

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.

July 3, 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. June 5, 2025
June 19, 2025

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **SMITH SUBDIVISION**: The request is to create 57 lots and one tract from Tax Parcel A1, created by US patent #50-88-0395/0396, to be known as **SMITH SUBDIVISION**, containing 474.893 acres +/- . The property is located north of E. Maud Road, southeast of E. Smith Road Extension, and east of N. Old Glenn Highway (Tax ID #17N03E06A001); within Section 06, Township 17 North, Range 03 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. *(Petitioner/Owner: Eklutna Inc, Staff: Matthew Goddard, Case # 2025-065)*

- B. **WOLVERINE WOODS**: The request is to create 2 lots from Parcel #3, created by Waiver Resolution #96-6-PWm, recorded as Book 849, Page 408, to be known as **WOLVERINE WOODS**, containing 15.14 acres +/- . The property is south of the Matanuska River, west of N McKenzie Drive, and directly north of N Wolverine Road (Tax ID #18N02E12D011); within the SE ¼ Section 12, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1. *(Petitioner/Owner: Kathleen Ashmore-Roberts, Staff: Matthew Goddard, Case # 2025-070)*

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 Kinneen)*
 - July 17, 2025, Platting Board Meeting, we have 1 case to be heard:
 - Davidson PUE VAC

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
June 5, 2025**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 5, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:01 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Ms. Amanda Salmon, District Seat #4
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. Chris Chiavetta, District Seat #1
Mr. Michael Liebing, District Seat #2
District Seat #3, Vacant

Platting Board members absent were:

Ms. Sandra Kreger, District seat #6

Staff in attendance:

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

MOTION: Platting Member Salmon made motion to approve the amended Agenda.
Platting Member McBride seconded.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- May 1, 2025.

MOTION: Platting Member Salmon made motion to approve May 1, 2025 Minutes.
Platting Member McBride seconded.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
June 5, 2025**

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

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)

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

Kayla Smith provided the mailing report:

- Stating that 30 public hearing notices were mailed out on May 13, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 6 conditions and 4 findings of facts.

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

The petitioner/petitioner's representative was not present.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Susan Edge
- John Stuart
- Daniel Payne

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/petitioner's representative was not present.

MOTION: Platting Member Salmon made a motion to approve the preliminary plat of Secon PUE. Platting Member McBride seconded the motion.

Discussion ensued.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
June 5, 2025**

VOTE: The motion passed without objection.

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

B. **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)*

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

Kayla Smith provided the mailing report:

- Stating that 6 public hearing notices were mailed out on May 13, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 6 findings of facts.

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

The petitioner's representative, Paul Pilch 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 spoke.

Discussion ensued.

MOTION: Platting Member Salmon made a motion to approve the preliminary plat of Ermine Lake Tract C. Platting Member McBride seconded the motion.

VOTE: The motion passed without objection.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
June 5, 2025**

- C. **COOPER WOODS PHASE 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*)

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

Kayla Smith provided the mailing report:

- Stating that 102 public hearing notices were mailed out on May 13, 2025.

Staff gave an overview of the case:

- Staff recommends continuation to the July 17, 2025 Platting Board meeting.

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

The petitioner/petitioner's representative was not present.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Randy Hixson

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

The petitioner/petitioner's representative was not present.

Discussion ensued.

MOTION: Platting Member Salmon made a motion to continue the preliminary plat of Cooper Woods Phase II Lot 16B Block 1 to the July 17th Platting Board meeting. Platting Member McBride seconded the motion.

VOTE: The 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:

- There are 3 cases scheduled for June 19, 2025 Platting Board.
 - Forest Song Acres
 - Bear Street Agape
 - UtopiaView II

9. BOARD COMMENTS.

- Member Salmon – I would say I do like to give them their answers; I was trying to figure out a nice board comment way to say how do we do that without losing track of our timer. I don't know if we have to let them say their piece and then we can respond with like a hopefully take some notes real quick and give them some answers but it can definitely go back and forth a little long and then we don't have the dinger.
- Member Traxler – One comment I also wanted to make to the gentleman that was complaining about the speeding, I don't know if it would have been appropriate for me to do this or not but that's a trooper thing. That's like all over the place where people are having trouble with people speeding and the speed limit signs are kind of irrelevant because people know that in a neighborhood people are only supposed to be going 25 MPH, anything beyond that and you're speeding. It is an issue, the RSA Board members are hearing about it and representatives and whatnot, but I wanted to tell him to call the Troopers. Was that fine to do something like that?
- Platting Officer, Fred Wagner – We might give that advice to them. That is probably advice that could be given to him from a lot of different people and we could mention that at the meeting if it occurred at the time.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:56 PM**.

MICHELLE TRAXLER

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
June 5, 2025**

Platting Board Chair

ATTEST:

KAYLA SMITH
Platting Board Clerk

DRAFT

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
June 19, 2025**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 19, 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. Michael Liebing, District Seat #2
Ms. Amanda Salmon, District Seat #4
Ms. Michelle Traxler, District Seat #5
Mr. Sidney Bertz, District seat #7
Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

Mr. Chris Chiavetta, District Seat #1
District Seat #3, Vacant

Platting Board members absent were:

Ms. Sandra Kreger, District seat #6

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

Platting Member Liebing led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

MOTION: Platting Member Liebing made motion to approve the amended Agenda.
Platting Member Salmon seconded.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- June 5, 2025.

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

Platting Member Salmon suggested that her Board comment be amended in the Minutes.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
June 19, 2025**

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. FOREST SONG ACRES: The request is to create 7 lots from the NW ¼ NW1/4 NE1/4, Bradley Lake Subdivision, Plat #63-7, to be known as Forest Song Acres, containing 10.0 acres +/- . The property is located north and west of the S. Glenn Highway, south of Canoe Lake, and directly north of E. Bradley Lake Avenue (Tax ID #3004-400000); within the NE ¼ Section 24, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2.
(Petitioner/Owner: Andrew Raymond / Estate of Henry M. Raymond Jr., Staff: Matthew Goddard, Case #2025-054)

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

Kayla Smith provided the mailing report:

- Stating that 45 public hearing notices were mailed out on May 27, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 6 findings of facts.

Platting Member Liebong had questions for staff.

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

The petitioner's representative, Gary LoRusso chose not to speak.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Janel Gagnon

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.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
June 19, 2025**

Discussion ensued.

MOTION: Platting Member Liebinger made a motion to approve the preliminary plat of Forest Song Acres. Platting Member Salmon seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

B. **BEAR STREET AGAPE**: The request is to vacate the Right of Way for E. Bear Cub Circle, eliminate the common lot lines between lots 17A, 17B, 16A, & 16B, and eliminate the screening easement between Lots 16A & 16B, of LOTS 16A, 16B, 17A, & 17B, BLOCK 2 Barry's Acres NO.2 Subdivision (Plat#84-142)(Tax ID #'s 2776B02L016A, 2776B02L016B, 2776B02L017A, 2776B02L017B), to be known as Bear Street Agape, containing 4.10 acres +/- . The property is located directly east of N. Bear Street and directly north of E. Bogard Road; within the SW ¼ Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. (*Petitioner/Owner: Agape Fellowship, Staff: Chris Curlin, Case #2025-056*)

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

Kayla Smith provided the mailing report:

- Stating that 123 public hearing notices were mailed out on May 27, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 6 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.

The following persons spoke:

- Rod Hanson

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.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
June 19, 2025**

Discussion ensued.

Chair Traxler reopened the public hearing and left it open.

MOTION: Platting Member Liebinger made a motion to continue the preliminary plat of Bear Street Agape to the August 21st Platting Board Hearing. Platting Member Salmon seconded the motion.

VOTE: The motion passed without objection.

- C. **UTOPIA VIEW II**: The request is to create 42 lots and internal roads from Tract A, Utopia View Subdivision, Plat 2023-129, (8415000T00A) to be known as Utopia View II, containing 62.05 acres +/- . The plat is located directly West of N. Utopia View Circle, North of W. Wintergreen Drive, West of Church Road, and South of W. Spruce Avenue, located within the NW ¼ Section 6, Township 17 North, Range 01 West, Seward Meridian, Alaska; and in Assembly District #7. (*Petitioner/Owner: Foxglove, LLC, Staff: Matthew Goddard, Case #2025-061*)

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

Kayla Smith provided the mailing report:

- Stating that 195 public hearing notices were mailed out on May 27, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 6 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 chose not to speak.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Nikki Velock

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, Tendra Nicodemus spoke.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
June 19, 2025**

Discussion ensued.

MOTION: Platting Member Salmon made a motion to approve the preliminary plat of Utopia View II. Platting Member Liebing seconded the motion.

Discussion ensued.

VOTE: The 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:

- There are 2 cases scheduled for July 3, 2025 Platting Board as well as a presentation the Platting Board previously requested.
 - Smith Subdivision
 - Wolverine Woods

Kayla Smith informed the Board that the District # 3 seat has been filled.

9. BOARD COMMENTS.

- Member Salmon – I don't know if Ill be able to make the July 3rd meeting. I have some pretty heavy familial obligations that week, so I don't know. I mean, I would try but I would say right now I would probably miss it if that's okay. If I could be excused.
- Member Bertz – And I will also need to be excused for July 3rd. working with the city of Willow working with 4th of July activities getting prepped.
- Member Salmon – And also I will say thank you for the education from the staff, I feel like I get a college credit each time I come here. Thanks for the time.
- Member Hallford – Fred what presentation are you talking about?
- Platting Officer, Fred Wagner- There was a request for a presentation explaining several items that the Platting Board were concerned about. Comp plans, vacations, and variances.
- Member Liebing- Fred do you have any anticipation how long that training will be?

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
June 19, 2025**

- Platting Officer, Fred Wagner – I do not, it shouldn't be more than half an hour to an hour maybe, its going to be a PowerPoint presentation I am going to stand up there and present.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **2:00 PM**.

ATTEST:

MICHELLE TRAXLER
Platting Board Chair

KAYLA SMITH
Platting Board Clerk

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 3, 2025

PRELIMINARY PLAT: SMITH SUBDIVISION
LEGAL DESCRIPTION: SEC 06, T17N, R03E, SEWARD MERIDIAN AK
PETITIONERS: EKLUTNA INC
SURVEYOR/ENGINEER: S4 GROUP
ACRES: 474.893 ± PARCELS: 58
REVIEWED BY: MATTHEW GODDARD CASE #: 2025-065

REQUEST: The request is to create 57 lots and one tract from Tax Parcel A1, created by US patent #50-88-0395/0396, to be known as **SMITH SUBDIVISION**, containing 474.893 acres +/- . The property is located north of E. Maud Road, southeast of E. Smith Road Extension, and east of N. Old Glenn Highway (Tax ID #17N03E06A001); within Section 06, Township 17 North, Range 03 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos PAGE - 1
Request for Continuation PAGE - 2

AGENCY COMMENTS

MSB DPW Pre-Design and Engineering Division PAGES - 3-5
Public Comments PAGES - 6-9

DISCUSSION: The petitioner is requesting the case be continued to the July 17, 2025, Platting Board to allow adequate time to address concerns raised by MSB Department of Public Works, Pre-Design and Engineering Division. Staff recommends the Board grant the continuance to July 17, 2025.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the continuance of the preliminary plat of Smith Subdivision, Section 06, Township 17 North, Range 03 East, Seward Meridian, Alaska, to July 17, 2025.

Matthew Goddard

From: Craig Bennett <craigb@s4ak.com>
Sent: Monday, June 23, 2025 3:52 PM
To: Matthew Goddard
Cc: Kate Sauve; Fred Wagner; Jamie Taylor
Subject: Re: FW: Smith Civil Update

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

Matthew,

Lets move it to the 17th to try and address these concerns. Can we please set up a meeting with the departments. Would Monday afternoon work for Planning and DPW to go over all of these comments?
Thanks

On Mon, Jun 23, 2025 at 1:15 PM Matthew Goddard <Matthew.Goddard@matsugov.us> wrote:

Craig/Kate,

I received the comments from Public Works below.

Based on the concerns listed, Platting staff and DPW are thinking this should be continued to allow the time needed to resolve any existing concerns prior to the public hearing.

We could continue it to a date certain of either the next meeting (July 17th), or if you think more time is needed to resolve the issues present, to a later meeting date.

Please let me know your thought on this matter.

Have a great day,

Matthew Goddard

Platting Technician

907-861-7881

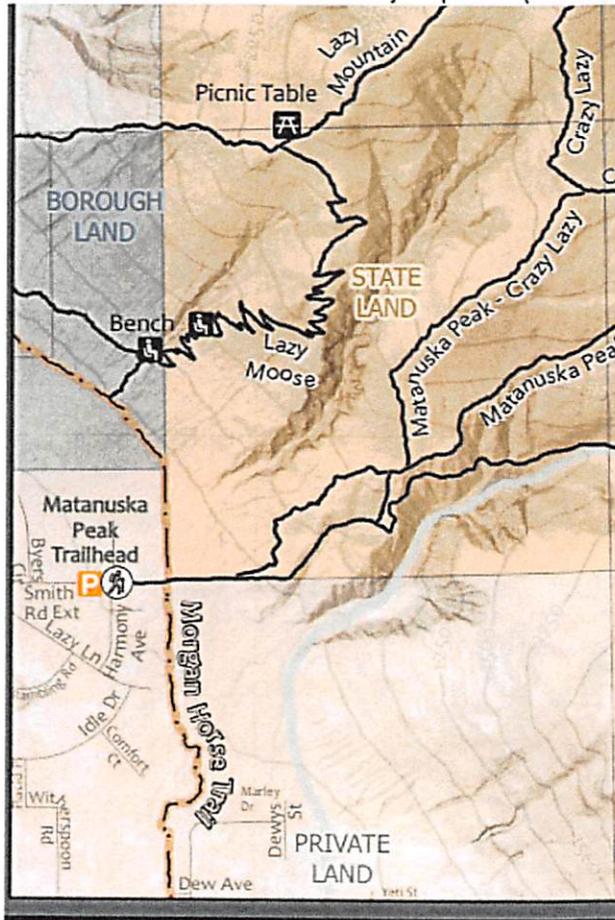
Matthew.Goddard@matsugov.us

Matthew Goddard

From: Jamie Taylor
Sent: Friday, June 20, 2025 12:41 PM
To: Matthew Goddard
Cc: Brad Sworts; Tammy Simmons; Tom Adams; Jillian Morrissey
Subject: Re: Smith Civil Update

Hi Matthew,

PD&E comments please ensure the Community Development Department has reviewed these plans in regard to the trailhead, parking, and trespass trails. MSB trail map for the Lazy Mountain, Matanuska Peak, and McRoberts Creek trails aren't shown on the subject property, however the Morgan Horse Trail is shown within the subject property. The applicant should coordinate with Community Development. The parking area is currently shown at the concurrence of a crest vertical curve and sharp horizontal curve. Consider redesigning to avoid traffic from needing to back out onto the traveled way on a potentially blind corner. Consider a driveway from Smith Road Extension to a parking area in the SLE on state land to the north of the subject parcel (would need to coordinate the with DNR and MSB).



Based on the provided ADT estimate Smith Road Extension shall be constructed to residential subcollector standard. C1 on the preliminary plat shows a radius of 225' which does not meet the minimum centerline radius for a residential subcollector road. An option could be to redesign the subdivision so that Smith Road Extension terminates as a cul-de-sac (currently shown as Road 1), then extend Dewys Street from the south to T into Smith Road Extension.

Construction of a turnaround meeting 2022 SCM will be required at the end of the road constructed for this subdivision. This could be a temporary cul-de-sac at the southern boundary of the subject parcel or an offset T-turnaround at the intersection of Dewys Street and Marley Drive. If the connection is made to Marley Drive, the ADT estimate will need to be updated to reflect this connection and the potential for through traffic. This connection could thereby necessitate the upgrade of Marley Drive to support the anticipated traffic. For this reason, PD&E recommends dedication and construction of a temporary turnaround within the subdivision. At a later date when Marley Drive is upgraded, the connection between the subdivisions can be made.

For consideration, school busses may not be able to travel on the proposed 10% grades.

The minimum K value for crest vertical curves on Residential roads per 2022 SCM A05 is 12 (11.43 is shown for Road 1 on sheet C6).

The minimum diameter of cul-de-sacs per 2022 SCM A07.1 is 85' (81' is shown on sheet C2). The maximum grade throughout the surface of the cul-de-sac is 4% per the 2022 SCM A07.1 (4.4% is shown on sheet C7).

Per 2022 SCM D05.1(e) culverts shall be corrugated metal pipe (CPEP is called out on the plans). Sheet C6 shows the cross culvert extending through the utility easement. Per D03(f)(3) culverts crossing utility easements require a letter of non-objection from all utility companies. PD&E recommends ending the culvert within the ROW. It appears there is an existing drainage channel being accommodated by the culvert and proposed drainage easement. Ensure the channel within the drainage easement is stable for the anticipated flows. It appears the water flowing out of this drainage easement would flow down the ditch line of Smith Road Extension. Redesign to allow this drainage to pass through the right-of-way of Smith Road Extension rather than flowing down the ditch line. The post development increase in runoff from the subdivision roads should be detained prior to reaching the natural pass-through drainage channels. It is Borough policy to not allow soil infiltration facilities adjacent to the road embankment without an overflow path away from the road. The infiltration trench and drainage arrows shown on sheet C7 do not appear to match the road profile. It appears a culvert will be needed at approximate station 21+00.

PD&E will wait for road profiles for the additional phases for further review.

Thank you.

PD&E Review Team

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, June 11, 2025 3:55 PM
To: Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Brad Sworts

<Brad.Sworts@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: FW: Smith Civil Update

Hello,

Please find attached the requested plan/profile update for Smith Subdivision. Please let me know if there are any further questions/concerns at your earliest convenience.

Thank you,

Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

From: Craig Bennett <craigb@s4ak.com>
Sent: Wednesday, June 11, 2025 3:48 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Subject: Smith Civil Update

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

Please see the attached updated plans for Smith. Do you need anything else prior to the hearing?
Thanks

Craig Bennett, Land Planner
907 350-2602
S4 Group
Land Surveying & Land Development Consultants
Veteran Owned Small Business

124 E 7th Avenue
Anchorage, Alaska 99501
office 907 306-8104
e: CraigB@s4ak.com

Matthew Goddard

From: Matthew Goddard
Sent: Monday, June 23, 2025 10:22 AM
To: Mark Boutwell
Cc: U Kragl
Subject: RE: Proposed Eklutna Inc Housing Development Plat (Smith Subdivision)

Hello Mr. Boutwell,

Please find answers to your questions below. All responses are in red.

Thank you for your comments and have a great day,
Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

From: Mark Boutwell <markboutwell@gmail.com>
Sent: Sunday, June 15, 2025 1:58 PM
To: Platting <platting@matsugov.us>
Cc: Mark Boutwell <markboutwell@gmail.com>; U Kragl <kragl.u@gmail.com>
Subject: Proposed Eklutna Inc Housing Development Plat (Smith Subdivision)

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

Matsu Platting,

Ute and I greatly appreciate the opportunity to comment on the E. Smith Road housing development initiative. We compiled our input provided below and look forward to your responses.

1. Will all of N. Marley Dr and N. Dewys St be upgraded and paved prior to the start of the housing development construction to accommodate the increased traffic volume to include the appropriate signage (e.g., speed limit, stop signs, Moose crossings, children at play)?
At this time the upgrade/certification of N. Marley Drive is not part of the proposed platting action.
2. Will N. Dewys St become a single street throughway for connection to E. Maud Rd prior to the start of the housing development construction?
The proposed development is not constructing/upgrading N. Marley Drive. The proposed design will either dedicate a temporary cul-de-sac at the southern end of the project site or construct a t-turnaround at the junction of Dewy's Street and Marley Drive. This will be determined during the pre-construction meeting between the developer and MSB Public Works department prior to the commencement of Phase Three of this project.
3. Will a stop sign intersection be created at N. Marley Dr and N. Dewys St prior to the start of the housing development construction to address congestion and accidents? This is crucial to the safety of the new and current residents entering the traffic pattern.

If the T-Turnaround is the method used, then any appropriate signage would be required. The upgrades/signs would be determined between MSB Public Works and the developer.

4. Will N. Marley Dr and N. Dewys St be maintained by the Borough or State (e.g., repairs, snow removal) with official agreement approved prior to start of the housing development construction?
As N. Marley Drive is not being considered for upgrade/certification as a part of this proposal, no it would not be maintained. If Dewys Street is used to construct the T-Turnaround, then that portion that is certified would be maintained.
5. Will a permanent commercial barrier be installed between the property at 1143 N. Dewys St and the housing development, and along the new N. Dewys St extension entering the housing development, prior to the start of the housing development construction?
To the best of my knowledge, no, a barrier would not be considered a requirement as part of this process.
6. What mitigations and control measures are planned prior to start of the housing development construction to manage and address implications to hunting in the immediate and surrounding areas?
Any road construction would be planned between the developer and MSB Public Works pursuant to the 2022 Subdivision Construction Manual. For information on this process, feel free to contact our Public Works department.
7. Will the streaming data and Internet infrastructures be upgraded for the E. Maud Rd, N. Marley Dr, E. Smith Rd, and N. Dewys St areas for current residents prior to the start of the housing development construction?
Installation of utilities is a land use issue, as such this is not something Platting has an answer for.
8. Will the power and gas infrastructures be upgraded for the E. Maud Rd, N. Marley Dr, E. Smith Rd, and N. Dewys St areas for current residents prior to the start of the housing development construction?
Installation of utilities is a land use issue, as such this is not something Platting has an answer for.
9. Will the degradation to the creek and Salmon spawning as well as negative impacts on existing water wells to include drinking water quality and volume be addressed prior to start of the housing development construction?
Any work that would affect waters of the U.S. would need permitting from the US Army Corps of Engineers. For wells, Platting does not contemplate the ability to obtain water. The DEC handles installation and regulation of wells.
10. Will water drainage patterns, sanitary septic systems, storm sewer system, potential for flooding, and erosion issues be addressed in response to the added demands on the area by the new housing development prior to start of the housing development construction?
The developer has supplied Drainage plans and will work with MSB Department of Public Works to ensure all drainage requirements are met during the development process.
11. Will required environmental studies and proposed mitigation measures to minimize negative impacts be provided to E. Maud Rd, N. Marley Dr, E. Smith Rd, and N. Dewys St area residents, and the general public, prior to the start of the housing development construction?
The materials provided will be included in the staff report packet that will be presented during the public hearing. Environmental studies are not a requirement of platting. Any development after the lots are created (home construction) is a land use issue and as such is not part of the platting process.

12. Will the capacity of public services, and whether there are adequate provisions for these services, be addressed like schools, fire departments, EMS, trash pickup, and police prior to the start of the housing development construction?

This is not something that is contemplated during the platting process.

13. What, if any, requested variances or waivers to standard regulations have been received related to the new housing development, E. Maud Rd, N. Marley Dr, E. Smith Rd, and N. Dewys St areas of interest related to the new housing development and its construction? Will the request descriptions be made public for review and comment?

No variance requests have been made for this proposed development.

14. How will the existing neighborhood aesthetics, density, and open spaces be addressed prior to start of the housing development construction to ensure those, and other relevant factors, are maintained in response to the impact of the new subdivision on the existing neighborhood character and quality of life to prevent increased noise, decreased property values, and so on?

The proposed design meets minimum lot size requirements per MSB Title 43. Any construction/design choices of the developer are a land use issue and as such not contemplated by Platting Code.

15. How will concerns about the accuracy and completeness of plats be addressed prior to the start of the housing development construction for N. Marley Dr, N. Dewys St, and 1143 N. Dewys St (e.g., property descriptions, boundaries, and easements)? Will the current "official" plats be available to those residents with a period for review and comment prior to plat approval and start of the housing development construction?

After the public hearing, if the proposed subdivision is approved, the surveyor and platting staff work through a review process to ensure the final plat will meet code requirements. Our GIS department reviews the plat for closure. MSB DPW reviews the plat and road designs to ensure all appropriate drainage easement/improvements are in place and the rights of way meet Borough requirements.

Our hope is all stakeholders are focused upon "do no harm and make better".

Thank you,
Ute and Mark

1143 N. Dewys St.
Palmer, AK 99645
907.414.8155
907.414.8154

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Objection to Proposed Smith Subdivision (Case #2025-065)

Objection

Name: John and Susan DeLoach

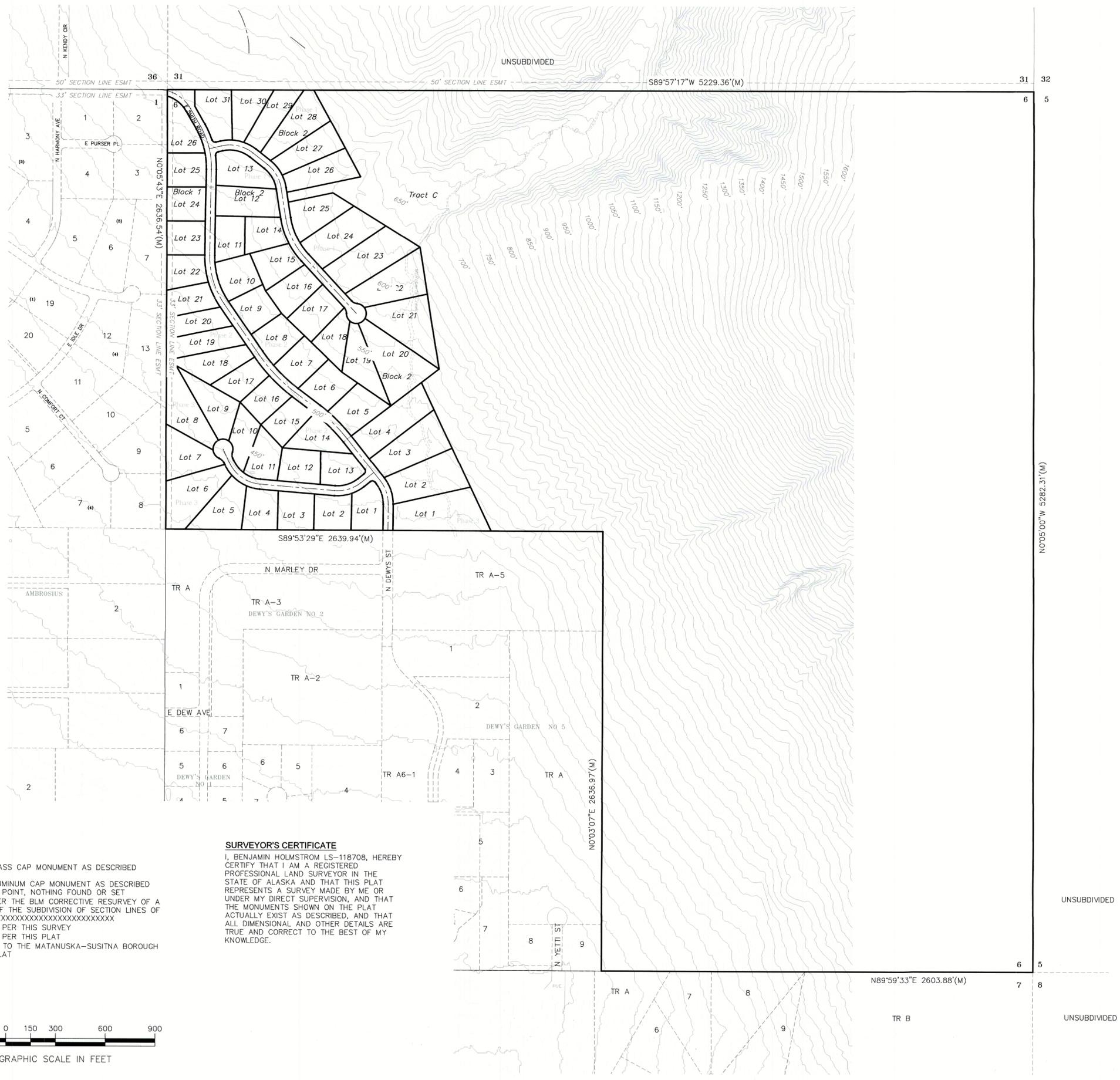
Address: 1801 N. Kendy Circle, Palmer AK 99645

Comments:

I am writing to express my objection to the proposed Smith Subdivision (Case #2025-065). The proposed development of 57 lots in this area is incompatible with the current rural character of the neighborhood. Increasing population density on this scale will dramatically alter the quiet, low-traffic setting that residents value.

Additionally, the proposed trailhead parking of only 10 spaces is wholly inadequate. Currently, 15 or more cars often park haphazardly along the road, creating traffic hazards and obstructing emergency vehicle access. Reducing the available road shoulder for future parking without significantly increasing dedicated parking will only worsen this safety issue.

I urge the Platting Board to reconsider this proposal or require significant modifications to address the impacts on traffic, safety, and rural character.



CERTIFICATE OF OWNERSHIP
WE 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 AND PUBLIC AREAS TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

KYLE N. FOSTER, CHIEF EXECUTIVE OFFICER DATE
EKLTNA, INC.
16515 CENTERFIELD DRIVE, SUITE 201
EAGLE RIVER, AK 99577

MICHAEL E. CURRY, PRESIDENT DATE
EKLTNA, INC.
16515 CENTERFIELD DRIVE, SUITE 201
EAGLE RIVER, AK 99577

NOTARY ACKNOWLEDGEMENT
THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____ 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED _____ TO ME KNOW TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT; AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

PLANNING AND 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 DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: _____
(PLATTING CLERK)

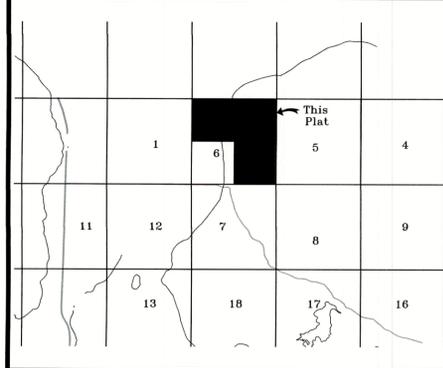
CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL DATE
(MATANUSKA-SUSITNA BOROUGH)

Agenda Copy

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Vicinity Map Scale: 1" = 1 Mile



A Preliminary Plat of:

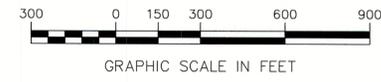
Smith Subdivision

Government Lot 1 in Section 6, Township 17 North, Range 3 East, Seward Meridian, being located in the Palmer Recording District, Third Judicial District, State of Alaska.

EXCEPTING THEREFROM THE SUBSURFACE ESTATE and all rights, privileges, immunities and appurtenances of whatsoever nature accruing unto said estate pursuant to the Alaska Native Claims Settlement Act of December 18, 1971 (85 Stat 688,704; 43 USC 1601,1613(f)(1976)) as reserved by the United States of America in the Patent to said land. Containing 474.893 acres more or less.

- LEGEND**
- FOUND BRASS CAP MONUMENT AS DESCRIBED
 - ⊙ FOUND ALUMINUM CAP MONUMENT AS DESCRIBED
 - ⊗ COMPUTED POINT, NOTHING FOUND OR SET
 - (R) RECORD PER THE BLM CORRECTIVE RESURVEY OF A PORTION OF THE SUBDIVISION OF SECTION LINES OF XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
 - (M) MEASURED PER THIS SURVEY
 - (C) COMPUTED PER THIS PLAT
 - (DTP) DEDICATED TO THE MATANUSKA-SUSITNA BOROUGH BY THIS PLAT

SURVEYOR'S CERTIFICATE
I, BENJAMIN HOLMSTROM LS-118708, 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.



S4 Group
Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue
Anchorage,
Alaska 99501
(907) 306-8104
mail@S4AK.com

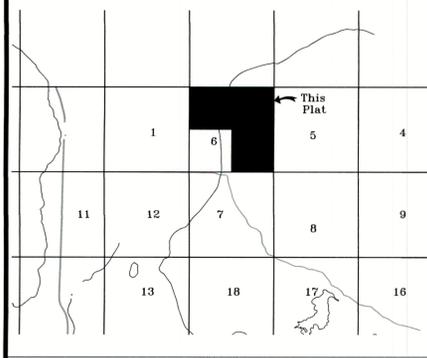


CURVE	LENGTH	RADIUS	DELTA	Chord	Chord Bearing
C1	180.84'	225.00	46°03'03"	176.01'	N52°33'46"W
C2	141.86'	500.00	16°15'22"	141.39'	N21°24'34"W
C3	124.44'	500.00	14°15'36"	124.12'	N6°09'05"W
C4	200.98'	225.00	51°10'48"	194.37'	N77°41'29"W
C5	169.05'	225.00	43°02'51"	165.10'	N30°34'39"W
C6	287.09'	450.00	34°00'25"	263.19'	S26°03'26"E
C7	266.30'	500.00	30°30'58"	263.17'	N1°16'46"W
C8	312.51'	500.00	35°48'41"	307.45'	S16°55'37"E
C9	317.79'	1000.00	18°12'30"	316.46'	S43°56'13"E
C10	255.18'	1000.00	14°37'14"	254.48'	N45°43'50"W
C11	151.94'	225.00	38°41'26"	149.07'	N19°04'31"W
C12	169.43'	225.00	43°08'45"	165.46'	N73°09'09"E
C13	237.65'	225.00	60°31'04"	226.76'	S55°00'56"E
C14	102.12'	530.00	11°02'25"	101.97'	N24°01'02"W
C15	29.60'	20.00	84°47'03"	26.97'	S60°53'21"E
C16	73.17'	255.00	16°26'22"	72.91'	S84°56'18"W
C17	70.10'	255.00	15°45'03"	69.88'	N78°57'59"W
C18	113.25'	255.00	25°26'49"	112.33'	N39°22'40"W
C19	78.33'	255.00	17°36'02"	78.03'	N17°51'14"W
C20	161.75'	420.00	22°03'57"	160.75'	S20°05'12"E
C21	87.53'	420.00	11°56'28"	87.38'	S37°05'24"E
C22	37.82'	50.00	43°20'30"	36.93'	S64°43'53"E
C23	51.04'	60.00	48°44'08"	49.51'	N62°02'04"W
C24	69.93'	60.00	66°46'44"	66.04'	N41°16'38"W
C25	52.85'	60.00	50°28'12"	51.16'	N54°20'50"E
C26	53.38'	60.00	50°58'36"	51.64'	S74°55'46"E
C27	52.07'	60.00	49°43'20"	50.45'	S24°34'48"E
C28	37.82'	50.00	43°20'30"	36.93'	N21°23'23"W
C29	130.56'	480.00	15°35'02"	130.15'	S35°16'07"E
C30	154.34'	480.00	18°25'22"	153.68'	S18°15'54"E
C31	146.51'	195.00	43°02'51"	143.09'	N30°34'39"W
C32	174.19'	195.00	51°10'48"	168.45'	N77°41'29"W
C33	29.60'	20.00	84°47'03"	26.97'	S34°19'36"W
C34	83.66'	530.00	9°02'39"	83.57'	N33°32'36"W
C35	43.54'	470.00	51°17'27"	43.52'	S1°40'30"E
C36	250.22'	470.00	30°30'14"	247.28'	S19°34'51"E
C37	105.77'	970.00	6°14'51"	105.71'	S37°57'23"E
C38	202.49'	970.00	11°57'39"	202.13'	S47°03'38"E
C39	57.31'	1030.00	3°11'17"	57.30'	N51°26'49"W
C40	205.52'	1030.00	11°25'57"	205.18'	N44°08'12"W
C41	172.20'	255.00	38°41'26"	168.94'	N19°04'31"W
C42	131.68'	195.00	38°41'26"	128.19'	N19°04'31"W
C43	31.42'	20.00	90°00'00"	28.28'	N83°25'14"W
C44	84.44'	255.00	18°58'19"	84.05'	N61°03'56"E
C45	107.59'	255.00	24°10'27"	106.79'	S82°36'18"E
C46	81.50'	255.00	18°18'45"	81.15'	N76°07'06"E
C47	109.30'	255.00	24°33'33"	108.47'	S54°40'57"E
C48	78.54'	255.00	17°38'47"	78.23'	S33°34'48"E
C49	37.82'	50.00	43°20'30"	36.93'	N46°25'39"W
C50	65.57'	60.00	62°36'47"	62.35'	S36°47'31"E
C51	71.20'	60.00	67°59'16"	67.09'	S28°30'31"W
C52	65.60'	60.00	62°38'21"	62.38'	N86°10'41"W
C53	76.91'	60.00	73°26'36"	71.75'	N18°08'12"W
C54	37.82'	50.00	43°20'30"	36.93'	S3°05'09"E
C55	93.22'	195.00	27°23'27"	92.34'	S38°27'08"E
C56	112.74'	195.00	33°07'38"	111.18'	S68°42'40"E
C57	146.84'	195.00	43°08'45"	143.40'	N73°09'09"E
C58	247.52'	970.00	14°37'14"	246.85'	N45°43'50"W
C59	31.42'	20.00	90°00'00"	28.28'	N63°44'46"E
C60	186.08'	1030.00	10°21'03"	185.82'	S47°51'56"E
C61	141.25'	1030.00	7°51'27"	141.14'	S38°45'41"E
C62	167.49'	530.00	18°06'23"	166.79'	S25°46'46"E
C63	163.77'	530.00	17°42'18"	163.12'	S75°26'26"E
C64	97.78'	470.00	11°55'12"	97.60'	N4°58'53"W
C65	152.55'	470.00	18°35'46"	151.88'	N20°14'22"W
C66	149.03'	195.00	43°47'21"	145.43'	N51°25'55"W
C67	84.52'	255.00	18°59'23"	84.13'	N61°35'46"W



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Vicinity Map Scale: 1" = 1 Mile



A Preliminary Plat of:
Smith Subdivision
Government Lot 1 in Section 6, Township 17 North, Range 3 East, Seward Meridian, being located in the Palmer Recording District, Third Judicial District, State of Alaska.
EXCEPTING THEREFROM THE SUBSURFACE ESTATE and all rights, privileges, immunities and appurtenances of whatsoever nature accruing under said estate pursuant to the Alaska Native Claims Settlement Act of December 18, 1971 (85 Stat 688,704; 43 USC 1601,1613(f)(1976)) as reserved by the United States of America in the Patent to said land.
Containing 474.893 acres more or less.

S4 Group
Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue
Anchorage,
Alaska 99501
(907) 306-8104
mail@S4AK.com

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 3, 2025

PRELIMINARY PLAT: WOLVERINE WOODS
LEGAL DESCRIPTION: SEC 12, T18N, R02E, SEWARD MERIDIAN AK
PETITIONERS: DANIEL ROBERTS & KATHLEEN ASHMORE-ROBERTS
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 15.14 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2025-070

REQUEST: The request is to create 2 lots from Parcel #3, created by Waiver Resolution #96-6-PWm, recorded as Book 849, Page 408, to be known as **WOLVERINE WOODS**, containing 15.14 acres +/- . The petitioner is requesting a variance to MSB physical access requirements for the proposed northern parcel. The property is south of the Matanuska River, west of N McKenzie Drive, and directly north of N Wolverine Road (Tax ID #18N02E12D011); within the SE ¼ Section 12, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos	PAGES – 1-5
Topographic Map and As-Built	PAGES – 6-8
Geotechnical Report	PAGES – 9-13
Variance Request	PAGES – 14-15

AGENCY COMMENTS

USACE	PAGE – 16
ADOT&PF	PAGES – 17-18
MSB DPW Pre-Design and Engineering Division	PAGE – 19
MSB Development Services	PAGES – 20-21
Utilities	PAGES – 22-25

DISCUSSION: The proposed subdivision is creating two lots from Parcel 3, MSB Waiver Resolution #96-6-WPm, Recorded as Book 849, Page 408. The petitioner is requesting a variance from MSB 43.20.320 Frontage, as E. Woods Drive is currently certified to the northeast corner of Proposed Lot 1 providing approximately 30' of frontage onto a Borough Standard Road. Per 43.20.320 the minimum frontage required when accessing onto a Cul-De-Sac is 45'. Access for Proposed Lot 2 is from N. Wolverine Road, an ADOT&PF owned and maintained road.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access for Proposed Lot 2 meets access requirements. Proposed Lot 1 will meet Borough requirements if the variance application is approved.

Soils Report: A geotechnical report was submitted (**Exhibit Pages 9-13**), pursuant to MSB 43.20.281(A). William Klebesadel, Registered Professional Engineer, notes that one test hole was dug to a depth of 12.5'. Receiving soils were classified as SM, per code requirements a sieve analysis was provided. Groundwater was not encountered in the test hole. *"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 within the subdivision 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".* Topographic Mapping and As-Built information are at **Exhibit Pages 6-8**.

Variance Request: A variance application was submitted (**Exhibit Pages 14-15**), pursuant to MSB 43.15.075. The petitioner is requesting a variance from MSB 43.20.320 Frontage, as E. Woods Drive is currently certified to the northeast corner of Proposed Lot 1 providing approximately 30' of frontage onto a Borough Standard Road. Per 43.20.320 the minimum frontage required when accessing onto a Cul-De-Sac is 45'. Pursuant to MSB 43.15.075 *Variance; Standards for Approval*, a variance from the requirements of MSB 43.20 may be granted only if the platting board finds that all of the subsections of this code are met. Materials submitted by the petitioner in favor of the request and the corresponding response from MSB Pre-Design and Engineering (PD&E) are outlined below according to the three applicable subsections that must be met. If the variance is approved, it would remove the requirement to provide 45' of frontage onto a Borough standard cul-de-sac, or 60' onto a Borough standard road.

Explain the special circumstances for the variance on separate pages, addressing criteria 1, 2, & 3 as required in MSB 43.15.075.

MSB 43.15.075(A)(1)

The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and

Granting this variance to forgive the requirement of constructed physical access will not be detrimental to the public health, safety or welfare, or injurious to adjacent property. First, the physical access requirement has no bearing on the actual usage of the property. We have requested a driveway permit from the Borough for access to the proposed northern lot via E. Woods Drive to be used regardless of whether this variance will be granted. Therefore, from the perspective of the adjacent property owners the only noticeable difference in use is the driveway permit. Second, the Alaska Ranchos Subdivision is located, in part, off of E. Woods Drive. There are approximately 5 properties in that subdivision past the northeast corner of our lot that have physical access to their properties exclusively via E. Woods Drive. Our proposed northern lot would therefore have the same physical access as those other existing subdivided lots. Further, if we are required to upgrade the road, that is likely to become injurious to those adjacent properties, as it will disturb the peace and enjoyment of their properties during the construction and block the only access they have to their residences.

MSB 43.15.075(A)(2)

The variance request is based upon conditions of the property that are atypical to other properties; and

In this case, the northeastern corner of the property adjoins a Borough-approved road (E. Woods Dr.) and approximately 200 feet of the northern boundary of the property borders a sub-pioneer grade road (the remainder of E. Woods Dr.). Both segments of E. Woods Drive are currently in frequent use by households located along them, with no obvious demarcation between the two. This makes the property atypical due to (1.) its current proximity to a borough-approved road and (2.) the similar condition of both segments of E. Woods Drive.

MSB 43.15.075(A)(3)

Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

The property has unusual physical surroundings in that the northeastern corner of the property adjoins a Borough-approved road and the similar condition of E. Woods Dr. The surrounding development and conditions of the property, as described in paragraph A and B, make the strict application of MSB 43.20 regarding physical access an undue substantial hardship to us. In order to strictly comply with the requirements we would need to upgrade 60' of E. Woods Drive at significant expense. We were quoted at least \$10,000 for the materials and up to \$7,000 for the engineering. This is cost prohibitive for us.

Agency Comments:

USACE (**Exhibit Page 16**) has no specific comments regarding Wolverine Woods.

ADOT&PF (**Exhibit Pages 17-18**) has the following comments:

- No objection to the proposed lot division or the requested variance.
- If shared access to Wolverine Road is needed in the future, it is recommended to record a shared access easement across Lot 2.
- Future development of Lot 2 will require a single access to Wolverine Road, plan internal circulation accordingly.
- Apply for a driveway permit for Lot 2 to access Wolverine Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website.
- DOT&PF requests right-of-way dedication along Wolverine Road.

MSB DPW Pre-Design and Engineering Division (**Exhibit Page 19**) has no objection to the variance with the condition that a note be placed on the plat that any further subdivision of Lot 1 would require Woods Drive to be upgraded to minimum residential standards. PD&E further notes that the Easement recorded at Book 849, Page 405 appears to be incorrectly drawn on the plat (**Recommendation #4**).

MSB Development Services (**Exhibit Pages 20-21**) has no objections.

Utilities: (**Exhibit Pages 22-25**) ENSTAR has no comments or recommendations. GCI has no comments or objections. MEA did not respond. MTA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #15 Lazy Mountain; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #19 Lazy Mountain; MSB Emergency Services, Community Development, Assessments, or Planning; MEA or MTA.

CONCLUSION: The preliminary plat of Wolverine Woods is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. The variance request is consistent with MSB 43.15.075 Variance; Standards for Approval. 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 will exist 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 Lot 2 will exist, pursuant to MSB 43.20.320 Frontage. A variance from MSB 43.20.320 Frontage has been requested for Lot 1. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

FINDINGS OF FACT

1. The plat of Wolverine Woods 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)(1).
3. A variance request was submitted, pursuant to MSB 43.15.075.
4. The petitioner submitted materials to support their variance request stating that pursuant to MSB 43.15.075(A)(1), the granting of the variance shall not be detrimental to the public health, safety, or welfare, or injurious to the adjacent property.

Granting this variance to forgive the requirement of constructed physical access will not be detrimental to the public health, safety or welfare, or injurious to adjacent property. First, the physical access requirement has no bearing on the actual usage of the property. We have requested a driveway permit from the Borough for access to the proposed northern lot via E. Woods Drive to be used regardless of whether this variance will be granted. Therefore, from the perspective of the adjacent property owners the only noticeable difference in use is the driveway permit. Second, the Alaska Ranchos Subdivision is located, in part, off of E. Woods Drive. There are approximately 5 properties in that subdivision past the northeast corner of our lot that have physical access to their properties exclusively via E. Woods Drive. Our proposed northern lot would therefore have the same physical access as those other existing subdivided lots. Further, if we are required to upgrade the road, that is likely to become injurious to those adjacent properties, as it will disturb the peace and enjoyment of their properties during the construction and block the only access they have to their residences.

5. The petitioner submitted materials to support their variance request stating that pursuant to MSB 43.15.075(A)(2), the variance request is based upon conditions of the property that are atypical to other properties.

In this case, the northeastern corner of the property adjoins a Borough-approved road (E. Woods Dr.) and approximately 200 feet of the northern boundary of the property borders a sub-pioneer grade road (the remainder of E. Woods Dr.). Both segments of E. Woods Drive are currently in frequent use by households located along them, with no obvious demarcation between the two. This makes the property atypical due to (1.) its current proximity to a borough-approved road and (2.) the similar condition of both segments of E. Woods Drive.

6. The petitioner submitted materials to support their variance request stating that pursuant to MSB 43.15.075(A)(3), because of unusual physical surroundings, shape, or topographical conditions of the subject property, or because of the taking of a part of the property through condemnation or because of

surrounding development or conditions, the strict application of MSB 43.20 would result in undue substantial hardship to the owner of the property.

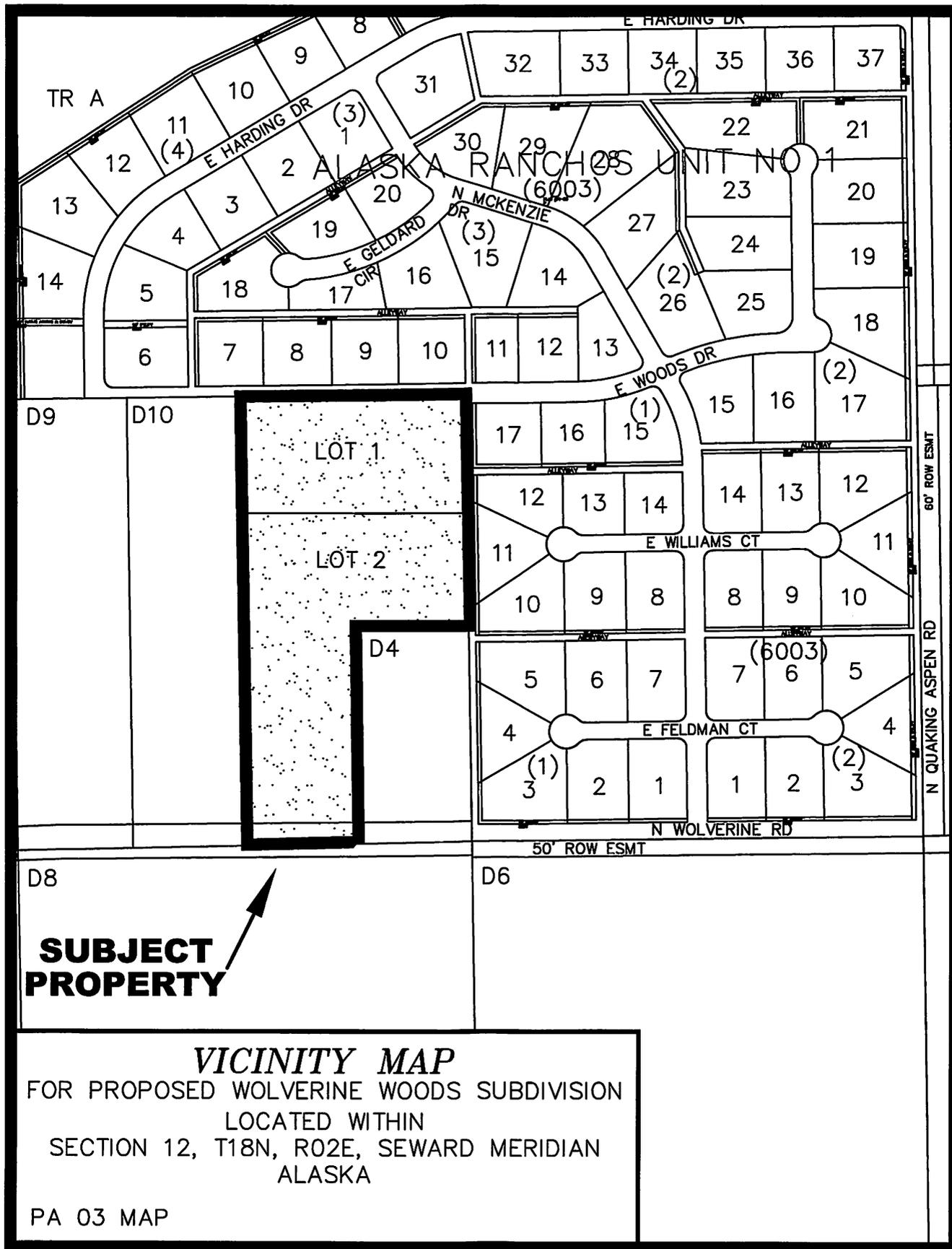
The property has unusual physical surroundings in that the northeastern corner of the property adjoins a Borough-approved road and the similar condition of E. Woods Dr. The surrounding development and conditions of the property, as described in paragraph A and B, make the strict application of MSB 43.20 regarding physical access an undue substantial hardship to us. In order to strictly comply with the requirements we would need to upgrade 60' of E. Woods Drive at significant expense. We were quoted at least \$10,000 for the materials and up to \$7,000 for the engineering. This is cost prohibitive for us.

7. There were no objections received from any federal or state agencies, Borough departments, or utilities to the request for a variance from MSB 43.20.320 Frontage.
8. Proposed Lot 2 has the required frontage pursuant to MSB 43.20.320.
9. The petitioner has requested a variance to MSB 43.20.320 Frontage for proposed Lot 1.
10. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #15 Lazy Mountain; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #19 Lazy Mountain; MSB Emergency Services, Community Development, Assessments, or Planning; MEA or MTA.
11. There were no objections from any federal or state agencies, Borough departments, or utilities.
12. There were no objections from the public in response to the Notice of Public Hearing.

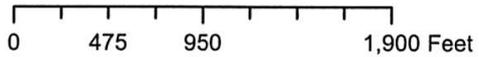
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

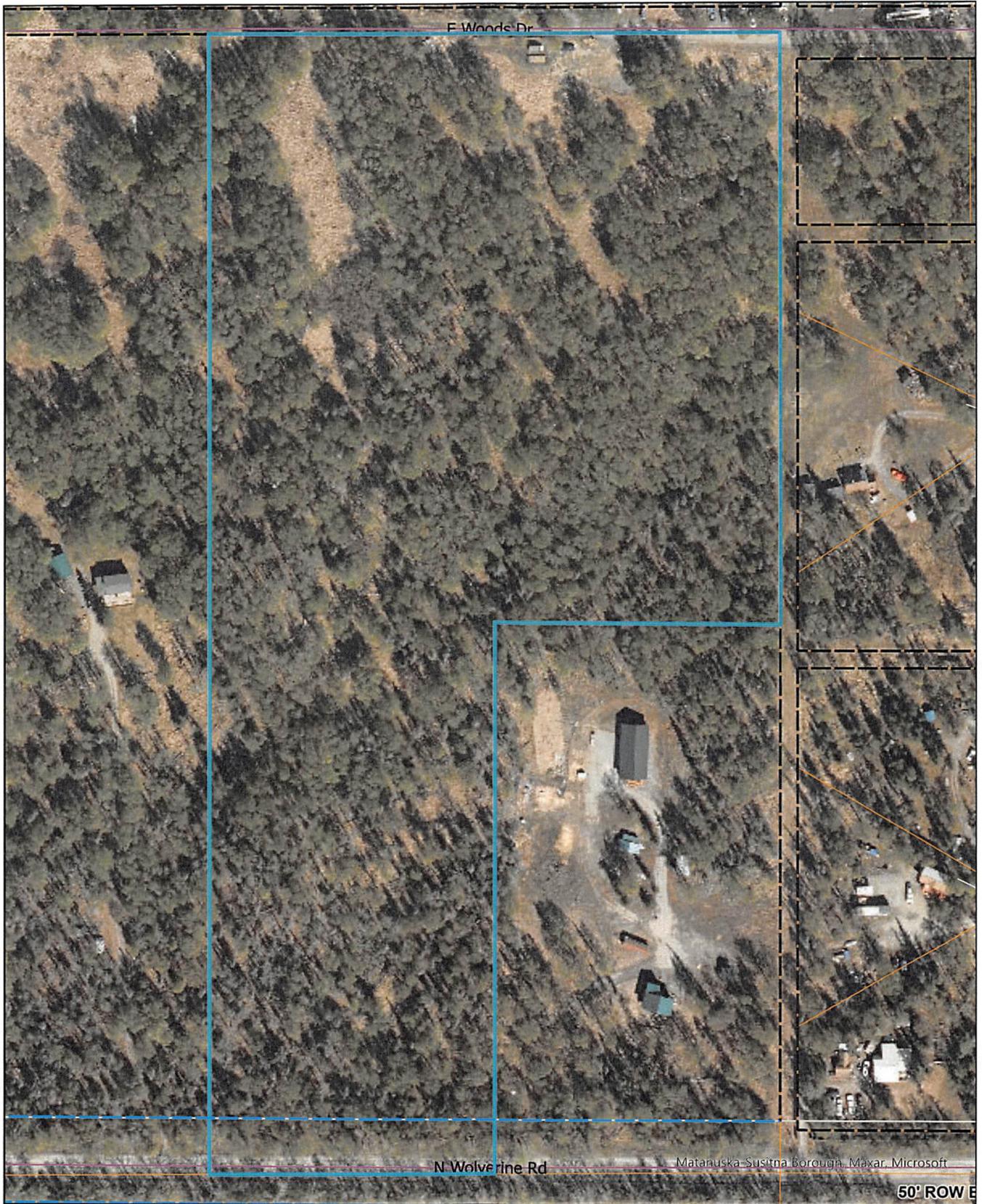
Suggested motion: I move to approve the variance preliminary plat of Wolverine Woods, Section 12, Township 18 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations

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. Add a Plat note stating, "Further subdivision of Lot 1 will require E. Woods Drive be upgraded to a minimum residential street standard."
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit plat in full compliance with Title 43.

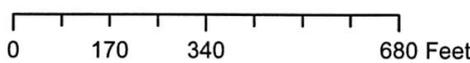
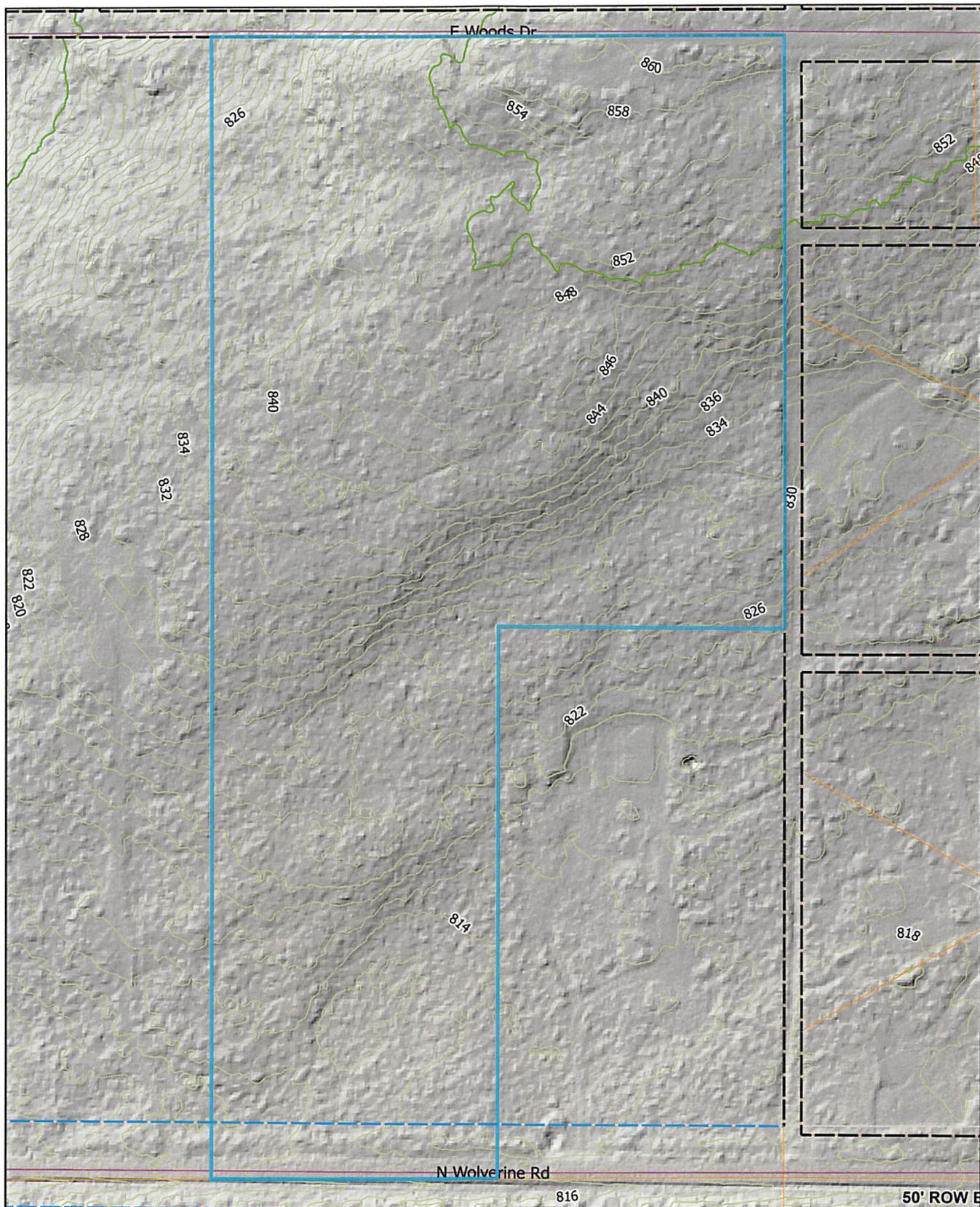








0 170 340 680 Feet





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 SUBSISTEM BORROWING IMAGERY PROJECT OF 2019/2020/2021.
2. THE HORIZONTAL DATUM IS NAD83 (GPOSSR EPOCH 2011.0)

PALMER, ALASKA
WOLVERINE WOODS
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG.#: 24-291C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=160'
22x34: 1"=80'
REVISION DATE:
01/08/24

REFERENCE
NUMBER:
V-20
SHEET 1 OF 3



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

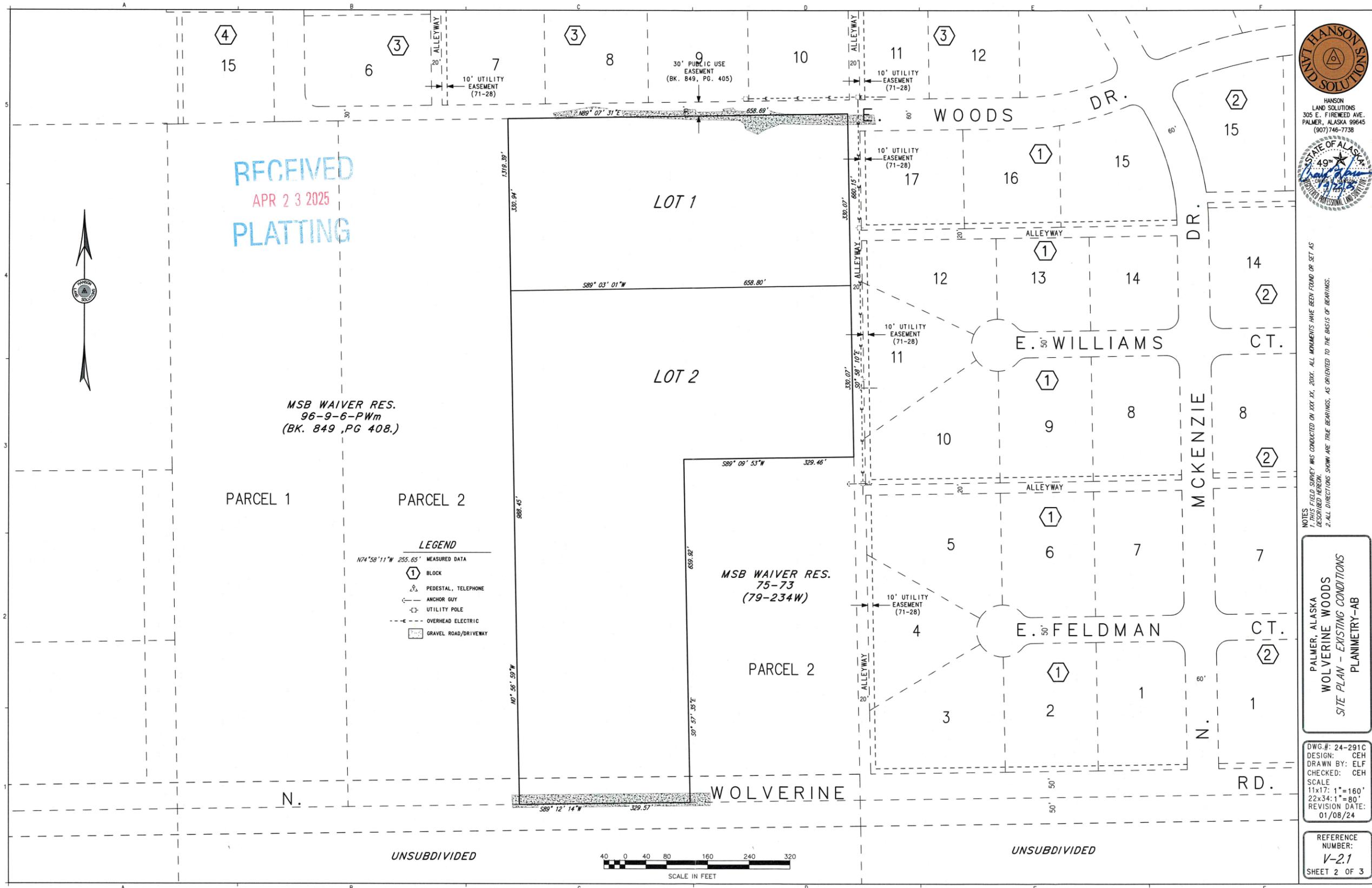


NOTES:
1. THIS FIELD SURVEY WAS CONDUCTED ON XX XX, 20XX. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

PALMER, ALASKA
WOLVERINE WOODS
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 24-291C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=160'
22x34: 1"=80'
REVISION DATE:
01/08/24

REFERENCE
NUMBER:
V-2.1
SHEET 2 OF 3



RECEIVED
APR 23 2025
PLATTING

MSB WAIVER RES.
96-9-6-PWm
(BK. 849, PG 408.)

- LEGEND**
- N74°58'11"W 255.65' MEASURED DATA
 - ① BLOCK
 - ⊕ PEDESTAL, TELEPHONE
 - ANCHOR GUY
 - ⊕ UTILITY POLE
 - OVERHEAD ELECTRIC
 - ▭ GRAVEL ROAD/DRIVEWAY

MSB WAIVER RES.
75-73
(79-234W)



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

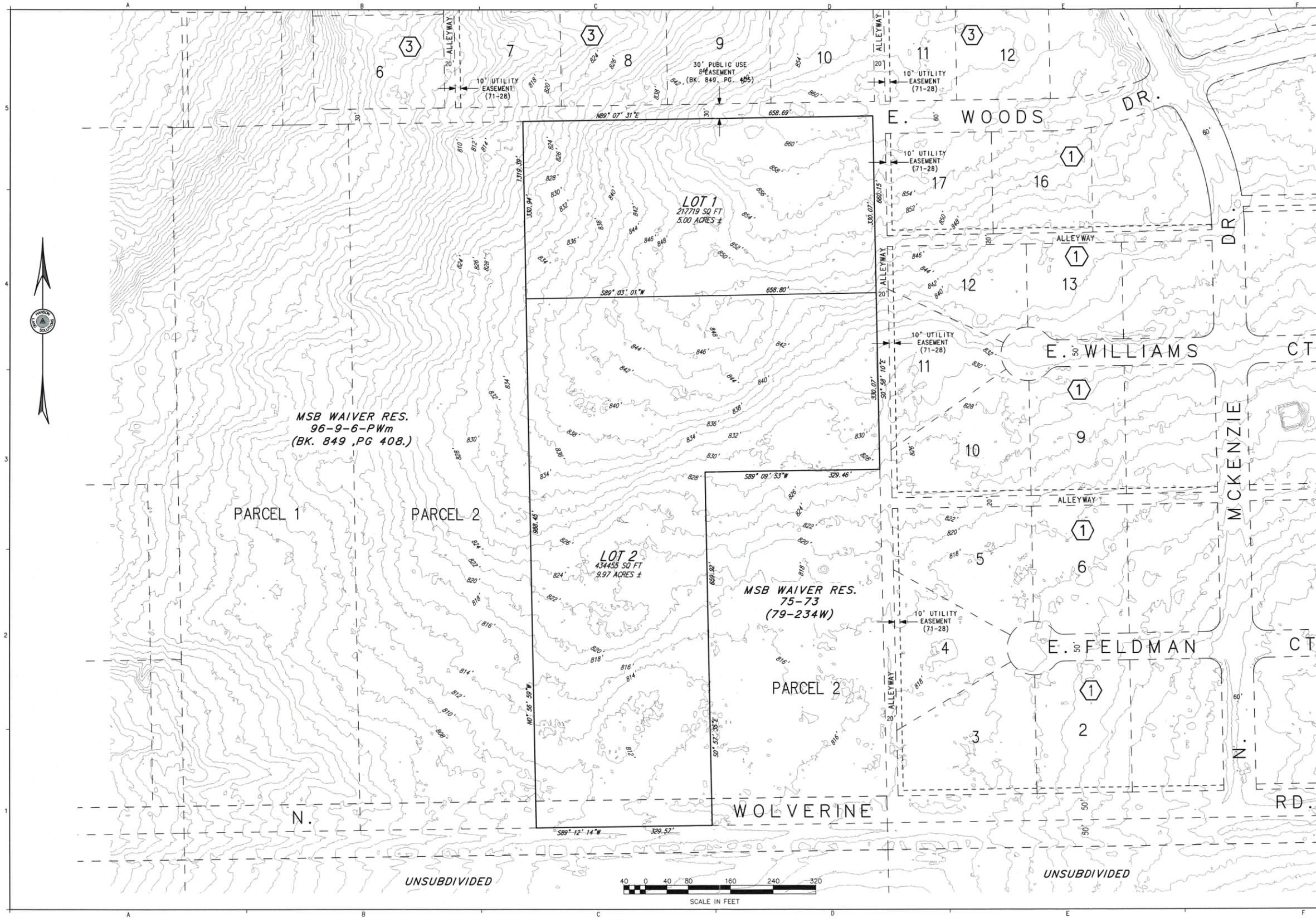


NOTES:
1. CONTOUR SPACING HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUBSTAINABLE FORESTRY
LAND/IMPERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83 (GCSNAD83 EPSRS 2011.0)
3. THE VERTICAL DATUM IS NAVD83 (GEOID09)

PALMER, ALASKA
WOLVERINE WOODS
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG.#: 24-291C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=160'
22x34: 1"=80'
REVISION DATE:
01/08/25

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3



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



USEABLE AREA CERTIFICATION

WOLVERINE WOODS

A SUBDIVISION OF

PARCEL 3, MSB WAIVER RES. 96-6PWm (Bk. 849, PG. 408)

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):

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

SOIL CLASSIFICATIONS

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

(GW) TEST HOLES: (GP) TEST HOLES:
(SW) TEST HOLES: (SP) TEST HOLES:

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

(GM) TEST HOLES: (SM) TEST HOLES: TH-1

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

Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

GROUND WATER INVESTIGATION

No groundwater was encountered in any of the Test Holes

Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

Monitoring Test Holes May through October: TEST HOLES:
 Soil Mottling or Staining Analysis: TEST HOLES:

Depth to seasonal high water is a min. of 8' TEST HOLES:

Depth to seasonal high water is less than 8'
 Fill will be required A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

Additional Fill required to ensure 8' of coverage above water table Lots:

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

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

No further action required to establish sufficient usable area.

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision 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".

William Klebesadel
WILLIAM KLEBESADEL P.E.

Date

Professional Engineer



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

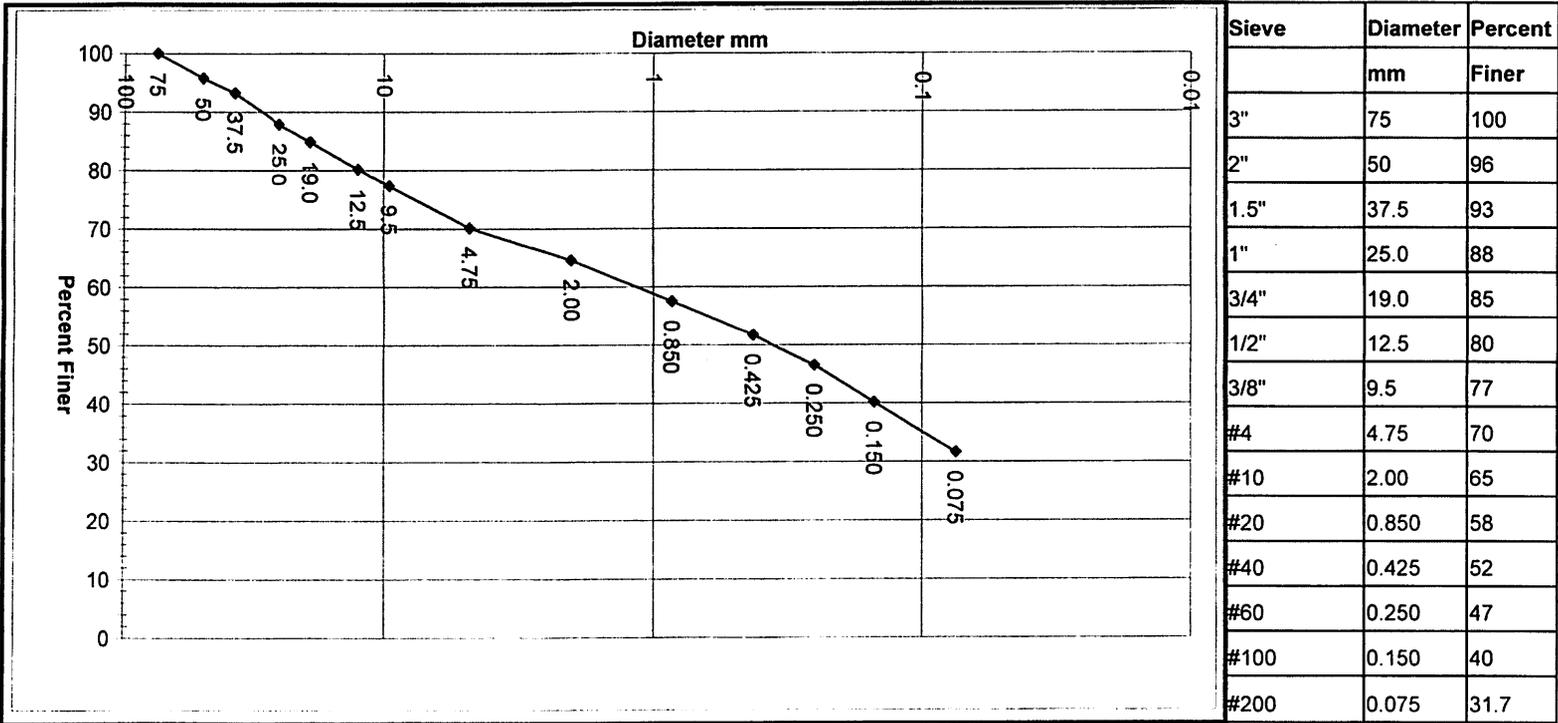
GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	PARCEL 3, MSB WAIVER RES. 96-6PWm (Bk. 849, PG. 408)	TEST HOLE NO.	Date: 03/24/25
Insp. By:	PIONEER-TK	1	Job # 24-291

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

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



Client: **Hanson Land Solutions** Soil Description: Silty Sand with Gravel
Project: **Wolverine Rd Test Pit** Unified Classification: SM
Sample Location: Submitted

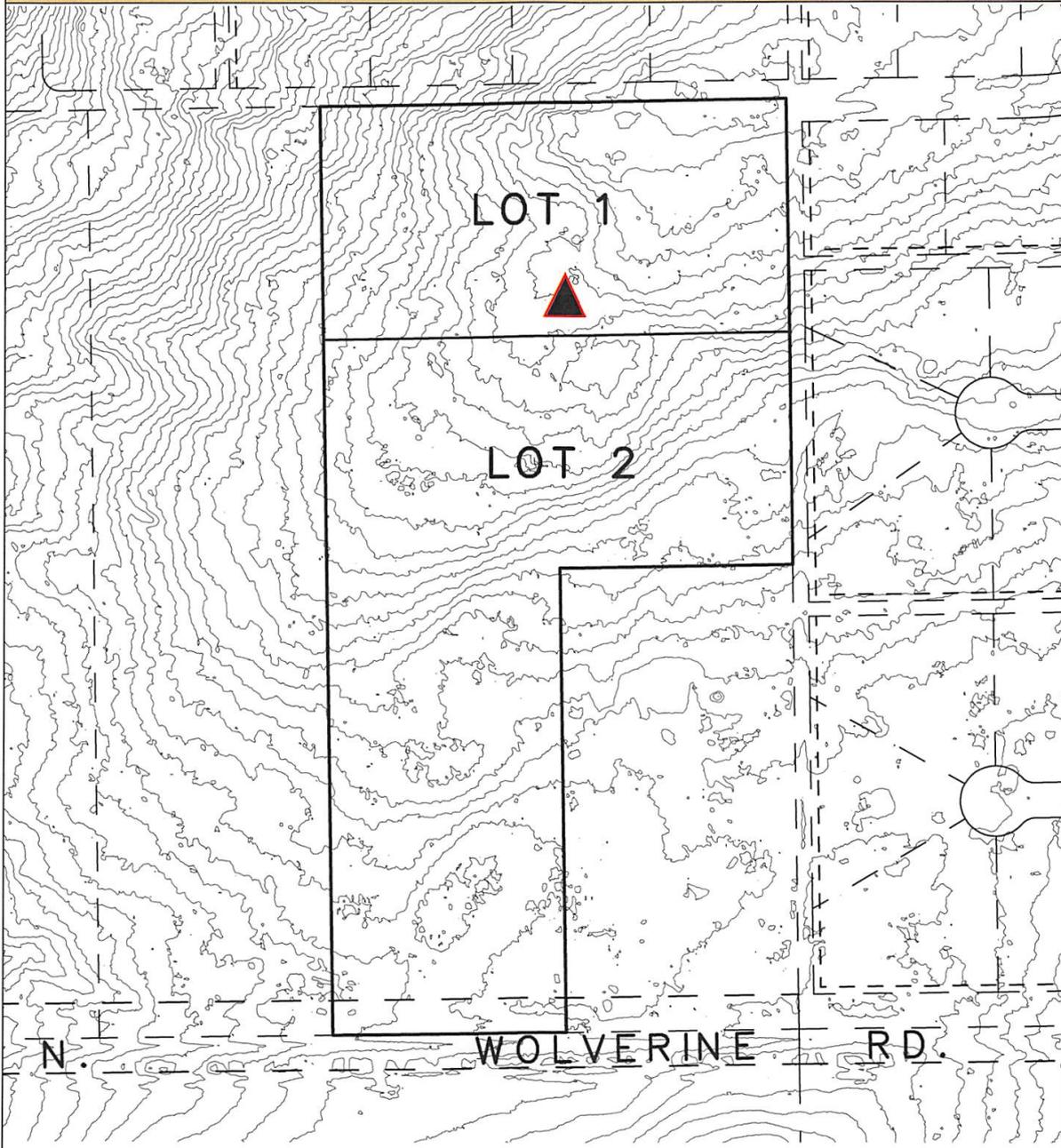
Date: 4/21/2025
Sample Date: 3/24/2025
Proj. no: 25020

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

WOLVERINE WOODS

FILE: 24-291

DRAWN: ELF

01/08/25

EXHIBIT A

Page 1 of 1

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

VARIANCE APPLICATION

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43. The application must include all of the information listed below. Incomplete applications will not be processed.

Legal description of property: Parcel 3 MSB Waiver Res. 96-6-PLWm

An application for a variance from a requirement of Title 43 shall contain:

1. The preliminary plat to which the variance pertains or, if presented separately, a graphic representation of what the future platting project would entail;
2. A description of the variance requested including the code section reference;
3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.
 - A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and*
 - B. *The variance request is based upon conditions of the property that are atypical to other properties; and*
 - C. *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.*

I, Hanson Land Solutions the owner (or owner's representative) of the above described property apply for a variance from Section 43.20. 320 of the Borough Code in order to allow:
a subdivision without road construction

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

APPLICANT OR OWNER	Name: <u>Hanson Land Solutions</u> Email: <u>platting@hlsalaska.com</u>
	Mailing Address: <u>305 E Fireweed Ave.</u> Zip: <u>99648</u>
	Signature: <u>[Signature]</u> Phone: <u>907-746-7738</u>
SURVEYOR	Name (FIRM): _____ Email: _____
	Mailing Address: _____ Zip: _____
	Contact Person: _____ Phone: _____

3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.

A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and

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B. The variance request is based upon conditions of the property that are atypical to other properties; and

In this case, the northeastern corner of the property adjoins a Borough-approved road (E. Woods Dr.) and approximately 200 feet of the northern boundary of the property borders a sub-pioneer grade road (the remainder of E. Woods Dr.). Both segments of E. Woods Drive are currently in frequent use by households located along them, with no obvious demarcation between the two. This makes the property atypical due to (1.) its current proximity to a borough-approved road and (2.) the similar condition of both segments of E. Woods Drive.

C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

The property has unusual physical surroundings in that the northeastern corner of the property adjoins a Borough-approved road and the similar condition of E. Woods Dr. The surrounding development and conditions of the property, as described in paragraph A and B, make the strict application of MSB 43.20 regarding physical access an undue substantial hardship to us. In order to strictly comply with the requirements we would need to upgrade 60' of E. Woods Drive at significant expense. We were quoted at least \$10,000 for the materials and up to \$7,000 for the engineering. This is cost prohibitive for us.

Matthew Goddard

From: Barrett, Leah A CIV USARMY CEPOA (USA) <Leah.Barrett@usace.army.mil>
Sent: Thursday, May 15, 2025 4:58 PM
To: Matthew Goddard
Subject: RE: RFC Wolverine Woods (MG)

Good afternoon,

The Corps of Engineers (Corps) does not have any specific comments regarding Wolverine Woods.

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. Sample drawings can also be found on our website at 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) and you will be assigned a project manager to assist you. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

Sincerely,
Leah Barrett



**US Army Corps
of Engineers®**

Leah Barrett
Regulatory Specialist
U.S. Army Corps of Engineers | Alaska District
South Section
Phone 907-753-2760
Email Leah.Barrett@usace.army.mil

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, May 15, 2025 4:30 PM
To: CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>
Subject: [Non-DoD Source] RFC Wolverine Woods (MG)



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

May 23, 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 no comments:

- **Secon Inc Public Use Easement (Grandview Road, Glenn Highway)**
- **Plat #71-26, Linda Allender, Scott Subdivision Lots 6A, 6B, 6C (Cottrell Campus Dr, Trunk Road)**

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

- **Wolverine Woods; PA 03 Dooling; Parcel 3, Waiver Resolution #96-6-PWm (Wolverine Road)**
 - No objection to lot division or requested variance.
 - If shared access to Wolverine Road is needed in the future, recommend recording a shared access easement across Lot 2.
 - Future development of Lot 2 will require single access to Wolverine Road, plan internal circulation accordingly.
 - Apply for driveway permit for Lot 2 to access Wolverine Road. 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.
 - DOT&PF requests right of way dedication along Wolverine Road.

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

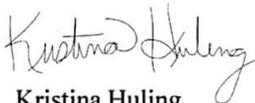
"Keep Alaska Moving through service and infrastructure."

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,



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

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, May 20, 2025 3:15 PM
To: Matthew Goddard
Cc: Brad Sworts; Daniel Dahms; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Wolverine Woods (MG)

Hello,

PD&E has no objection to the variance with the condition a note be place on the plat that any further subdivision of lot 1 would require Woods Drive to be upgraded to minimum residential standards. Easement Bk. 849 Pg. 405 appears to be incorrectly drawn on the plat, please review.

Thank you.

PD&E Review Team

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, May 15, 2025 4:30 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; loori1991@gmail.com; Chad Cameron Contact <ccameron@palmerak.org>; jprevost@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; nmyount@anthc.org; Tim Hale (timhaledistrict1@gmail.com) <timhaledistrict1@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@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>; Pre-Design & Engineering <pde@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>; Kendra Johnson <Kendra.Johnson@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: RFC Wolverine Woods (MG)

Hello,

The following link is a request for comments for the proposed Wolverine Woods. Please ensure all comments have been submitted by June 5, 2025.

[Wolverine Woods](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

From: Permit Center
Sent: Friday, May 16, 2025 8:43 AM
To: Matthew Goddard
Subject: RE: RFC Wolverine Woods (MG)

No comments from Permitting.

Thank you,

Jennifer Monnin, CFM
Permit Technician
Matanuska-Susitna Borough
Jennifer.monnin@matsugov.us
907-861-7822

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, May 15, 2025 4:30 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; loori1991@gmail.com; Chad Cameron Contact <ccameron@palmerak.org>; jprevost@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; nmyount@anthc.org; Tim Hale (timhaledistrict1@gmail.com) <timhaledistrict1@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@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>; Pre-Design & Engineering <pde@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>; Kendra Johnson <Kendra.Johnson@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: RFC Wolverine Woods (MG)

Hello,

The following link is a request for comments for the proposed Wolverine Woods.
Please ensure all comments have been submitted by June 5, 2025.

[Wolverine Woods](#)

Feel free to contact me if you have any questions.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 745-9876

E-mail: ccb@matsugov.us

MEMORANDUM

DATE: 05/16/2025

TO: Matthew Goddard, Platting Tech

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Wolverine Woods case #2025-070

No open/active code compliance cases on the property proposed to be subdivided into two parcels.

No objection to the re-plat to create two lots from MSB Tax ID 18N02E12D011



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

May 19, 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.

- **WOLVERINE WOODS**
(MSB Case # 2025-070)

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 cursive script that reads "James Christopher".

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

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, June 2, 2025 4:51 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Wolverine Woods (MG)
Attachments: Agenda Plat (41).pdf

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

Matthew,

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, May 15, 2025 4:30 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; loori1991@gmail.com; Chad Cameron Contact <ccameron@palmerak.org>; jprevost@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; nmyount@anthc.org; Tim Hale (timhaldistrict1@gmail.com) <timhaldistrict1@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@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>; Pre-Design & Engineering <pde@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>; Kendra Johnson <Kendra.Johnson@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: RFC Wolverine Woods (MG)

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

Hello,

The following link is a request for comments for the proposed Wolverine Woods.
Please ensure all comments have been submitted by June 5, 2025.

[☐ Wolverine Woods](#)

Feel free to contact me if you have any questions.

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

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.

DANIEL J. ROBERTS _____ DATE _____
9520 N. WOLVERINE RD.
PALMER, AK 99645

KATHLEEN ASHMORE-ROBERTS _____ DATE _____
9520 N. WOLVERINE RD.
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

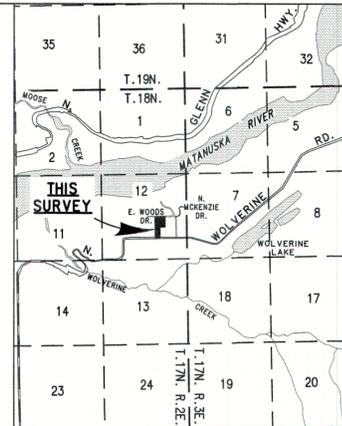
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH) _____ DATE _____



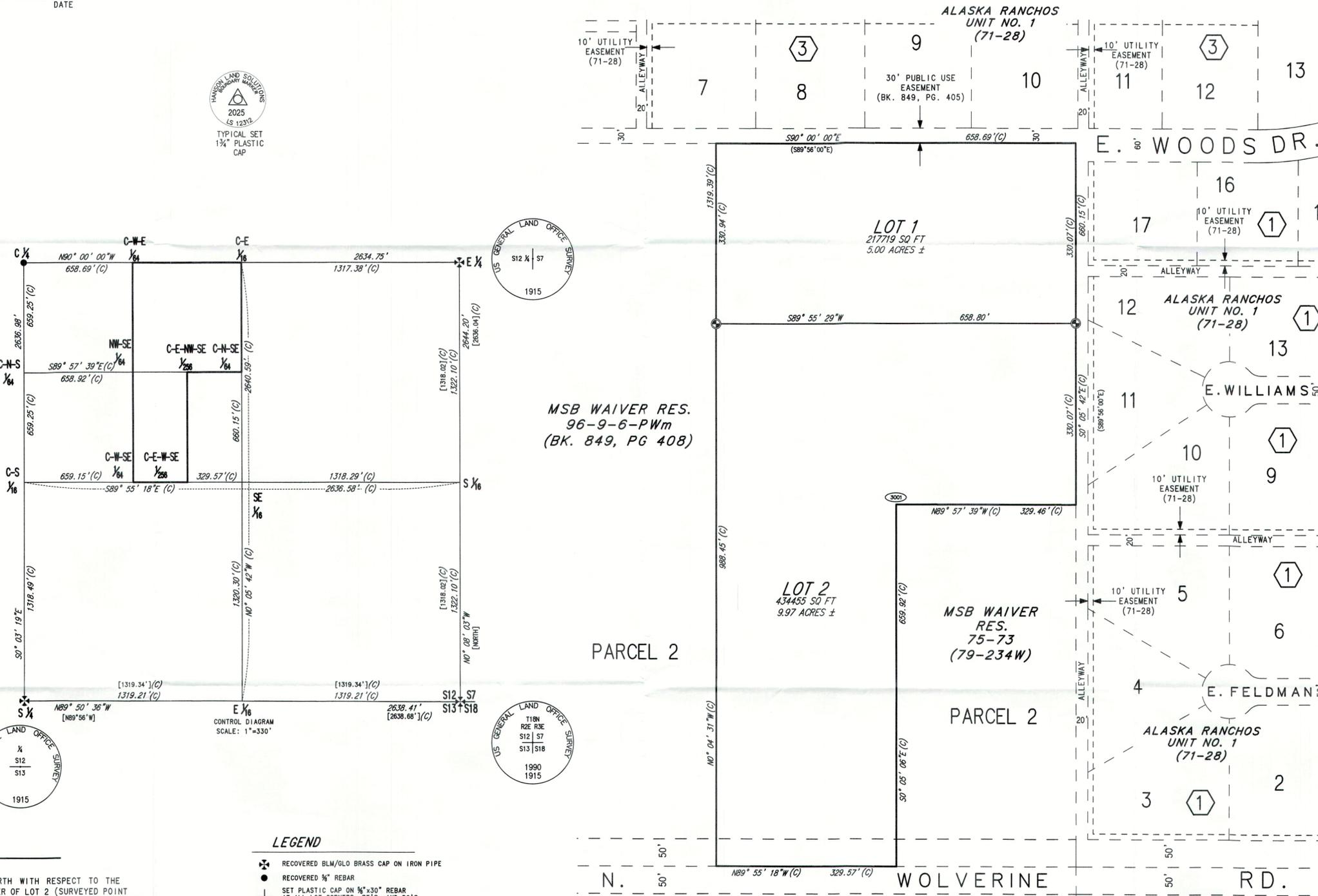
SOURCE: MSB TAX MAP IN16, PA02, PA03, PA06, PA07, & SUI3
1"=5280'

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



MSB WAIVER RES.
96-9-6-PWm
(BK. 849, PG 408)

MSB WAIVER RES.
75-73
(79-234W)

PARCEL 2

PARCEL 2

N. 50' WOLVERINE RD. 50'

UNSUBDIVIDED



- NOTES**
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
 - THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE C-E-NW-SE 1/8 CORNER OF LOT 2 (SURVEYED POINT 3001). A SET PLASTIC CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 39' 45.50" N 149° 00' 22.46" W.
 - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
 - THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
 - THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS RECORDED ON AUGUST 2, 1996 IN BK. 858, PG. 977.

- LEGEND**
- RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
 - RECOVERED 3/4" REBAR
 - SET PLASTIC CAP ON 1/4"x30" REBAR AT ALL LOT CORNERS, PT'S, AND PC'S
 - SET 2 1/2" ALUMINUM POST MONUMENT
 - COMPUTED DATA
 - MEASURED DATA
 - RECORD PER PLAT (71-28) ALASKA RANCHEROS UNIT NO. 1
 - RECORD PER RECTANGULAR PLAT (5/1/1916)
 - SURVEY POINT NUMBER
 - BLOCK

RECEIVED
APR 23 2025
PLATTING
Agenda Copy

A PLAT OF
WOLVERINE WOODS
A SUBDIVISION OF
PARCEL 3
MSB WAIVER RES.
96-6-PWm
(BK. 849, PG. 408)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SE 1/4 SEC. 12, T. 18N. R. 2E. SM, AK
CONTAINING 15.14 ACRES MORE OR LESS

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