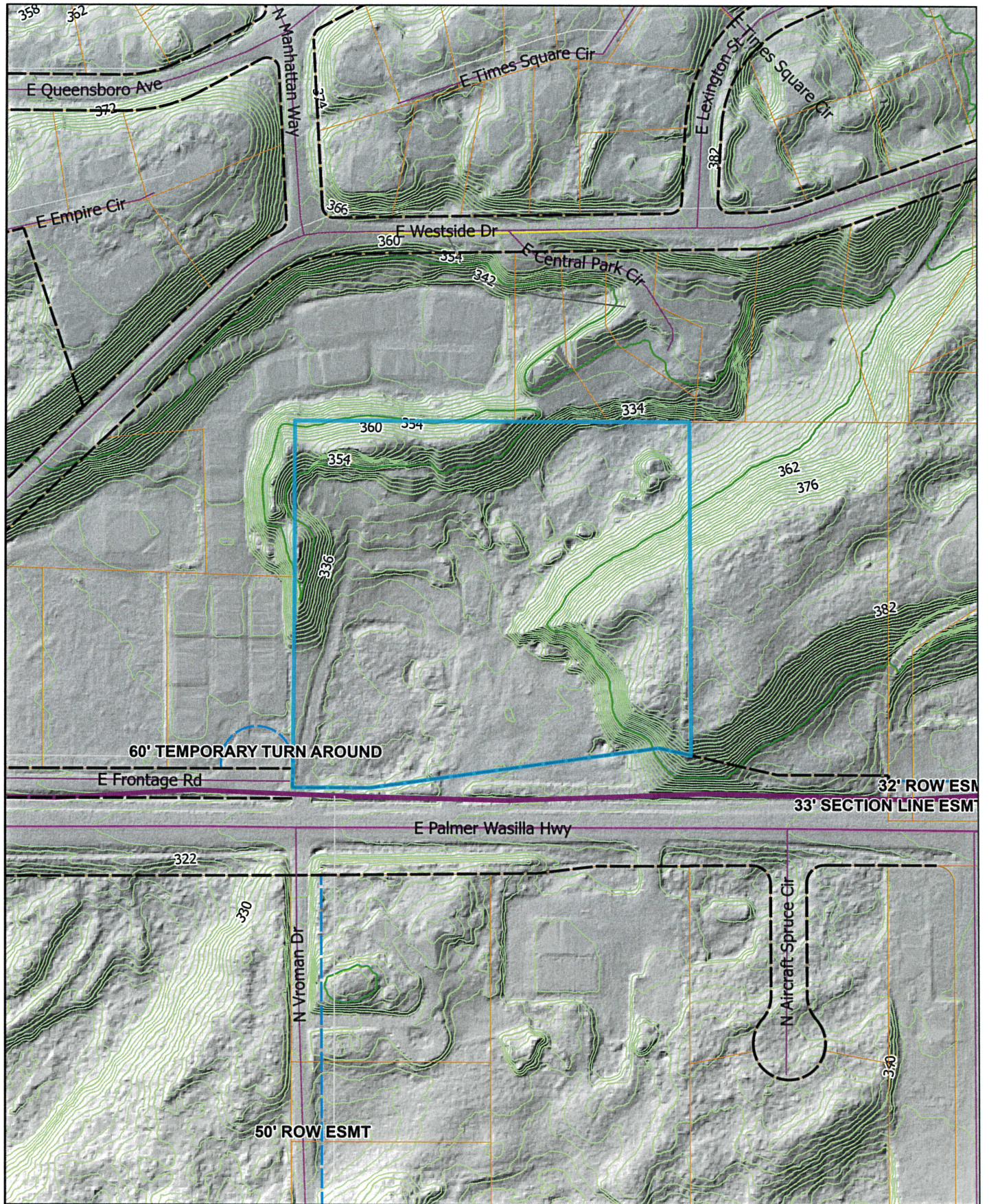
### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Greensway, Section 18, Township 19 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:**

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. Pay postage and advertising fees.
4. Remove and obliterate existing access to the Palmer-Wasilla Highway. Provide Platting Staff proof that the existing driveway has been removed.
5. Add a Plat Note stating: "No direct access shall be granted to the E. Palmer-Wasilla Highway for Lot 1 unless otherwise authorized by the permitting authority."
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.





0 245 490 980 Feet



0 245 490 980 Feet

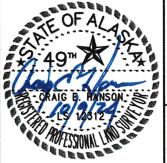


0 500 1,000 2,000 Feet

Matanuska-Sitka Borough, Alaska, Municipality



HANSON  
LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738

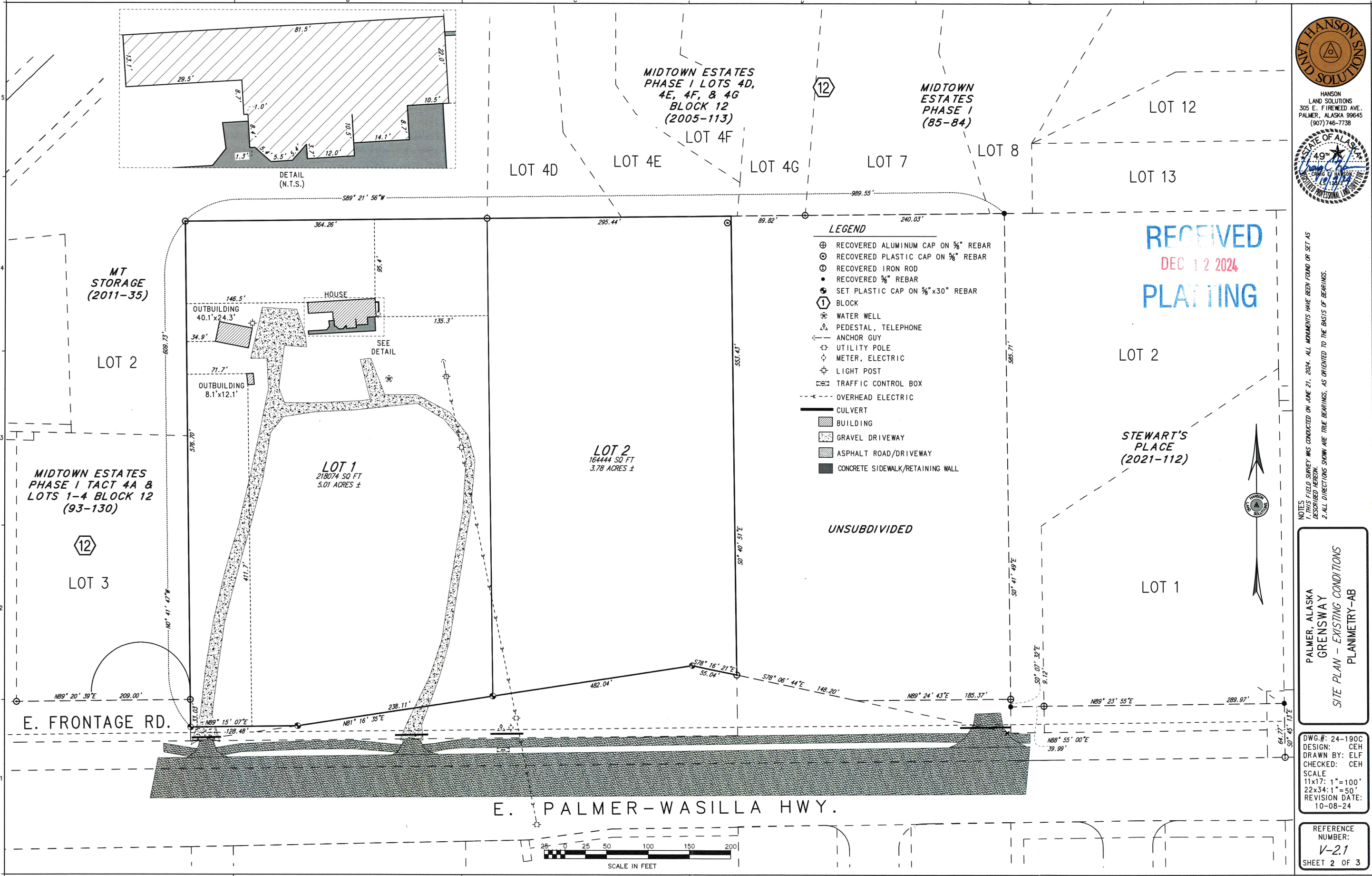


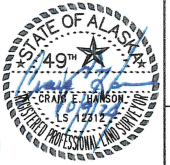
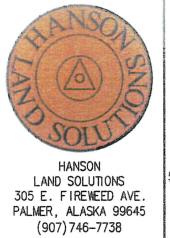
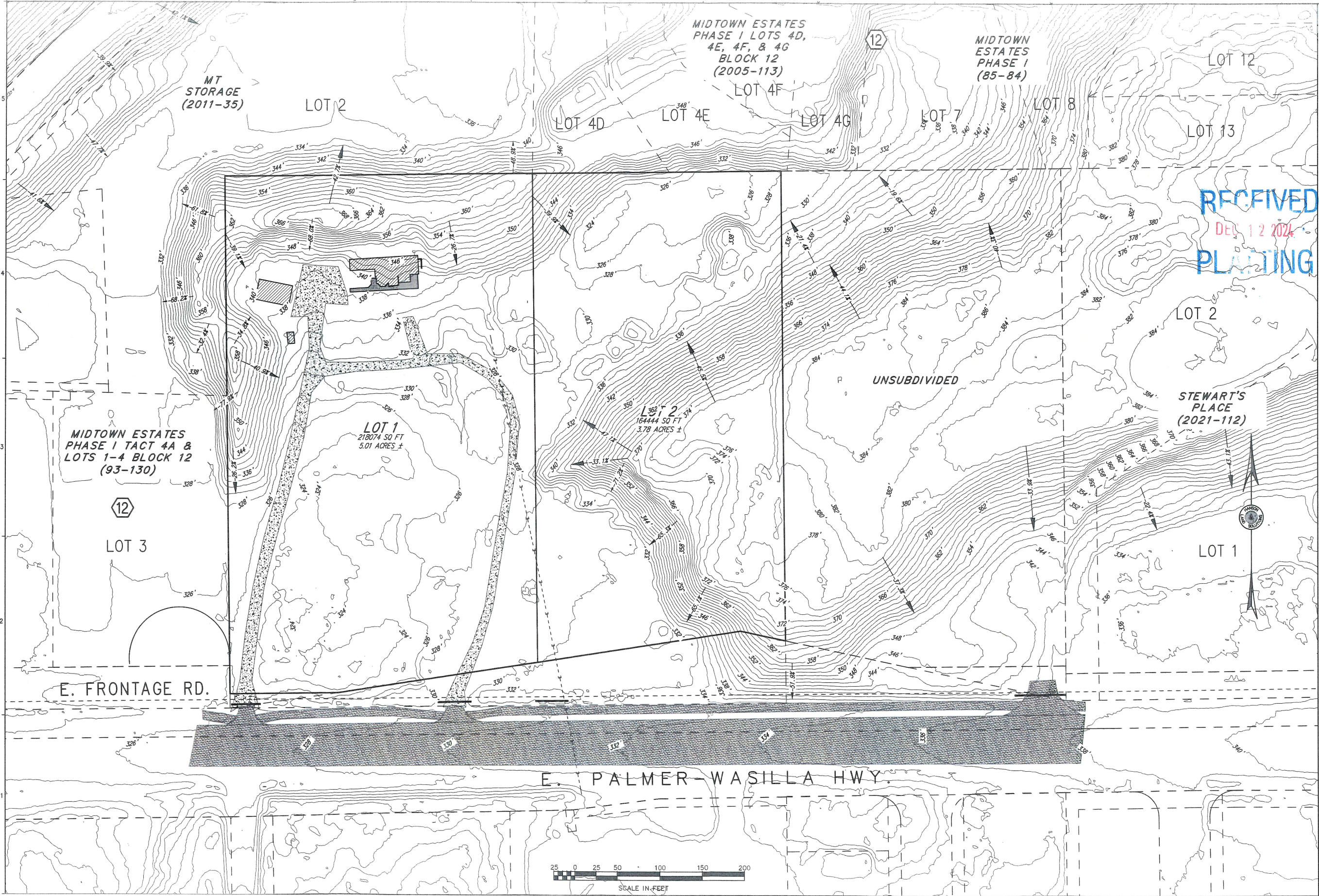
NOTES  
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE FORESTRY PROJECT OF 2022.  
2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2003.0)

PALMER, ALASKA  
GRENSWAY  
SITE PLAN - EXISTING CONDITIONS  
PROJECT OVERVIEW

DWG.#: 24-190C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE:  
11x17: 1"=100'  
22x34: 1"=50'  
REVISION DATE:  
10-08-24

REFERENCE  
NUMBER:  
V-20  
SHEET 1 OF 3





NOTES:  
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUBDIVISION BOARD.  
2. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUBDIVISION BOARD.  
3. THE HORIZONTAL DATUM IS NAD83 (CONFORMS TO 2011.0)  
4. THE VERTICAL DATUM IS NAVD83 (CONFORMS TO 2011.0)

PALMER, ALASKA  
GRENSWAY  
SITE PLAN - EXISTING CONDITIONS  
TOPOGRAPHY

DWG.#: 24-190C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE  
11x17: 1"=100'  
22x34: 1"=50'  
REVISION DATE:  
10-08-24

REFERENCE  
NUMBER:  
V-2.2  
SHEET 3 OF 3

RECEIVED  
DEC 12 2024  
PLATTING

## USABLE AREA CERTIFICATION

GREENSWAY  
A SUBDIVISION OF

### 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: GEOMETRY

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

EXCEPTIONS:

- ☒ Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- ☐ Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

### 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 (test holes with permafrost or impermeable layer):

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: | <input type="text"/> | (GP) TEST HOLES: | <input type="text"/> |
| (SW) TEST HOLES: | 1                    | (SP) TEST HOLES: | <input type="text"/> |
- ☐ 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: | <input type="text"/> | (SM) TEST HOLES: | <input type="text"/> |
|------------------|----------------------|------------------|----------------------|
- ☐ 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:
- |   |             |                      |
|---|-------------|----------------------|
| <input type="checkbox"/> Monitoring Test Holes May through October: | TEST HOLES: | <input type="text"/> |
| <input type="checkbox"/> Soil Mottling or Staining Analysis:        | TEST HOLES: | <input type="text"/> |
- ☐ 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".*

*Bill Klebesadel*  
WILLIAM KLEBESADEL P.E.  
Professional Engineer

8-23-24  
Date



GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG				
Parcel:	GREENSWAY	TEST HOLE NO.	Date:	07/25/24
Insp. By:	PIONEER	1	Job #	24-190

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP	
1ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	See attached	
2ft				
3ft				
4ft				
5ft				
6ft				
7ft				
8ft				
9ft				
10ft				
11ft				
12ft				
13ft				
14ft				
15ft				
16ft				
17ft				
18ft				
19ft				
20ft				


  

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):		
Test Run Between:		
ft	and	ft Deep



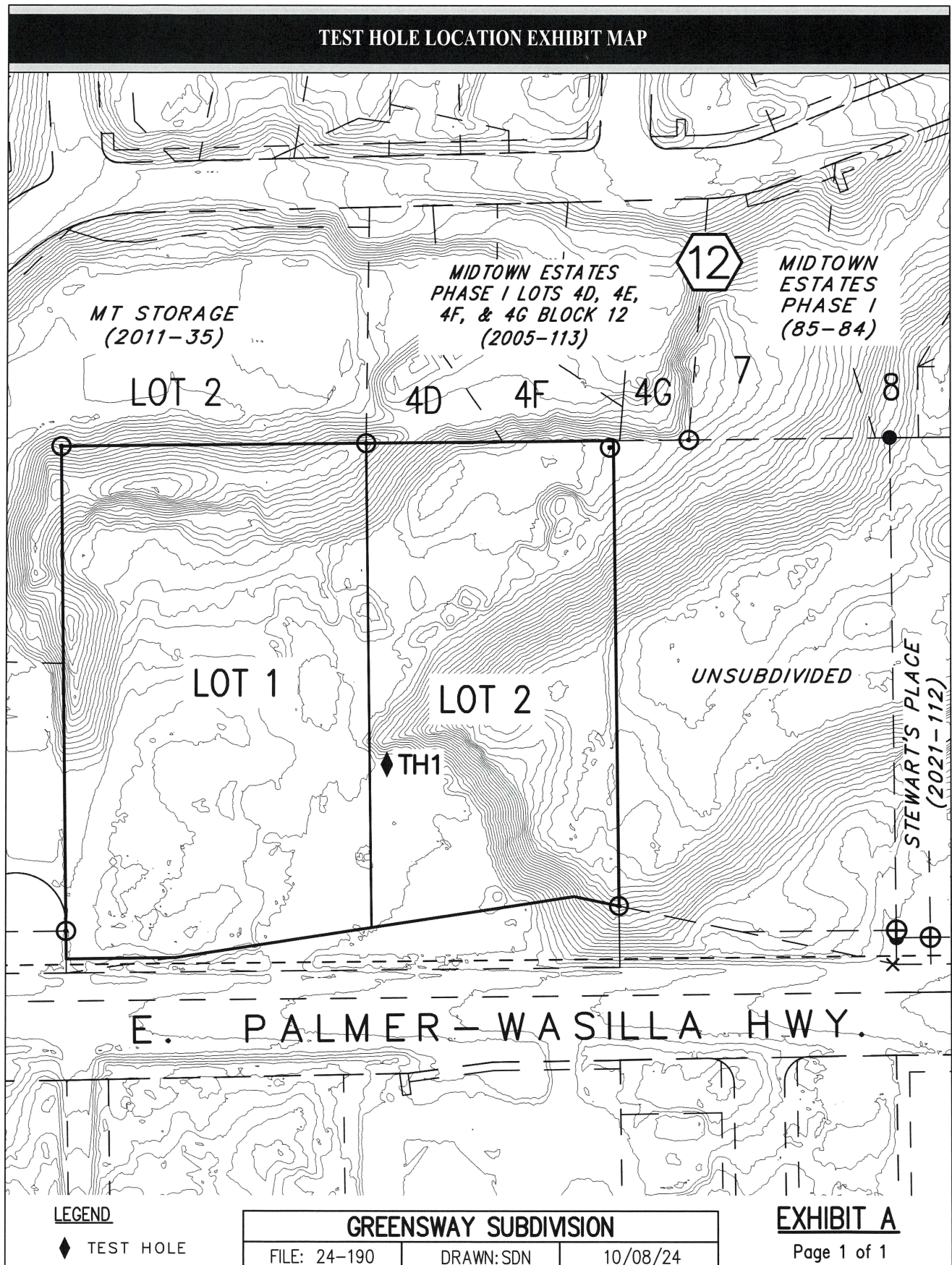
COMMENTS:	

WATER LEVEL MONITORING	
Date	WATER LEVEL

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?



## Matthew Goddard

---

**From:** Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>  
**Sent:** Tuesday, January 14, 2025 9:40 AM  
**To:** Matthew Goddard  
**Subject:** RE: Greensway RFC (MG)

Good morning Mr. Goddard,

The Corps of Engineers (Corps) does not have any specific comments regarding the subject project.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at

[www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).

Sample drawings can also be found on our website at

[www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf).

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

The owner is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox ([regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)) and you will be assigned a project manager to assist them.

Sincerely,  
Carolyn Farmer



**US Army Corps  
of Engineers®**

**Carolyn Farmer**

**Project Manager**

North Central Section

U.S. Army Corps of Engineers | Alaska District

**Phone** 561-785-5634

**Email** [carolyn.h.farmer@usace.army.mil](mailto:carolyn.h.farmer@usace.army.mil)



Streamline the permitting process with the  
**Regulatory Request System (RRS)** — your new  
online platform for permit applications.

[rrs.usace.army.mil](https://rrs.usace.army.mil)

**From:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>

**Sent:** Wednesday, January 8, 2025 11:35 AM

**To:** Huling, Kristina N (DOT) <[kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov)>; Post, David E (DOT) <[david.post@alaska.gov](mailto:david.post@alaska.gov)>; Percy, Colton T (DFG) <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; Myers, Sarah E E (DFG) <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; CEPOA-SM-RD-Pagemaster <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>; [gatewaycommunitycouncil@gmail.com](mailto:gatewaycommunitycouncil@gmail.com); Brian Davis <[Brian.Davis@matsugov.us](mailto:Brian.Davis@matsugov.us)>; Chad Cameron Contact <[ccameron@palmerak.org](mailto:ccameron@palmerak.org)>; APP <[stark@mtaonline.net](mailto:stark@mtaonline.net)>; Dee McKee <[Dee.McKee@matsugov.us](mailto:Dee.McKee@matsugov.us)>; Tom Adams <[Tom.Adams@matsugov.us](mailto:Tom.Adams@matsugov.us)>; Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Daniel Dahms <[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>; Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>; Christina Sands <[Christina.Sands@matsugov.us](mailto:Christina.Sands@matsugov.us)>; Amie Jacobs <[Amie.Jacobs@matsugov.us](mailto:Amie.Jacobs@matsugov.us)>; Katrina Kline <[katrina.kline@matsugov.us](mailto:katrina.kline@matsugov.us)>; MSB Farmers <[MSB.Farmers@matsugov.us](mailto:MSB.Farmers@matsugov.us)>; Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>; Code Compliance <[Code.Compliance@matsugov.us](mailto:Code.Compliance@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>; Taunnie Boothby <[Taunnie.Boothby@matsugov.us](mailto:Taunnie.Boothby@matsugov.us)>; msbaddressing <[msbaddressing@matsugov.us](mailto:msbaddressing@matsugov.us)>; [eric.r.schuler@usps.gov](mailto:eric.r.schuler@usps.gov); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; Andrew Fraiser <[andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com)>; ROW <[row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com)>; Right of Way Dept. <[row@mtasolutions.com](mailto:row@mtasolutions.com)>; OSP Design Group <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; [mearow@mea.coop](mailto:mearow@mea.coop)

**Subject:** [Non-DoD Source] Greensway RFC (MG)

Hello,

The following link is a request for comments for the proposed Greensway Subdivision.

Please ensure all comments have been submitted by January 17, 2025, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Greensway](#)

Feel free to contact me if you have any questions.

Have a great day,  
Matthew Goddard  
Platting Technician  
907-861-7881

[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)



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

## Department of Transportation and Public Facilities

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, AK 99519-6900  
Main: 907-269-0520  
Fax: 907-269-0521  
[dot.alaska.gov](http://dot.alaska.gov)

January 16, 2025

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 the following comments:

- **Greenfields 19-1; WA 05 HLS Estrada; Plat #77-119 (Pittman Road)**
  - No objection to lot division.
  - All lots to take access from N Autumn Lane.
  - Add plat note: "No direct access from Lot 1 to Pittman Road."
  - Subsequent development and subdivision of Lot 1 will require continued access through N Autumn Lane.
  - No new utility connections through Pittman Road or Pittman Road right of way.
  - Please be advised that this plat is within the boundary of DOT&PF project [HSIP: Pittman Road Shoulder Widening and Slope Flattening](#), which may affect Lot 1. Further questions can be directed to the project manager, Kristina Busch, at [kristina.busch@alaska.gov](mailto:kristina.busch@alaska.gov) or (907) 269-0567.
- **The Cove at Jean Lake; WI 15 Pilch – Schwager's Subdivision; Plat #98-126 (Long Lake Road)**
  - No objection to the proposed subdivision.
  - Request dedicate 50 feet of right of way along Lot 4 at Long Lake Road.
  - Private entry gates should be located within subdivision roads at locations that allow for vehicles waiting for gate access to queue on subdivision roads and not Long Lake Road. Gate location may need to be defined when the Approach Road is going through the permitting process.
  - Recommend secondary subdivision emergency access connectivity through Lot 4B with subsequent development of Lot 4B. Recommend southeastern subdivision road connect to Lot 4B near lots 11 and 12 to provide future connectivity.
  - DOT&PF recommends subdivision replat access along the common lot line with Lots 4 and 4B to allow a consolidated intersection at Long Lake Road with Sides Drive.

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

DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

- No additional access points will be permitted.
- DOT&PF supports and recommends extension of Frontage Road from the west across the southern portion of both Lots 1 and 2.
- Construction of Frontage Road could change access for Lot 2, require Lot 2 access from the Frontage Road instead of the Palmer-Wasilla Highway, and require the addition of a plat note noting no direct access to the Palmer-Wasilla Highway for Lot 2.
- Recommend dedication of portion of Lot 1 right of way to match existing Frontage Road right of way to the west of Lot 1 at Midtown Est I RSB B/12 L6&T1&4 Block 12 Lot 3.

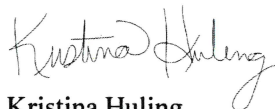
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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, Highway Design Chief, 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  
Anna Bosin, Traffic & Safety Engineer, DOT&PF

Aligning access points across common alignments along Long Lake Road allows for safer turning conditions for users and a consolidated intersection for future capital improvements from both DOT&PF and MSB.

- Any proposed connection to a DOT&PF facility will need to meet state design standards.
- DOT&PF will permit two access points to Long Lake Road – one for subdivision and one for Lot 4 and 4B, please plan accordingly.
- Add plat note: “No direct access to Long Lake Road for Lot 30, 31, 32, 1, 2, 3, and 4.”
- No direct access to all lots adjacent to Long Lake Road, except for Lot 4B. Lots 30, 31, 32, 1, 2, and 3 must take access through private subdivision road. Lot 4 and Lot 4B to share one access to Long Lake Road.
- Dedicate a common access easement for lots 4 and 4B. Subsequent development for Lot 4 and 4B will be required to continue access through the common access easement. No additional access to Long Lake Road will be permitted.
- Applicant must apply for an approach road permit for unnamed subdivision road where it connects to Long Lake Road.
- Platting actions trigger a change of use and require existing driveway permits to be reapplied for. DOT&PF requires Lot 4 and 4B apply for a shared driveway permit for existing access onto Long Lake Road. Subsequent development of both Lot 4 and 4B will require continued use of existing driveway and may require upgrading to an approach road. No new access points to Long Lake Road will be authorized.
- Driveway permits and Approach Roads can be applied for at DOT&PF’s online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF’s Right of Way division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- Utilities should be consolidated to connect through internal roads and accesses, and limit connection points through Long Lake Road. Subsequent development should utilize existing utility connects.
- A Traffic Impact Analysis (TIA) may be required if the approach roads to Long Lake Road are likely to generate traffic counts of greater than 100 trips per hour. A limited TIA may be required if the private gates impact traffic on Long Lake Road.
- [The Parks Highway Access Development Plan](#) manages Parks Highway and Parks Highway corridor access, including parallel alignments which serve to mitigate safety concerns along the Parks Highway. Long Lake Road is a parallel western corridor alignment to the Parks Highway in the Willow area. It has a functional class of minor collector. This means that it serves the community in Willow as a road providing connectivity from various local roads and through to the interstate (Parks). It is to the benefit of the community of Willow, MSB, and DOT&PF, to consider the impacts of development that could affect safety along this corridor. This is why DOT&PF recommends the above conditions.

- **Greensway; WA 08 HLS Green (MG) (Palmer-Wasilla Highway)**

- Lot 1 must remove and obliterate existing access to the Palmer-Wasilla Highway, and take access from the existing Frontage Road.
- Add plat note: “No direct access to Palmer-Wasilla Highway for Lot 1.”
- Lot 2 will be permitted one access to the Palmer-Wasilla Highway. Platting actions invalidate existing driveway permits. Reapply for driveway access for Lot 2 after the plat is recorded. Driveway permits and Approach Road Review can be applied for at DOT&PF’s online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact

## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Tuesday, January 14, 2025 3:15 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons; Huling, Kristina N (DOT)  
**Subject:** RE: Greensway RFC (MG)

Matthew,

Comments: PD&E recommends petitioner discuss access with AKDOT onto the Palmer-Wasilla Highway from Lot 2. According to SCM B03 (B), PD&E recommends the frontage road to the west be extended across the subdivision so that access to Lots 1 and 2 be taken from the frontage road rather than the Palmer-Wasilla Highway.

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, January 8, 2025 11:35 AM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; APP <stark@mtaonline.net>; Dee McKee <Dee.McKee@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** Greensway RFC (MG)

Hello,

The following link is a request for comments for the proposed Greensway Subdivision.  
Please ensure all comments have been submitted by January 17, 2025, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Greensway](#)

Feel free to contact me if you have any questions.

Have a great day,  
Matthew Goddard  
Platting Technician  
907-861-7881

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Wednesday, January 8, 2025 11:47 AM  
**To:** Matthew Goddard  
**Subject:** RE: Greensway RFC (MG)

Thank you sir. No comments from the Permit Center.

### Brandon Tucker

Permit Technician

[Matanuska-Susitna Borough Permit Center](#)

350 E Dahlia Ave

Palmer AK 99645

P (907) 861-7871

F (907) 861-8158

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>

**Sent:** Wednesday, January 8, 2025 11:35 AM

**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; APP <stark@mtaonline.net>; Dee McKee <Dee.McKee@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop

**Subject:** Greensway RFC (MG)

Hello,

The following link is a request for comments for the proposed Greensway Subdivision.

Please ensure all comments have been submitted by January 17, 2025, so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Greensway](#)

Feel free to contact me if you have any questions.

Have a great day,

Matthew Goddard

Platting Technician

907-861-7881

[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)



**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

January 9, 2025

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 abbreviated plat and has no comments or recommendations.

- **GREENSWAY**  
**(MSB Case # 2025-004)**

If you have any questions, please feel free to contact me at 334-7944 or by email at [james.christopher@enstarnaturalgas.com](mailto:james.christopher@enstarnaturalgas.com).

Sincerely,

A handwritten signature in black ink that reads "James Christopher". The signature is written in a cursive, flowing style.

James Christopher  
Right of Way & Compliance Agent  
ENSTAR Natural Gas Company, LLC



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)

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH POINT 701, A RECOVERED PLASTIC CAP ON REBAR WITH A NETWORK GNSS GEODETIC POSITION OF 61°35'59.04"N 149°13'49.36"W
3. 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.
4. 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.
5. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED ON NOVEMBER 15, 1984 IN BOOK 390, PAGE 20 AND RE-RECORDED ON FEBRUARY 16, 1985 IN BOOK 402, PAGE 637.
7. THIS SUBDIVISION IS ENCUMBERED BY A MEA BLANKET EASEMENT RECORDED ON JUNE 7, 1957 IN BK. 23, PG. 271.

LEGEND

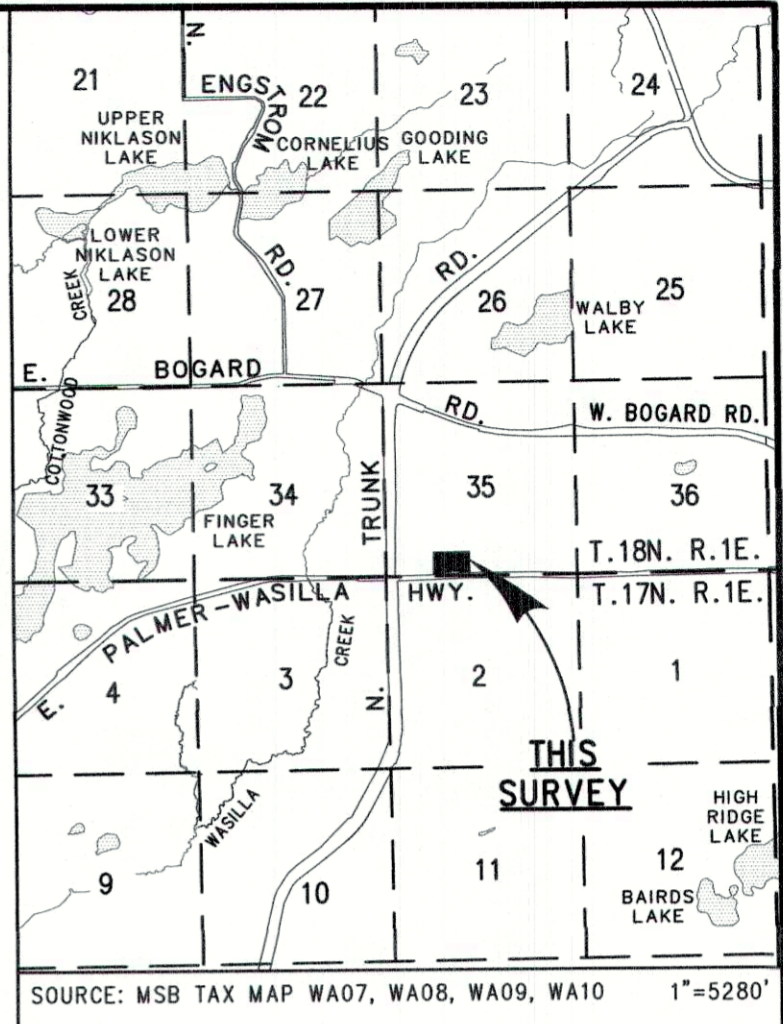
- ⊕ RECOVERED ALUMINUM CAP ON 5/8" REBAR
- ⊙ RECOVERED PLASTIC CAP ON 5/8" REBAR
- RECOVERED 5/8" REBAR
- Ⓢ RECOVERED IRON ROD
- ⊕ SET PLASTIC CAP ON 5/8"x30" REBAR

- N74°58'11"W 255.65' MEASURED DATA
- (N74°45'W) (254.70') RECORD PER PLAT (2003-152)
- [N74°45'W] [254.70'] RECORD PER PLAT (93-130)
- {N74°45'W} {254.70'} RECORD PER DEEDS (2018-007234-0 & 2019-002937-0)
- <N74°45'W> <254.70'> RECORD PER RECORD OF SURVEY (2016-135)
- 701 SURVEY POINT NUMBER
- 1 BLOCK NUMBER

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 \_\_\_\_\_ DATE \_\_\_\_\_  
(MATANUSKA-SUSITNA BOROUGH)



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

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.

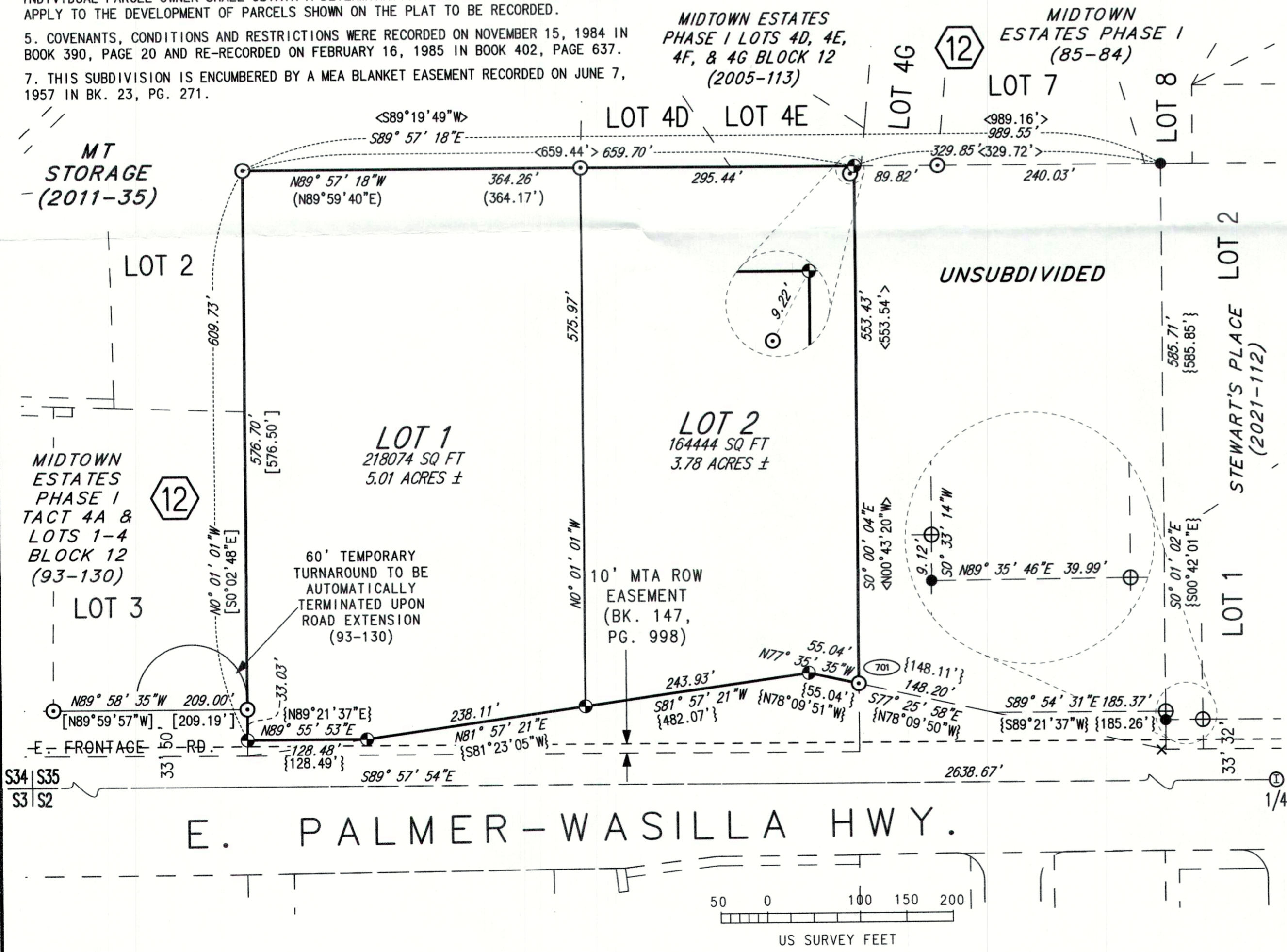
LOUIS HAYDEN GREEN JR. \_\_\_\_\_ DATE \_\_\_\_\_  
P.O. BOX 3432  
PALMER, AK 99645

BRYCE K. WARNKE-GREEN \_\_\_\_\_ DATE \_\_\_\_\_  
P.O. BOX 3432  
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_



RECEIVED  
Agenda Copy  
DEC 1 2 2024  
PLATTING

A PLAT OF  
**GREENSWAY**  
A SUBDIVISION OF  
THE SW 1/4, SE 1/4, SW 1/4, SEC. 35, T.18N. R.1E. S.M.  
EXEMPTING THEREFROM THAT PORTION CONVEYED  
TO AK D.O.T. IN BOOK 227, PAGE 88 AND  
EXEMPTING THEREFROM THAT PORTION CONVEYED  
TO AK D.O.T. & P.F. RECORDED AT DOCUMENT  
#2018-007234-0  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
LOCATED WITHIN  
SW 1/4 SEC. 35, T.18N. R.1E. SM, AK  
CONTAINING 8.79 ACRES MORE OR LESS

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