

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Smith



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

July 2, 2025

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **HUSKY RIDGE:** The request is to create three lots from Lot 4, ASLS 2016-5, Prairie Home Subdivision, Plat #2017-114 and Lot 2, Birch Grove, Plat #2011-79, Plat No. 2019-24 to be known as **HUSKY RIDGE**, containing 19.78 acres +/- . The property is located south of S. Boreal Owl Way, directly north of E. Whispering Birch Circle and Directly West of S. Parks Highway (Tax ID # 7624000L004 & 7060000L002); within the SW ¼ Section 31, Township 21 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. (Petitioner/Owner: Dakota Schlosser, Staff: Matthew Goddard, Case #PLAT-2023-000141)
- B. **ARCHANGEL RIDGE LOT 1A & LOT 2A BLOCK 1:** The request is to create two lots from Lots 1, 2, & 3, Block 1, Archangel Ridge Ph 1 (Plat#2023-79),(Tax ID's 8404B01L001, 8404B01L002 & 8404B01L003), to be known as **Archangel Ridge Lot 1A and Lot 2A, Block 1**, containing 4.31 acres +/- . The property is located directly north of E. Falk Road, directly west of N. Gabriels Drive and directly south of E. Arial Drive; within the SW ¼ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District 1. (Petitioner/Owner: Homesite Properties, LLC, Staff: Chris Curlin, Case #PLAT-2025-000077)

- C. **TRACT 24 PT MACKENZIE:** The request is to create four lots from Tax Parcel T24, Tract 24 Alaska State Land Survey No. 80-111, containing 627.9 acres +/-, (Tax ID#2097000T024), to be known as **TRACT 24 PT MACKENZIE**. The proposed lots are located directly west of S. Brown Swiss Road and north of W. Holstein Avenue; located within Sections 11 & 14, Township 15 North, Range 05 West, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (*Petitioner/Owner: Gary & Jo Ann Stromberg, Staff: Chris Curlin, Case #PLAT-2025-000078*)
- D. **DRINKHOUSE BLUFFS 2025:** The request is to create three lots from Lots 1-6, Block 2, Drinkhouse Bluffs 2022 Phase 3, Plat #2024-42, to be known as **DRINKHOUSE BLUFFS 2025**, containing 7.13 acres +/--. The parcel is located north and west of Cottonwood Creek, directly east of S. Hayfield Road, and directly north of W. Sedlar Circle (Tax ID#s 8499B02L001-L006); within Section 1, Township 16 North, Range 02 West, Seward Meridian, Alaska. (*Petitioner/Owner: Marie L. Drinkhouse, Staff: Fred Wagner, Case #PLAT-2025-000081*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **July 2, 2025**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 2, 2025

ABBREVIATED PLAT: HUSKY RIDGE

LEGAL DESCRIPTION: SEC 31, T21N, R04W, SEWARD MERIDIAN AK

PETITIONERS: DAKOTA SCHLOSSER

SURVEYOR/ENGINEER: R & K LAND SURVEYING, LLC.

ACRES: 19.78 ± PARCELS: 3

REVIEWED BY: MATTHEW GODDARD CASE #: 2023-141

REQUEST: The request is to create three lots from Lot 4, ASLS 2016-5, Prairie Home Subdivision, Plat #2017-114 and Lot 2, Birch Grove, Plat #2011-79, Plat No. 2019-24 to be known as **HUSKY RIDGE**, containing 19.78 acres +/- . The property is located south of S. Boreal Owl Way, directly north of E. Whispering Birch Circle and Directly West of S. Parks Highway (Tax ID # 7624000L004 & 7060000L002); within the SW ¼ Section 31, Township 21 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 5 pgs

Soils Report

EXHIBIT B – 6 pgs

AGENCY COMMENTS

USACE

EXHIBIT C – 1 pg

ADOT&PF

EXHIBIT D – 3 pgs

MSB DPW Pre-Design and Engineering Division

EXHIBIT E – 3 pgs

MSB Development Services

EXHIBIT F – 2 pgs

FSA #35 Willow

EXHIBIT G – 1 pg

RSA #15 Caswell Lakes

EXHIBIT H – 1 pg

Public Comments

EXHIBIT I – 1 pg

Utilities

EXHIBIT J – 4 pgs

DISCUSSION: The proposed subdivision is creating three lots. Proposed lots one through three will have frontage on E. Whispering Birch Circle. E. Whispering Birch Circle is currently maintained up to S. Betula Circle, construction/certification to a minimum of Borough Pioneer Street Standards from S. Betula Circle to S. Boreal Owl Way will be required to meet access requirements of MSB 43.20.100 Access Required. Proposed Lot 3 will have frontage on S. Parks Highway, and ADOT&PF owned and maintained road

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, Registered Professional Engineer, notes that a soils review was performed at the request of the

project owner, Dan Schlosser. The project will create three new lots from two existing parcels totaling around 19.8 acres. The soils investigation included logging three new test holes, review of the provided topography information, review of aerial imagery, and other observations at the site.

The project site forms a semi-triangular shape north of E. Whispering Birch Circle and west of S. Parks Highway. The majority of the parent parcel contains near level terrain with a high point at the northernmost edge of the parent parcel. The terrain also includes a general, yet minimal, slope directed away from the high point shallowly to the south or sharply to the west towards a steep drop of region. Areas with steep slopes over 25% were noted, mostly to the west and northwest, associated with the drop off, and are delineated on the attached map. The total elevation differential indicated from the provided topographical map is approximately 36'.

Receiving soils under the topsoils were consistently found to be clean sands and gravels. A copy of the testhole logs and a location/topography map is attached.

Groundwater was not encountered on the parent property or in any of the logged testholes. Groundwater is not expected to be a significant limiting factor for the proposed lots.

Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and observations at the site, "The proposed new lots 1 and 2 will each contain over 10,000 square feet of contiguous useable septic area and an additional 10,000 square feet of useable building area. Proposed lot 3 will be over 400,000 ft² and is not subject to useable area verification."

Comments:

USACE (**Exhibit C**) notes that should the development of the proposed project result in the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands, a permit from the Corps of Engineers (USACE) would be required per Section 404 of the Clean Waters Act (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.

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

- Required plat note: "No direct access to Parks Highway for Lot 3." (**Recommendation #5**)
- Dimension and show 200' Parks Highway right of way granted to the State of Alaska through Lot 3 on plat as shown in the attached diagram. (**Recommendation #6**).
- Add a plat note: "The Parks Highway is subject to a 200' ROW grant per Serial Grants: Anchorage 053952 and Anchorage 056559." (**Recommendation #7**)
- Request Parks Highway right of way dedication.
Platting staff notes that this is an Abbreviated Platting Action and as such no dedications can be granted as a part of this action.

MSB DPW Pre-Design and Engineering Division (**Exhibit E**) notes that the soils look good. Maintenance of Whispering Birch Circle ends at Betula Circle. Whispering Birch Circle will need to be constructed to a minimum of pioneer standard to give each proposed lot a minimum of 60' of frontage with a turn around meeting the requirements of A07 of the 2022 SCM. PD&E recommends construction of an offset t-turnaround within the section line easement/Boreal Owl Way for this to meet the requirement (**Recommendation #4**).

MSB Development Services (**Exhibit F**) has no objections

MSB FSA #35 Willow (**Exhibit G**) has no issues with this plat. All three lots will have legal access from E. Whispering Birch Circle.

MSB RSA #15 Caswell Lakes (**Exhibit H**) has no comments or concerns.

Public: (**Exhibit I**) Gregory Johnson has no objections and two concerns to the proposed subdivision, noting that people should be able to use their land as they best see fit. The noted concerns are potential restrictions on land use from the State of Alaska and that E. Whispering Birch is currently blocked by barricades.

Utilities: (**Exhibit F**) ENSTAR has no comments or recommendations. GCI has no comments or objections to the plat. 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 #8 Willow; MSB Community Development, Assessments, or Planning Division; MEA or MTA.

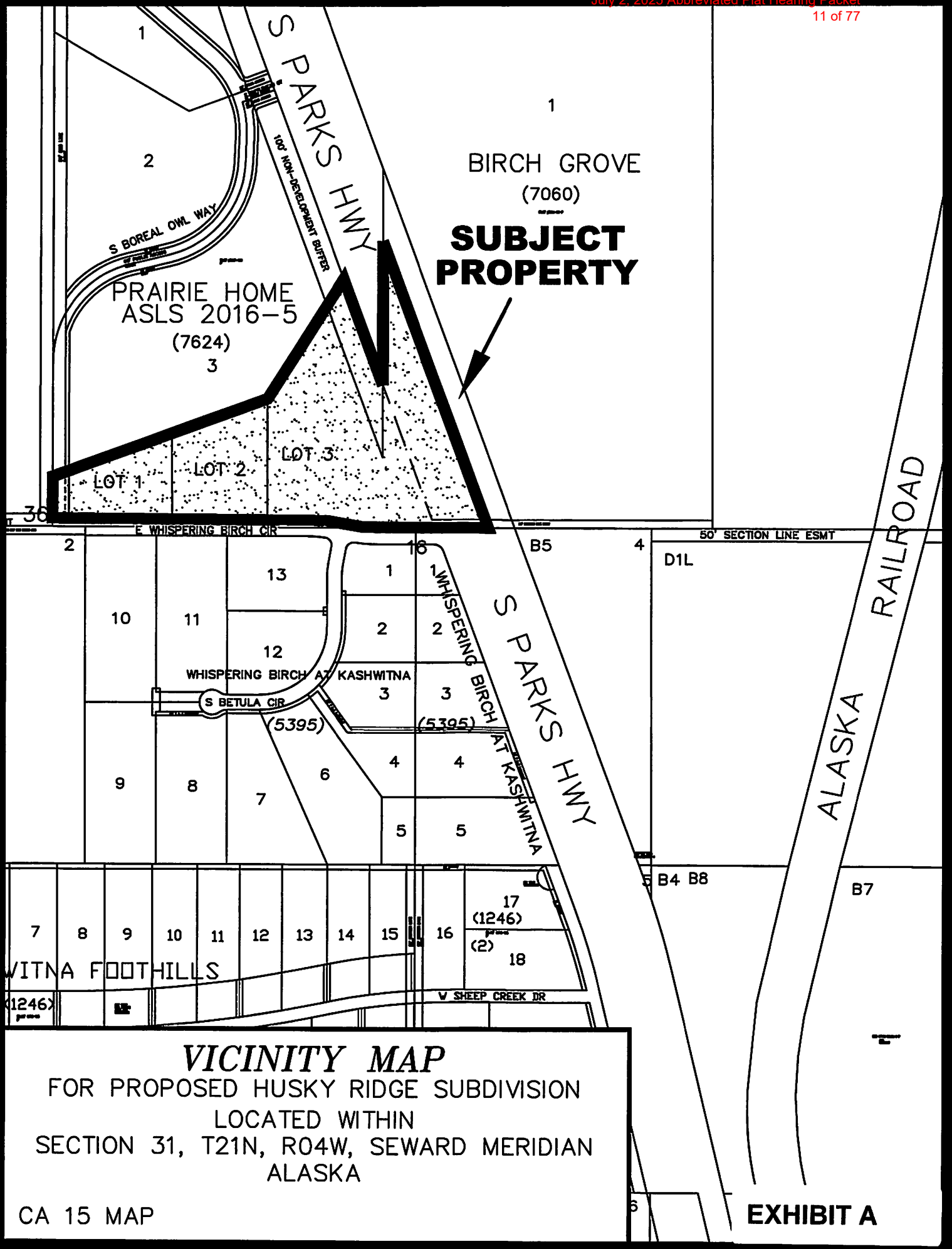
CONCLUSION: The abbreviated plat of Husky Ridge is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. There was one comment with concerns received 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 the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Husky Ridge is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot will have the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #8 Willow; MSB Community Development, Assessments, or Planning Division; MEA or MTA.
6. At the time the staff report was written, there were no objections from any federal or state agencies, or Borough departments.
7. At the time the staff report was written, there were no objections from the public in response to the Notice of Public Hearing.
8. At the time the staff report was written, there was one comment received with concerns from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Husky Ridge, Section 31, Township 21 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Construct/Certify the access road and turnaround to a minimum of pioneer standard according to the 2022 Subdivision Construction Manual (SCM):
 - 1) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - 2) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - 3) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - 4) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - 5) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
5. Add a plat note stating, "No direct access to the S. Parks Highway shall be granted to Lot 3 unless otherwise authorized by the permitting authority."
6. Clearly show and label the Parks Highway right of way through Lot 3.
7. Add a plat note: "The Parks Highway is subject to a 200' ROW grant per Serial Grants: Anchorage 053952 and Anchorage 056559."
8. Show all easements of record on final plat.
9. Submit recording fees, payable to Department of Natural Resources (DNR).
10. Submit final plat in full compliance with Title 43.



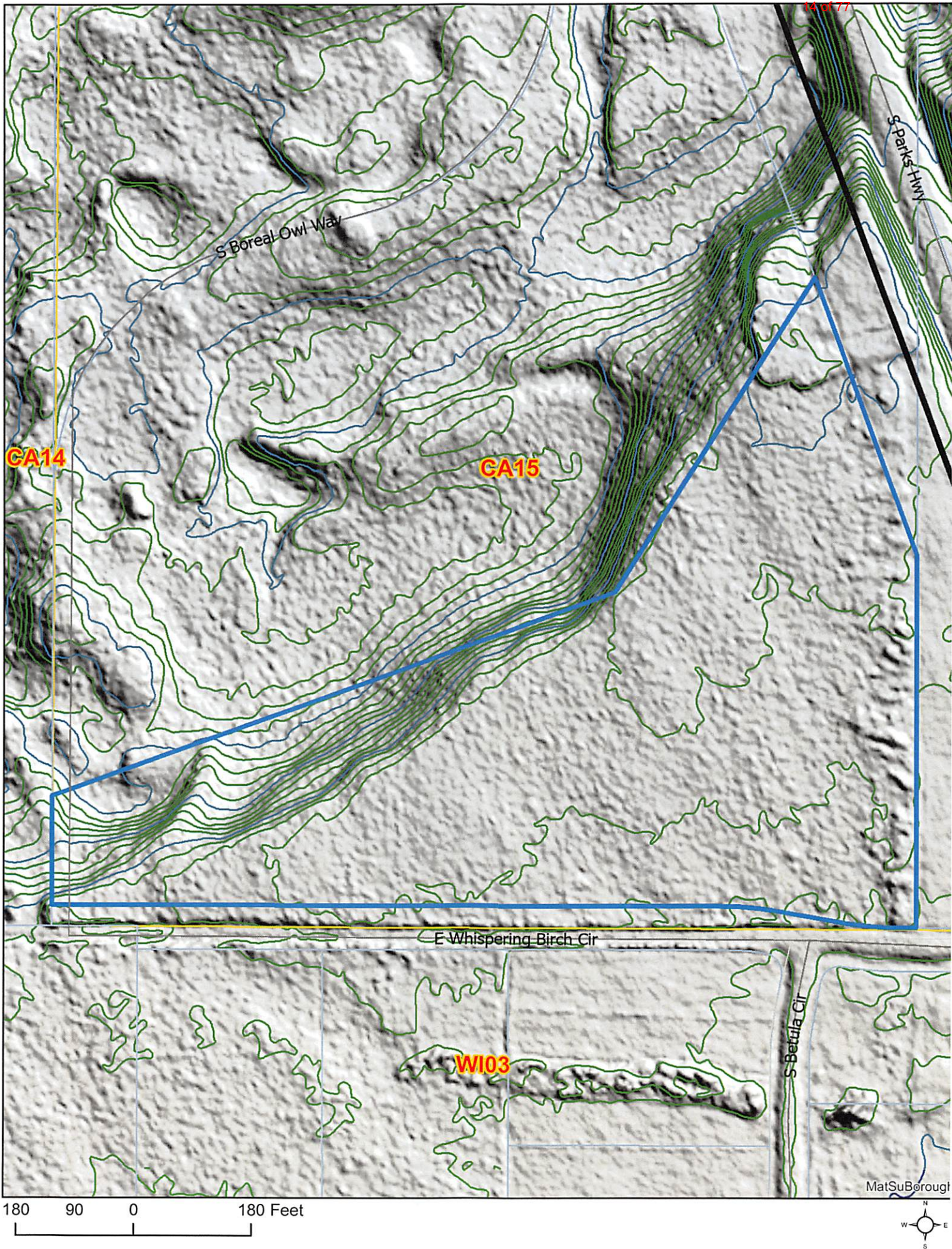
VICINITY MAP

FOR PROPOSED HUSKY RIDGE SUBDIVISION
LOCATED WITHIN
SECTION 31, T21N, R04W, SEWARD MERIDIAN
ALASKA

CA 15 MAP

EXHIBIT A









HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

3375 N Sams Dr. Wasilla, Alaska 99654 • 376-0410

September 1, 2023

Fred Wagner
MSB Platting Officer
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED
NOV 07 2023
PLATTING

Re: *Schlosser Subdivision*; Useable Areas, Soils and Drainage
HE #23047

Dear Mr. Wagner:

At the request of the project owner, Dan Schlosser, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create three new lots from two existing parcels totaling around 19.8 acres. Our soils evaluation included logging 3 new testholes, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a wide semi-triangular shape north of E. Whispering Birch Circle and west of S. Parks Highway. The majority of the parent parcel contains near level terrain with a high point at the northernmost edge of the parent parcel. The terrain also includes a general, yet minimal, slope directed away from the high point shallowly to the south or sharply to the west towards a steep drop off region. Areas with steep slopes over 25% were noted, mostly to the west and northwest, associated with the drop off, and are delineated on the attached map. The total elevation differential indicated from the provided topographical map is approximately 36'.

Soils & Vegetation. The parent parcel contains little to no development and exists in an apparent native or near native state. Existing vegetation within the wooded portion primarily consists of mature growth birch and spruce trees. Three new testholes were dug on 7/14/23 to evaluate existing soil conditions. Near surface soils encountered in the testholes included a thin organic mat over a thick layer of silty loess topsoils which extend down as deep as 3.5'. Receiving soils under the topsoils were consistently found to be clean sands and gravels. A copy of the testhole logs and a location/topography map is attached.

Groundwater. Groundwater was not encountered on the parent property or in any of the logged testholes. Groundwater is not expected to be a significant limiting factor for the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to neighboring/existing water wells and lot lines. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***the proposed new lots 1 and 2 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Proposed Lot 3 will be over 400,000 ft² and is not subject to useable area verification.***

Access and Drainage. The proposed 3 lots will be accessed from their south sides via the E. Whispering Birch Drive ROW, with no direct access to the Parks Highway. It is not clear if road construction will be required. One MSB mapping tool indicates the road is maintained +1,650' or approximately to the west end of this property, and no mention was made in the pre-application comments. General existing drainage patterns are shown on the attached map.

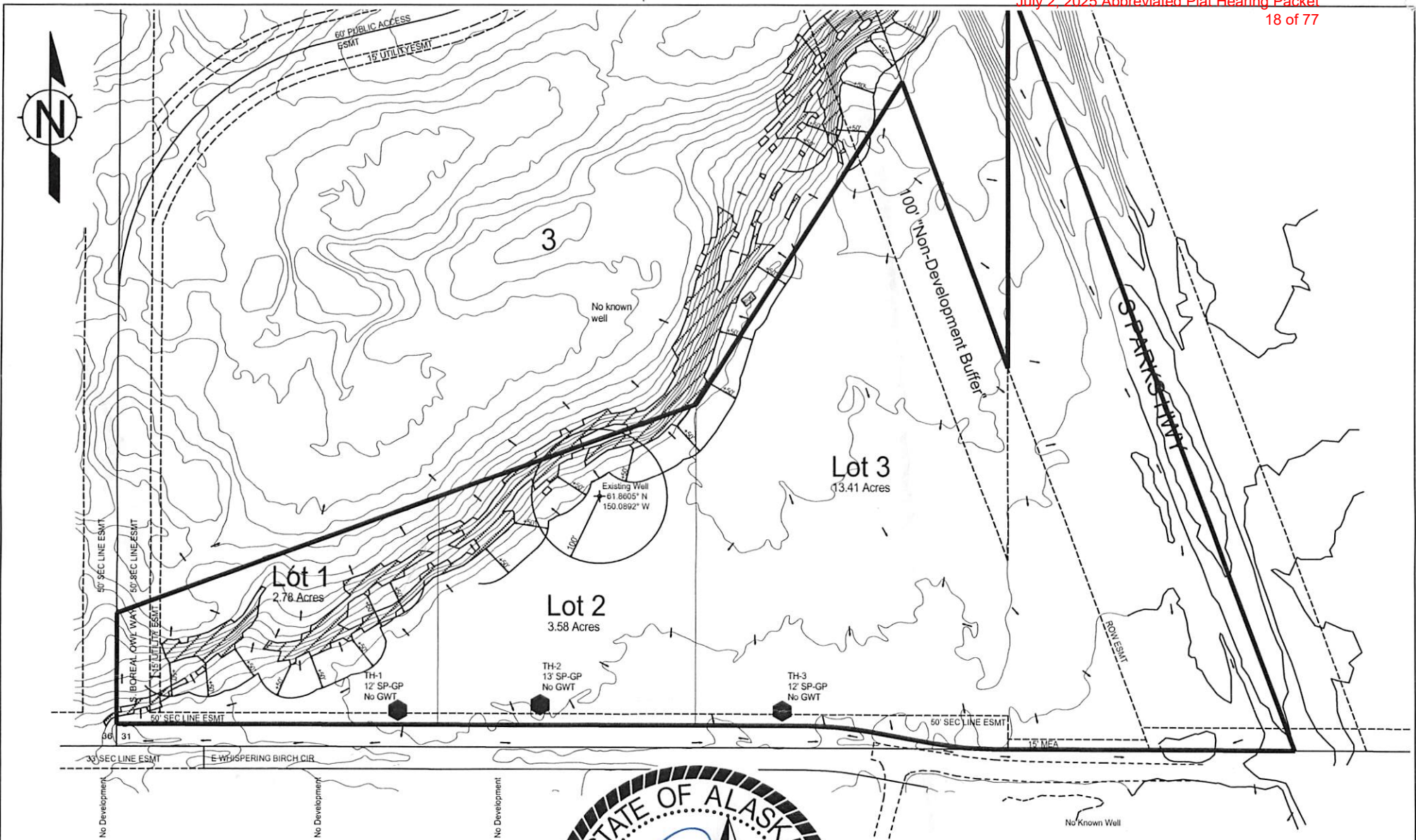
Please do not hesitate to call with any questions you may have.

Sincerely,

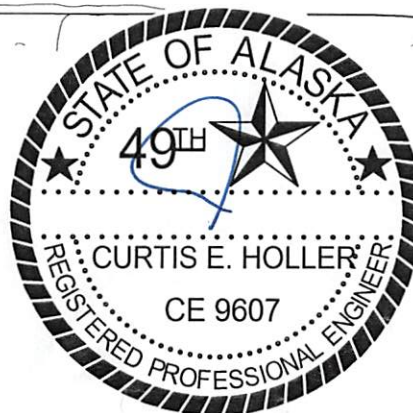
Curtis Holler, PE

c: D. Schlosser, w/attachments



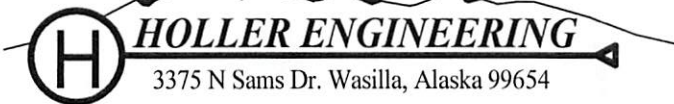


Schlosser Acres Subdivision
Testhole, Useable Area, Drainage, & Topography



Notes

1. Base drawing provided by surveyor.
2. 2' contours are MSB LiDAR, not verified.
3. Arrows denote apparent drainage patterns.
4. Testhole locations approximate.
5. Hatced areas are +25% grade.



3375 N Sams Dr. Wasilla, Alaska 99654

Job # 23047

Scale: 1" = 200'

9/1/23

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410



Legal Description: _____ Schlosser Subdivision

Soil Type

Slope

1

ML, brown, loess

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

No Groundwater
No Impermeables

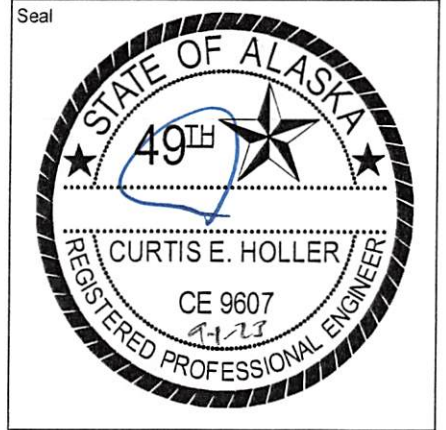
[illegible]

DATE: 7-14-23



HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410



SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 3

Performed For: Dan Schlosser

Legal Description: Schlusser Subdivision

Depth, feet

Soil Type

Slope

Site Plan

↑
N
I

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

- No

IF YES, AT WHAT DEPTH?

- N/A

DEPTH AFTER MONITORING?

- N/A

Slope

PERCOLATION TEST

[illegible]

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Holler

DATE: 7-14-23



HOLLER ENGINEERING

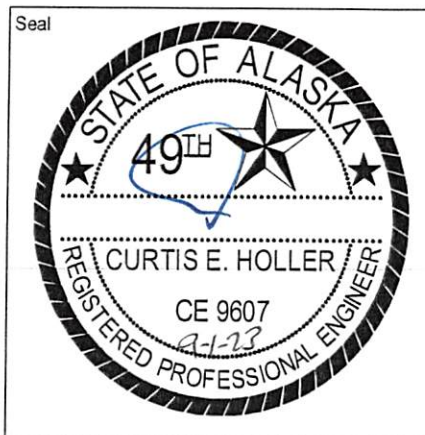
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 3

Performed For: Dan Schlosser

Legal Description: Schlosser Subdivision



Depth, feet

Soil Type

Slope

Site Plan

↑
N
↓

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

- No

IF YES, AT WHAT DEPTH?

- N/A

DEPTH AFTER MONITORING?

- N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE (min/inch) PERC HOLE DIAMETER

- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Holler

DATE: 7-14-23

Matthew Goddard

From: Manbeck, Rebecca S CIV USARMY CEPOA (USA) <Rebecca.S.Manbeck2@usace.army.mil>
Sent: Tuesday, June 3, 2025 3:41 PM
To: Matthew Goddard
Subject: RFC Husky Ridge (MG) - USACE Comments

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

Good afternoon,

If the development of the proposed project results in the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands, a permit from the Corps of Engineers (USACE) would be required per Section 404 of the Clean Water Act (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. Information regarding the Corps Regulatory program can be found at: <https://www.poa.usace.army.mil/Missions/Regulatory/>.

Thank you for the opportunity to comment.

Respectfully,

Rebecca (Becky) Manbeck
Regulatory Specialist
North Central Section
U.S. Army Corps Engineers – Alaska District
Rebecca.S.Manbeck2@usace.army.mil
Phone: (907)-251-6716



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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

June 16, 2025

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **WA 06 Keystone (Wasilla-Fishhook Road)**
 - Required to add plat note: "No direct access to Wasilla-Fishhook Road for Lot 2."
 - Recommend shared access for lots with access to Paradise Lane.
 - Recommend dedicate Paradise Lane right of way.
 - No new utility connections through Wasilla-Fishhook Road.
 - Future circulation may be required through the section line easement.
 - Attached diagram and right of way research history dimension existing 33' section line easements and 100' PLO right of way along Wasilla-Fishhook Road to be shown on plat.
- **Hatcher Creek Estates; WA 01 HLS; Shevchuk & Rudenkiy (Wasilla-Fishhook Road)**
 - Required to add plat note: "No direct access to Wasilla-Fishhook Road for all lots."
 - No utility access through Wasilla-Fishhook Road.
 - Please be advised that the Mat-Su Borough's Official Streets and Highways Plan indicates a future intersection at Wasilla-Fishhook Road and Covington St, development of Independence Avenue and New Hope Street through the E/W section line easement, and Covington St functioning as a major collector through the N/S section line easement.
 - Please find attached right of way research and documentation establishing the right of way corridor 100' on both sides of the Wasilla-Fishhook Road centerline.
- **Husky Ridge; Plat #2017-114, Plat #2011-79, Plat #2019-24 (Parks Highway MP 78.5) (revised)**
 - Required plat note: "No direct access to Parks Highway for Lot 3."

"Keep Alaska Moving through service and infrastructure."

EXHIBIT D

- Dimension and show 200' Parks Highway right of way granted to the State of Alaska through Lot 3 on plat as shown in attached diagram.
- Add plat note: "The Parks Highway is subject to a 200' ROW grant per Serial Grants: Anchorage 053952 and Anchorage 056559."
- Request Parks Highway right of way dedication.

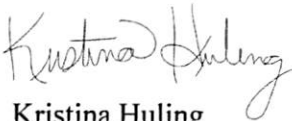
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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

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

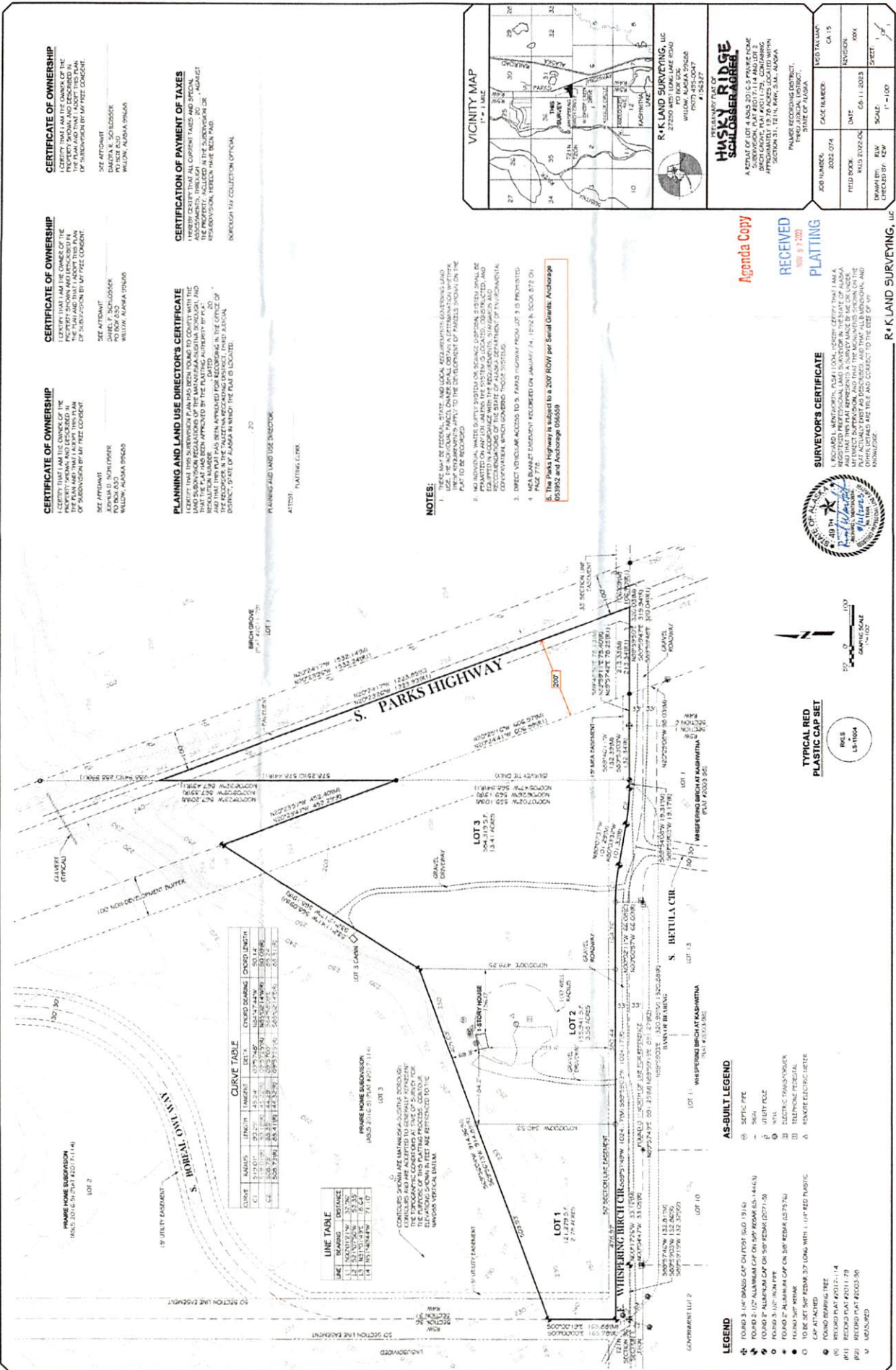
If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or kristina.huling@alaska.gov.

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Gabe Kutcher, Acting 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, June 10, 2025 3:35 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons
Subject: RE: RFC Husky Ridge (MG)
Attachments: 4833 mnt signoff.pdf

Hello,

PD&E comments the soils look good. Maintenance of Whispering Birch Circle ends at Betula Circle, see attached road approval. Whispering Birch Circle will need to be constructed to a minimum pioneer standard to give each proposed lot a minimum of 60' of frontage with a turn around meeting the requirement of A07 of the 2022 SCM. PD&E recommends construction of an offset t-turn around within the section line easement/ Boreal Owl Way for this to meet the requirement.

Thank you.

PD&E Review Team

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, June 3, 2025 2:41 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; waco_chair@waco-ak.org; admin@waco-ak.org; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Shawn McBride <mcbrides@mtaonline.net>; Ron Bernier <Ron.Bernier@matsugov.us>; 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 Husky Ridge (MG)

Hello,

The following link is a request for comments for the proposed Husky Ridge Subdivision. Please ensure all comments have been submitted by June 13, 2025, so they can be incorporated in the staff report packet that will be presented during the abbreviated plat hearing.

 [Husky Ridge](#)

#40056

ROAD MAINTENANCE CONTRACT ADJUSTMENT

FISCAL YEAR 04

2-25-04

RSA # 15

ADDITIONAL MILEAGE .09

ROAD NAME Whispering Birch Circle

ROAD NUMBER 04833

MAP # WI02

T.R.S. 20N04W06

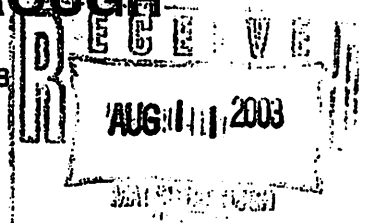
ACTION Add Segment

TO
DOUG L
DPW
w/ new
plat



MATANUSKA-SUSITNA BOROUGH

PUBLIC WORKS DEPARTMENT
350 East Dahila Avenue, Palmer, Alaska 99645-6488
PHONE (907) 745-9801 • FAX (907) 745-9825



Final Inspection for Subdivision Improvements

CASE: 02-213

Subdivision / Public Use Easement: Whispering Birch at Kashwitna

ROAD NAME	TYPE	LENGTH	CERTIFIED
<u>B. WHISPERING BIRCH CIR.</u>	<u>SUB.</u>	<u>450±</u>	<u>Y</u>
<u>B. BETULA CIR.</u>	<u>RWS</u>	<u>10.50±</u>	<u>Y</u>

All signatures are required for final acceptance:

This acceptance is only good until March of the calendar year following the date of acceptance. A one year warranty, by the developer, begins when the plat is recorded or a subdivision agreement is fulfilled, whichever is later.

The road improvements as required for this subdivision were inspected by the Matanuska-Susitna Borough Department of Public Works in accordance with Title 16 of the Borough Code and were found to meet Subdivision Construction Manual standards, subject to one year warranty.

Comments: Approach const. & paving covered under DOT bond.
All other items are completed.

ENGINEERING: JRS
For (Engineering Division Manager)

DATE: 8/11/03

The road improvements as referred above ARE acceptable for road service area maintenance, as indicated above.
(are) (are not)

Comments: _____

ROAD SERVICE AREA: [Signature]
(Road Service Superintendent)

DATE: 8/9/03

PUBLIC WORKS ACCEPTANCE: [Signature]
(Director)

DATE: 8/8/03



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: 06/11/2025

TO: Matthew Goddard, Platting Tech

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Husky Ridge

No open Code Compliance cases on MSB Tax ID 7624000L004 & 7060000L002 Platting action PLAT-2023-141 at this time.

Code Compliance has no objection of creating 3 lots from the two existing parcels. All Structures appear to meet the setback requirements for the proposed lots.

EXHIBIT F

Matthew Goddard

From: Permit Center
Sent: Tuesday, June 3, 2025 2:57 PM
To: Matthew Goddard
Subject: RE: RFC Husky Ridge (MG)

Each access or encroachment constructed during subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing – Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout.

No other comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, June 3, 2025 2:41 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; waco_chair@waco-ak.org; admin@waco-ak.org; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Shawn McBride <mcbrides@mtaonline.net>; Ron Bernier <Ron.Bernier@matsugov.us>; 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 Husky Ridge (MG)

Hello,

The following link is a request for comments for the proposed Husky Ridge Subdivision. Please ensure all comments have been submitted by June 13, 2025, so they can be incorporated in the staff report packet that will be presented during the abbreviated plat hearing.

 [Husky Ridge](#)

Feel free to contact me if you have any questions.

Matthew Goddard

From: Richard Boothby
Sent: Tuesday, June 3, 2025 5:34 PM
To: Matthew Goddard
Cc: Brian Davis
Subject: RE: RFC Husky Ridge (MG)

Matthew, Willow Caswell FD has no issues with this plat. All three lots will have legal access from E Whispering Birch Circle which is a MSB maintained road.

Thank you,

Richard Boothby
District 5 Fire Chief

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, June 3, 2025 2:41 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; waco_chair@waco-ak.org; admin@waco-ak.org; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Shawn McBride <mcbrides@mtaonline.net>; Ron Bernier <Ron.Bernier@matsugov.us>; 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 Husky Ridge (MG)

Hello,

The following link is a request for comments for the proposed Husky Ridge Subdivision. Please ensure all comments have been submitted by June 13, 2025, so they can be incorporated in the staff report packet that will be presented during the abbreviated plat hearing.

 [Husky Ridge](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician
907-861-7881

Matthew Goddard

From: DJ McBride <mcbrides@mtaonline.net>
Sent: Wednesday, June 4, 2025 3:45 AM
To: Matthew Goddard
Subject: Re: RFC Husky Ridge (MG)

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

RSA 15 has no comments or concerns.

DJ McBride
RSA 15 Caswell Lakes Chair

On Jun 3, 2025, at 14:41, Matthew Goddard <Matthew.Goddard@matsugov.us> wrote:

Hello,

The following link is a request for comments for the proposed Husky Ridge Subdivision. Please ensure all comments have been submitted by June 13, 2025, so they can be incorporated in the staff report packet that will be presented during the abbreviated plat hearing.

[<image001.png>](#)
[Husky Ridge](#)

Feel free to contact me if you have any questions.

Thank you,

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

7624000L002 3
JOHNSON GREGORY J
5400 DORBRANDT ST
APT #A
ANCHORAGE, AK 99518-1060

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: DAKOTA SCHLOSSER

REQUEST: The request is to create three lots from Lot 4, ASLS 2016-5, Prairie Home Subdivision, Plat #2017-114 and Lot 2, Birch Grove, Plat #2011-79, Plat No. 2019-24 to be known as **HUSKY RIDGE**, containing 19.78 acres +/- . The property is located south of S. Boreal Owl Way, directly north of E. Whispering Birch Circle and Directly West of S. Parks Highway (Tax ID # 7624000L004 & 7060000L002); within the SW ¼ Section 31, Township 21 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **July 2, 2025**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

☒ No Objection [] Objection [] Concern

Name: Gregory Johnson Address: Pe Box 546 Willow, AK 99688

Comments: I feel people should be able to use their land as they best see fit. Only two concerns. 1. the SQA set several restrictions and wondering if these are still in play? 2. Other property owners have placed signs and barricades on E Whispering Birch. Can the Mat su borough address this as it's public right away.

Case # PLAT-2023-000141 MG Note: Vicinity map Located on Reverse Side

EXHIBIT I



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

June 4, 2025

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

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following abbreviated plat and has no comments or recommendations.

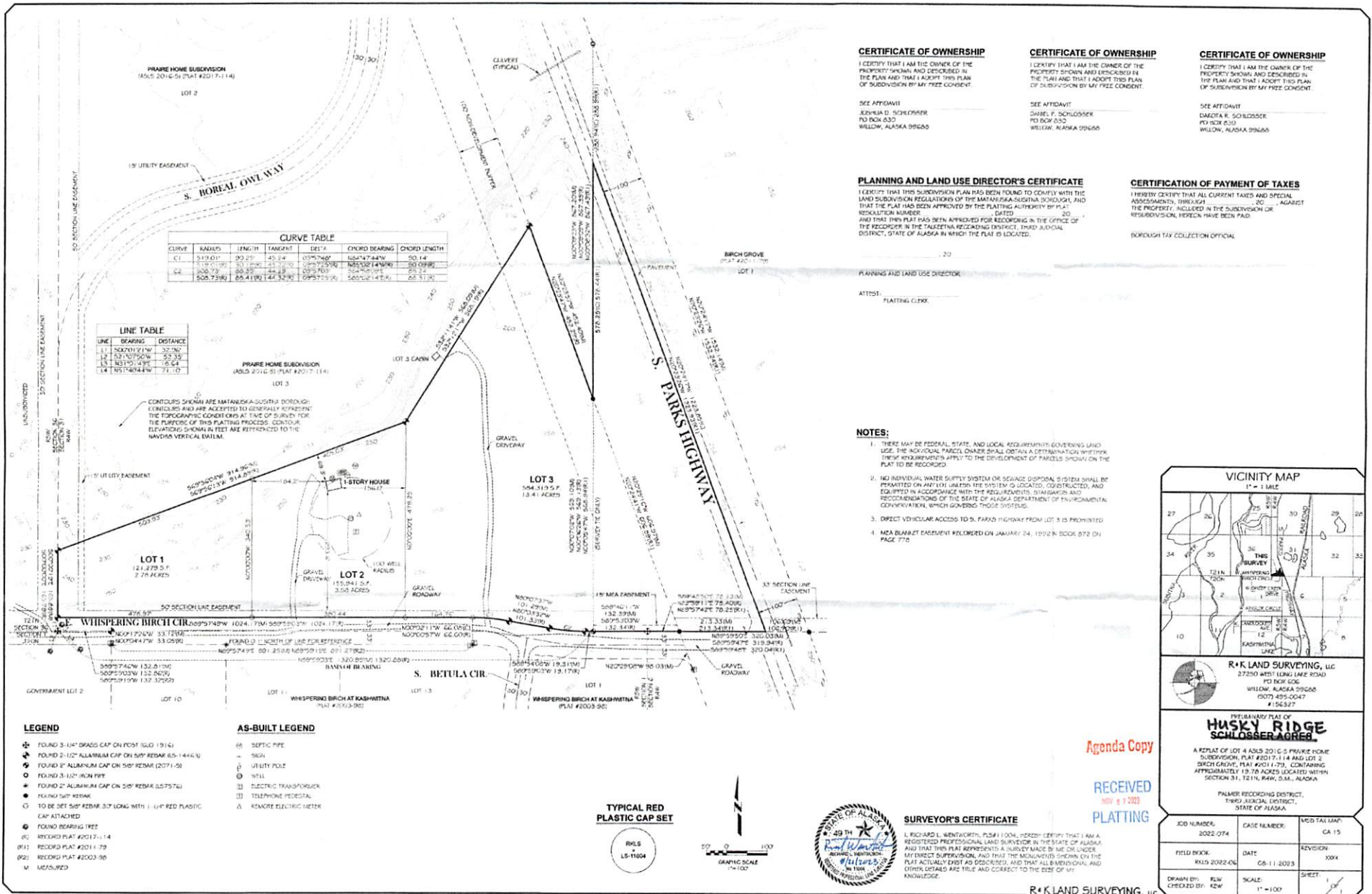
- **HUSKEY RIDGE**
(MSB Case # 2023-141)

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

Sincerely,

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

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



Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, June 10, 2025 11:33 AM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Husky Ridge (MG)
Attachments: Agenda Plat (45).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: Tuesday, June 3, 2025 2:41 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; waco_chair@waco-ak.org; admin@waco-ak.org; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Shawn McBride <mcbrides@mtaonline.net>; Ron Bernier <Ron.Bernier@matsugov.us>; 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 Husky Ridge (MG)

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

Hello,

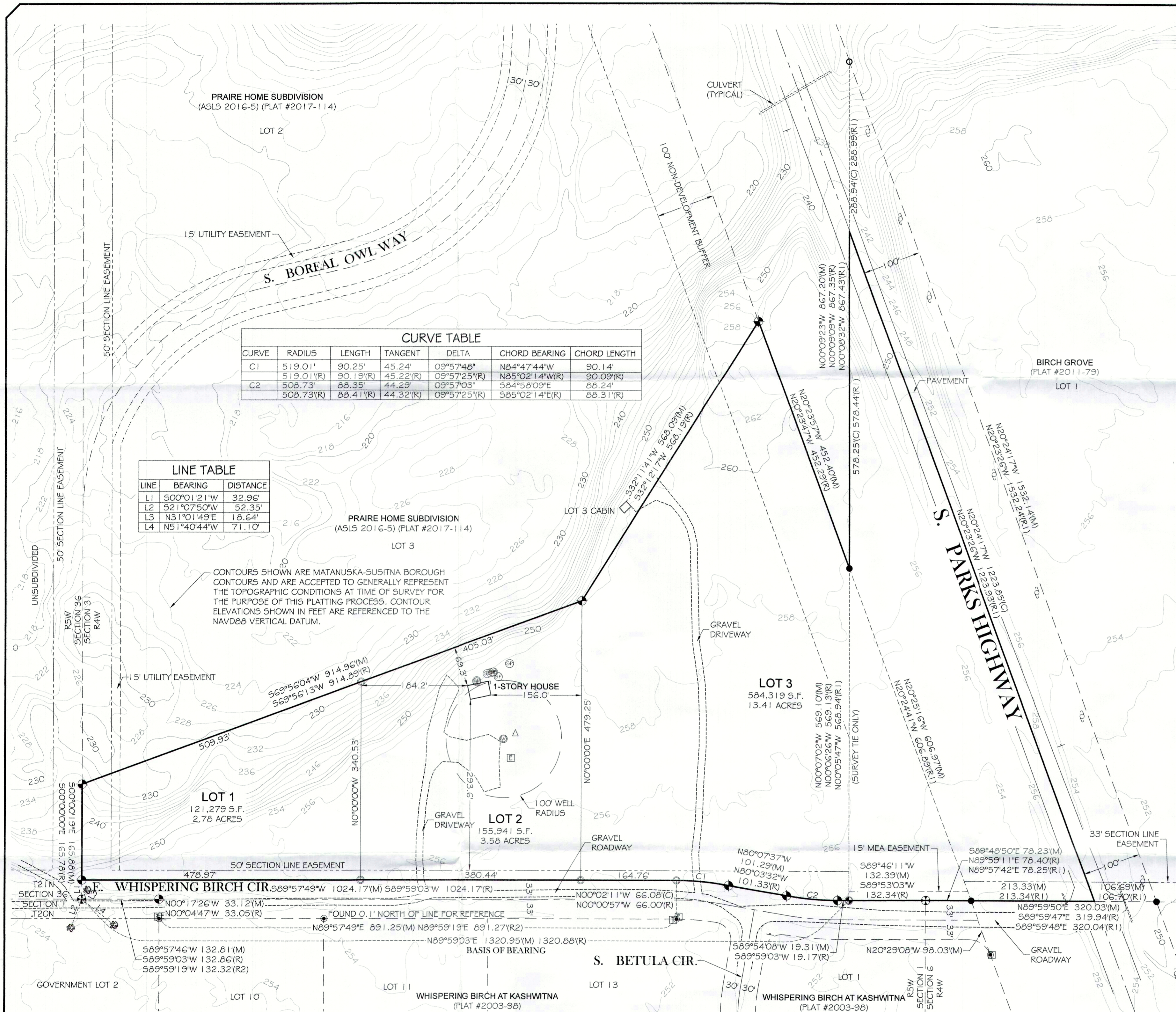
The following link is a request for comments for the proposed Husky Ridge Subdivision.

Please ensure all comments have been submitted by June 13, 2025, so they can be incorporated in the staff report packet that will be presented during the abbreviated plat hearing.

 [Husky Ridge](#)

Feel free to contact me if you have any questions.





CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT
JOSHUA D. SCHLOSSER
PO BOX 830
WILLOW, ALASKA 99688

CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT
DANIEL P. SCHLOSSER
PO BOX 830
WILLOW, ALASKA 99688

CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT
DAKOTA R. SCHLOSSER
PO BOX 830
WILLOW, ALASKA 99688

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 TALEKTEENA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

_____, 20____

PLANNING AND LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK

CERTIFICATION 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.

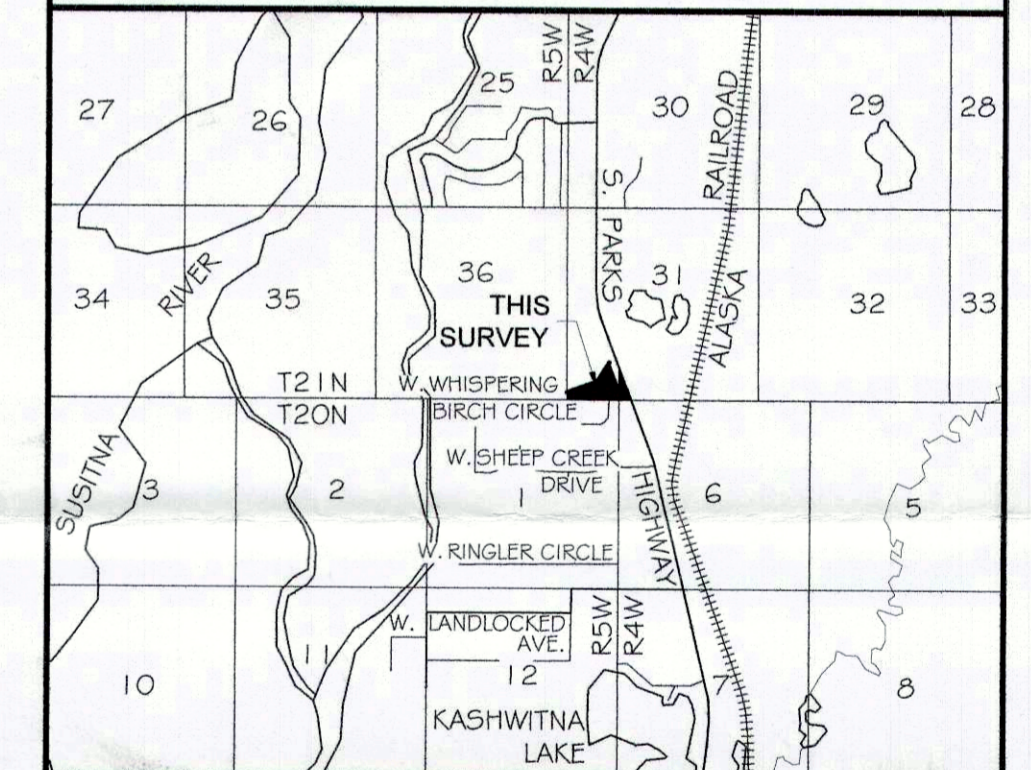
BOROUGH TAX COLLECTION OFFICIAL

NOTES:

1. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. DIRECT VEHICULAR ACCESS TO S. PARKS HIGHWAY FROM LOT 3 IS PROHIBITED.
4. MEA BLANKET EASEMENT RECORDED ON JANUARY 24, 1992 IN BOOK 872 ON PAGE 778.

VICINITY MAP

1" = 1 MILE



R*K LAND SURVEYING, LLC
27250 WEST LONG LAKE ROAD
PO BOX 606
WILLOW, ALASKA 99688
(907) 495-0047
#156327

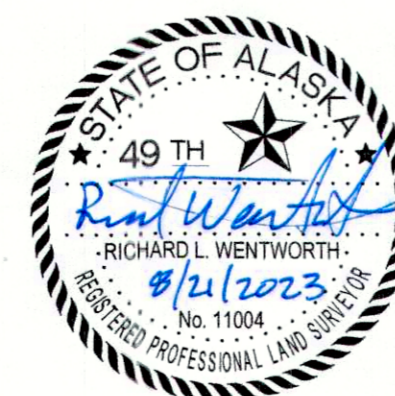
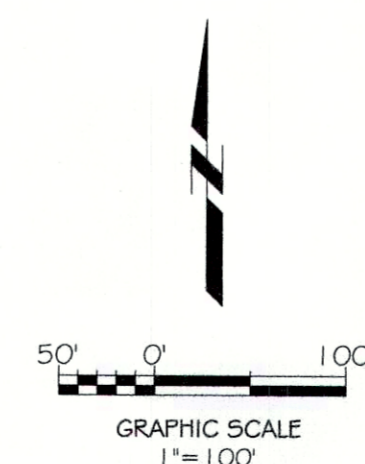
PRELIMINARY PLAT OF
HUSKY RIDGE
SCHLOSSER ACRES

A REPLAT OF LOT 4 ASLS 2016-5 PRAIRIE HOME
SUBDIVISION, PLAT #2017-114 AND LOT 2
BIRCH GROVE, PLAT #2011-79, CONTAINING
APPROXIMATELY 19.78 ACRES LOCATED WITHIN
SECTION 31, T21N, R4W, S.M., ALASKA

PALMER RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT,
STATE OF ALASKA

JOB NUMBER: 2022-074	CASE NUMBER:	MSB TAX MAP: CA 15
FIELD BOOK: RKLS 2022-06	DATE: 08-11-2023	REVISION: XXXX
DRAWN BY: RLW CHECKED BY: KEW	SCALE: 1" = 100'	SHEET: 1 OF 1

TYPICAL RED
PLASTIC CAP SET



SURVEYOR'S CERTIFICATE

I, RICHARD L. WENTWORTH, PLS# 11004, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Agenda Copy

RECEIVED
NOV 07 2023
PLATTING

R & K LAND SURVEYING, LLC

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 2, 2025

ABBREVIATED PLAT: ARCHANGEL RIDGE LOT 1A AND LOT 2A, BLOCK 1

LEGAL DESCRIPTION: SEC 12, T18N, R01E S.M., AK

PETITIONERS: HOMESITE PROPERTIES, LLC

SURVEYOR/ENGINEER: KEYSTONE/HOLLER

ACRES: 4.31 +/- PARCELS: 3

REVIEWED BY: CHRIS CURLIN CASE #: 2025-77

REQUEST:

The request is to create two lots from Lots 1, 2, & 3, Block 1, Archangel Ridge Ph 1 (Plat#2023-79), to be known as Archangel Ridge Lot 1A and Lot 2A, Block 1, containing 4.31 acres +/- The property is located directly north of E. Falk Road, directly west of N. Gabriels Drive and directly south of E. Arial Drive; within the SW ¼ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #1.

EXHIBITS:

Vicinity Map and Aerial Photos

Exhibit A – 4 pgs

COMMENTS:

USACE

Exhibit B – 1 pg

MSB Pre-Design & Engineering

Exhibit C – 1 pg

Permit Center

Exhibit D – 1 pg

DISCUSSION: The proposed subdivision is creating two lots from three previously approved lots.

Soils Report: A geotechnical report was submitted, pursuant to MSB 43.20.281(A), for Archangel Ridge MSP.

COMMENTS:

USACE: (**Exhibit B**) Thank you for the opportunity to comment. 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.

MSB Pre-Design & Engineering (**Exhibit C**) PD&E has no comment.

MSB Permit Center (**Exhibit D**) Each access or encroachment constructed during subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations

should be designed using the MSB Standard Drawing – Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout.

No other comments from the Permit Center.

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

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

CONCLUSION

The plat of Archangel Ridge Lot 1A and Lot 2A, Block 1 is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A soils report was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

FINDINGS of FACT:

1. The abbreviated plat of Archangel Ridge Lot 1A and Lot 2A, Block 1 is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #10 Fishhook; Road Service Area #28 Gold Trail; MSB Emergency Services, Community Development, or Assessments; ENSTAR, MTA, GCI or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Archangel Ridge Lot 1A and Lot 2A, Block 1, within Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on the following recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.

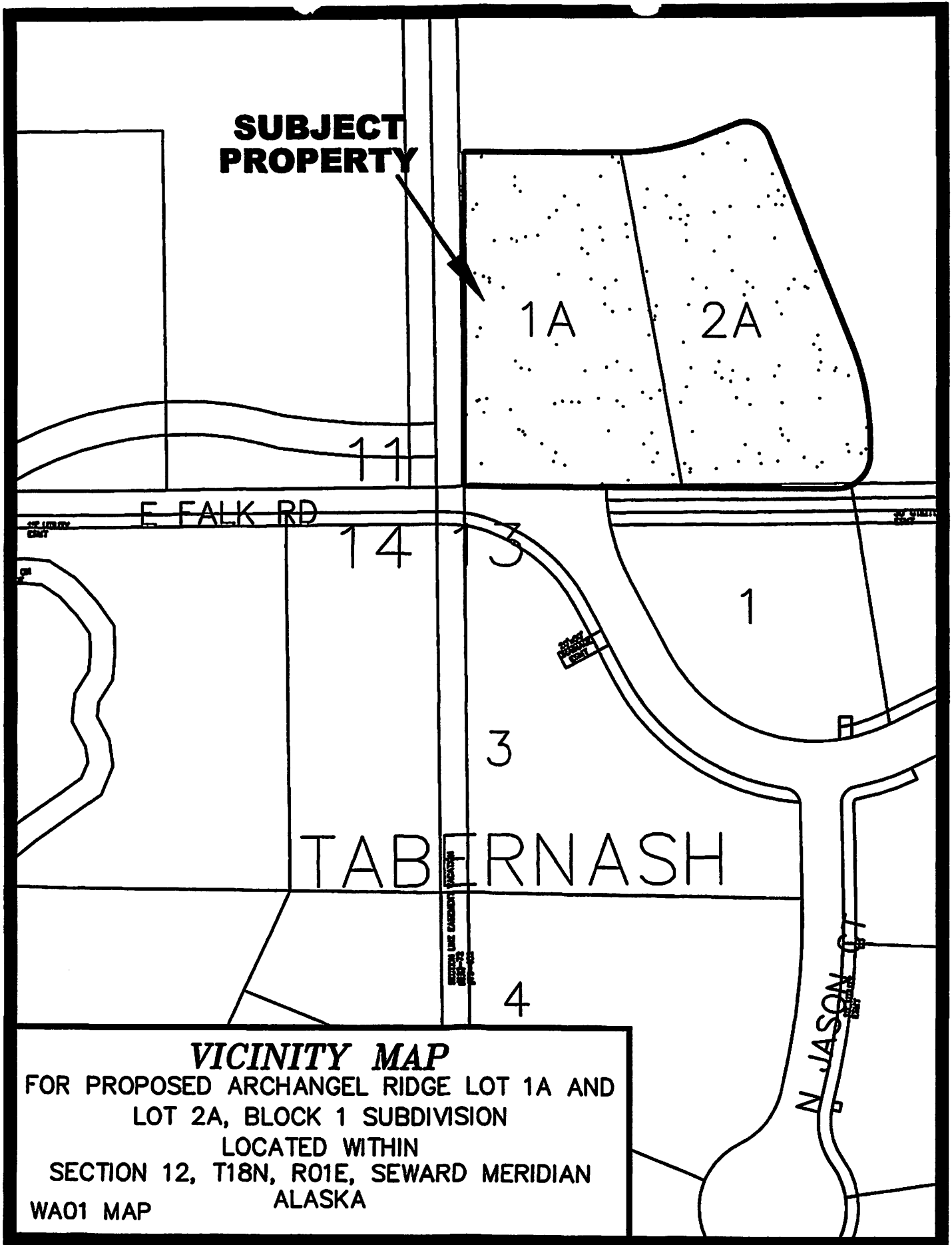
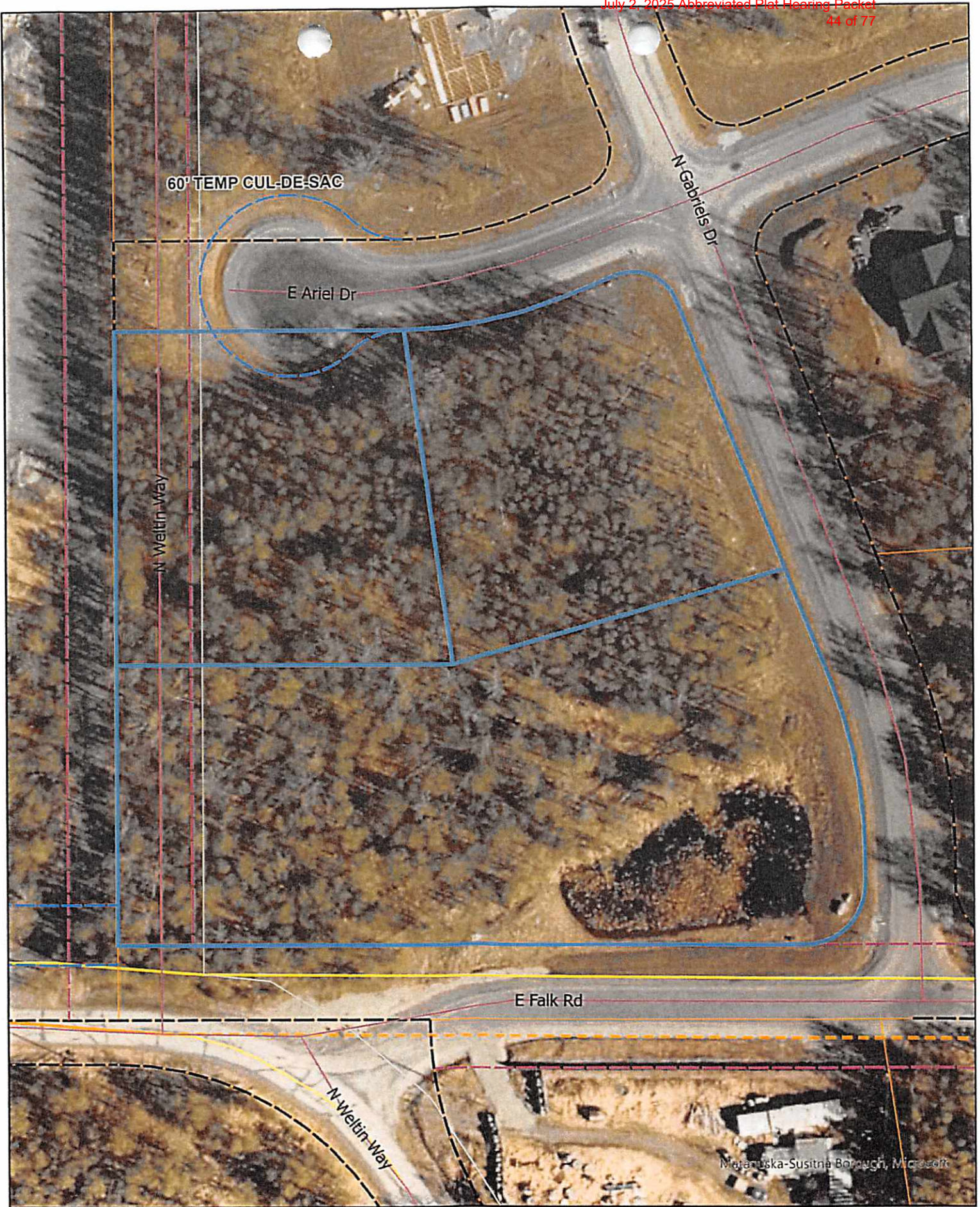
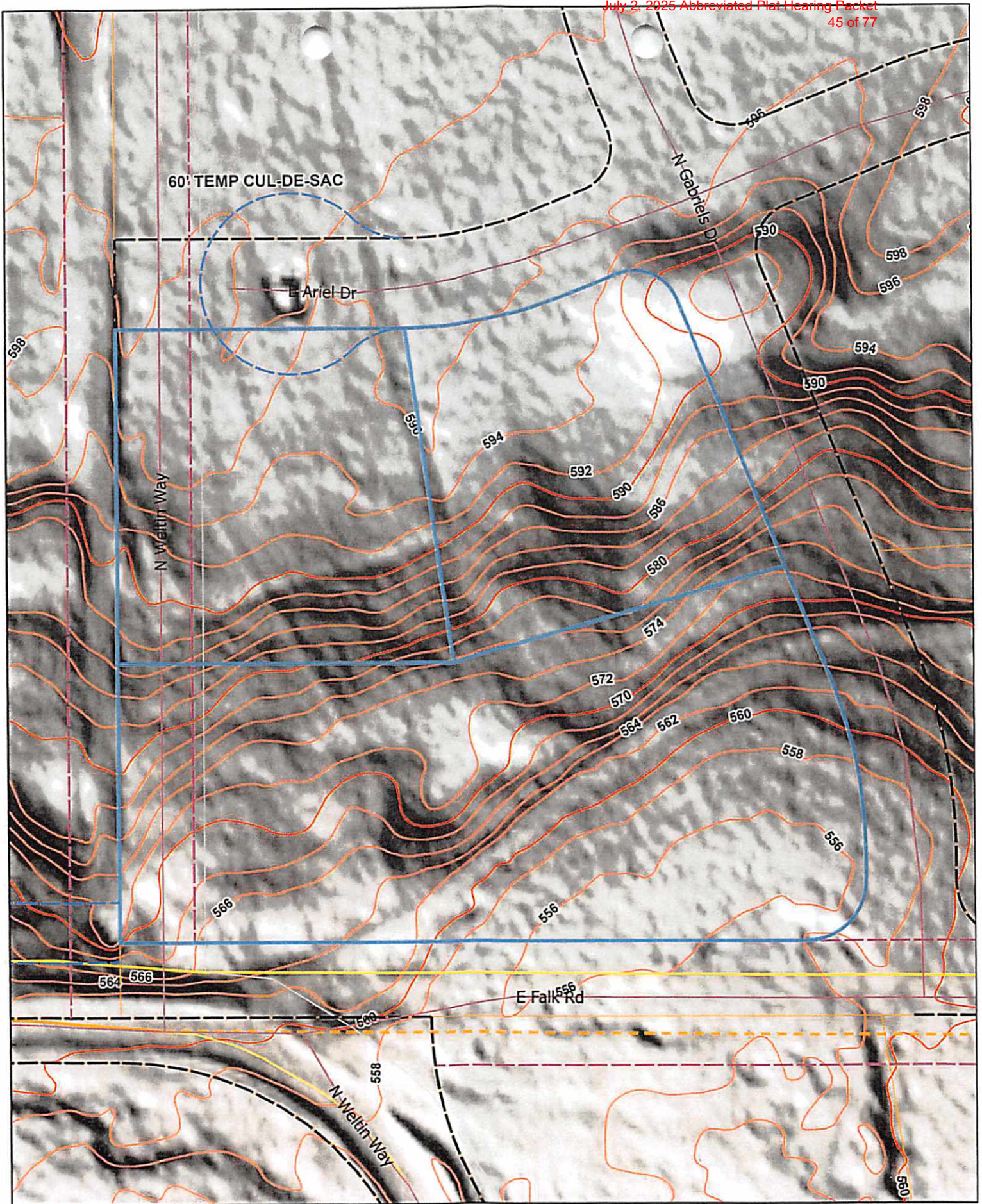


EXHIBIT A



0 95 190 380 Feet

EXHIBIT A



0 95 190 380 Feet

EXHIBIT A

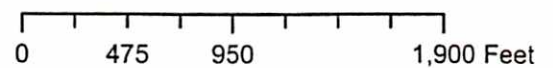


EXHIBIT A

Chris Curlin

From: Manbeck, Rebecca S CIV USARMY CEPOA (USA) <Rebecca.S.Manbeck2@usace.army.mil>
Sent: Friday, June 13, 2025 8:06 AM
To: Chris Curlin
Subject: RFC Archangel Ridge Lot 1A and Lot 2A, Block 1 (CC) - USACE Comments

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

Good morning,

Thank you for the opportunity to comment.

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.

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.

Requests and applications can be submitted directly to our general mailbox at regpagemaster@usace.army.mil and a project manager will be assigned to assist. Please feel free to contact our main line with questions or concerns at 907-753-2712. Additional information regarding the Corps Regulatory program can be found at: <https://www.poa.usace.army.mil/Missions/Regulatory/>.

Respectfully,

Rebecca (Becky) Manbeck
Regulatory Specialist
North Central Section
U.S. Army Corps Engineers – Alaska District
Rebecca.S.Manbeck2@usace.army.mil
Phone: (907)-251-6716



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

rrs.usace.army.mil

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, June 10, 2025 4:01 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons
Subject: RE: RFC Archangel Ridge Lot 1A and Lot 2A, Block 1 (CC)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

PD&E has no comment.

Thank you.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, June 3, 2025 3:43 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; stark@mtaonline.net; timhaledistrict1@gmail.com; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Archangel Ridge Lot 1A and Lot 2A, Block 1 (CC)

Hello,

The following link is a request for comments for the proposed Archangel Ridge Lot 1A and Lot 2A, Block 1. Please ensure all comments have been submitted by June 18, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

☐ [Archangel Ridge Lot 1A and Lot 2A, Block 1](#)

Sincerely,

Chris Curlin
Platting Technician

Chris Curlin

From: Permit Center
Sent: Tuesday, June 3, 2025 3:45 PM
To: Chris Curlin
Subject: RE: RFC Archangel Ridge Lot 1A and Lot 2A, Block 1 (CC)

Each access or encroachment constructed during subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing – Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout.

No other comments from the Permit Center.

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, June 3, 2025 3:43 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; stark@mtaonline.net; timhaledistrict1@gmail.com; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Archangel Ridge Lot 1A and Lot 2A, Block 1 (CC)

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☐ [Archangel Ridge Lot 1A and Lot 2A, Block 1](#)

Sincerely,

Chris Curlin

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.

SIGNATURE _____ DATE _____

NAME/TITLE
HOMESITE PROPERTIES, LLC
P.O. BOX 1161
PALMER, ALASKA 99645

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

DATE _____ PLANNING & LAND USE DIRECTOR
ATTEST: _____ PLATTING CLERK

CERTIFICATION 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.

DATE _____ BOROUGH TAX COLLECTION OFFICIAL

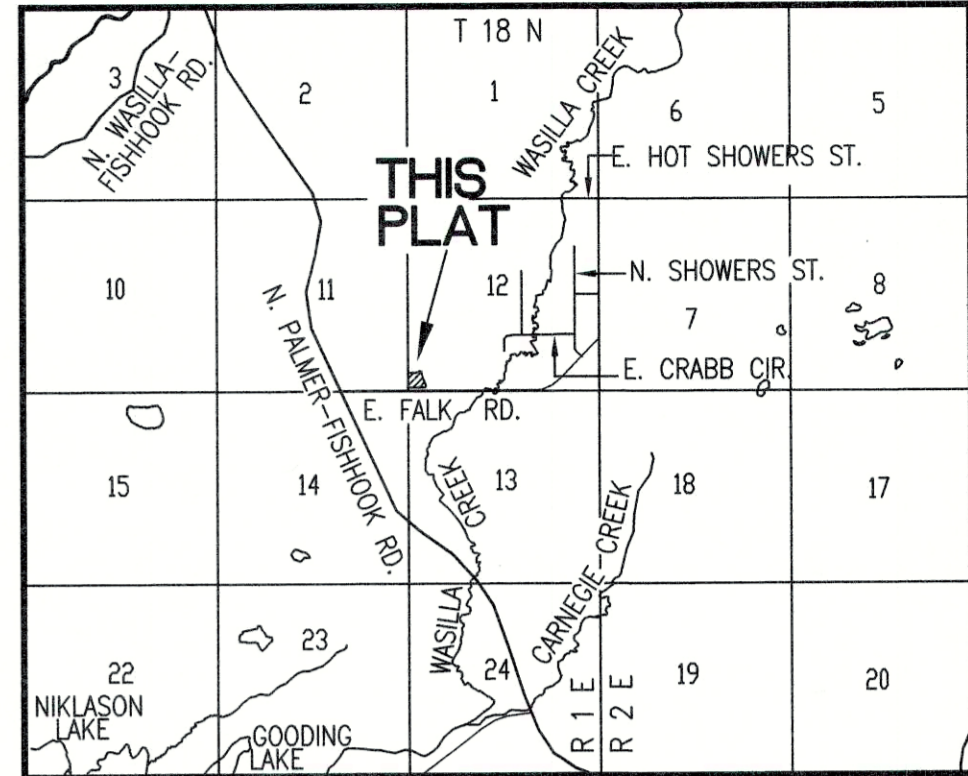
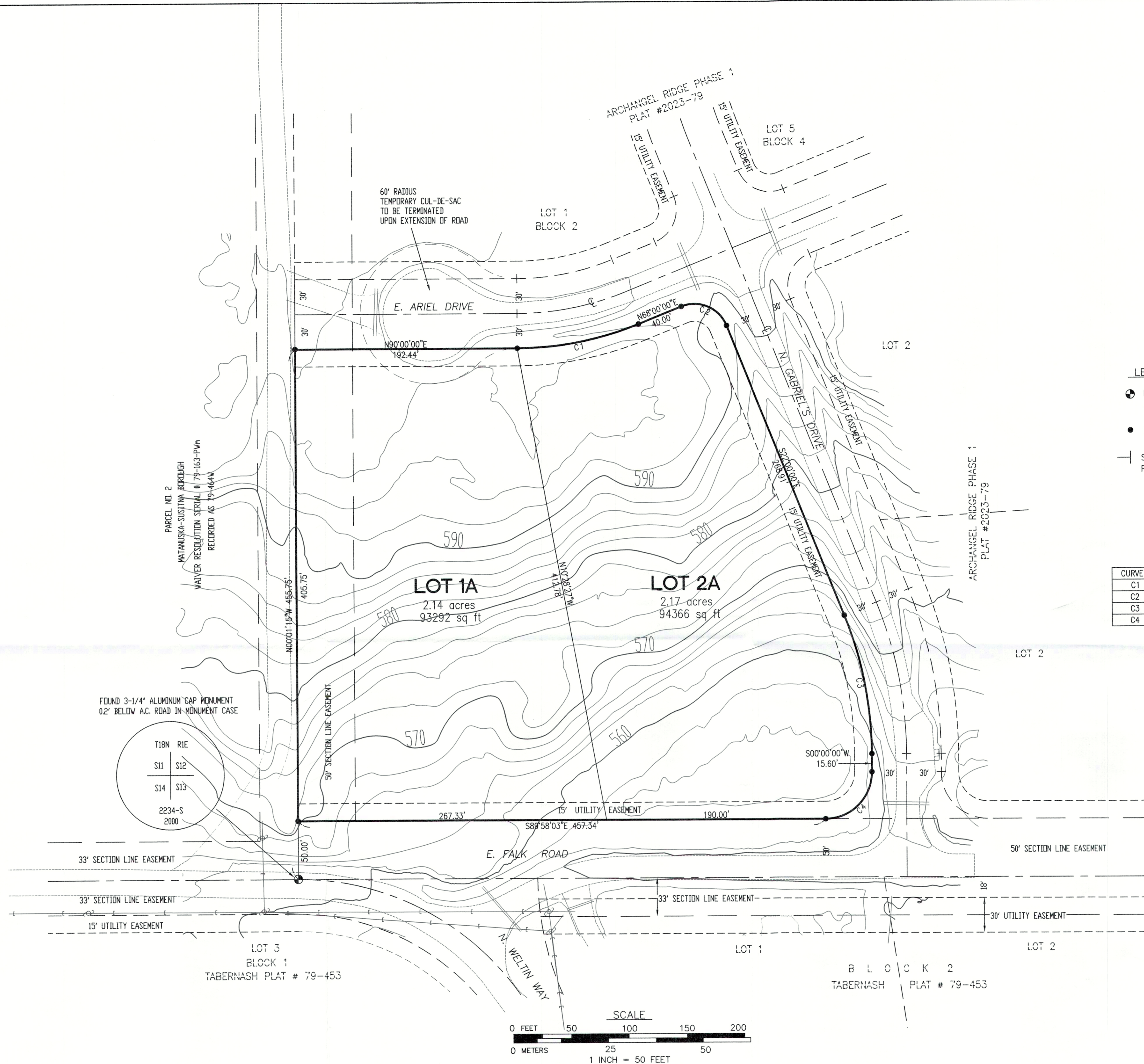
NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT HEREON
3. 5/8" x 30" REBAR WITH 1 1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - a) MEA RIGHT-OF-WAY GRANTED APRIL 25, 1945 BLM CASE SERIAL #AKA010276
 - b) ENSTAR EASEMENT RECORDED APRIL 21, 2022 AT SERIAL #2022-008973-0.
 - c) MEA EASEMENT RECORDED APRIL 27, 2022 AT SERIAL #2022-009462-0.
 - d) MTA EASEMENT RECORDED JUNE 7, 2022 AT SERIAL #2022-013075-0.
4. NO DIRECT ACCESS TO E. FALK ROAD UNLESS OTHERWISE AUTHORIZED BY THE PERMITTING AGENCY.



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.
7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR
DATE 05/12/25



VICINITY MAP
SCALE 1" = 1 MILE

LEGEND

- FOUND 3-1/4" ALUMINUM CAP ON 5/8" REBAR AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED LS 7330
- SET 5/8" x 30" REBAR WITH 1 1/4" SELF-IDENTIFYING PLASTIC CAP

KEYSTONE
LS7330 TYPICAL

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	107.51'	280.00'	54.43'	22°00'00" W	106.85'	N79°00'00" E
C2	47.12'	30.00'	30.00'	90°00'00" W	42.43'	N67°00'00" W
C3	122.87'	320.00'	62.20'	22°00'00" W	122.12'	N11°00'00" W
C4	62.85'	40.00'	40.02'	90°01'56" W	56.58'	N45°00'58" E

RECEIVED
Agenda Copy
MAY 27 2025
PLATTING

A PLAT OF
ARCHANGEL RIDGE
LOT 1A AND LOT 2A, BLOCK 1
A REPLAT OF LOTS 1, 2 AND 3, BLOCK 1
ARCHANGEL RIDGE PHASE 1, PLAT #2023-79
WITHIN THE
SW1/4 SECTION 12, T. 18 N., R. 1 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 4.31 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 131 E. SWANSON AVE. • WASILLA, ALASKA 99654
PHONE: (907) 376-7811

DRAWN BY iCAD/K.Lyne	DATE 5/12/25	DRAWING: 2025-4/ArchangelRidge_Replat
CHECKED BY GLo	SCALE 1 INCH = 50 FEET	SHEET 1 OF 1

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 2, 2025

ABBREVIATED PLAT: TRACT 24 PT MACKENZIE
LEGAL DESCRIPTION: SEC 11 & 14, T15N, R05W S.M., AK
PETITIONERS: GARY STROMBERG
SURVEYOR/ENGINEER: DENALI NORTH
ACRES: 627.09 +/- PARCELS: 4
REVIEWED BY: CHRIS CURLIN CASE #: 2025-078

REQUEST:

The request is to create four lots from Tax Parcel T24, Tract 24 Alaska State Land Survey No. 80-111, containing 627.9 acres +/-, to be known as TRACT 24 PT MACKENZIE. The proposed lots are located directly west of S. Brown Swiss Road and north of W. Holstein Avenue; located within Sections 11 & 14, Township 15 North, Range 05 West, Seward Meridian, Alaska. In the Pt Mackenzie Community Council and Assembly District #5

EXHIBITS:

Vicinity Map and Aerial Photos
Topographic Narrative
AK DNR Non-Objection Letter

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

COMMENTS:

USACE
MSB Pre-Design & Engineering
MSB Permit Center
Utilities
Public

Exhibit D – 1 pg
Exhibit E – 1 pg
Exhibit F – 2 pgs
Exhibit G – 3 pgs
Exhibit H – 1 pg

DISCUSSION: The proposed subdivision is creating four lots ranging in size from 132.88 to 165.00 acres. All proposed lots will take access from S. Brown Swiss Road.

Topographic Narrative: A Topographic Narrative (**Exhibit B**) was provided by the surveyor pursuant to MSB 43.20.281(A)(1)(i)(i), parcels over 400,000 sf are exempt from soils and engineering data, if a detailed topographic narrative is supplied by an engineer or surveyor.

COMMENTS:

USACE: (Exhibit D) Thank you for the opportunity to comment.

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.

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.

Requests and applications can be submitted directly to our general mailbox at regpagemaster@usace.army.mil and a project manager will be assigned to assist. Please feel free to contact our main line with questions or concerns at 907-753-2712. Additional information regarding the Corps Regulatory program can be found at: <https://www.poa.usace.army.mil/Missions/Regulatory/>.

MSB Pre-Design & Engineering (Exhibit E) Brown Swiss Road shall be constructed to minimum 2022 SCM pioneer standard with a turn around meeting A07 to provide each lot with at least 60' of frontage. In regard to the petitioner's letter from August 8, 2024 requesting no ditches for whatever road size is required due to the hayfield and farm operations PD&E suggest constructing an elevated road embankment a minimum of 2' above the surrounding grade with shallow fore slopes to allow for the crossing of farm equipment.

Staff notes this is condition #4.

MSB Permit Center (Exhibit F) Each access or encroachment constructed during subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing – Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout.

Looks like they'll need DW permits as shown. No other comments from the Permit Center.

Staff notes this is condition #3.

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

Public: (Exhibit H) Ray Debenham has no objection.

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

CONCLUSION

The plat of TRACT 24 PT MACKENZIE is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A soils report was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

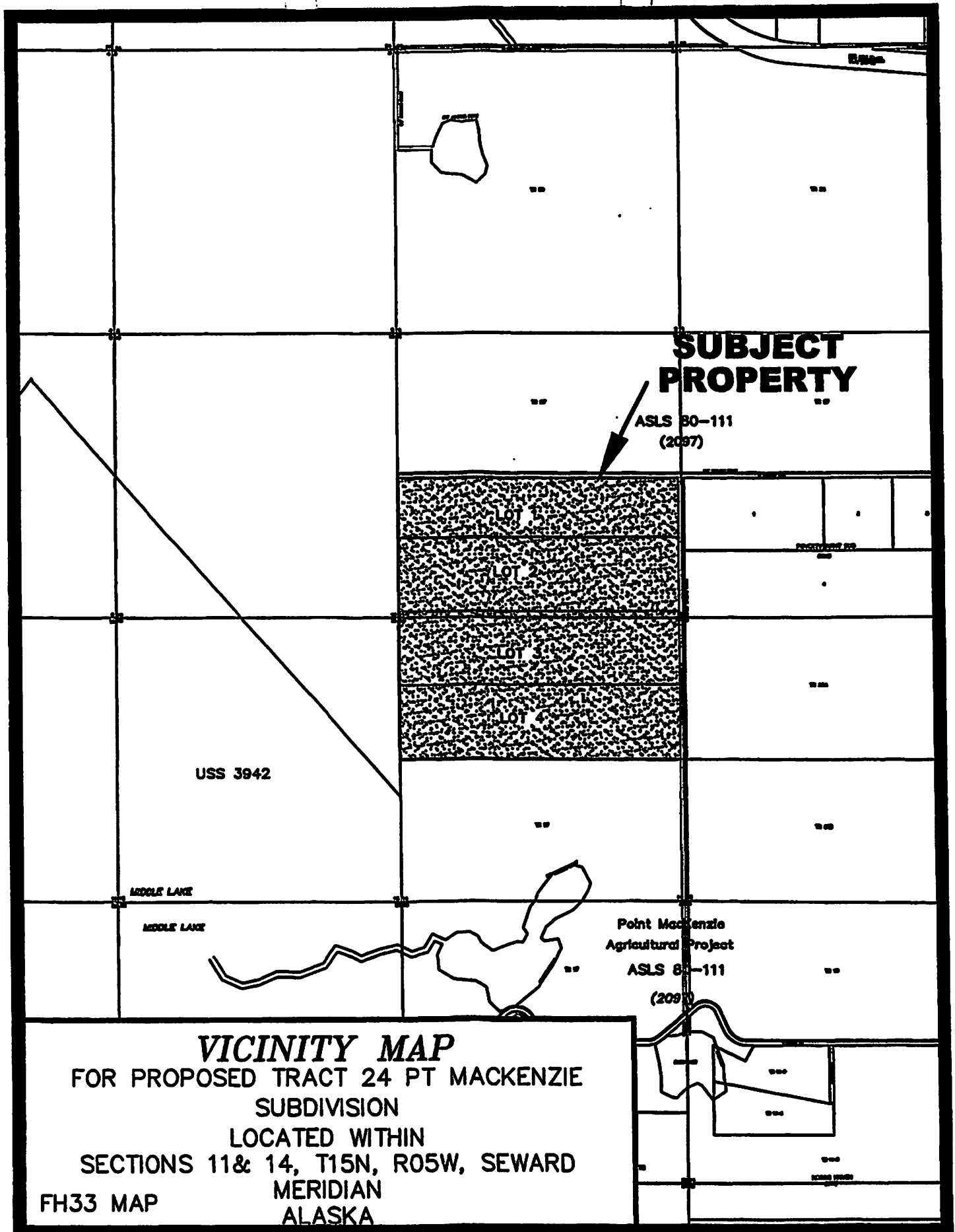
FINDINGS of FACT:

1. The abbreviated plat of TRACT 24 PT MACKENZIE is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #6 Pt Mackenzie; Road Service Area #17 Knik; MSB Emergency Services, Community Development, or Assessments; MTA or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of TRACT 24 PT MACKENZIE, within Sections 11 & 14, Township 15 North, Range 05 West, Seward Meridian, Alaska, contingent on the following recommendations:

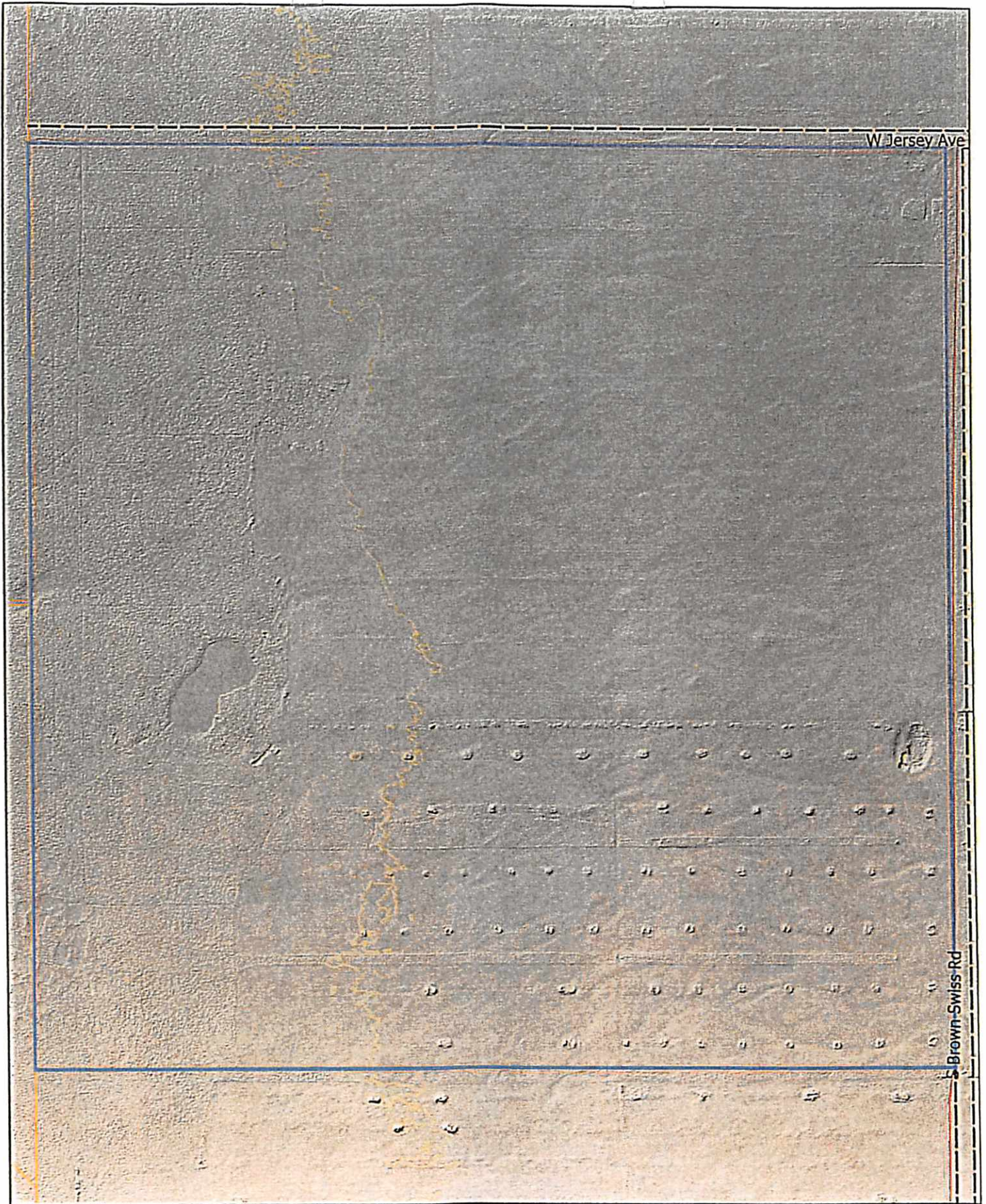
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Apply for driveway permits and provide copies to platting staff.
4. Construct Brown Swiss Road to Pioneer standard according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
5. Pay postage and advertising fees.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.





0 500 1,000 2,000 Feet

EXHIBIT A

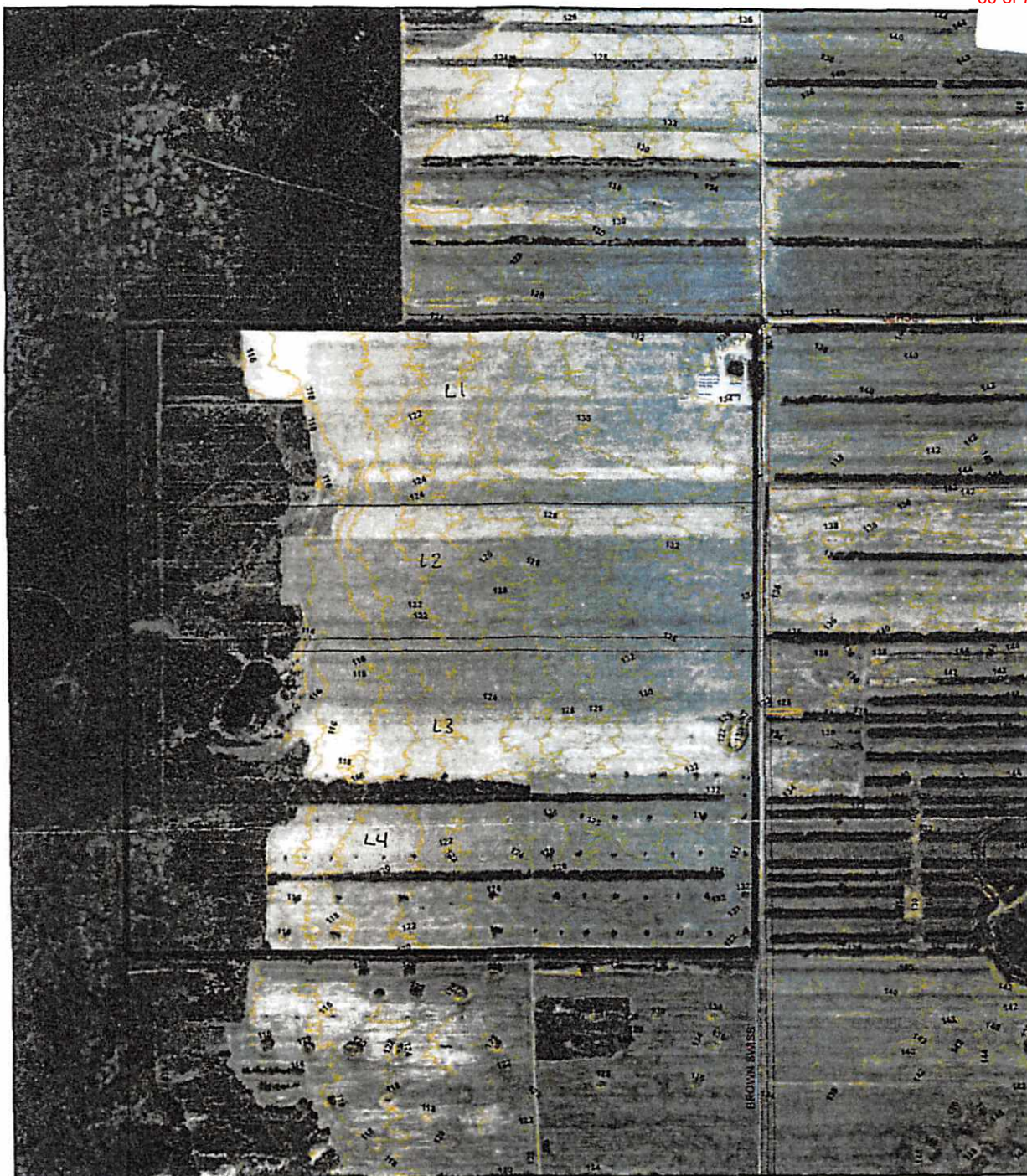


0 500 1,000 2,000 Feet

EXHIBIT A



A horizontal number line with tick marks at 0, 1,250, 2,500, and 5,000 Feet.



TOPO NARRATIVE

NOTE:

THIS PROPERTY IS RELATIVELY FLAT WITH DRAINAGE TO THE WEST,
WITH 10-20 FT. (0.05%) OF DROP IN A ½ MILE.

THESE ARE CURRENTLY FARMED HAY FIELDS. TOPOGRAPHY IS TAKEN FROM
MSB TOPO.



RECEIVED
MAY 21 2025
DISTRICT

EXHIBIT B



THE STATE
of **ALASKA**

GOVERNOR MICHAEL J. DUNLEAVY

Department of Natural Resources

DIVISION OF AGRICULTURE

Central Office
1800 Glenn Highway, Suite 12
Palmer, Alaska 99645-6736
Main: 907.745-7200
Fax: 907-745-7112
Northern Region Office
3700 Airport Way
Fairbanks, Alaska 99709
Main: 907.374.3716
Fax: 907.328.1951

February 25, 2025

Matanuska Susitna Borough
Platting Division

Re: Preliminary approval to subdivide

Dear Platting Officer(s):

The Division of Agriculture does not object to the proposed subdivision of agricultural land (ADL 209370) by Gary Stromberg.

Please feel free to contact me at 907-761-3863 or the Division of Agriculture at 907-745-7200 should any further clarification be required.

Respectfully,

A handwritten signature in cursive script that reads "Erik Johnson".

Erik Johnson
Natural Resource Specialist III

Chris Curlin

From: Manbeck, Rebecca S CIV USARMY CEPOA (USA) <Rebecca.S.Manbeck2@usace.army.mil>
Sent: Friday, June 13, 2025 8:05 AM
To: Chris Curlin
Subject: RFC Tract 24 Pt Mackenzie (CC) - USACE Comments

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

Good morning,

Thank you for the opportunity to comment.

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.

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.

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Respectfully,

Rebecca (Becky) Manbeck
Regulatory Specialist
North Central Section
U.S. Army Corps Engineers – Alaska District
Rebecca.S.Manbeck2@usace.army.mil
Phone: (907)-251-6716



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

rrs.usace.army.mil

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, June 17, 2025 4:12 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons
Subject: RE: RFC Tract 24 Pt Mackenzie (CC)

Hello,

Brown Swiss Road shall be constructed to minimum 2022 SCM pioneer standard with a turn around meeting A07 to provide each lot with at least 60' of frontage. In regard to the petitioner's letter from August 8, 2024 requesting no ditches for whatever road size is required due to the hayfield and farm operations PD&E suggest constructing an elevated road embankment a minimum of 2' above the surrounding grade with shallow fore slopes to allow for the crossing of farm equipment.


Thank you.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, June 3, 2025 3:12 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; garyfoster61@outlook.com; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Tract 24 Pt Mackenzie (CC)

Hello,

The following link is a request for comments for the proposed Tract 24 Pt Mackenzie.
Please ensure all comments have been submitted by June 18, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [TRACT 24 PT. MACKENZIE](#)

Sincerely,

Chris Curlin

From: Permit Center
Sent: Tuesday, June 3, 2025 3:26 PM
To: Chris Curlin
Subject: RE: RFC Tract 24 Pt Mackenzie (CC)
Attachments: Screenshot 2025-06-03 152419.png

Each access or encroachment constructed during subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing – Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout.

Looks like they'll need DW permits as shown. No other comments from the Permit Center.

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

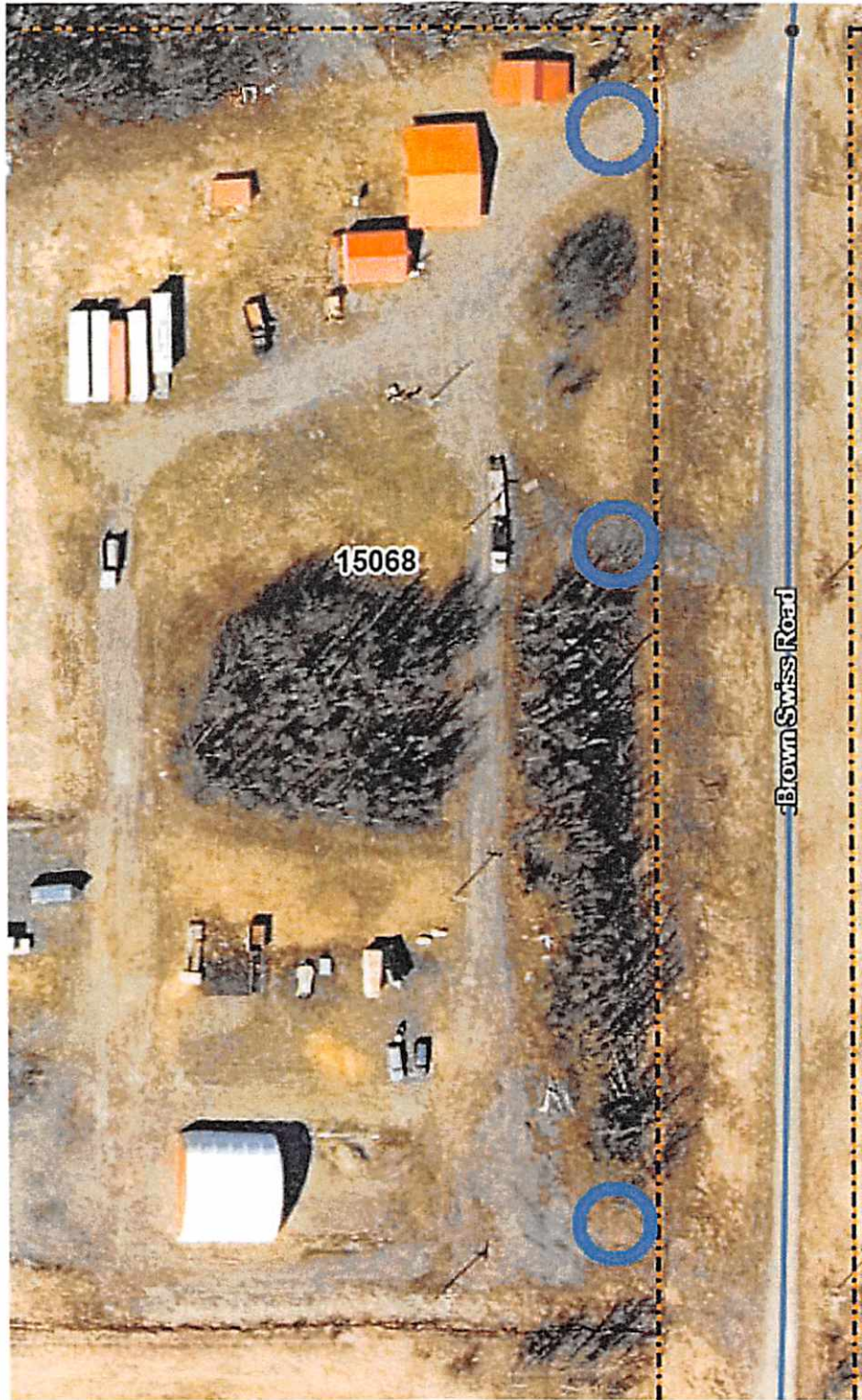
From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, June 3, 2025 3:12 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; garyfoster61@outlook.com; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Tract 24 Pt Mackenzie (CC)

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The following link is a request for comments for the proposed Tract 24 Pt Mackenzie.
Please ensure all comments have been submitted by June 18, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

 TRACT 24 PT. MACKENZIE

Sincerely,



Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, June 17, 2025 6:32 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Tract 24 Pt Mackenzie (CC)
Attachments: Agenda Plat (46).PDF

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

Chris,

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

Thanks,

GCI | OSP Design

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

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, June 3, 2025 3:12 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; garyfoster61@outlook.com; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Tract 24 Pt Mackenzie (CC)

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

Hello,

The following link is a request for comments for the proposed Tract 24 Pt Mackenzie.

Please ensure all comments have been submitted by June 18, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [TRACT 24 PT. MACKENZIE](#)

Sincerely,

Chris Curlin



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

June 4, 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.

- **TRACT 24 PT. MACHENZIE**
(MSB Case # 2025-078)

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

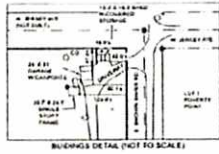
Sincerely,

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

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

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUALS OWNING LAND TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. THIS PLAT IS AFFECTED BY AN EASEMENT RECORDED 4/22/1985 AT BOOK 408 PAGE 753.



BUCKINGHAM DETAIL (NOT TO SCALE)

CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____ TAX COLLECTION OFFICIAL (SIGNATURE)

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-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

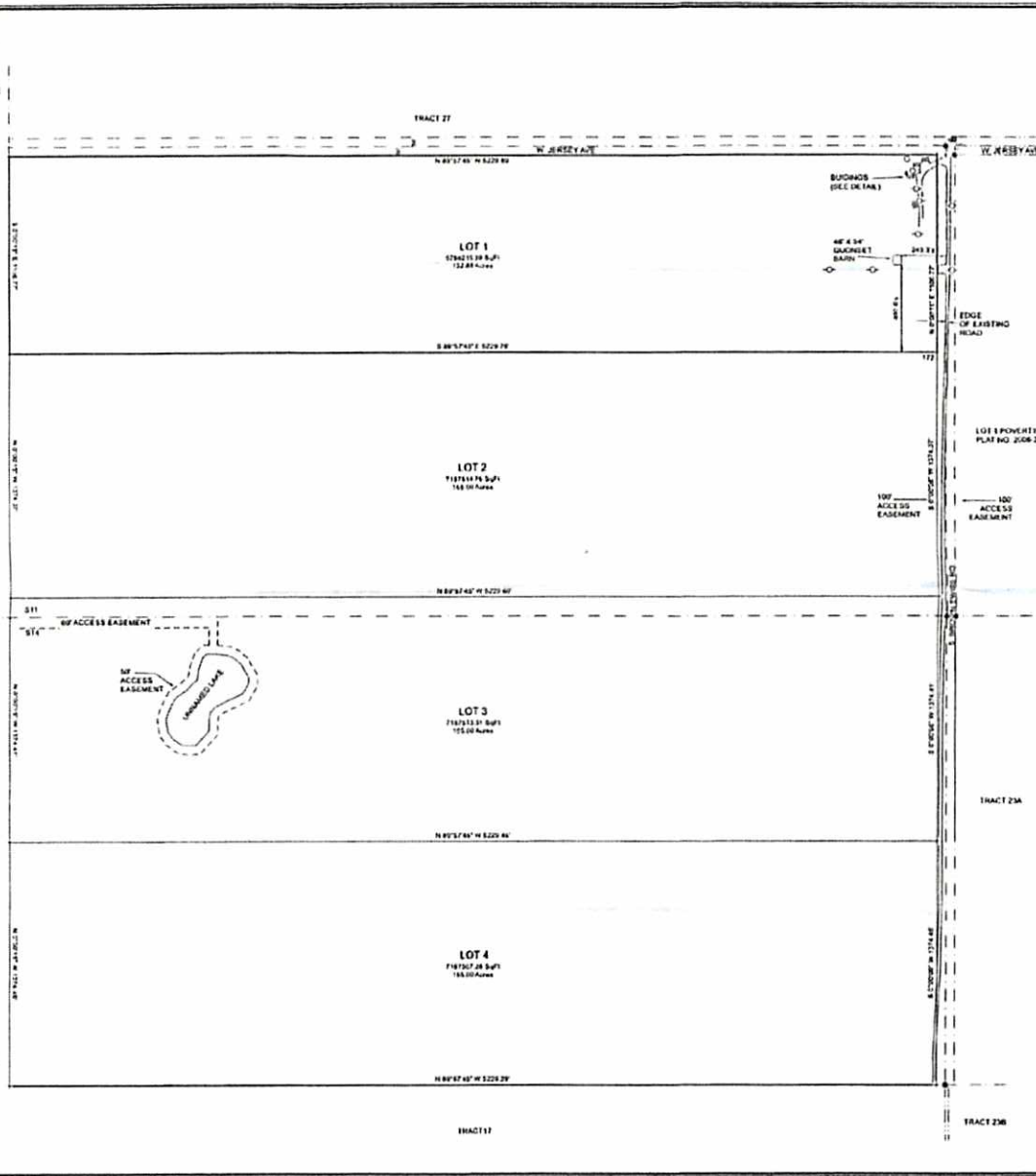
DATE _____ ATTEST: _____ PLATTING CLERK
PLANNING AND LAND USE DIRECTOR

SURVEYOR'S CERTIFICATE

I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED 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 INSTRUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____
WAYNE N. WHALEY
REGISTERED LAND SURVEYOR
REGISTRATION NO. 8925-S

ADULT SIGNED ONLY



CERTIFICATE OF OWNERSHIP & DEDICATION

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

NAME: GARY L. STROMBERG DATE _____
10151 SLALOM CIR
ANCHORAGE, AK 99507-5952

NAME: JO ANN STROMBERG DATE _____
10151 SLALOM CIR
ANCHORAGE, AK 99507-5952

LEGEND

- ▲ ABOVE GROUND FULL TANK
- POWER POLE W/ANCHOR
- FOUND 5" REBAR
- METAPEDISTAL
- FOUND 2" ALCP
- SEPTIC PIPES
- WELL

RECEIVED
JUL 2 2025
PLATTING

A PLAT OF TRACT 24 PT. MACKENZIE

A REPLAT OF
TRACT 24 ALASKA STATE
LAND SURVEY NO. 88-111
LOCATED WITHIN:
SECTIONS 18 & 19 TOWNSHIP 15
NORTH RANGE 3 WEST
PALMER RECORDING DISTRICT
CONTAINING 627.8 ACRES MORE OR LESS

DEVALI NORTH

1180 N. HELEN LN. WASILLA, ALASKA 99598
PHONE (907) 370-9326

JOB NO. 24-12509 DATE: MAY 14, 2025 DRAWN BY: CHM, WRM
SCALE: 1"=300' FB 317 PGS. 81 SHEET 1 OF 1

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

RECEIVED
JUN 13 2025
PLATTING

2097000T023B 13
RITA LLC
2960 C ST
STE 202
ANCHORAGE, AK 99503

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: Gary & Jo Ann Stromberg

REQUEST: The request is to create four lots from Tax Parcel T24, Tract 24 Alaska State Land Survey No. 80-111, containing 627.9 acres +/-, (Tax ID#2097000T024), to be known as **TRACT 24 PT MACKENZIE**. The proposed lots are located directly west of S. Brown Swiss Road and north of W. Holstein Avenue; located within Sections 11 & 14, Township 15 North, Range 05 West, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **July 2, 2025**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plattling@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

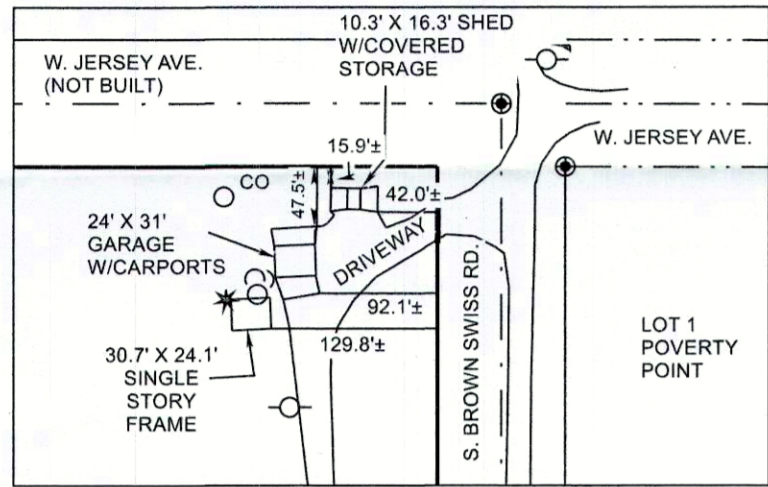
☒ No Objection ☐ Objection ☐ Concern

Name: RAY Debenham Address: 2960 C ST SUITE 202 ANCHORAGE AK 99503

Comments: _____

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. THIS PLAT IS AFFECTED BY AN MEA BLANKET EASEMENT RECORDED 4/22/1985 AT BOOK 408 PAGE 755.



BUILDINGS DETAIL (NOT TO SCALE)

CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____, 20____ TAX COLLECTION OFFICIAL (BOROUGH)

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-SUSTINA 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.

DATE _____, 20____

PLANNING AND LAND USE DIRECTOR ATTEST: PLATTING CLERK

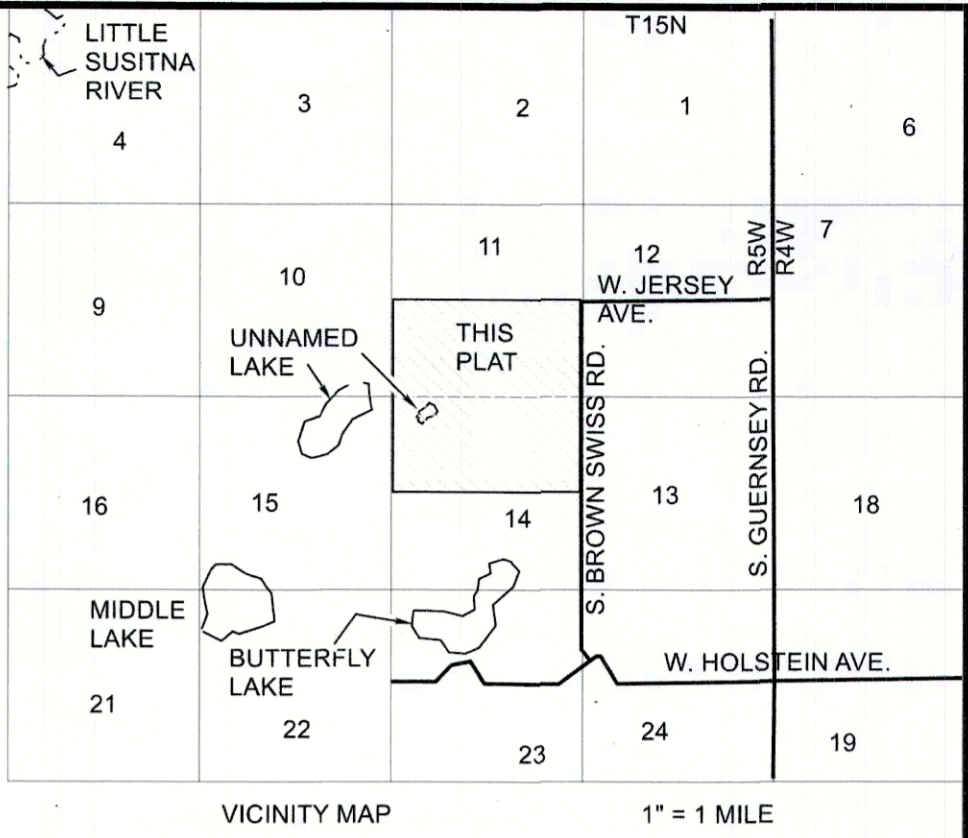
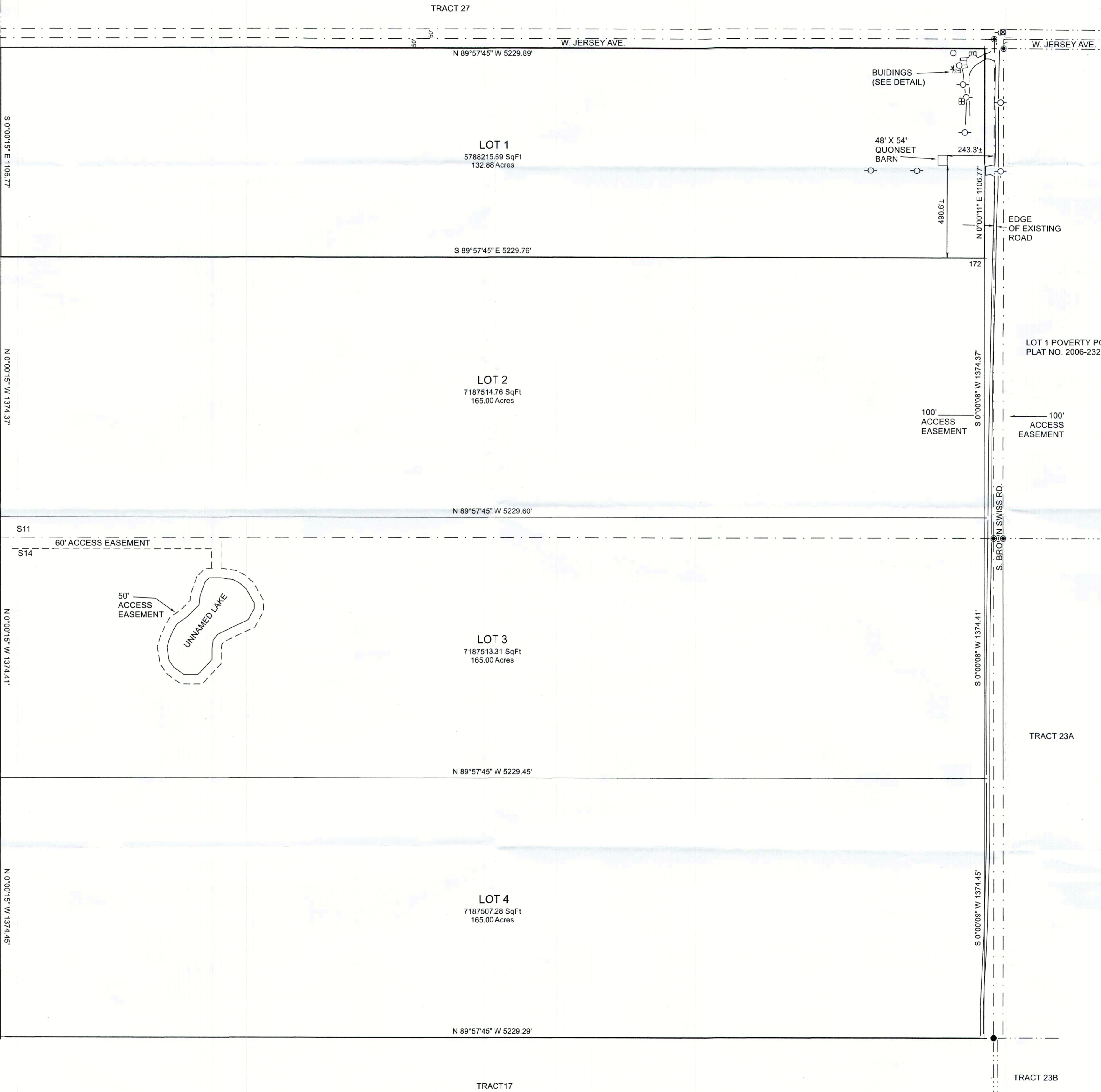
SURVEYOR'S CERTIFICATE

I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED 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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____

WAYNE N. WHALEY
REGISTERED LAND SURVEYOR
REGISTRATION NO. 6925-S

ASBUILT INFO ONLY



CERTIFICATE OF OWNERSHIP & DEDICATION

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

NAME: GARY L. STROMBERG DATE: 10101 SALOM CIR. ANCHORAGE, AK 99507-5952

NAME: JO ANN STROMBERG DATE: 10101 SALOM CIR. ANCHORAGE, AK 99507-5952

LEGEND

- * ABOVE GROUND FUEL TANK
- POWER POLE W/ANCHOR
- FOUND 5/8" REBAR
- ⊠ MTA PEDESTAL
- ⊕ FOUND 2" ALCAP
- SEPTIC PIPES
- ⊞ WELL

RECEIVED
MAY 21 2025
PLATTING

PRELIMINARY PLAT

A PLAT OF
TRACT 24 PT. MACKENZIE

A REPLAT OF
TRACT 24 ALASKA STATE
LAND SURVEY NO. 80-111

LOCATED WITHIN:
SECTIONS 11 & 14 TOWNSHIP 15
NORTH RANGE 5 WEST

PALMER RECORDING DISTRICT
CONTAINING 627.9 ACRES MORE OR LESS

DENALI NORTH

1190 N. HELEN LN. WASILLA, ALASKA 99654
PHONE (907) 376-9535

JOB NO. 24-126PP	DATE: MAY 14, 2025	DWN HW CHK WW
SCALE 1"=300'	FB. 317 PGS. 61	SHEET 1 OF 1

D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 2, 2025

ABBREVIATED PLAT: **DRINKHOUSE BLUFFS 2025**
LEGAL DESCRIPTION: **SEC 1, T16N, R02W S.M., AK**
PETITIONER: **MARIE L. DRINKHOUSE**
SURVEYOR: **KEYSTONE SURVEYING & MAPPING**
ACRES: 7.13 +/- PARCELS: 3
REVIEWED BY: FRED WAGNER CASE: 2025-081

REQUEST:

The request is to create three lots from Lots 1-6, Block 2, Drinkhouse Bluffs 2022 Phase 3, Plat #2024-42, to be known as **DRINKHOUSE BLUFFS 2025**, containing 7.13 acres +/- . The parcel is located north and west of Cottonwood Creek, directly east of S. Hayfield Road, and directly north of W. Sedlar Circle (Tax ID#s 8499B02L001-L006); within Section 1, Township 16 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map **Exhibit A**

AGENCY COMMENTS:

USACE **Exhibit B**

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

COMMENTS:

USACE (**Exhibit B**) has no specific comments regarding this project at this time.

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

CONCLUSION

The plat of Drinkhouse Bluffs 2025 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or from the public at the time of this staff report.

FINDINGS of FACT:

1. The abbreviated plat of Drinkhouse Bluffs 2025 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines six lots into three lots within Drinkhouse Bluffs 2022 Phase 3, lessening the lot density in the area.
3. There were no objections from any borough departments or outside agencies or from the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Drinkhouse Bluffs 2022 Phase 3 (Plat #2024-42) and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Drinkhouse Bluffs 2025 contingent on the following recommendations:

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



FOR PROPOSED DRINKHOUSE BLUFFS 2025
LOCATED WITHIN
SECTION 1, T16N, R02W, SEWARD MERIDIAN
ALASKA

TAX MAP OC03

EXHIBIT A

Fred Wagner

From: Locken, Amanda N CIV USARMY CEPOA (USA) <Amanda.N.Locken@usace.army.mil>
Sent: Monday, June 9, 2025 3:34 PM
To: Fred Wagner
Subject: RE: RFC - Drinkhouse Bluffs 2025

Good afternoon Fred,

The Corps of Engineers (USACE) does not have any specific comments regarding this project at this time. Please see the below information regarding our program.

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.

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

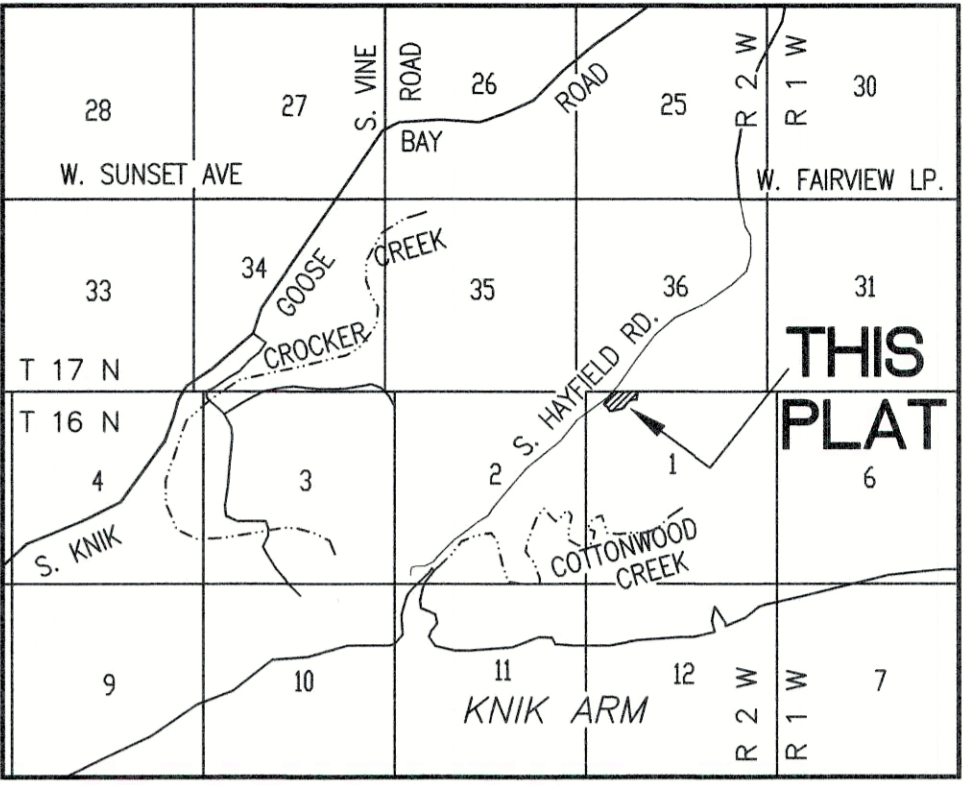
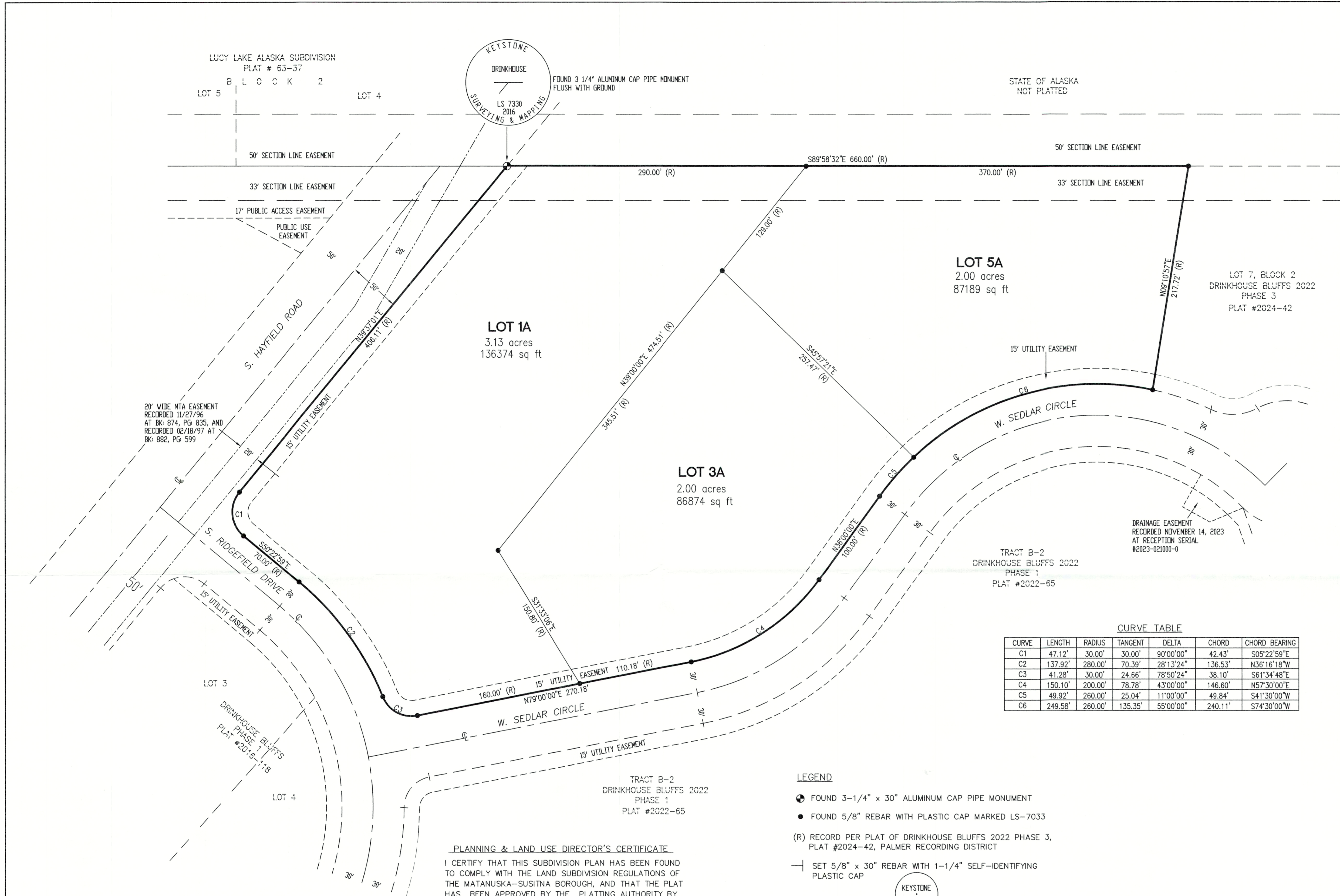
V/r,

Amanda Locken
Regulatory Specialist
North Central Section
U.S. Army Corps of Engineers
(907) 347-6148



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

rrs.usace.army.mil



- NOTES**
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 2. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
 3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 4. RECORD INFORMATION WAS OBTAINED FROM THE PLAT OF DRINKHOUSE BLUFFS 2022, PHASE 3, PLAT #2024-42, PALMER RECORDING DISTRICT.
 5. EASEMENTS OF RECORD NOT SHOWN HEREON:
 - a) M.E.A. EASEMENT RECORDED OCTOBER 6, 1961 AT BOOK: 39, PAGE: 315
 - b) ENSTAR EASEMENT RECORDED FEBRUARY 2, 2018 AT RECEPTION SERIAL #2018-002370-0.
 - c) MEA EASEMENT RECORDED OCTOBER 14, 2021 AT RECEPTION SERIAL #2021-030625-0.
 - d) MTA EASEMENT RECORDED JUNE 1, 2023 AT RECEPTION SERIAL #2023-009288-0.
 - e) MEA EASEMENT RECORDED JUNE 23, 2023 AT RECEPTION SERIAL #2023-010786-0.
 6. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED MAY 5, 2017 IN THE PALMER RECORDING DISTRICT AT RECEPTION SERIAL #2017-008610-0, AND AMENDED JULY 23, 2020 AT RECEPTION SERIAL #2020-016937-0 AND ON JULY 31, 2023 AT RECEPTION SERIAL #2023-013385-0.

Agenda Copy

CERTIFICATE OF OWNERSHIP & DEDICATION

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MARIE L. DRINKHOUSE
5949 S. HAYFIELD ROAD
WASILLA, ALASKA 99623-0392

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

DATE _____ PLANNING & LAND USE DIRECTOR
ATTEST: _____ PLATTING CLERK

CERTIFICATION 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.

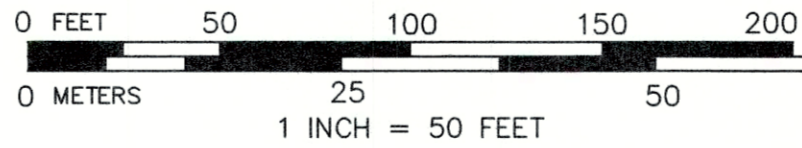
DATE _____ MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL

LEGEND

- FOUND 3-1/4" x 30" ALUMINUM CAP PIPE MONUMENT
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED LS-7033
- (R) RECORD PER PLAT OF DRINKHOUSE BLUFFS 2022 PHASE 3, PLAT #2024-42, PALMER RECORDING DISTRICT
- SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP



SCALE



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT WAS DRAFTED UNDER MY DIRECT SUPERVISION, AND THAT ALL DATA SHOWN HEREON IS TRUE AND CORRECT AS COMPILED FROM EXISTING RECORD INFORMATION.

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR
DATE _____

**DRINKHOUSE BLUFFS 2025
LOTS 1A, 3A AND 5A**

A SUBDIVISION OF LOTS 1-6, BLOCK 2
DRINKHOUSE BLUFFS 2022 PHASE 3, PLAT #2024-42
WITHIN THE
NW1/4 SECTION 1, T. 16 N., R. 02 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 7.13 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING

GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 131 E. SWANSON AVE. • WASILLA, ALASKA 99654
PHONE: (907) 376-7811

DRAWN BY ICAD/K.Lyne	DATE 4/28/25	DRAWING: 2022-12/Drinkhouse_Replat
CHECKED BY Glo	SCALE 1 INCH = 50 FEET	SHEET 1 OF 1