

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Kayla Smith

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin



PLATTING BOARD
Chris Chiavetta, District 1
Michael Liebing, District 2
Vacant, District 3
Vice Chair Amanda Salmon, District 4
Chair Michelle Traxler, District 5
Sandra Kreger, District 6
Sidney Bertz, District 7
Karla McBride, Alternate A
Robert Hallford, Alternate B

PLATTING BOARD AGENDA **ASSEMBLY CHAMBERS** **350 E DAHLIA AVENUE PALMER**

PLATTING BOARD MEETING **1:00 P.M.** **June 5, 2025**

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: You can submit written comments by email to platting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

TELEPHONIC TESTIMONY: (Audio only)

(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Wednesday before the meeting.)

- Dial 1-855-290-3803; you will hear “Joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

OBSERVE: You can observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough – YouTube

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

A. May 1, 2025

3. AUDIENCE PARTICIPATION & PRESENTATIONS

A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)

4. UNFINISHED BUSINESS

A. **SECON PUE:** The request is to create a 60' X 3138'+/- Public Use Easement on Tax Parcel D1, containing 188,280 sf (4.32 acres +/-), to be known as **SECON PUE**. The proposed Public Use Easement is located south of S. Glenn Highway and directly south of E. Grandview Road; (Tax ID 17N01E24D001); located within the S ½ Section 24, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2.

This case was continued from the June 6, 2024 meeting. (Petitioner/Owner: Secon Inc, Staff: Chris Curlin, Case # 2024-055)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **ERMINE LAKE TRACT C:** The request is to create 2 lots from Tract C, Waver Resolution No. 76-13, of US Survey 5519, recorded as 79-25W, (Tax ID#U05519-30L00T), to be known as **ERMINE LAKE TRACT C**, containing 21.77 acres +/- . The proposed Lot 2 will have water access. The property is directly east of Jean Lake, directly east of N. Parks Highway at MP 156 +/- and on the eastern shore of Ermine Lake; within the N ½ Section 31, T32 North, Range 3 West, Seward Meridian, Alaska. In Assembly District #7. (Petitioner/Owner: Lynda Klaes, Staff: Chris Curlin, Case # 2025-045)

B. **COOPER WOODS PH. II LOT 16B, BLOCK 1:** The request is to vacate a portion (2.23' by 32.44') of R.O.W, on Lot 16A, Cooper Woods PH II Lots 16A, Block 1 & 8A, Block 2, (Plat #2022-134), (Tax ID 8334B01L016A), to be known as **COOPER WOODS PH.II LOT 16B, BLOCK 1**. The property is located directly south of E. Gemini Lane and directly west of N. Cavanaugh Circle; within the NE ¼ Section 09, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. (Petitioner/Owner: Marylu Lavine, Staff: Chris Curlin, Case # 2025-051)

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (If needed)

○ Definition: Law. To hear and settle an issue or a question regarding code.

B. Upcoming Platting Board Agenda Items (Staff: Fred Wagner & Clerk: Kayla Smith)

- June 19, 2025, Platting Board Meeting, we have 3 cases to be heard:
 - Forest Song Acres
 - Bear Street Agape
 - Utopia View II

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 1, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, 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. Michael Liebing, District Seat #2
Ms. Amanda Salmon, District Seat #4
Ms. Michelle Traxler, District Seat #5
Ms. Sandra Kreger, District seat #6
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

District seat #3, Vacant
Mr. Sidney Bertz, District seat #7
Mr. Robert Hallford, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Kayla Smith, 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 Liebing made motion to approve the Agenda. Platting Member McBride seconded.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- April 17, 2025.

MOTION: Platting Member Kreger made motion to approve April 17, 2025 Minutes.
Platting Member Liebing 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. **ROCKIN ELK**: The request is to create 4 lots from Parcel 3, MSB Waiver Resolution 91-10-PWm (Recorded as 91-57W),(Tax ID# 17N02E14D012) and dedicate a 2,752.92 Square Foot Public Use Easement, to be known as Rockin Elk, containing 9.58 acres +/- . The property is directly east of S. Rock Ridge Road, and directly east of E. Northbridge Road; within the SE ¼ Section 14, Township 17 North, Range 2 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District #1. (Petitioner/Owner: Sally Weiland / Todd Weiland / Larry Weiland Living Trust, Staff: Chris Curlin, Case #2025-036)

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

Kayla Smith provided the mailing report:

- Stating that 46 public hearing notices were mailed out on April 7, 2025.

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, Craig Hanson chose not to speak.

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 spoke.

MOTION: Platting Member Liebinger made a motion to approve the preliminary plat of Rockin Elk. Platting Member Kreger seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- B. **BELLA RIDGE MSP**: The request is to create 48 lots and 1 tract by a three phase master plan from Lot 4, Penn Jersey Estates, Plat #2022-101, to be known as Bella Ridge MSP, containing 93.58 acres +/- . Dedication and construction of Internal roads is being proposed to serve as access for all lots. The property is located south of W. Parks Highway, north of Lucille Creek, and directly east of S. Ridgecrest Road (Tax ID # 8312000L004); within the W ½ Section 17, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #5. (*Petitioner/Owner: Pink Flamingo, LLC, Staff: Matthew Goddard, Case #2025-038*)

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

Kayla Smith provided the mailing report:

- Stating that 154 public hearing notices were mailed out on April 7, 2025.

Staff gave an overview of the case:

- Staff mentions that Conditions of Approval have been updated to change phrasing in Condition of Approval 7 (j) "Drainage improvements" to "Drainage basins"
- Staff recommends approval with 10 conditions and 7 findings of facts.

Platting Member Liebinger had questions for staff.

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

The petitioner's representative, Gary LoRusso 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 Maxwell Sumner spoke.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Bella Ridge MSP. Platting Member Salmon seconded the motion.

Discussion ensued.

MOTION: Platting Member Liebing moved to amend Condition of Approval 7 (j). Platting Member Salmon seconded.

VOTE: The motion passed without objection.

VOTE: The main motion passed without objection.

- C. **NORTH VILLAGE MSP**: The request is to create 46 lots by a five phase master plan from Tax Parcel B19, created by Warranty Deed recorded at 2010-013191-0, to be known as North Village MSP, containing 39.99 acres +/- . The proposed design will utilize the City of Palmer water system. The property is located east of N. 49th State Street, north of E. Palmer-Wasilla Highway, and directly north of W. Bogard Road (Tax ID# 18N01E36B019); within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Farm Loop Community Council and in Assembly District #2. (*Petitioner/Owner: WM Construction, LLC, Staff: Chris Curlin, Case #2025-040*)

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

Kayla Smith provided the mailing report:

- Stating that 79 public hearing notices were mailed out on April 7, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 13 conditions and 9 findings of facts with the exception of Condition of Approval 6 (k) since it does not apply to this subdivision.

Platting Member Chiavetta had questions for staff.

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

The petitioner's representative, Craig Hanson chose not to speak.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Debbie Tuomi

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 spoke.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of North Village MSP. Platting Member Kreger seconded the motion.

Discussion ensued.

MOTION: Platting Member Liebing made motion to remove the Condition of Approval 6 (k). Platting Member Kreger seconded.

VOTE: The motion passed without objection.

VOTE: The main motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

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

- We have no cases scheduled for the May 15th Platting Board.
- There are 3 cases scheduled for June 5, 2025 Platting Board so far.
 - Ermine Lake Tract C
 - Cooper Woods Phase 1 Lot 16 B
 - Secon PUE

Wyatt Anderson addressed the Board and let them know he's enjoyed working here.

9. BOARD COMMENTS.

- Chiavetta will not here for the June meeting

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:43 PM**.

ATTEST:

MICHELLE TRAXLER
Platting Board Chair

KAYLA SMITH
Platting Board Clerk

UNFINISHED
BUSINESS

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 5, 2025

PRELIMINARY PLAT: SECON PUE

LEGAL DESCRIPTION: SEC 24, T17N, R01E S.M., AK

PETITIONERS: SEACON INC

SURVEYOR/ENGINEER: R&K LAND SURVEYING, LLC / HOLLER ENGINEERING

ACRES: 4.32 +/- PARCELS: N/A

REVIEWED BY: CHRIS CURLIN CASE #: 2024-055

REQUEST: The request is to create a 60' X 3138'+/- Public Use Easement on Tax Parcel D1, containing 188,280 sf (4.32 acres +/-). The proposed Public Use Easement is located south of S. Glenn Highway and directly south of E. Grandview Road; located within the S ½ Section 24, Township 17 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
PUE Application	EXHIBIT B – 1 pg
Public Use Easement Drawing & Legal Description	EXHIBIT C – 2 pgs
Statement of Constructability	EXHIBIT D – 1 pg
Plan and Profile	EXHIBIT E – 2 pgs

AGENCY COMMENTS

ADF&G	EXHIBIT F – 1 pg
Department of Public Works Pre-Design & Engineering	EXHIBIT G – 1 pg

DISCUSSION: The proposed Public Use Easement (PUE) is located near the northern boundary of Tax Parcel D1. Petitioner has submitted the Application for Public Use Easement Acceptance, a legal description and a scaled drawing showing the location of the PUE (**Exhibit B**). A Statement of Constructability (**Exhibit C**) has been submitted by the surveyor, pursuant to MSB 43.15.021 Public Use Easement Acceptance Procedure. If approved, the PUE will be accomplished by a Public Use Easement document, pursuant to MSB 43.20.021(H).

Comments:

ADF&G (**Exhibit F**) Alaska Department of Fish and Game (ADF&G) has reviewed this platting action to create a public use easement south of the Glenn Highway and Grandview Road. ADF&G has **no objections** to the proposed platting actions. Thank you for the opportunity to review and comment on this platting action.

MSB Pre-Design & Engineering (**Exhibit G**) The Range number in the title block is incorrect. A COA should be placed that the petitioner obtain an encroachment permit for the abandoned railroad tracks (this has already been applied for).

Staff notes these are conditions 3 & 6.

Utilities: ENSTAR, GCI, MTA and MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Road Service Area #16 South Colony; MSB Community Development, or Assessments; ENSTAR, GCI, MTA or MEA; or the public. Comments received after, if any, will be found in the handouts.

CONCLUSION: The Public Use Easement is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.021 Public Use Easement Acceptance Procedures. There were no objections from any federal or state agencies, Borough departments or utilities. There were no objections from the public in response to the Notice of Public Hearing.

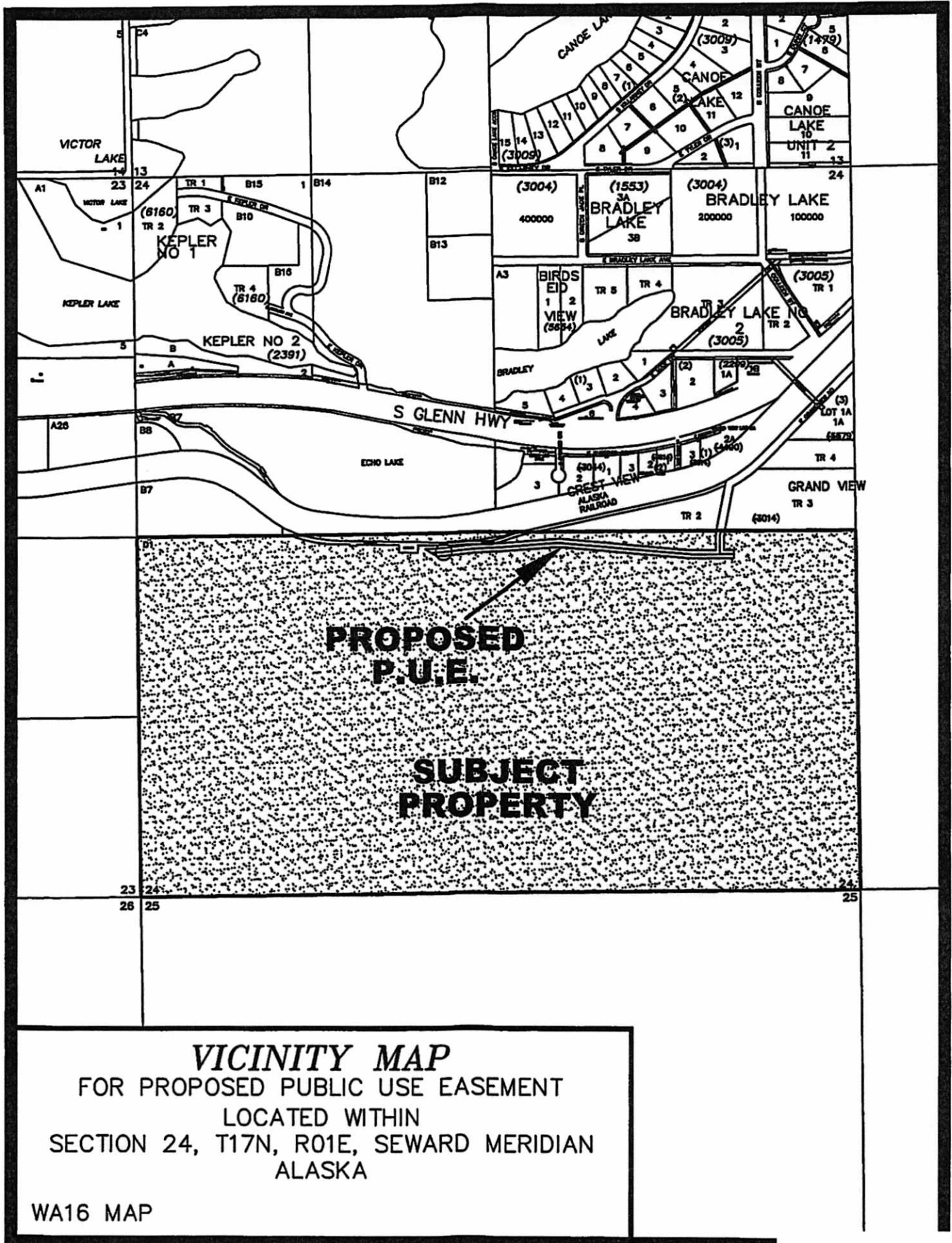
FINDINGS OF FACT

1. The Public Use Easement is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.021 Public Use Easement Acceptance Procedures.
2. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Road Service Area #16 South Colony; MSB Planning, or Assessments; MEA or MTA
3. There were no objections from any federal or state agencies, Borough Department, or utilities.
4. There were no objections from the public in response to the Notice of Public Hearing.

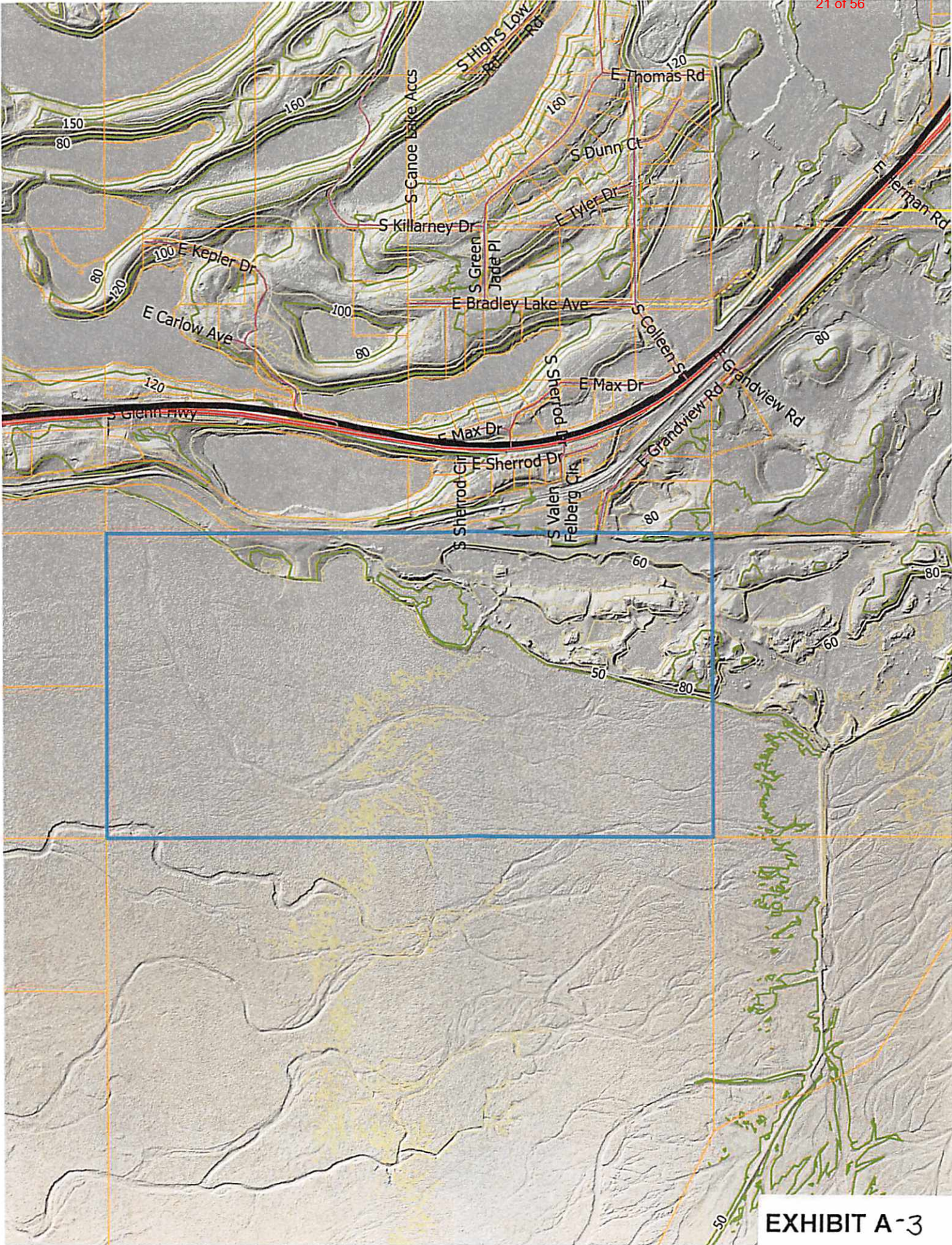
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the Public Use Easement, within Section 24, Township 17 North, Range 01E, 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 and submit Beneficiary Affidavit for any holders of a beneficial interest for each phase plat.
3. Obtain an encroachment permit for the Railroad ROW.
4. Pay postage and advertising fees.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Create a Public Use Easement document to be recorded in full compliance with Title 43.







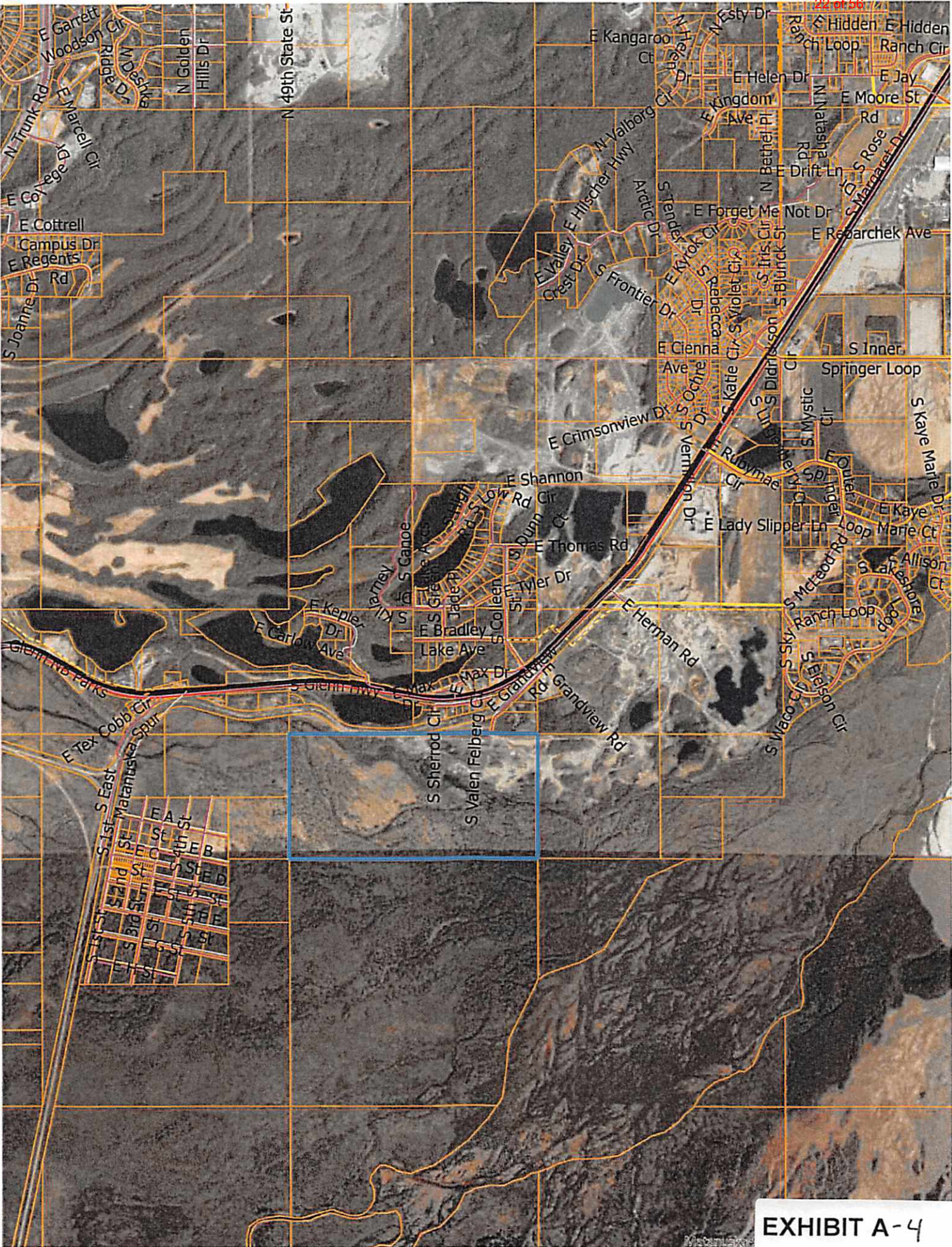


EXHIBIT A-4

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

APPLICATION FOR PUBLIC USE EASEMENT ACCEPTANCE

LOCATED IN THE (aliquot part) S 1/2 of
24 Section(s) 17N Township(s) 1E Range(s) Seward Meridian, Alaska

SUPPORTIVE
DATA

REQUIRED AT TIME OF SUBMITTAL:

- ☒ LEGAL DESCRIPTION OF PROPOSED EASEMENT
(by Registered Land Surveyor if description is by metes and bounds)
- ☒ SCALED DRAWING OF EASEMENT DEPICTING LOCATION
- ☒ PROOF OF CONSTRUCTIBILITY
- ☒ FEE \$500.00
- ☒ CERTIFICATE TO PLAT (provided by a local title company)

RECEIVED

MAR 29 2024

PLATTING

APPLICANT Name: Secor, Inc. Email: rdun@alaska.com

OR Mailing Address: 4000 Old Seward Hwy #101 Anchorage AK Zip: 99503

OWNER Contact Person: Robert Don Phone: 273-1000

SURVEYOR Name (FIRM): R&K Land Surveying, LLC Email: rklandsurveying@gmail.com

Mailing Address: Po Box 606 Willow, AK Zip: 99688

Contact Person: Rick Wentworth Phone: 495-0047

ENGINEER Name (FIRM): N/A Email: _____

Mailing Address: _____ Zip: _____

Contact Person: _____ Phone: _____



APPLICANTS SIGNATURE

DATE 2/27/24

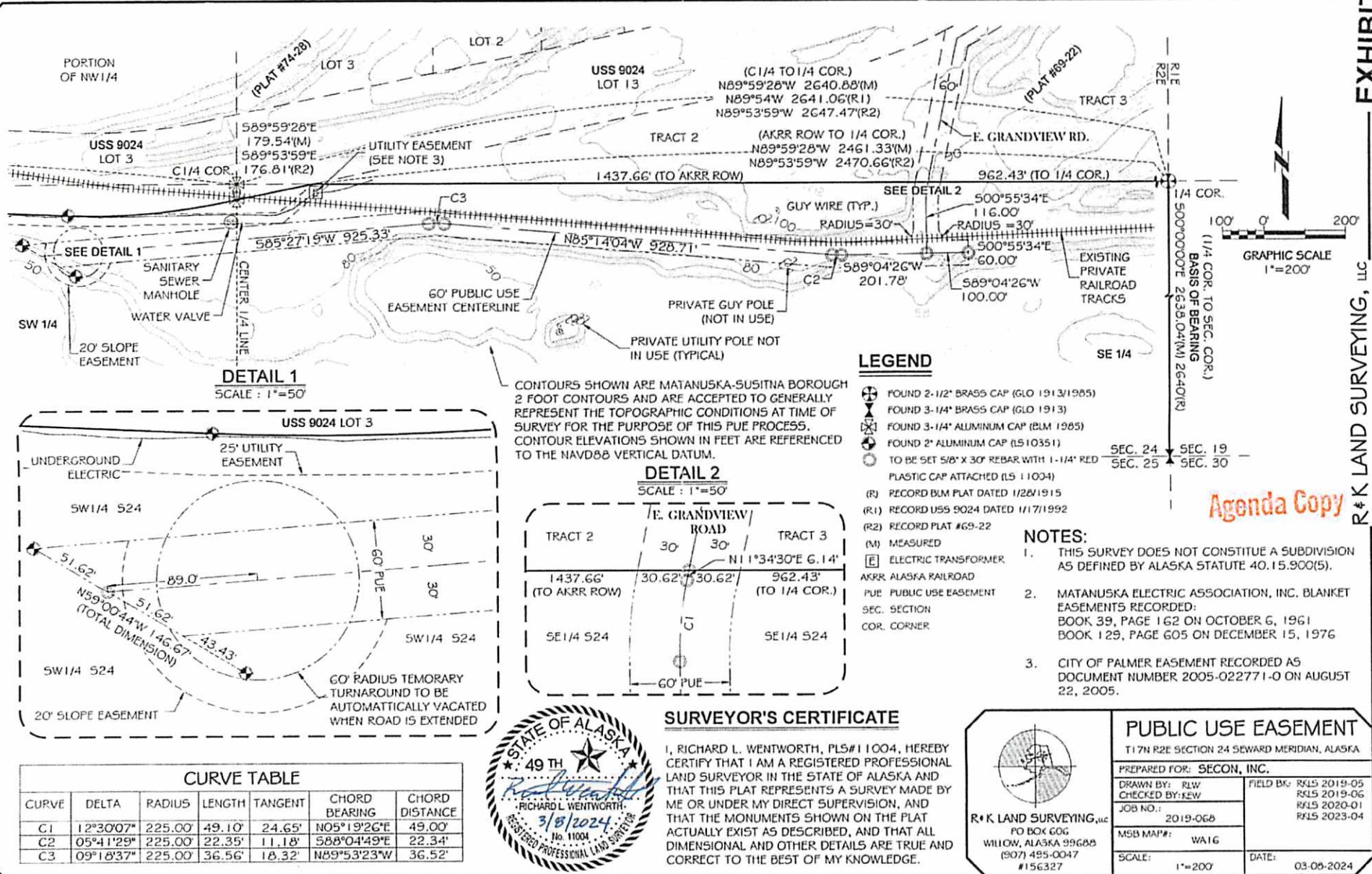
THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL
STANDARDS AS NOTED ABOVE.

4/8/2024
DATE


PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 6/6/2024



LEGAL DESCRIPTION

PUBLIC USE EASEMENT

WITHIN THE

S1/2 SECTION 24, T17N, R1E, SEWARD MERIDIAN, ALASKA

The centerline of this 60 feet wide public use easement is more particularly described as follows:

Commencing at the one-quarter corner common to Section 24 of T17N, R1E, S.M., AK and Section 19 of T17N, R2E, S.M., AK marked with an official Bureau of Land Management brass capped monument;

Thence N 89° 59' 28" W along the center 1/4 line of Section 24, a distance of 993.05 feet to the intersection with the centerline of E. Grandview Road and the POINT OF BEGINNING; thence S 11° 34' 30" W a distance of 6.14 feet; thence along a curve concave to the southeast, having a radius of 225.00 feet, a distance of 49.10 feet through a central angle of 12° 30' 07"; thence S 00° 55' 34" E a distance of 116.00 feet to an intersection point; thence N 89° 04' 26" E a distance of 100.00 feet to the most easterly terminus point of this description;

Beginning again from the previously mentioned intersection point, lying S 89° 04' 26" W a distance of 100.00 feet from the most easterly terminus point of this description; thence S 89° 04' 26" W a distance of 201.78 feet; thence along a curve concave to the northeast, having a radius of 225.00 feet, a distance of 22.35 feet through a central angle of 05° 41' 29"; thence N 85° 14' 04" W a distance of 928.71 feet; thence along a curve concave to the southwest, having a radius of 225.00 feet, a distance of 36.56 feet through a central angle of 09° 18' 37"; thence S 85° 27' 19" W a distance of 925.33 feet to a point on a line that bears N 59° 00' 44" W and S 59° 00' 44" E, this point also being the most westerly terminus point of this description. The side lines of this 60 foot wide public use easement shall extend or retract to the north boundary of the S1/2 of Section 24 and shall also extend or retract to the westerly terminus line which bears N 59° 00' 44" W and S 59° 00' 44" E.



R & K Land Surveying, LLC
PO Box 606
Willow, Alaska 99688
Office: (907) 495-0047
Email: rklandsurveying@gmail.com

March 8, 2024

RE: S1/2 Section 24 within Township 17 North Range 1 East Seward Meridian, AK
Public Use Easement Constructability letter

Matanuska-Susitna Borough
MSB Platting Officer
350 East Dahlia Avenue
Palmer, Alaska 99645
Attn: Fred Wagner

Mr. Wagner,

This letter is being provided regarding the constructability of a residential road within the proposed public use easement within the S1/2 Section 24 within Township 17 North Range 1 East Seward Meridian, AK. The proposed public use easement is located within an old gravel extraction site with various access routes that have been in use. The proposed route essentially follows one of these routes and is currently in use for various tasks by the land owner. Private overhead electric utility lines have been removed as well as nearby utility poles supporting these overhead lines. There is a private rail line that is not currently in use, but the land owner is working closely with the Alaska Railroad Corporation in order to keep the rail in place for potential future use. The proposed public use easement was designed with the support and approval of the Alaska Railroad Corporation via phone calls and various emails.

The proposed public use easement follows a route that has a gravel base that could be used for road construction and 2011 MSB contour data indicates that if a residential road were to be constructed, vertical centerline grades would not exceed 6%.

The following documents are provided in support of the proposed public use easement:

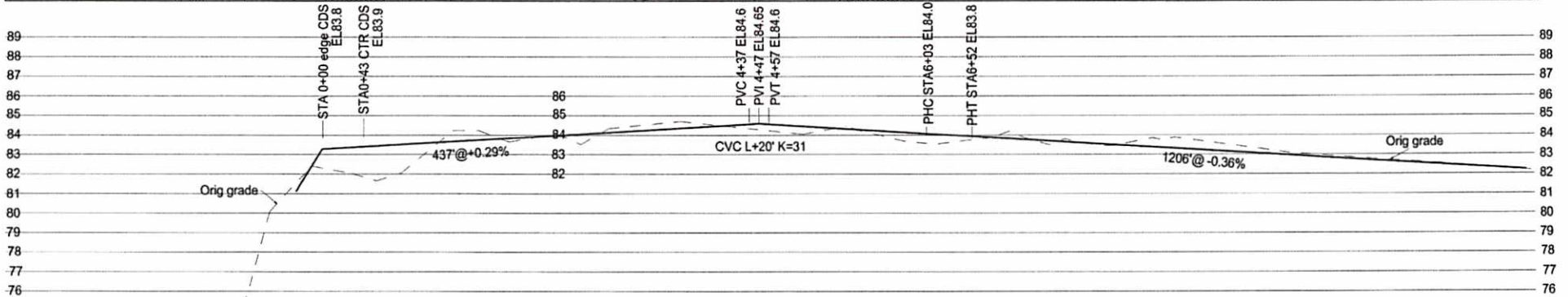
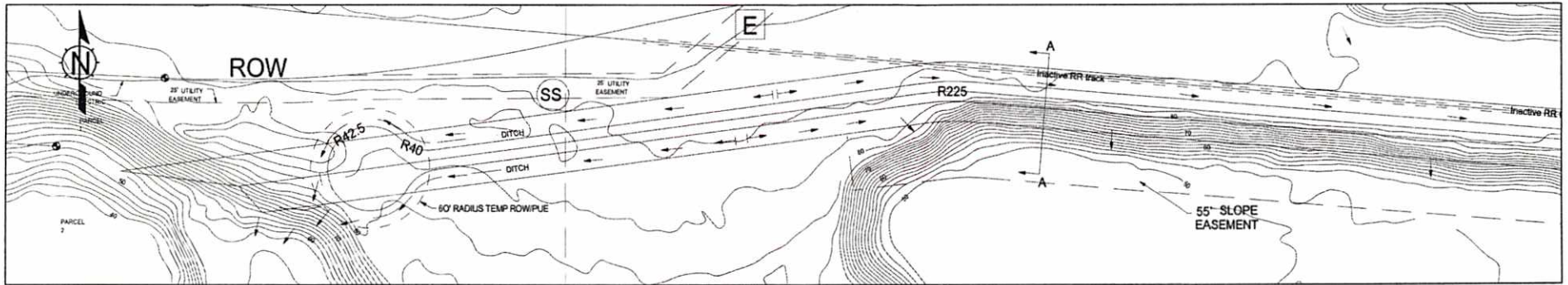
- 2022 MSB imagery of the local area
- 2019 MSB imagery of the local area
- 2011 MSB contours of the local area
- 2019 photograph of current access condition along existing rail line

If you have any questions, please do not hesitate to contact me.

Sincerely,

Richard Wentworth, PLS, CFeds
Owner/Land Surveyor

Plan 1"=100'

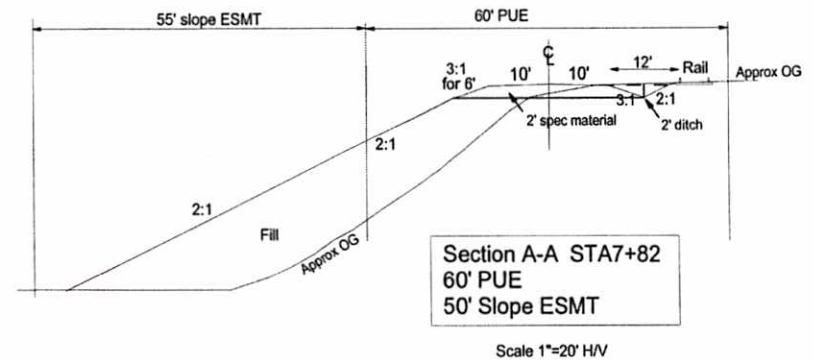


CL Profile 1"=100'H/5'V 25 MPH Design

Note:

- 1 Grades/elevations are relative only, by others from MSB 2' LiDAR countours, not verified.
- 2 Arrows denote proposed drainage pattern.

Proposed E. Grandview Road Extension
Pioneer Standard / 25 MPH (P1 of 2)

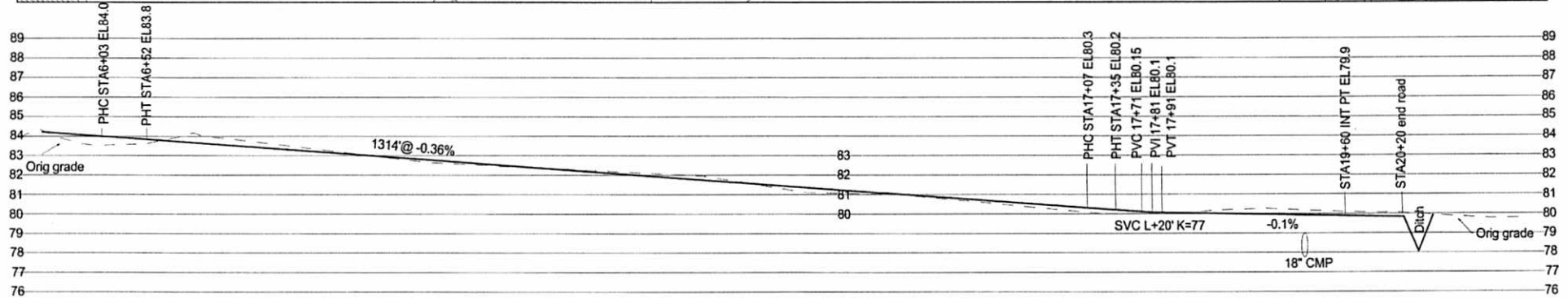


Job # 24040

Scale: varies

Date 1-16-2025

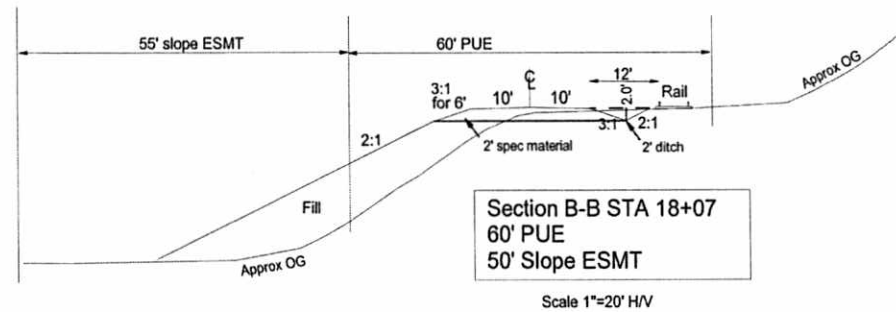
Plan 1"=100'



Note:

- 1 Grades/elevations are relative only, by others from MSB 2' LiDAR countours, not verified.
- 2 Arrows denote proposed drainage pattern.

Proposed E. Grandview Road Extension
Pioneer Standard / 25 MPH (P2 of 2)



Job # 24040

Scale: varies

Date 1-16-2025

Chris Curlin

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Friday, May 9, 2025 1:16 PM
To: Chris Curlin
Subject: RE: RFC SECON (CC)

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

Hi Chris,

Alaska Department of Fish and Game (ADF&G) has reviewed this platting action to create a public use easement south of the Glenn Highway and Grandview Road. ADF&G has **no objections** to the proposed platting actions. Thank you for the opportunity to review and comment on this platting action.

Colton Percy
Habitat Biologist
Access Defense Program
Alaska Department of Fish and Game
Division of Wildlife Conservation

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, April 25, 2025 4:47 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>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR SCRO (DNR sponsored) <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>; Myers, Sarah E E (DFG) <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>; Jon Roder <roderj@akrr.com>; Kate Dueber <DueberK@akrr.com>; gatewaycommunitycouncil@gmail.com; stark@mtaonline.net; Stephanie Nowers <stephanienowersdistrict2@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 SECON (CC)

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The following link contains a Request for Comments for the creation of a Public Use Easement on 17N01E24D001. Comments are due by May 9, 2025. Please let me know if you have any questions.

 [SECON PUE 2025](#)

Chris Curlin

From: Pre-Design & Engineering
Sent: Tuesday, April 29, 2025 2:56 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Daniel Dahms
Subject: RE: RFC SECON (CC)

Chris,

The Range number in the title block is incorrect. A COA should be placed that the petitioner obtain an encroachment permit for the abandoned railroad tracks (this has already been applied for).

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, April 25, 2025 4:47 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>; Jon Roder <roderj@akrr.com>; Kate Dueber <DueberK@akrr.com>; gatewaycommunitycouncil@gmail.com; stark@mtaonline.net; Stephanie Nowers <stephanienowersdistrict2@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 SECON (CC)

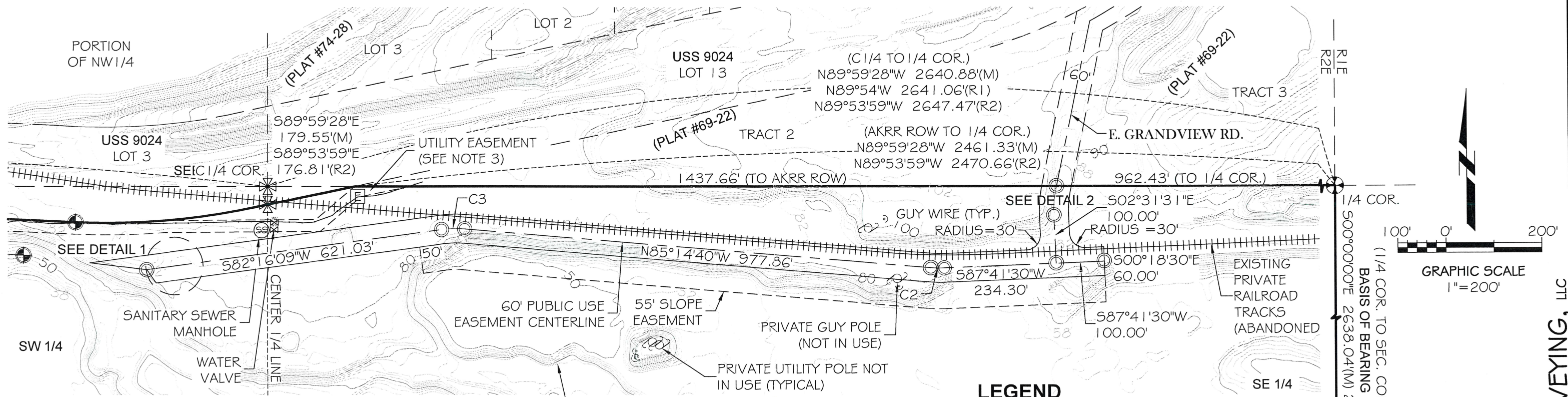
Hello,

The following link contains a Request for Comments for the creation of a Public Use Easement on 17N01E24D001. Comments are due by May 9, 2025. Please let me know if you have any questions.

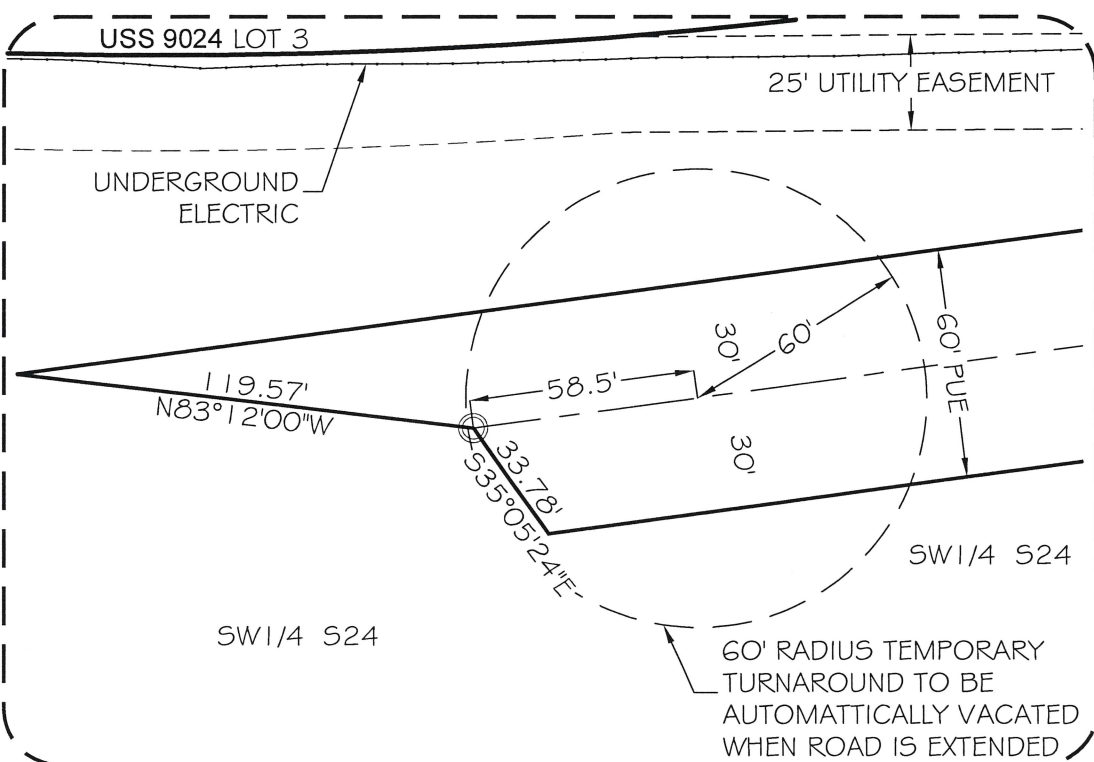
 [SECON PUE 2025](#)

Sincerely,

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

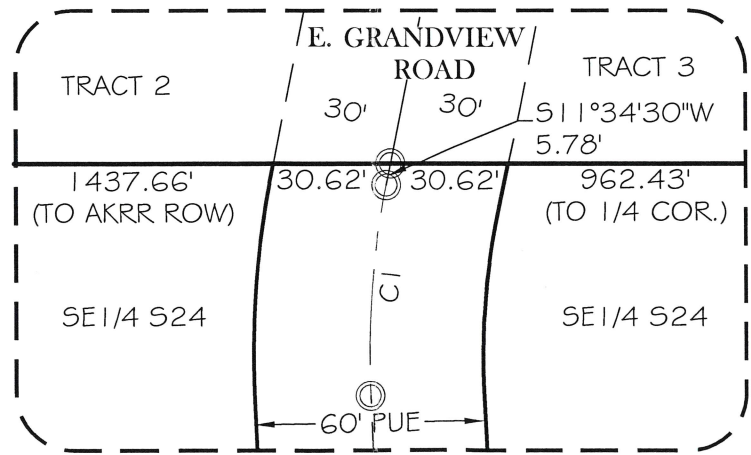


DETAIL 1
SCALE: 1"=50'



CONTOURS SHOWN ARE 2011 MATANUSKA-SUSITNA BOROUGH 2 FOOT CONTOURS AND ARE ACCEPTED TO GENERALLY REPRESENT THE TOPOGRAPHIC CONDITIONS AT TIME OF SURVEY FOR THE PURPOSE OF THIS PUE PROCESS. CONTOUR ELEVATIONS SHOWN IN FEET ARE REFERENCED TO THE NAVD88 VERTICAL DATUM.

DETAIL 2
SCALE: 1"=50'



LEGEND

- FOUND 2-1/2" BRASS CAP (GLO 1913/1985)
- FOUND 3-1/4" BRASS CAP (GLO 1913)
- FOUND 3-1/4" ALUMINUM CAP (BLM 1985)
- FOUND 2" ALUMINUM CAP (LS10351)
- SET 5/8" X 30" REBAR WITH 1-1/4" RED PLASTIC CAP ATTACHED (LS 11004)
- (R) RECORD BLM PLAT DATED 1/28/1915
- (R1) RECORD USS 9024 DATED 1/17/1992
- (R2) RECORD PLAT #69-22
- (M) MEASURED
- E ELECTRIC TRANSFORMER
- AKRR ALASKA RAILROAD
- PUE PUBLIC USE EASEMENT
- SEC. SECTION
- COR. CORNER

NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY ALASKA STATUTE 40.15.900(5).
- MATANUSKA ELECTRIC ASSOCIATION, INC. BLANKET EASEMENTS RECORDED:
BOOK 39, PAGE 162 ON OCTOBER 6, 1961
BOOK 129, PAGE 605 ON DECEMBER 15, 1976
- CITY OF PALMER EASEMENT RECORDED AS DOCUMENT NUMBER 2005-022771-0 ON AUGUST 22, 2005.

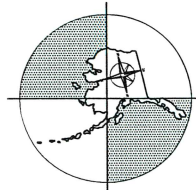
Agenda Copy

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	14°06'01"	225.00'	55.37'	27.83'	N04°31'29"E	55.23'
C2	07°03'50"	225.00'	27.74'	13.89'	S88°46'35"E	27.72'
C3	12°29'11"	225.00'	49.03'	24.61'	S88°30'44"W	48.94'



SURVEYOR'S CERTIFICATE

I, RICHARD L. WENTWORTH, PLS#11004, 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.



R&K LAND SURVEYING, LLC
PO BOX 606
WILLOW, ALASKA 99688
(907) 495-0047
#156327

PUBLIC USE EASEMENT

T17N R2E SECTION 24 SEWARD MERIDIAN, ALASKA			
PREPARED FOR: SECON, INC.			
DRAWN BY: RLW	FIELD BK: RKL5 2019-05 RKL5 2019-06 RKL5 2020-01 RKL5 2023-04 RKL5 2024-06		
CHECKED BY: KEW			
JOB NO.: 2019-068			
MSB MAP#: WA16			
SCALE: 1"=200'	DATE: 12-31-2024		

R&K LAND SURVEYING, LLC

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 5, 2025

PRELIMINARY PLAT: ERMINE LAKE TRACT C
LEGAL DESCRIPTION: SEC 31, T32N, R03W S.M., AK
PETITIONERS: LYNDA KLAES
SURVEYOR/ENGINEER: PILCH LAND SURVEYING/PIONEER ENGINEERING
ACRES: 21.75 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2025-045

REQUEST:

The request is to create 2 lots from Tract C, Waver Resolution No. 76-13, of US Survey 5519, recorded as 79-25W, to be known as ERMINE LAKE TRACT C, containing 21.77 acres +/- . The proposed Lot 2 will have water access. The property is directly east of Jean Lake, directly east of N. Parks Highway at MP 156 +/- and on the eastern shore of Ermine Lake; within the N ½ Section 31, T32 North, Range 3 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7.

EXHIBITS:

Vicinity Map and Aerial Photos

Exhibit A – 4 pgs

Topographic Narrative

Exhibit B – 1 pg

COMMENTS:

AKDNR

Exhibit C – 1 pg

ADOT&PF

Exhibit D – 3 pgs

MSB Pre-Design and Engineering

Exhibit E – 1 pg

MSB Permit Center

Exhibit F – 1 pg

Utilities

Exhibit G - 3 pgs

DISCUSSION: The proposed subdivision is creating 2 lots ranging in size from 9.48 acres to 12.27 acres +/- . Proposed Lot 2 will be accessed by water via an access easement on the north shoreline.

Pursuant to MSB 43.20.100(B) Upon finding that no practical means of providing road access to a proposed subdivision exists and upon a showing that permanent public access by air, water, or railroad is both practical and feasible, the Platting Board shall waive the road requirements of subsection (A) of this section. If other than road access is approved, the mode of access shall be noted on the plat.

Topographic Narrative: (Exhibit B), Pursuant to MSB 43.20.281(A)(1)(i)(i), parcels over 400,000 sf are exempt from soils and engineering data, if a detailed topographic narrative is supplied by an engineer or surveyor. Paul Pilch, PLS has provided a Topographic Narrative for Tract C.

COMMENTS:

AKDNR (Exhibit C) Thank you for the opportunity to comment on the attached request. The Division of Parks and Outdoor Recreation (DPOR) has no objection to the request, but since Ermine Lake is managed by DPOR, any docks in the lake are subject to a Special Use Permit. Permit information can be found on our website: <https://dnr.alaska.gov/parks/permit/index.htm>.

ADOT&PF (Exhibit D) Access to the Parks Highway requires technical review and must go through the DOT&PF permitting process. DOT&PF requires this review before access locations can be determined. This may require recording an additional access easement after the plat has been finalized based on the technical review of access and where access ends up being permitted. Please reach out to DOT&PF Right of Way at 1-800-770-5263 to initiate this review process and discussion.

Anything in the highway Right of Way is an encroachment and could halt or affect other permitting activities related to property.

Platting actions invalidate existing access permits. Reapply for access permit to the Parks Highway. 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 DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

MSB DPW Pre-design and Engineering (Exhibit E) PD&E has no comments.

MSB Permit Center (Exhibit F) has no comment.

Utilities: (Exhibit G) ENSTAR has no comments or recommendations. GCI has no objections. MTA and MEA did not respond.

There were no objections received from Borough departments, outside agencies, or the public at the time this staff report was written. Comments received afterward, if any, can be found in the handouts.

CONCLUSION

The plat of ERMINE LAKE TRACT C is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. A Topographic Narrative 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, or utilities at the time of this staff report.

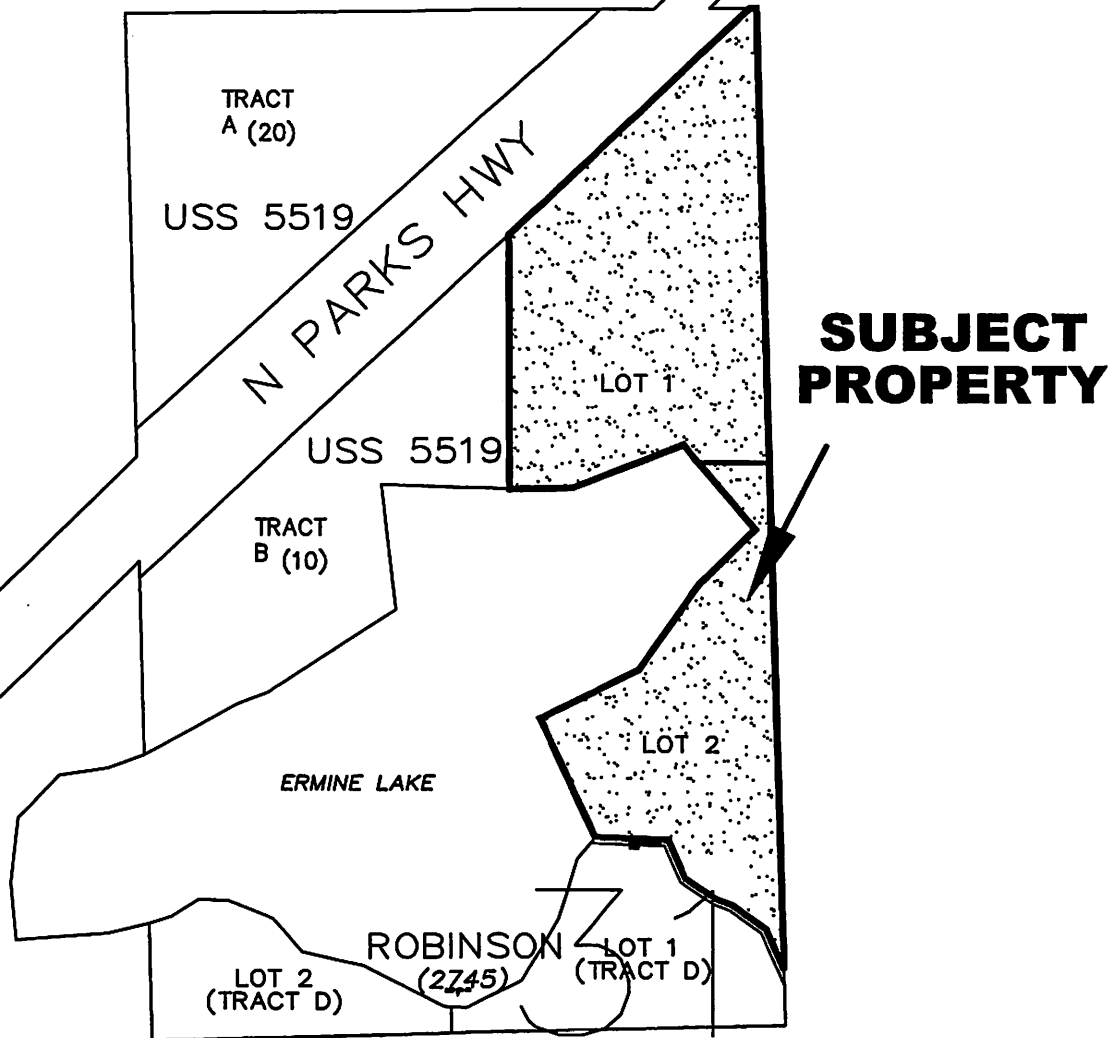
FINDINGS OF FACT:

1. The plat of ERMINE LAKE TRACT C is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary 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. Pursuant to MSB 43.20.100(B) Upon finding that no practical means of providing road access to a proposed subdivision exists and upon a showing that permanent public access by air, water, or railroad is both practical and feasible, the Platting Board shall waive the road requirements of subsection (A) of this section. If other than road access is approved, the mode of access shall be noted on the plat.
5. There were no objections from any borough departments, outside agencies, or utilities.
6. At the time of staff report write-up, there were no responses to the Request for Comments from, AKF&G, Community Development, or Assessments; or, MTA or MEA, or the public.

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: I move to approve the Preliminary Plat of ERMINE LAKE TRACT C, Section 31, Township 32 North, Range 03 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. Coordinate Parks Highway access location with ADOT&PF.
4. Add a plat note " Water Access for Lot 2."
5. Pay postage and advertising fees.
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.



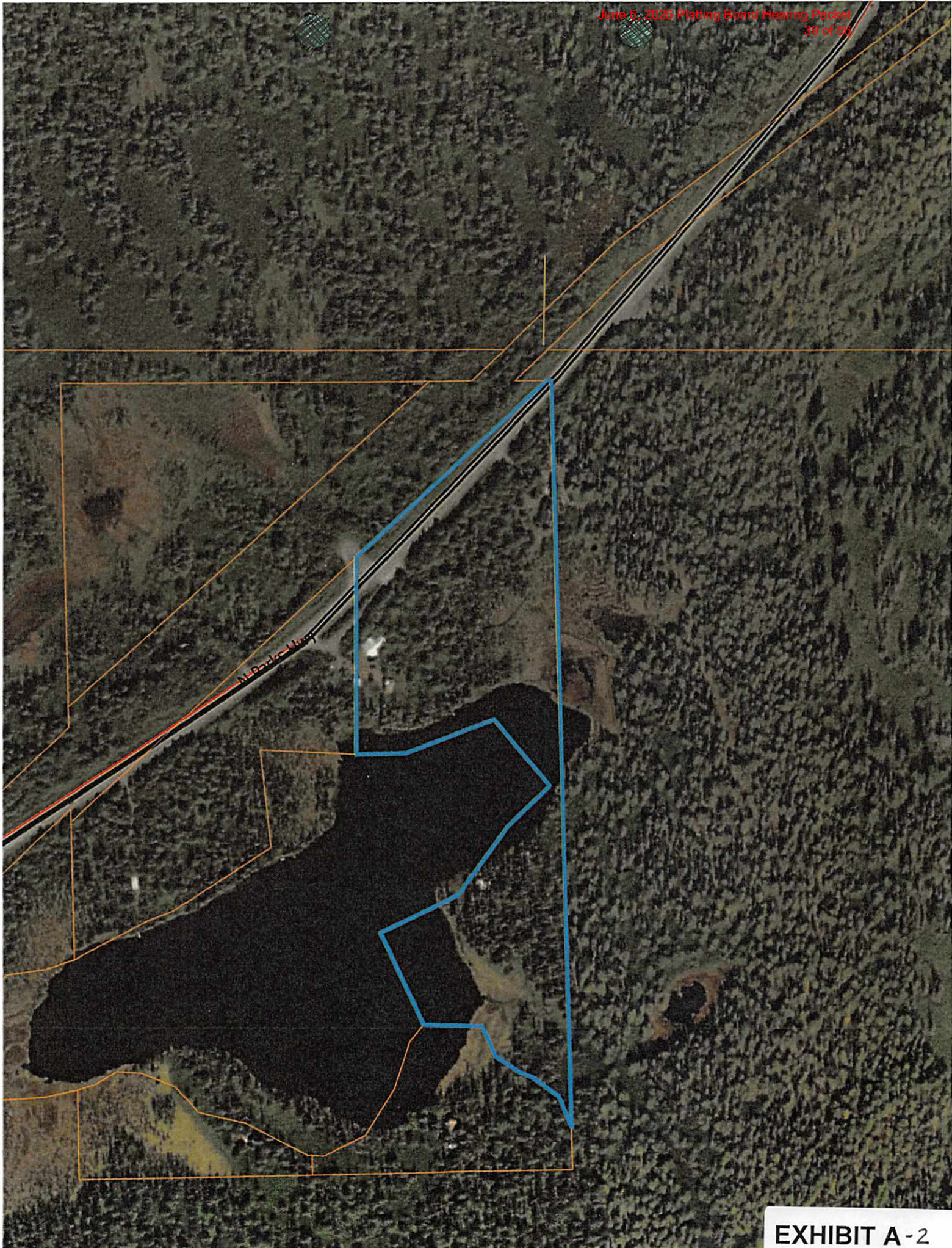
VICINITY MAP

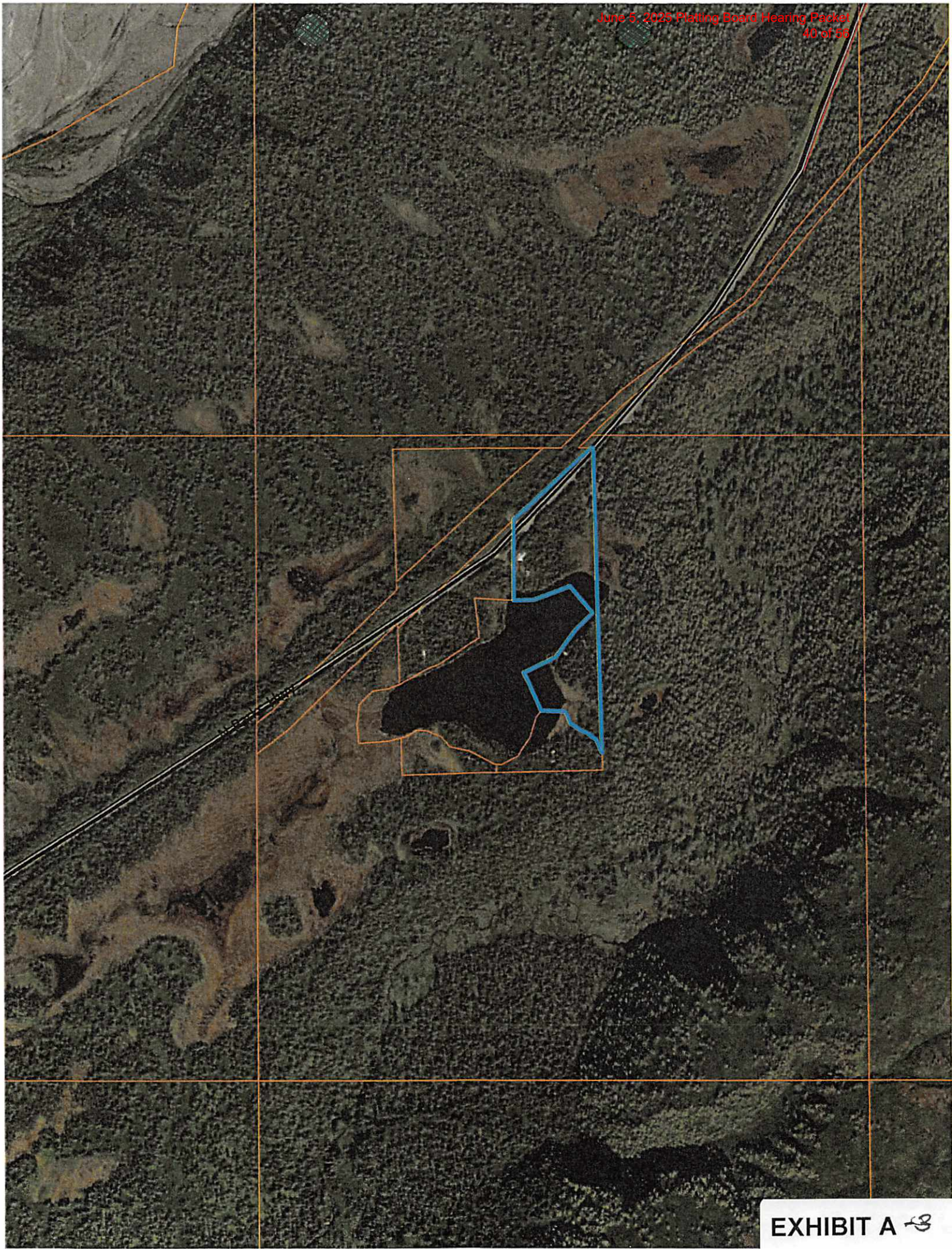
FOR PROPOSED ERMINE LAKE TRACT C
SUBDIVISION

LOCATED WITHIN

SECTION 31, T32N, R03W, SEWARD MERIDIAN
ALASKA

CV13 MAP







PILCH LAND SURVEYING

P.O. Box 641
Willow, AK 99688
907-495-6611

December 16, 2024

RECEIVED
DEC 16 2024
PLATTING

Ref: **TOPO NARRATIVE**
Ermine Lake Tract C USS 5519

Tract C USS5519 is 22 Acres +/- Located East of Parks Highway Mile Post 156.5. The Parcel is in the NE portion of USS 5519 and surrounds the northerly edge of Ermine Lake. Parcel is sloped to lake with elevation change of 16'. The up land has Birch/Spruce and Alder Patches. The area at the north edge of Lake is muskeg with scattered small Spruce Trees. The larger Spruce are dead or fallen from Spruce Beetle kill. The East Shore of Ermine Lake is rocky and solid ground. The Outlet Creek which is the southern boundary is rocky and on the average of 2-4' wide. The upland Birch Trees range to 20" which grasses and short bushes.

Paul Pilch
PLS 7576
Pilch Land Surveying
907-354-1124

Chris Curlin

From: DNR Special Use Permits (DNR sponsored) <specialusepermits@alaska.gov>
Sent: Monday, May 19, 2025 9:52 AM
To: Platting
Cc: DNR Special Use Permits (DNR sponsored); Leidner, Stuart R (DNR)
Subject: Comment on L. Klaes - Ermine Lake Tract C - Waver Resolution No 76-13, US Survey 5519
Attachments: 3327_001.pdf

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

Good Morning,

Thank you for the opportunity to comment on the attached request. The Division of Parks and Outdoor Recreation (DPOR) has no objection to the request, but since Ermine Lake is managed by DPOR, any docks in the lake are subject to a Special Use Permit. Permit information can be found on our website: <https://dnr.alaska.gov/parks/permit/index.htm>.

Thank you,
Nikki

Nikki Potter

Natural Resource Manager | Permitting Unit
Department of Natural Resources
Division of Parks and Outdoor Recreation
907-687-1721 | 3700 Airport Way | Fairbanks, AK 99709
<https://dnr.alaska.gov/parks/permit/index.htm>





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

April 21, 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:

- **Meridian Park East Addition No. 1; WA 10 Nugent; Plat 2025-3 & Plat 2001-72 (Palmer-Wasilla Highway)**
 - DOT&PF notes that plat notes 4 and 7 are similar in intent and that only one is needed to meet DOT&PF plat note requirements regarding "No direct access to the Palmer-Wasilla Highway for all lots". DOT&PF prefers plat note 4 over plat note 7.
 - Recommend Lot 4 access through common access easement adjacent to Lots 1, 2 and 3.
 - Any future acquisition of connecting or adjacent parcels south of Tract A-1, Lot 3, and Lot 5 will also have a plat note requiring no direct access to the Palmer-Wasilla Highway and will require access through Meridian Loop and the common access easements in adjacent parcels.
 - Please be advised that the Seward Meridian Ph II project is ongoing with an expected completion date of August 31, 2026. Please contact project manager Ericka Moore at ericka.moore@alaska.gov or 907-269-0450 with further questions.
- **PA 14 Marble (Old Glenn Highway)**
 - No objection to lot division.
 - No change to current access for Lot 2. Future access for Lot 2 may be required to be through Barwood Avenue only.
 - Platting actions invalidate existing access permits. Reapply for permit for access to the Old Glenn Highway. 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 DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT D

- **Ermine Lake Tract C; CV 13 Klaes; US Survey 5519 (Parks Highway MP 156)**
 - Access to the Parks Highway requires technical review and must go through the DOT&PF permitting process. DOT&PF requires this review before access locations can be determined. This may require recording an additional access easement after the plat has been finalized based on the technical review of access and where access ends up being permitted. Please reach out to DOT&PF Right of Way at 1-800-770-5263 to initiate this review process and discussion.
 - Anything in the highway Right of Way is an encroachment and could halt or affect other permitting activities related to property.
 - Platting actions invalidate existing access permits. Reapply for access permit to the Parks Highway. 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 DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- **WA 07 Sumner; Jewel Acres; Plat 73-97 (Bogard Road)**
 - No objection to lot division.
 - Plat note noting "No direct access to Bogard Road" as shown in plat note 7 is required.
 - DOT&PF agrees with common access agreement giving access to all lots through Greentree Street.
 - Please be advised that this plat is within the boundary of active DOT&PF projects: the [Bogard Road Pavement Preservation project](#) and the Bogard Road Safety & Capacity Improvements project. Additionally, this project is near to the [Bogard/Engstrom Roundabout](#) project currently estimated for construction in 2026. For more information contact Project Manager Chris Bentz at 907-269-0652 or chris.bentz@alaska.gov.
 - Please be advised that the Mat-Su Borough has a [Bogard/Seldon Road Corridor Access Management Plan \(CAMP\)](#) that is currently in review.

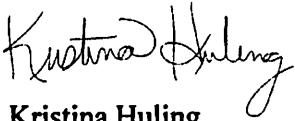
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristina Huling". The signature is fluid and cursive, with the first name "Kristina" and last name "Huling" clearly distinguishable.

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

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, April 22, 2025 3:07 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons
Subject: RE: RFC Ermine Lake Tract C

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

PD&E has no comments.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Monday, April 7, 2025 10:59 AM
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>; Ron Bernier <Ron.Bernier@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; 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 Ermine Lake Tract C

Hello,

The following is a request for comments for the proposed Ermine Lake Tract C subdivision. Please ensure all comments have been submitted by April 25, 2025, so they can be incorporated into the staff report that will be presented to the Platting Board.

 [Ermine Lake Tract C](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough

Chris Curlin

From: Permit Center
Sent: Monday, April 7, 2025 11:08 AM
To: Chris Curlin
Subject: RE: RFC Ermine Lake Tract C

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: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Monday, April 7, 2025 10:59 AM
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>; Ron Bernier <Ron.Bernier@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; 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 Ermine Lake Tract C

Hello,

The following is a request for comments for the proposed Ermine Lake Tract C subdivision. Please ensure all comments have been submitted by April 25, 2025, so they can be incorporated into the staff report that will be presented to the Platting Board.

 [Ermine Lake Tract C](#)

Sincerely,

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

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, April 21, 2025 6:45 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Ermine Lake Tract C
Attachments: Agenda Plat (23).pdf

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

Chris,

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

Thanks,

GCI | OSP Design
1001 Northway Dr., 1st Floor, Anchorage, AK 99508
e: OSPDesign@gci.com | w: www.gci.com

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Monday, April 7, 2025 10:59 AM
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>; Ron Bernier <Ron.Bernier@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; 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 Ermine Lake Tract C

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

Hello,

The following is a request for comments for the proposed Ermine Lake Tract C subdivision.
Please ensure all comments have been submitted by April 25, 2025, so they can be incorporated into the staff report that will be presented to the Platting Board.

☐ [Ermine Lake Tract C](#)

Sincerely,





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

April 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 preliminary plat and has no comments or recommendations.

- **ERMINE LAKE TRACT C**
(MSB Case # 2025-045)

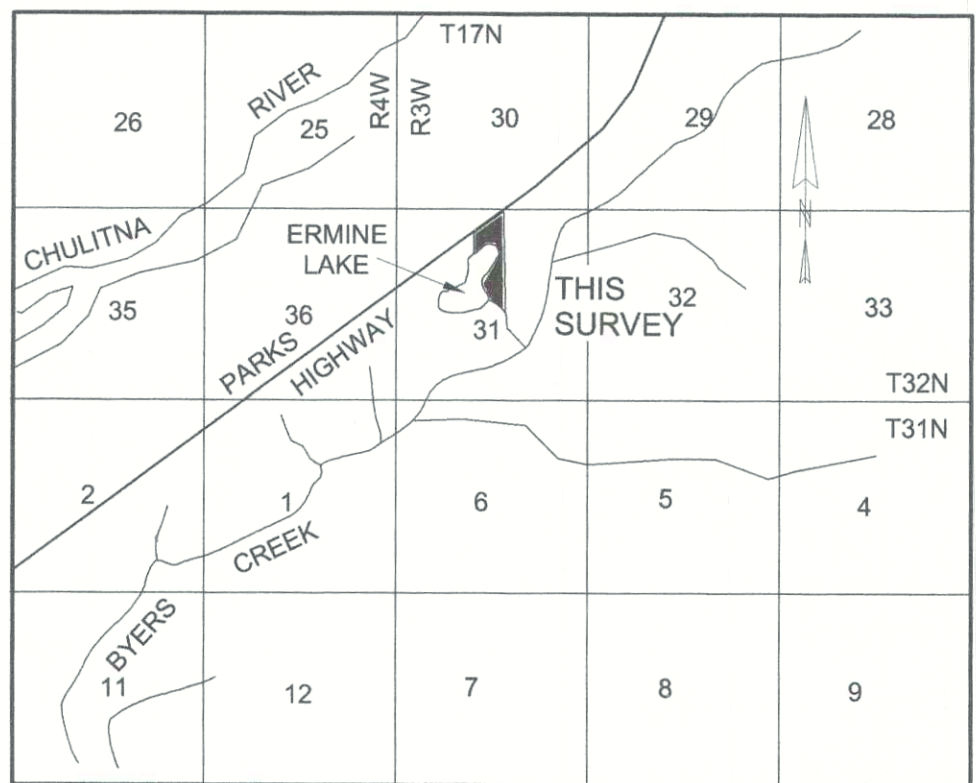
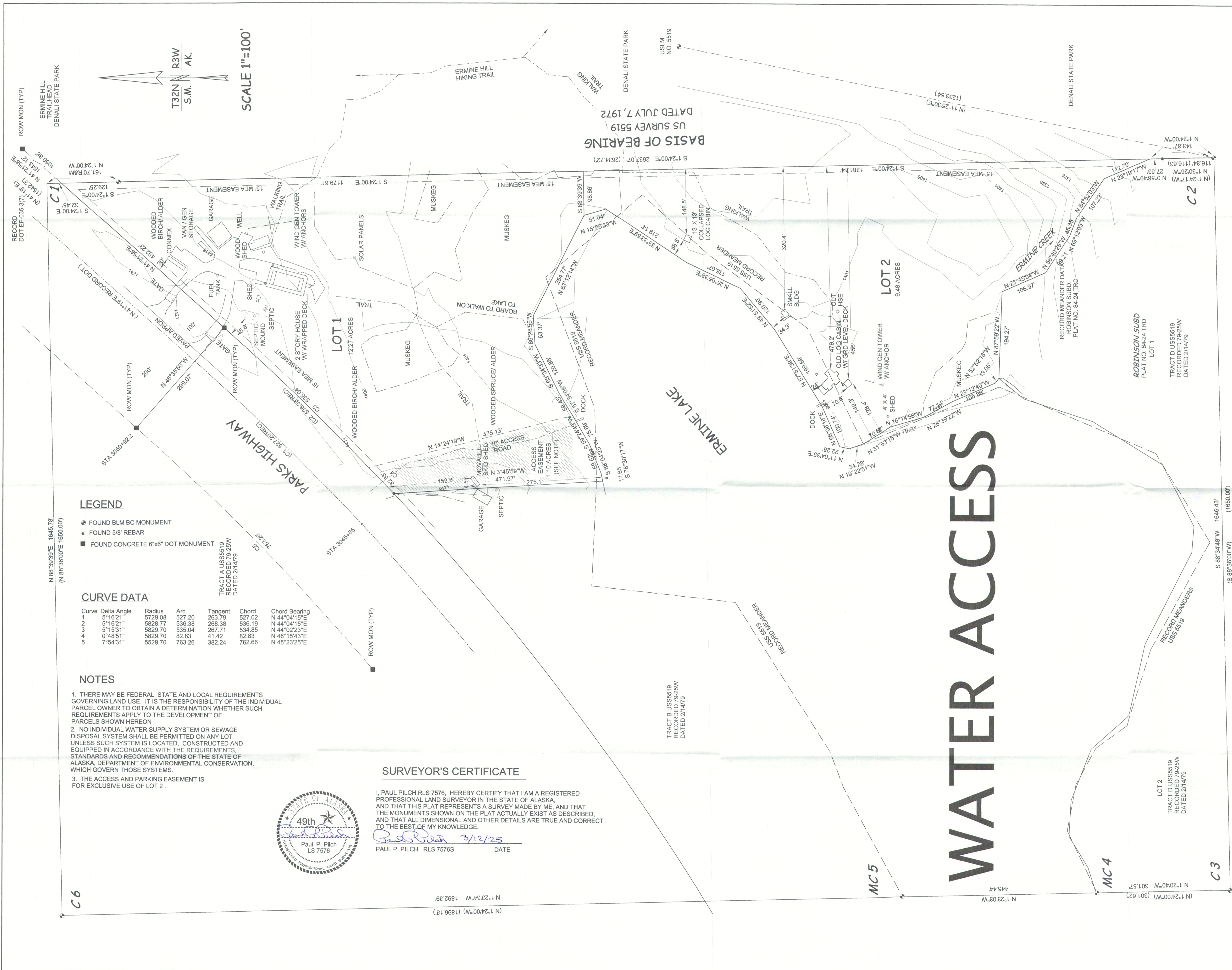
If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

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 & Permitting Agent
ENSTAR Natural Gas Company, LLC

EXHIBIT G



VICINITY MAP 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

I HEREBY 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, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

LYNDA KLAES DATE
P.O. BOX 1199
TALKEETNA, ALASKA 99676

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME
THIS DAY OF 20
FOR

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES

PLANNING AND LAND USE
DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY PLATTING AUTHORITY BY PLAT RESOLUTION NO. 20 AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

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 SHOWN HEREON HAVE BEEN PAID.

BOROUGH TAX OFFICIAL DATE

RECEIVED
Agenda Copy MAR 17 2025
PLATTING

A PLAT OF
ERMINE LAKE TRACT C
A SUBDIVISION OF
TRACT C, WAVIER RESOLUTION SERIAL NO. 76-13
OF US SURVEY 5519, RECORDED AS 79-25W

LOCATED WITHIN A PORTION OF
SECTION 31, T32N, R3W, S.M. ALASKA
TALKEETNA RECORDING DISTRICT
CONTAINING 21.77 ACRES MORE OR LESS

PILCH LAND SURVEYING

19511 W. WILLOW FISHHOOK ROAD
P.O. BOX 641 WILLOW, ALASKA 99688
907-495-6611

DATE 3/10/25 DRAWN PP FILE NO. ERMINE6 SCALE 1" = 100' SHEET 1 OF 1

LEGEND

- FOUND BLM BC MONUMENT
- FOUND 5/8" REBAR
- FOUND CONCRETE 6"x6" DOT MONUMENT

CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	5°16'21"	5729.08	527.20	283.79	527.02	N 44°04'15"E
2	5°16'21"	5828.77	536.38	288.38	536.19	N 44°04'15"E
3	5°15'31"	5829.70	535.04	267.71	534.85	N 44°02'23"E
4	0°48'51"	5829.70	82.83	41.42	82.83	N 46°15'43"E
5	7°54'31"	5529.70	763.26	382.24	762.66	N 45°23'25"E

NOTES

- 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
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH 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.
- THE ACCESS AND PARKING EASEMENT IS FOR EXCLUSIVE USE OF LOT 2.

SURVEYOR'S CERTIFICATE

I, PAUL PILCH RLS 7576, 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, 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.

Paul P. Pilch 3/12/25
PAUL P. PILCH RLS 7576S DATE



B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 5, 2025

PRELIMINARY PLAT: COOPER WOODS PH II LOT 16B, BLOCK 1

LEGAL DESCRIPTION: SEC 19, T18N, R01E, SEWARD MERIDIAN AK

PETITIONERS: MARY LU LAVINE

SURVEYOR: HANSON LAND SOLUTIONS

ACRES: .0008 +/- PARCELS: NA

REVIEWED BY: CHRIS CURLIN

CASE #: 2025-051

REQUEST: The request is to vacate a portion (2.23' by 32.44') of R.O.W, on Lot 16A, Cooper Woods PH II Lots 16A, Block 1 & 8A, Block 2, (Plat #2022-134). The property is located directly south of E. Gemini Lane and directly west of N. Cavanaugh Circle; within the NE ¼ Section 09, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #6.

The petitioner has requested a continuation to July 17, 2025.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the continuation for the Vacation of the 2.23' by 32.44' portion of the Public Use Easement Vacation, Section 19, Township 18 North, Range 01 East, Seward Meridian, Alaska, to July 17, 2025.

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)

CERTIFICATE OF OWNERSHIP AND DEDICATION

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, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DUSTIN MARRS (OWNER) _____ DATE _____
CUTTING EDGE HOMES CABINS INC.
2933 N. SALLYMAE CIR.
WASILLA AK 99623

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____, 20____.

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
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. 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.
4. THIS SUBDIVISION IS SUBJECT TO AN ENSTAR NATURAL GAS BLANKET EASEMENT RECORDED ON SEPTEMBER 13, 2018 AT DOCUMENT# 2018-018952-0.
5. THIS SUBDIVISION IS SUBJECT TO A MEA BLANKET EASEMENT RECORDED ON OCTOBER 19, 2021 AT DOCUMENT# 2021-031014-0.
6. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON APRIL 6, 2021 AT DOCUMENT #2021-009151-0 AND AMENDED ON FEBRUARY 24, 2022 AT DOCUMENT #2022-004355-0.



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)

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	174.56	255.00	39°13'20"	171.17	N70° 20' 12"E	90.86
C2	41.65	30.00	79°32'49"	38.39	S89° 30' 04"E	24.97
C3	53.34	262.00	11°39'50"	53.24	S55° 33' 34"E	26.76
C4	44.06	30.00	84°08'23"	40.20	S19° 11' 01"E	27.08
C5	36.90	30.00	70°28'44"	34.62	S57° 51' 59"W	21.19
C6	57.47	60.00	54°52'31"	55.29	S65° 52' 19"W	31.15
C7	36.32	60.00	34°40'51"	35.77	S10° 16' 20"E	18.73

RECORD CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
(C1)	(174.56)	(255.00)	(39°13'20")	(171.17)	(N70° 20' 12"E)	(90.86)
(C2)	(41.65)	(30.00)	(79°32'49")	(38.39)	(S89° 30' 04"E)	(24.97)
(C3)	(53.34)	(262.00)	(11°39'50")	(53.24)	(S55° 33' 34"E)	(26.76)
(C4)	(44.06)	(30.00)	(84°08'23")	(40.20)	(S19° 11' 01"E)	(27.08)
(C5)	(36.90)	(30.00)	(70°28'44")	(34.62)	(S57° 51' 59"W)	(21.19)

LEGEND

- RECOVERED PLASTIC CAP ON 5/8" REBAR
- RECOVERED 5/8" REBAR
- SET PLASTIC CAP ON 5/8"x30" REBAR
- MEASURED DATA
- RECORD PER PLAT (2022-134)
- BLOCK

N74°58'11"W 255.65'
(N74°45'W) (254.70')

FISHHOOK WEST
(83-116)

COOPER WOODS PH. II
II LOTS 16A, BLOCK 1 & 8A, BLOCK 2
(2022-134)

8 1

E. 50'

3

5A

FISHHOOK WEST
(84-117)

8A

2

MARIAH DR.

16B
1.07 ACRES±

COOPER WOODS PH. II
(2020-31)

GEMINI LN.

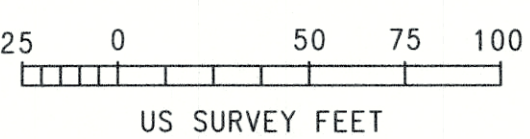
N. CAVANAUGH CIR.

SNOW STORAGE AND MAINTENANCE EASEMENT. SEE DETAIL

15' UTILITY EASEMENT

15

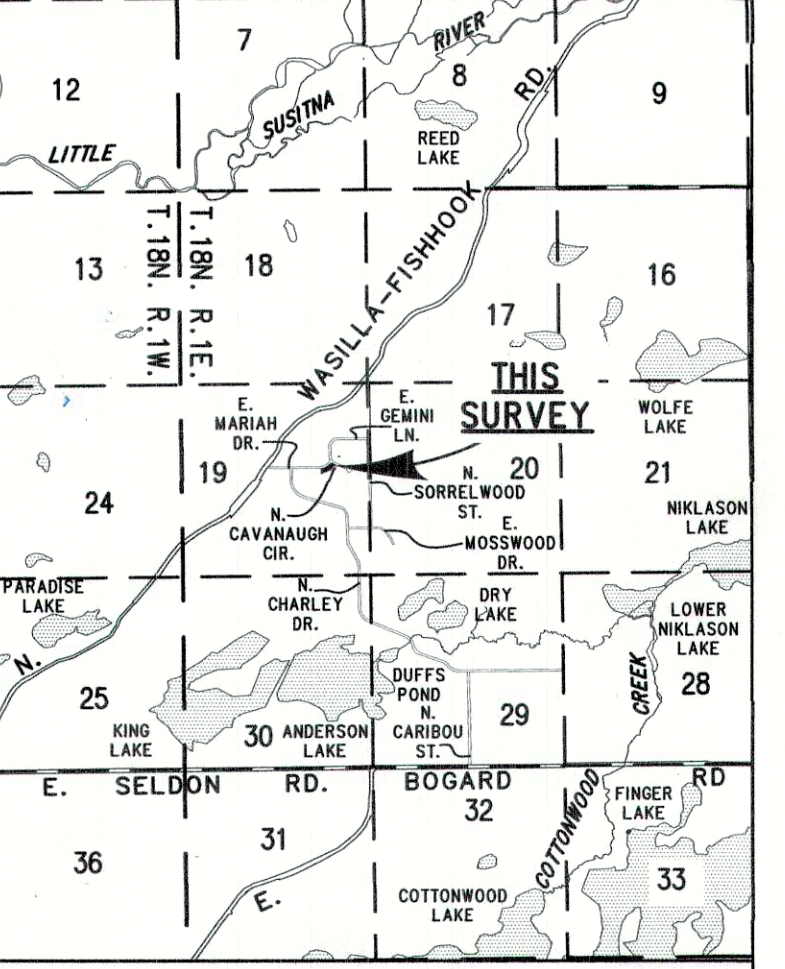
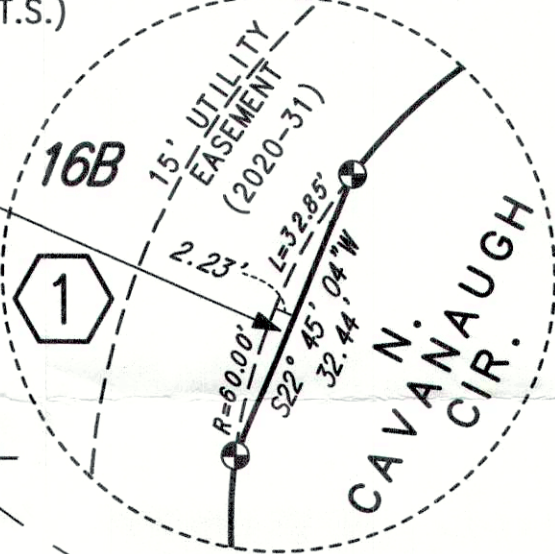
14



DETAIL
(N.T.S.)

RIGHT OF WAY VACATED AND REPLACED WITH SNOW STORAGE EASEMENT

ROW VACATED BY RESOLUTION#



SOURCE: MSB TAX MAP WA02, WA03, WA06, & WA07 1"=5280'

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

RECEIVED
FEB 10 2025
PLATTING

Agenda Copy

A PLAT OF
COOPER WOODS PH. II
LOT 16B, BLOCK 1

A REPLAT OF
LOT 16A, BLOCK 1
COOPER WOODS PH. II
(2022-134)

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE¼ SEC. 19, T.18N. R.1E. SM, AK
CONTAINING 1.07 ACRES MORE OR LESS

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

FILE: FB23-300 CK: CEH SCALE: 1"=50' 11/08/23 1 OF 1