

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.

August 6, 2025

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattting@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. **MORGAN COURT:** The request is to create three lots from Lot 1, Lost Springs (Plat # 99-126), to be known as **MORGAN COURT**, containing 4.97 acres +/- . The property is located directly east of S. Sylvan Road and south of W. Parks Highway; (Tax ID# 4942000L001) within Section 10, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #4. *(Petitioner/Owner: Thomas Smith, Staff: Chris Curlin, Case #2025-097)*
- B. **GLENN AT BARWOOD:** The request is to create two lots from Parcel 4, MSB Waiver Resolution #98-87-PWm, recorded as Book 991, Page 957 to be known as **GLENN AT BARWOOD**, containing 5.01 acres +/- . The property is located west of E. Sullivan Avenue, directly north of E. Barwood Avenue, and directly west of the S. Old Glenn Highway (Tax ID #17N02E26C007); within the SW ¼ Section 26, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. *(Petitioner/Owner: Nathan & Psalm Marble, Staff: Matthew Goddard, Case #2025-098)*
- C. **VERDA CROWTHER RSB LOT 2:** The request is to create three lots from Lot 2, Verda Crowther, Plat No. 2021-166 to be known as **VERDA CROWTHER L2**, containing 4.01 acres +/- . The property is located north, west, and south of E. Outer Spring Loop, east of S. Inner Springer Loop, and directly south of E. Crowther Road (Tax ID # 8218000L002);

within the SW ¼ Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska.
In the Greater Palmer Community Council and in Assembly District #2. (*Petitioner/Owner:*
Carol Marie Ryan-Aube, Staff: Matthew Goddard, Case #2025-099)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **August 6, 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
AUGUST 6, 2025

ABBREVIATED PLAT: MORGAN COURT
LEGAL DESCRIPTION: SEC 10, T17N, R02W S.M., AK
PETITIONERS: THOMAS SMITH, RONDA SMITH
SURVEYOR/ENGINEER: LAVENDER / FROSTED GROUND ENGINEERING
ACRES: 4.97 +/- PARCELS: 3
REVIEWED BY: CHRIS CURLIN CASE #: 2025-97

REQUEST:

The request is to create three lots from Lot 1, Lost Springs (Plat # 99-126), to be known as **Morgan Court**, containing 4.97 acres +/- . The property is located directly east of S. Sylvan Road and south of W. Parks Highway; within Section 10, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District 4.

EXHIBITS:

Vicinity Map and Aerial Photos
Soils Report

Exhibit A – 4 pgs
Exhibit B – 8 pgs

COMMENTS:

MSB Pre-Design & Engineering
Permit Center
MSB RSA 27
Utilities
Public

Exhibit C – 1 pg
Exhibit D – 1 pg
Exhibit E – 1 pg
Exhibit F – 4 pgs
Exhibit G – 1 pg

DISCUSSION: The proposed subdivision is creating three lots ranging in size from 1.33 to 2.31 acres. All proposed lots will take access from S. Sylvan Road, an MSB owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Eli D. Ward, P.E. This report is the summation of a soils investigation for the subdivision of Lost Spring Lot 1 (465 S Sylvan Road, Wasilla, Alaska 99645) on behalf of the owners Thomas and Ronda Smith and in coordination with Lavendar Surveying. The project plans to divide the existing lot into Lot 1 (1.39 acres), Lot 2 (1.24 acres) and Lot 3 (2.34 acres).

This soils investigation was performed on May 2nd, 2025. Test hole (TH) 1 was excavated on Lot 1, TH2 on Lot 3, and TH3 on Lot 2. All holes were advanced to a depth of 12 feet below ground surface. No groundwater or impermeable layers were observed in the holes. Each TH was similar, consisting of an organic mat and organic silt in the top six-eight inches of the stratum, followed by either Poorly Graded or Well Graded Gravel with Sand and varying Silt contents (GW-GM, GP-GM and GP) or Well Graded Gravel with Sand and varying amounts of Silt to the bottom of hole. It was noted that the soils in TH3 had a very low fine content compared to both TH2 and TH3. Please see the attached soils logs and sieve analysis results for additional details and descriptions. The topographic profile of the existing lot and lack of proximity to surface water within 100 feet of the proposed subdivision, there does not appear to be any limitations for the usable area as defined in 43.20.281 {A}. Based on the collected data from the soils investigation and observations, each lot will have at least 10,000 square feet of usable building area and 10,000 square feet of contiguous land that may be used as a septic area, as required by MSB 43.20.281 Code Requirements.

COMMENTS:

MSB Pre-Design & Engineering: (Exhibit D) PD&E comments, per our comments on the Pre-Application S. Sylvan Road is a major collector on the OSHP therefore, the three lots should share a common access easement. Include a plat note that states no direct access to S. Sylvan Road for Lots 1 and 3 is permitted.

Platting staff notes these are conditions # 3 & 4.

MSB Permit Center: (Exhibit E) 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.

Any water system, sewer lines, or street lighting placed in the right-of-way shall require a utility permit. No other comments from the Permit Center.

MSB RSA 27: Suggest driveways for all three lots be co-located (shared drive) to avoid serial driveways which cause road maintenance problems for the RSA.

Platting staff notes these are conditions # 3 & 4.

Utilities: (Exhibit F) ENSTAR has no comments or recommendations.

GCI Has no comments or objections. MTA & MEA did not respond.

Public: (Exhibit G) Robert Coffin: I have a concern with the proposed subdividing of the lot located on Sylvan Road. If lots are to be used for Multifamily housing after subdivision, the most likely use due to size and cost, has a study been performed as to the effects on the water table of adjacent lots. As a land owner of an adjacent lot and other very close lots there is a real concern that it will lower the water table and the level of water in our wells. I do believe that a Duplex unit will not have a detrimental effect on the water table but anything larger may. Sylvan road already has a large increase in the traffic due to the new Burns lake subdivision and adding several large multi unit apartment buildings may not be in the best interest of the neighborhood. I would like to see a plat addition adding a restriction on the size of multi unit buildings permitted on this lot.

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

CONCLUSION

The plat of MORGAN COURT 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.

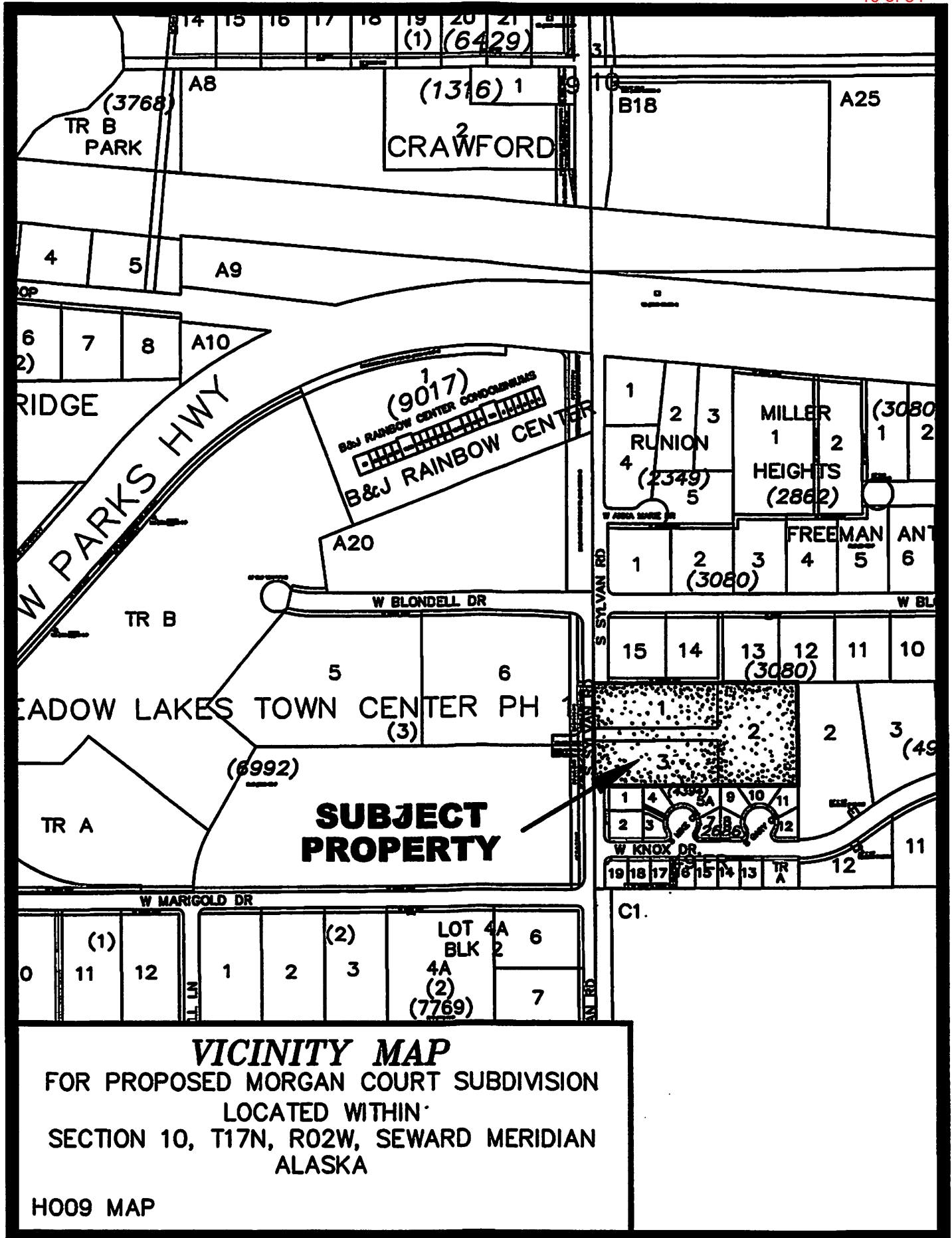
FINDINGS of FACT:

1. The abbreviated plat of MORGAN COURT 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 or will have after regrading.
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 #1 Meadow Lakes; MSB Emergency Services, Community Development, or Assessments; MTA, or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

**Staff recommends approval of the abbreviated plat of MORGAN COURT, within the NW ¼ Section 10, Township 17 North, Range 02 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. Add a plat note: "No direct access to S. Sylvan Road for Lots 1 & 3 unless authorized by the permitting authority".
4. Show shared or common access easement to S. Sylvan Road for all lots on final plat.
5. Provide platting staff with copy of Driveway Permit Application.
6. Pay postage and advertising fees.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.



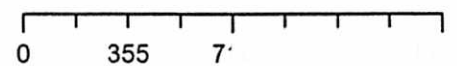
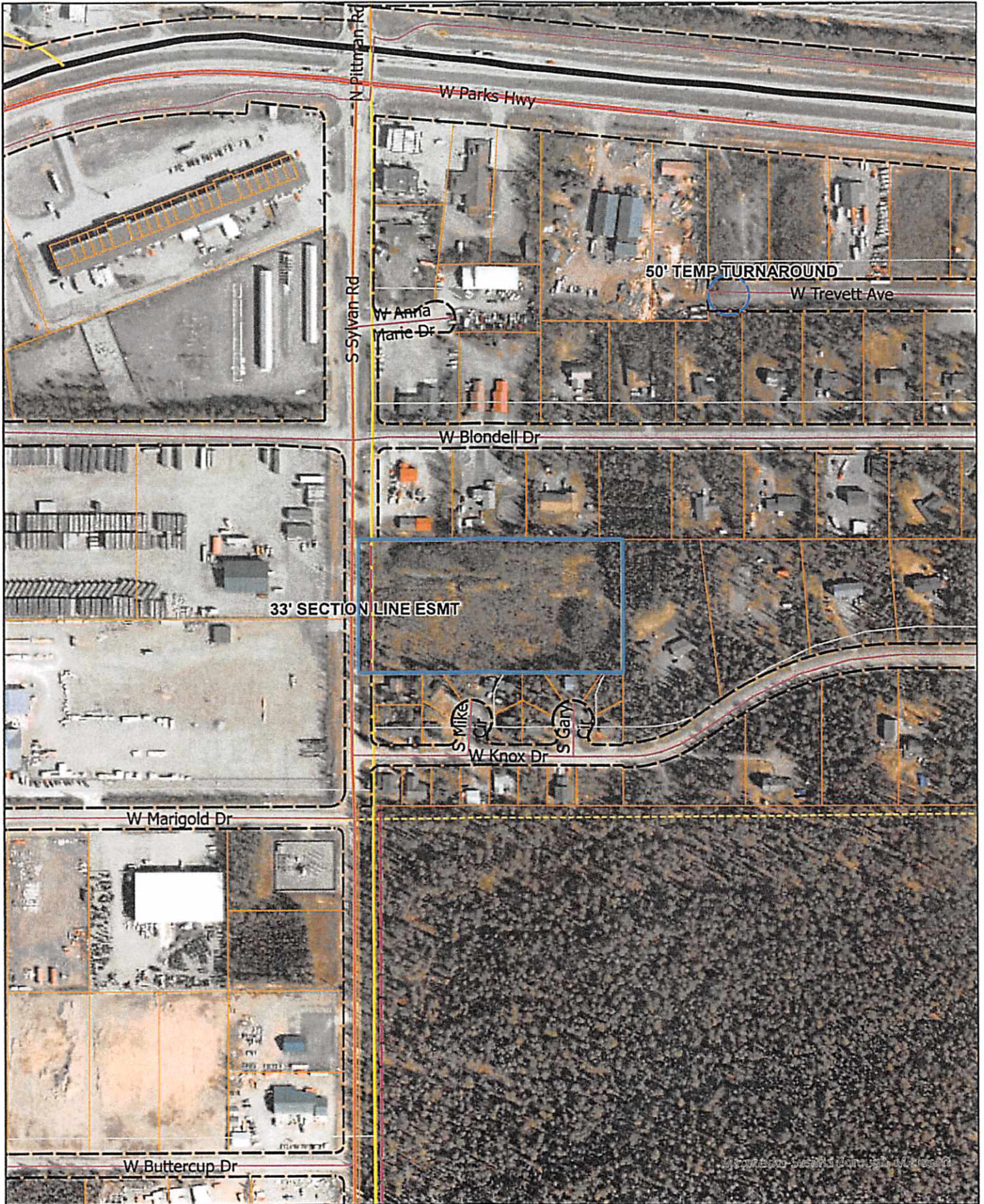
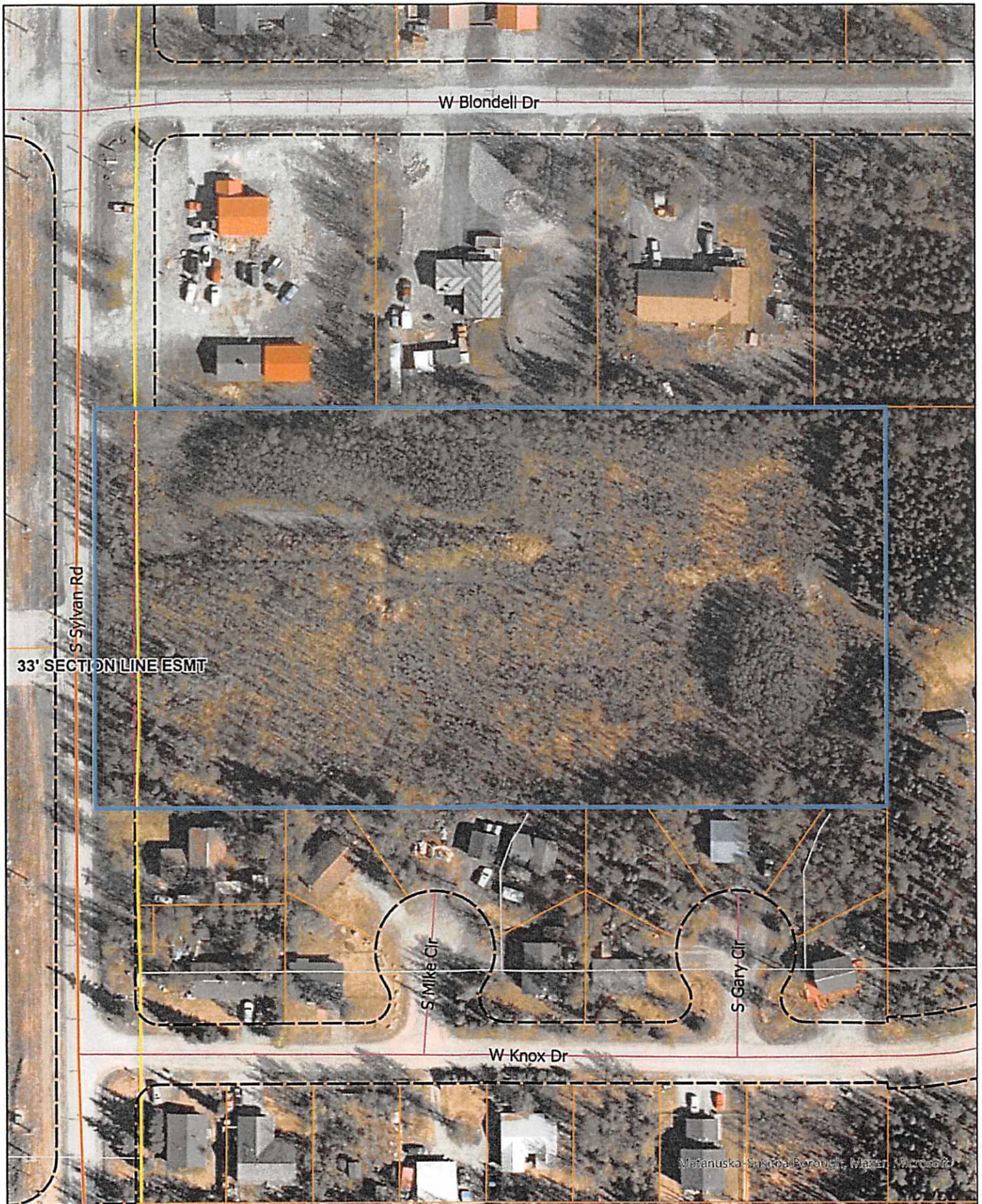


EXHIBIT A



0 120 240

EXHIBIT A

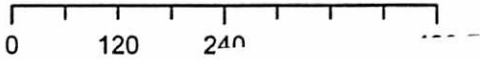


EXHIBIT A

Frosted Ground Engineering Services, LLC

Project No. P20250501

Matanuska-Susitna Borough, Platting Division

350 E. Dahlia Ave.

Palmer, AK 99645

RECEIVED
JUN 26 2025
PLATTING

Lost Spring Lot 1 Subdivision: 465 S Sylvan Road, Wasilla, Alaska 99645

To whom it may concern,

This report is the summation of a soils investigation for the subdivision of Lost Spring Lot 1 (465 S Sylvan Road, Wasilla, Alaska 99645) on behalf of the owners Thomas and Ronda Smith and in coordination with Lavendar Surveying. The project plans to divide the existing lot into Lot 1 (1.39 acres), Lot 2 (1.24 acres) and Lot 3 (2.34 acres).

This soils investigation was performed on May 2nd, 2025. Test hole (TH) 1 was excavated on Lot 1, TH2 on Lot 3, and TH3 on Lot 2. All holes were advanced to a depth of 12 feet below ground surface. No groundwater or impermeable layers were observed in the holes. Each TH was similar, consisting of an organic mat and organic silt in the top six-eight inches of the stratum, followed by either Poorly Graded or Well Graded Gravel with Sand and varying Silt contents (GW-GM, GP-GM and GP) or Well Graded Gravel with Sand and varying amounts of Silt to the bottom of hole. It was noted that the soils in TH3 had a had a very low fine content compared to both TH2 and TH3. Please see the attached soils logs and sieve analysis results for additional details and descriptions.

The topographic profile of the existing lot and lack of proximity to surface water within 100 feet of the proposed subdivision, there does not appear to be any limitations for the usable area as defined in 43.20.281(A). Based on the collected data from the soils investigation and observations, each lot will have at least 10,000 square feet of usable building area and 10,000 square feet of contiguous land that may be used as a septic area, as required by MSB 43.20.281 Code Requirements.

If there are any questions, comments, or concerns, please do not hesitate to contact via phone: (907) 398-5272 or email: frostedgroundengineering@gmail.com.



Sincerely,

Eli D. Ward, PE

Principal Engineer

EXHIBIT B

DRAWING LOCATION: PROJECT 13025001 - 465 S SYLVAN ROAD SUBDIVISION 465 S SYLVAN ROAD SUBDIVISION.DWG
DATE: 05/02/2025
SCALE: AS NOTED
PUBLISHED: 05/02/2025

DEPTH (FT)	DESCRIPTION	
1	0-0.2 FT (2 INCHES): VEGETATIVE MAT	
2	0.2 - 0.5 FT (4 INCHES): MOIST BROWN, SILT WITH ORGANICS (ML)	
3		
4		
5		
6	0.5 FT - 12 FT: MOIST, BROWN, WELL GRADED GRAVEL WITH SILT AND SAND, GW-GM	
7		
8		
9		
10		
11		
12	BOH: 12 FT, NO GROUNDWATER OBSERVED	
13		
14		
15		
16		
17		
18		
19		
20		
21		

LOGGED BY: ELI WARD, PE
DATE: 05/02/2025

TEST HOLE LOCATION: PROPOSED LOT 1

DATE: 05/02/2025

COMMENTS:
SOILS APPEAR TO BE ABLE TO SUPPORT A
CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

*THIS SOIL LOG WAS PREPARED FOR THE SOLE
PURPOSE OF DETERMINING FEASIBILITY AND
CONTRACTIBILITY OF AN ABSORPTION FIELD.
SOIL CLASSIFICATION IS BASED ON VISUAL
IDENTIFIERS AND SIEVE ANALYSIS (PER ASTM
D6913) USING THE UNIFIED SOIL
CLASSIFICATION SYSTEM (USCS). ANYONE
RELYING ON THIS INFORMATION FOR ANY USE
OTHER THAN ABSORPTION FIELD
CONSTRUCTION DOES SO AT THEIR OWN RISK,
AS IN-SITU CONDITIONS MAY VARY.



DESIGNED BY: EDW
CHECKED BY: EDW
DRAFTED BY: EDW
PROJ. NO.: 20250501
YEAR: 2025
SHEET: 01 of 03

LOT/LEGAL DESCRIPTION:
LOST SPRING LOT 1 PROPOSED SUBDIVISION
CLIENT:
THOMAS AND RONDA SMITH
PROJECT:
465 S SYLVAN ROAD SUBDIVISION
SHEET TITLE:
TEST HOLE 01, PROPOSED LOT 1

FROSTED GROUND
ENGINEERING
SERVICES, LLC
16930 MEADOW
CREEK DRIVE, EAGLE
RIVER AK 99577
(907) 398-5272
CERT. OF
AUTHORIZATION:

EXHIBIT B

DEPTH (FT)	DESCRIPTION	
1	0-0.2 FT (2 INCHES): VEGETATIVE MAT	
2	0.2 - 0.7 FT (6 INCHES): MOIST BROWN, SILT WITH ORGANICS (ML)	
3		
4		
5		
6	0.7 FT - 12 FT: MOIST, BROWN, POORLY GRADED GRAVEL WITH SILT AND SAND, GP-GM	
7		
8		
9		
10		
11		
12	BOH: 12 FT, NO GROUNDWATER OBSERVED	
13		
14		
15		
16		
17		
18		
19		
20		
21		

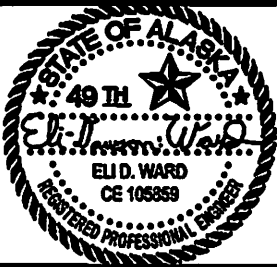
LOGGED BY: ELI WARD, PE
DATE: 05/02/2025

TEST HOLE LOCATION: PROPOSED LOT 3

DATE: 05/02/2025

COMMENTS:
SOILS APPEAR TO BE ABLE TO SUPPORT A
CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

*THIS SOIL LOG WAS PREPARED FOR THE SOLE
PURPOSE OF DETERMINING FEASIBILITY AND
CONTRACTIBILITY OF AN ABSORPTION FIELD.
SOIL CLASSIFICATION IS BASED ON VISUAL
IDENTIFIERS AND SIEVE ANALYSIS (PER ASTM
D6913) USING THE UNIFIED SOIL
CLASSIFICATION SYSTEM (USCS). ANYONE
RELYING ON THIS INFORMATION FOR ANY USE
OTHER THAN ABSORPTION FIELD
CONSTRUCTION DOES SO AT THEIR OWN RISK,
AS IN-SITU CONDITIONS MAY VARY.



DESIGNED BY:	EDW	LOT LEGAL DESCRIPTION: LOST SPRING LOT 1 PROPOSED SUBDIVISION
CHECKED BY:	EDW	
DRAFTED BY:	EDW	
PROJ. NO.	20250501	CUSTOMER: THOMAS AND RONDA SMITH
YEAR	2025	PROJECT: 485 S SYLVAN ROAD SUBDIVISION
SHEET	02 of 03	SHEET TITLE: TEST HOLE 02, PROPOSED LOT 3

FROSTED GROUND
ENGINEERING
SERVICES, LLC
16930 MEADOW
CREEK DRIVE, EAGLE
RIVER AK 99577
(907) 398-5272
CERT. OF
AUTHORIZATION:

DRAWING LOCATION
C:\Users\BANKS\OneDrive\Documents\PROJECTS\2025\0501 - 465 S SYLVAN ROAD SUBDIVISION\465 S SYLVAN ROAD SUBDIVISION.DWG

DATE	TIME	SCALE	PUBLISHED CTR
05/02/2025	09:48 AM	AS NOTED	PAGE 0003

DEPTH (FT)	DESCRIPTION	
1	0-0.2 FT (2 INCHES): VEGETATIVE MAT	
2	0.2 - 0.5 FT (4 INCHES): MOIST BROWN, SILT WITH ORGANICS (ML)	
3		
4		
5		
6	0.5 FT - 12 FT: MOIST, BROWN, WELL-GRADED GRAVEL WITH SAND, GP-GM	
7		
8		
9		
10		
11		
12	BOH: 12 FT, NO GROUNDWATER OBSERVED	
13		
14		
15		
16		
17		
18		
19		
20		
21		

LOGGED BY: ELI WARD, PE
DATE: 05/02/2025

TEST HOLE LOCATION: PROPOSED LOT 2

DATE: 05/02/2025

COMMENTS:
SOILS APPEAR TO BE ABLE TO SUPPORT A
CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

*THIS SOIL LOG WAS PREPARED FOR THE SOLE
PURPOSE OF DETERMINING FEASIBILITY AND
CONTRACTIBILITY OF AN ABSORPTION FIELD.
SOIL CLASSIFICATION IS BASED ON VISUAL
IDENTIFIERS AND SIEVE ANALYSIS (PER ASTM
D6913) USING THE UNIFIED SOIL
CLASSIFICATION SYSTEM (USCS). ANYONE
RELYING ON THIS INFORMATION FOR ANY USE
OTHER THAN ABSORPTION FIELD
CONSTRUCTION DOES SO AT THEIR OWN RISK,
AS IN-SITU CONDITIONS MAY VARY.



DESIGNED BY:	EDW
CHECKED BY:	EDW
DRAFTED BY:	EDW
PRGAL NO.	20250501
YEAR	2025
SHEET	03 of 03

LOT LEGAL DESCRIPTION:	LOST SPRING LOT 1 PROPOSED SUBDIVISION
CLIENT:	THOMAS AND RONDA SMITH
PROJECT:	465 S SYLVAN ROAD SUBDIVISION
SHEET TITLE:	TEST HOLE 03, PROPOSED LOT 2

FROSTED GROUND
ENGINEERING
SERVICES, LLC
16930 MEADOW
CREEK DRIVE, EAGLE
RIVER AK 99577
(907) 398-5272
CERT. OF
AFFILIATION

EXHIBIT B



Alaska Testlab - Anchorage
1020 W International Airport Rd
Anchorage, AK 99518
Phone: 907-205-1987
Fax: 907-782-4409
info@alaskatestlab.com

Material Test Report

Report No: MAT:25-01580-S01
Issue No: 1

Client: Frosted Ground Engineering Services
16930 Meadow Creek Drive
Eagle River, AK, 99577
Project: 485 S Sylvan Rd. Subdivision
485 S Sylvan Wasilla
20250501
Project Code: 251518
CC: Eli Ward
Maria Kampson

The results contained below pertain only to the items tested below. This report should not be reproduced, except in full, without the prior written approval of Alaska Testlab or the agency.

[Signature]

Reviewed By: Cindy Zickefoose
Title: Laboratory Supervisor
Date: 5/7/2025

Sample Details

Sample ID 25-01580-S01
Client Sample ID TP-1

Particle Size Distribution

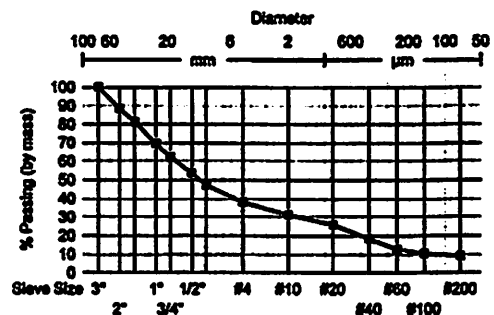
Method: ASTM D6913
Drying By: Oven
Date Tested: 5/7/2025
Tested By: Jason Brennan

Sieve Size	% Passing	Limits
3in	100	
2in	89	
1½in	81	
1in	70	
¾in	62	
½in	53	
3/8in	47	
No.4	38.1	
No.10	31	
No.20	26	
No.40	18	
No.60	13	
No.100	10	
No.200	9	

Other Test Results

Description	Method	Result	Limits
Group Code	ASTM D2487	GW-GM	
Group Name	Well-graded gravel with silt and sand		
Atterberg Limits Estimated		Yes	
Gravel (%)		62	
Sand (%)		29	
Fines (%)		9	
	ASTM D2487		
Tested By	Desirae Pascale		
Date Tested	5/7/2025		
Method	ASTM D6913	A	
Preparation Method	Oven Dry		
Composite Sieving?	Yes		
Separating Sieve(s)	No. 4		
Cu	ASTM D2487	140.55	
Cc		1.31	
Date Tested	5/7/2025		

Chart



Comments

No Plasticity Index Test Performed
Soil Classification of Fines (-#200) in Sieve Analyses Assumed Unless Verified by Additional Testing



Alaska Testlab - Anchorage
1020 W International Airport Rd
Anchorage, AK 99518
Phone: 907-205-1987
Fax: 907-782-4409
info@alaskatestlab.com

Material Test Report

Report No: MAT:25-01580-S02
Issue No: 1

Client: Frosted Ground Engineering Services
18930 Meadow Creek Drive
Eagle River, AK, 99577
Project: 485 S Sylvan Rd. Subdivision
485 S Sylvan Wasilla
20250501

Project Code: 251518
CC: Eli Ward
Maria Kampen

The results contained below pertain only to the items tested below. This report should not be reproduced, except in full, without the prior written approval of Alaska Testlab or the agency.

Reviewed By: Cindy Zickelsoose
Title: Laboratory Supervisor
Date: 5/7/2025

Sample Details

Sample ID 25-01580-S02
Client Sample ID TP-2

Particle Size Distribution

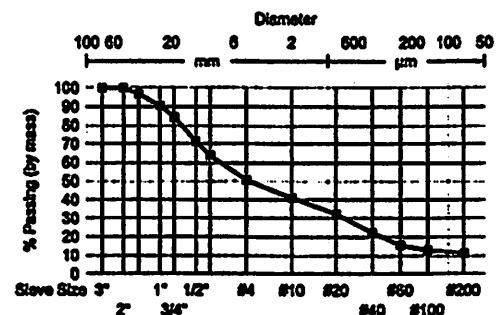
Method: ASTM D6913
Drying By: Oven
Date Tested: 5/7/2025
Tested By: Jason Brennan

Other Test Results

Description	Method	Result	Limits
Group Code	ASTM D2487	GP-GM	
Group Name	Poorly graded gravel with silt and sand		
Atterberg Limits Estimated		Yes	
Gravel (%)		49	
Sand (%)		40	
Fines (%)		11	
ASTM D2487			
Tested By	Desirae Pascale		
Date Tested	5/7/2025		
Method	ASTM D6913	A	
Preparation Method		Oven Dry	
Composite Sieving?		Yes	
Separating Sieve(s)		No. 4	
ASTM D2487			
Cu			
Cc			
Date Tested	5/7/2025		

Sieve Size	% Passing	Limits
3in	100	
2in	100	
1 1/2in	97	
1in	90	
3/4in	84	
1/2in	71	
3/8in	64	
No.4	50.6	
No.10	41	
No.20	32	
No.40	22	
No.60	16	
No.100	13	
No.200	11	

Chart



Comments

No Plasticity Index Test Performed
Soil Classification of Fines (-#200) in Sieve Analyses Assumed Unless Verified by Additional Testing



Alaska Testlab - Anchorage
1020 W International Airport Rd
Anchorage, AK 99518
Phone: 907-205-1987
Fax: 907-782-4409
info@alaskatestlab.com

Material Test Report

Report No: MAT:25-01580-S03
Issue No: 1

Client: Frosted Ground Engineering Services
16930 Meadow Creek Drive
Eagle River, AK, 99577
Project: 465 S Sylvan Rd. Subdivision
465 S Sylvan Wasilla
20250501
Project Code: 251518
CC: Eli Ward
Maria Kampson

The results contained below pertain only to the items tested below. This report should not be reproduced, except in full, without the prior written approval of Alaska Testlab or the agency.

Cindy Zickefoose

Reviewed By: Cindy Zickefoose
Title: Laboratory Supervisor
Date: 5/7/2025

Sample Details

Sample ID 25-01580-S03
Client Sample ID TP-3

Particle Size Distribution

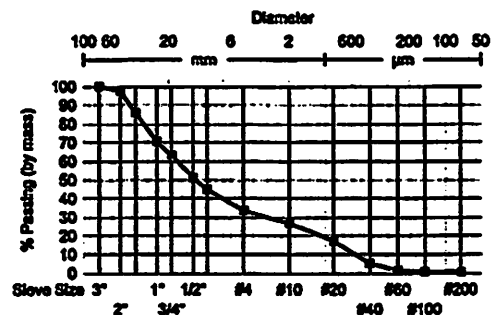
Method: ASTM D6913
Drying By: Oven
Date Tested: 5/7/2025
Tested By: Jason Brennan

Sieve Size	% Passing	Limits
3in	100	
2in	98	
1 1/2in	86	
1in	70	
3/4in	63	
1/2in	51	
3/8in	45	
No.4	33.5	
No.10	27	
No.20	17	
No.40	5	
No.60	1	
No.100	1	
No.200	1	

Other Test Results

Description	Method	Result	Limits
Group Code	ASTM D2487	GW	
Group Name	Well-graded gravel with sand		
Gravel (%)		66	
Sand (%)		33	
Fines (%)		1	
	ASTM D2487		
Tested By	Desirae Pascale		
Date Tested	5/7/2025		
Method	ASTM D6913	A	
Preparation Method	Oven Dry		
Composite Sieving?	Yes		
Separating Sieve(s)	No. 4		
Cu	ASTM D2487	30.16	
Cc		0.95	
Date Tested	5/7/2025		

Chart



Comments

N/A

CERTIFICATION OF PAYMENT OF TAXES

HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS DUE TO THE STATE OF ALASKA, THE CITY OF MATKASIA, THE BOROUGH OF MATKASIA, AND THE SUBDIVISION OF RECREATION, HAVE BEEN PAID.

DATE: MATKASIA, SUTINA BOROUGH TAX COLLECTOR OFFICIAL

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATKASIA, SUTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RECORDED ON: DATE: 2025, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE ARCHIVES RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAN IS LOCATED.

DATE: PLANNING & LAND USE DIRECTOR

ATTEST: PLANNING & LAND USE DIRECTOR

OWNER'S CERTIFICATE

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

DATE: OWNER

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SHOWN TO BEFORE ME THIS DAY OF 2025 FOR A

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

OWNER'S CERTIFICATE

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

DATE: OWNER

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SHOWN TO BEFORE ME THIS DAY OF 2025 FOR A

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

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 IN THIS SUBDIVISION.
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 THESE SYSTEMS.
3. DIMENSIONS ARE RECORDED PER PLAT 99-124 UNLESS NOTED OTHERWISE.
4. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING EASEMENTS GRANTED TO THE MATKASIA ELECTRIC ASSOCIATION: BOOK 8, PAGE 8, RECORDED 8.

LEGEND

- FOUND 3-1/4" ALUMINUM MONUMENT
- FOUND 2-1/2" ALUMINUM MONUMENT
- FOUND 3/8" REBAR WITH YELLOW PLASTIC CAP
- FOUND 3/8" REBAR
- SET 5/8" x 30" REBAR WITH PURPLE PLASTIC CAP
- SURVEYED
- UNSURVEYED

N 89°34'20" E 606.87' MEASURED

(N 89°34'24" E 606.87') RECORD DATA PER PLAT 99-124



SURVEYOR'S CERTIFICATE

I, CAPTAIN M. BUNNELL, LICENSED 13132, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RECORDING DISTRICT NO. 3.



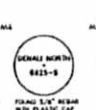
FOUND 3-1/4" ALUMINUM MONUMENT
0.5' ABOVE GRADE



FOUND 3-1/2" ALUMINUM MONUMENT
FLUSH WITH GRADE



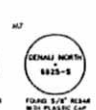
FOUND 3-1/4" ALUMINUM MONUMENT
0.5' BELOW GRADE



FOUND 3/8" REBAR
WITH PURPLE CAP
0.5' ABOVE GRADE



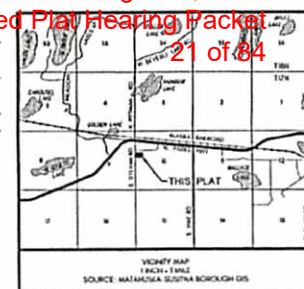
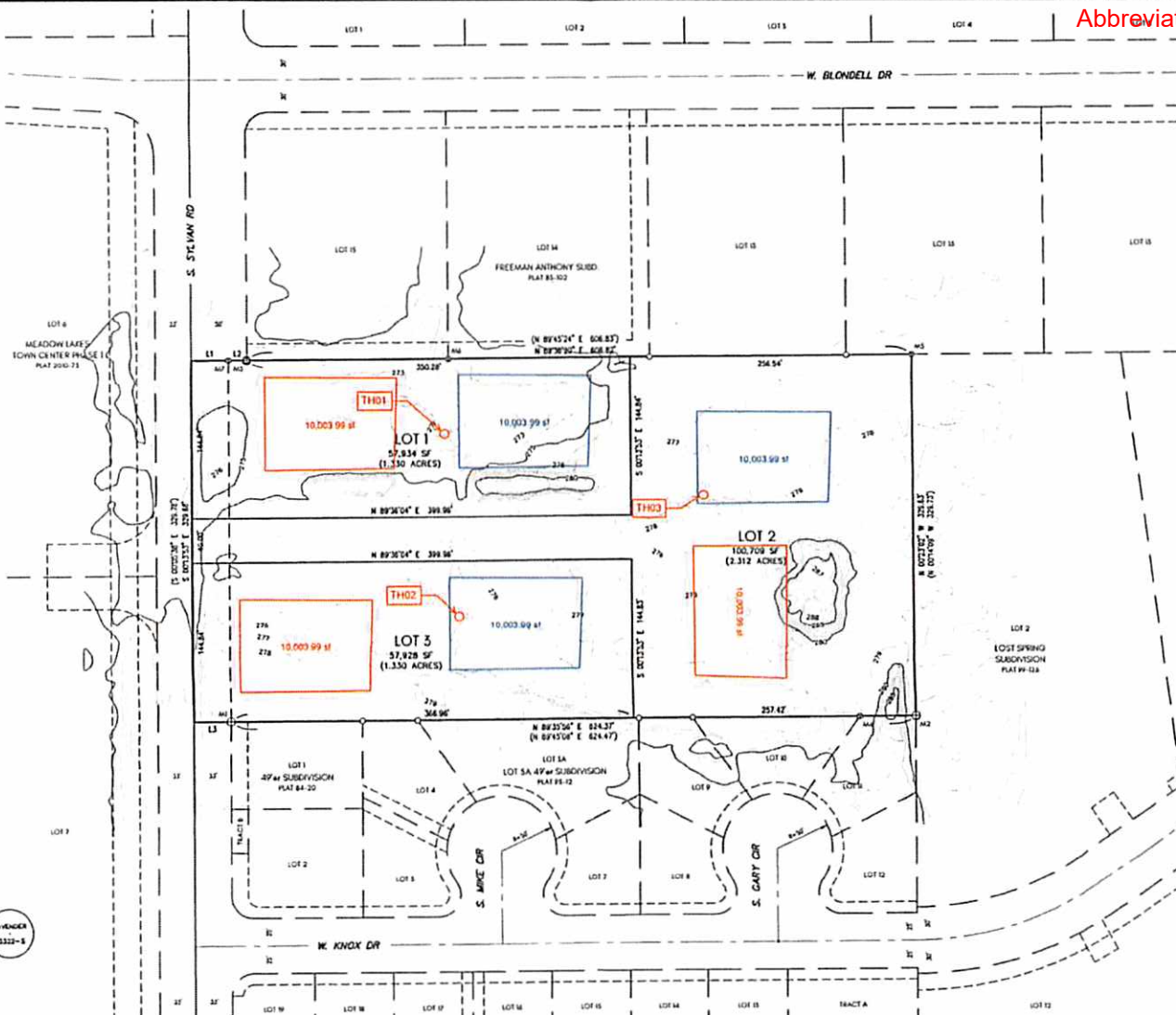
FOUND 3/8" REBAR
WITH PURPLE CAP
FLUSH WITH GRADE



FOUND 3/8" REBAR
WITH PURPLE CAP
0.5' ABOVE GRADE



FOUND 3/8" REBAR
WITH PURPLE CAP
0.5' BELOW GRADE



LINE #	BEARING	LENGTH
L1	N 89°34'20" E	33.07'
	(N 89°34'24" E)	(33.07')
L2	N 89°34'20" E	18.88'
	(N 89°34'24" E)	(18.88')
L3	N 89°34'20" E	33.07'
	(N 89°34'24" E)	(33.07')

PLAT OF
MORGAN COURT
A RESUBDIVISION OF LOT 1, LOT 10 SPRING SUBDIVISION,
PLAT 99-124, PALMER RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN
W 1/4 OF SECTION 32, TOWNSHIP 17 NORTH, RANGE 2 WEST,
SEWARD MERIDIAN, 4E
CONTAINED & BY MICHEL MOORE DRILLING

LAVENDER
SURVEY & MAPPING
700 N. 10th Street, Suite 100
Anchorage, Alaska 99503
(907) 562-1000

DRAWN BY: SMT SCALE: 1" = 50' DWG: 24-221
CHECKED BY: ENR DATE: 3/9/2023 SHEET 1 OF 1

Chris Curlin

From: Tammy Simmons
Sent: Monday, July 14, 2025 4:24 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Morgan Court (CC)

Hello,

PD&E comments, per our comments on the Pre-Application S. Sylvan Road is a major collector on the OSHP therefore, the three lots should share a common access easement. Include a plat note that states no direct access to S. Sylvan Road for Lots 1 and 3 is permitted.

Thank you.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, July 9, 2025 12:45 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>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; lana@mtaonline.net; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Morgan Court (CC)

Hello,

The following link contains a Request for Comments for Morgan Circle, MSB Case 2025-097. Comments are due by Monday, July 21, 2025.

 [Morgan Circle](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough

Chris Curlin

From: Permit Center
Sent: Wednesday, July 9, 2025 3:14 PM
To: Chris Curlin
Subject: RE: RFC Morgan Court (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.

Any water system, sewer lines, or street lighting placed in the right-of-way shall require a utility permit.

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: Wednesday, July 9, 2025 12:45 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>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; lana@mtaonline.net; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Morgan Court (CC)

Hello,

The following link contains a Request for Comments for Morgan Circle, MSB Case 2025-097.
Comments are due by Monday, July 21, 2025.

☐ Morgan Circle

Sincerely,

Chris Curlin

From: STEPHEN EDWARDS <Iana@mtaonline.net>
Sent: Thursday, July 17, 2025 9:26 PM
To: Chris Curlin
Cc: Alex Strawn; Amie Jacobs; Brad Sworts; Brian Davis; Christina Sands; Colton Percy; Daniel Dahms; DNR; Fred Wagner; Jamie Taylor; John Aschenbrenner; Katrina Kline; Land Management; MSB Farmers; Permit Center; Planning; Sarah Myers; Tammy Simmons; The Postmaster; Tom Adams; USACE; Maxwell Sumner; tim; psfisherak49@gmail.com; information@mlccak.org; camden yehle; Tawnya Hightower; Andrew Fraiser; mearow@mea.coop; OSP Design Group; Right of Way Dept.; ROW
Subject: Re: RFC Morgan Court (CC)

Follow Up Flag: Follow up
Flag Status: Flagged

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

Suggest driveways for all three lots be co-located (shared drive) to avoid serial driveways which cause road maintenance problems for the RSA.

Stephen Edwards

RSA 27 Meadow Lakes

From: "Chris Curlin" <Chris.Curlin@matsugov.us>
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>, "Maxwell Sumner" <Maxwell.Sumner@matsugov.us>, "tim" <tim.swezey@mlccak.org>, psfisherak49@gmail.com, information@mlccak.org, "camden yehle" <camden.yehle@gmail.com>, "Tawnya Hightower" <Tawnya.Hightower@matsugov.us>, "Iana" <Iana@mtaonline.net>, "Andrew Fraiser" <andrew.fraiser@enstarnaturalgas.com>, mearow@mea.coop, "OSP Design Group" <ospdesign@gci.com>, "Right of Way Dept." <row@mtasolutions.com>, "ROW" <row@enstarnaturalgas.com>
Sent: Wednesday, July 9, 2025 12:45:27 PM
Subject: RFC Morgan Court (CC)

Hello,

The following link contains a Request for Comments for Morgan Circle, MSB Case 2025-097.
Comments are due by Monday, July 21, 2025.



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

July 10, 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.

- **MORGAN COURT**
(MSB Case # 2025-097)

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

CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, INCLUDING _____, 2025, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR THIS SUBDIVISION, HAVE BEEN PAID.

DATE: MATANEUSA SUSTINA BOROUGH TAX COLLECTION OFFICIAL

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANEUSA SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____, DATE: _____, 2025, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAN IS LOCATED.

DATE: PLANNING & LAND USE DIRECTOR

ATTEST: PLATTING CLERK

OWNER'S CERTIFICATE
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADVERTISE THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

DATE: _____
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SHOWN TO ME THIS _____ DAY OF _____, 2025, FOR X.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADVERTISE THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

DATE: _____
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SHOWN TO ME THIS _____ DAY OF _____, 2025, FOR X.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

- 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 OF WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 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. DIMENSIONS ARE RECORD PER PLAT 99-124, UNLESS NOTED OTHERWISE.
 4. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING EASEMENTS GRANTED TO THE MATANEUSA SUSTINA BOROUGH ASSOCIATION: SECTION 3, PAGE 4, RECORDED 3.

LEGEND

- FOUND 3-1/4" ALUMINUM MONUMENT
- FOUND 2-1/2" ALUMINUM MONUMENT
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
- FOUND 5/8" REBAR
- SET 5/8" X 30" REBAR WITH PURPLE PLASTIC CAP
- SURVEYED
- UNSURVEYED

● 606.82' MEASURED
● 606.83' RECORD DATA PER PLAT 99-126

LAVENDER
13323-9

EXHIBIT F



SURVEYOR'S CERTIFICATE
I, DAYNA M. RUPPEL, LICENSE 15322, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT NO. 3.

606.82' END
48" IR SUB
R/S-3152
793

606.83' END
48" IR SUB
R/S-3152
793

606.82' END
48" IR SUB
R/S-3152
793

606.82' END
48" IR SUB
R/S-3152
793

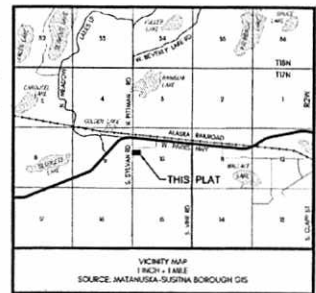
606.82' END
48" IR SUB
R/S-3152
793

606.82' END
48" IR SUB
R/S-3152
793

606.82' END
48" IR SUB
R/S-3152
793

606.82' END
48" IR SUB
R/S-3152
793

606.82' END
48" IR SUB
R/S-3152
793



LINE TABLE		
LINE #	BEARINGS	LENGTH
L1	N 89°34'30" E	33.00'
L2	N 89°34'30" E	16.66'
L3	N 89°34'30" E	16.66'
L4	N 89°34'30" E	33.00'

Agenda Copy
JUL 25 2025
PLATTING

PLAT OF
MORGAN COURT
A RESUBDIVISION OF LOT 1, LOST SPRING SUBDIVISION, PLAT 99-124, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN
NW 1/4 OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, 4E
CONTAINING 4.97 ACRES, MORE OR LESS.

LAVENDER
SURVEY & MAPPING
100 N. 103 STREET, PHOENIX, AZ 85016
BUREAU@LAVENDERSURVEY.COM (602) 948-8177

DRAWN BY: SWR
CHECKED BY: SWR
DATE: 5/7/2025
SHEET 1 OF 1

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, July 21, 2025 5:11 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Morgan Court (CC)
Attachments: Agenda Plat (57).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: Wednesday, July 9, 2025 12:45 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>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; lana@mtaonline.net; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Morgan Court (CC)

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

Hello,

The following link contains a Request for Comments for Morgan Circle, MSB Case 2025-097. Comments are due by Monday, July 21, 2025.

 [Morgan Circle](#)

Sincerely,

Chris Curlin

CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 2025, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HAVE BEEN PAID.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THIS PLAN HAS BEEN APPROVED BY THE PLATING AUTHORITY BY PLAT RESOLUTION NO. _____, DATE _____, 2025, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE _____
PLANNING & LAND USE DIRECTOR

ATTEST:
PLATTING CLERK

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

X _____ DATE _____
X
X

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SIGNED TO BE OF ME THIS _____ DAY OF _____, 2025, FOR X.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

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

X _____ DATE _____
X
X

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SIGNED TO BE OF ME THIS _____ DAY OF _____, 2025, FOR X.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO DETERMINE OR CONSULT WITH THEIR LOCAL GOVERNMENT FOR THE DEVELOPMENT OF PARCELS SHOWN HEREON.

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 THESE SYSTEMS.

3. DIMENSIONS ARE RECORD PER PLAT 99-126, UNLESS NOTED OTHERWISE.

4. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING EASEMENTS GRANTED TO THE MATANUSKA ELECTRIC ASSOCIATION (BOOK 3, PAGE 4, RECORDED X).

LEGEND

● FOUND 3-1/4" ALUMINUM MONUMENT

● FOUND 2-1/2" ALUMINUM MONUMENT

○ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP

○ FOUND 5/8" REBAR

● SET 5/8" x 30" REBAR WITH PURPLE PLASTIC CAP

— SURVEYED

— UNSURVEYED

606.82' MEASURED

606.83' RECORD DATA PER PLAT 99-126

LANDOWNER 13322-5

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

LOT 38

LOT 39

LOT 40

LOT 41

LOT 42

LOT 43

LOT 44

LOT 45

LOT 46

LOT 47

LOT 48

LOT 49

LOT 50

LOT 51

LOT 52

LOT 53

LOT 54

LOT 55

LOT 56

LOT 57

LOT 58

LOT 59

LOT 60

LOT 61

LOT 62

LOT 63

LOT 64

LOT 65

LOT 66

LOT 67

LOT 68

LOT 69

LOT 70

LOT 71

LOT 72

LOT 73

LOT 74

LOT 75

LOT 76

LOT 77

LOT 78

LOT 79

LOT 80

LOT 81

LOT 82

LOT 83

LOT 84

LOT 85

LOT 86

LOT 87

LOT 88

LOT 89

LOT 90

LOT 91

LOT 92

LOT 93

LOT 94

LOT 95

LOT 96

LOT 97

LOT 98

LOT 99

LOT 100

LOT 101

LOT 102

LOT 103

LOT 104

LOT 105

LOT 106

LOT 107

LOT 108

LOT 109

LOT 110

LOT 111

LOT 112

LOT 113

LOT 114

LOT 115

LOT 116

LOT 117

LOT 118

LOT 119

LOT 120

LOT 121

LOT 122

LOT 123

LOT 124

LOT 125

LOT 126

LOT 127

LOT 128

LOT 129

LOT 130

LOT 131

LOT 132

LOT 133

LOT 134

LOT 135

LOT 136

LOT 137

LOT 138

LOT 139

LOT 140

LOT 141

LOT 142

LOT 143

LOT 144

LOT 145

LOT 146

LOT 147

LOT 148

LOT 149

LOT 150

LOT 151

LOT 152

LOT 153

LOT 154

LOT 155

LOT 156

LOT 157

LOT 158

LOT 159

LOT 160

LOT 161

LOT 162

LOT 163

LOT 164

LOT 165

LOT 166

LOT 167

LOT 168

LOT 169

LOT 170

LOT 171

LOT 172

LOT 173

LOT 174

LOT 175

LOT 176

LOT 177

LOT 178

LOT 179

LOT 180

LOT 181

LOT 182

LOT 183

LOT 184

LOT 185

LOT 186

LOT 187

LOT 188

LOT 189

LOT 190

LOT 191

LOT 192

LOT 193

LOT 194

LOT 195

LOT 196

LOT 197

LOT 198

LOT 199

LOT 200

LOT 201

LOT 202

LOT 203

LOT 204

LOT 205

LOT 206

LOT 207

LOT 208

LOT 209

LOT 210

LOT 211

LOT 212

LOT 213

LOT 214

LOT 215

LOT 216

LOT 217

LOT 218

LOT 219

LOT 220

LOT 221

LOT 222

LOT 223

LOT 224

LOT 225

LOT 226

LOT 227

LOT 228

LOT 229

LOT 230

LOT 231

LOT 232

LOT 233

LOT 234

LOT 235

LOT 236

LOT 237

LOT 238

LOT 239

LOT 240

LOT 241

LOT 242

LOT 243

LOT 244

LOT 245

LOT 246

LOT 247

Chris Curlin

From: Robert Coffin <ilcalaska@gmail.com>
Sent: Friday, July 18, 2025 8:55 AM
To: Platting
Subject: Morgan Court Tax ID # 4942000L001

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

I have a concern with the proposed subdividing of the lot located on Sylvan Road.

If lots are to be used for Multifamily housing after subdivision, the most likely use due to size and cost, has a study been performed as to the effects on the water table of adjacent lots. As a land owner of an adjacent lot and other very close lots there is a real concern that it will lower the water table and the level of water in our wells.

I do believe that a Duplex unit will not have a detrimental effect on the water table but anything larger may.

Sylvan road already has a large increase in the traffic due to the new Burns lake subdivision and adding several large multi unit apartment buildings may not be in the best interest of the neighborhood.

I would like to see a plat addition adding a restriction on the size of multi unit buildings permitted on this lot.

Robert & Doris Coffin
PO Box 872865
Wasilla, Alaska 99687
907-373-7966

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 6, 2025

ABBREVIATED PLAT: GLENN AT BARWOOD

LEGAL DESCRIPTION: SEC 26, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: NATHAN & PSALM MARBLE

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 5.01 ± PARCELS: 2

REVIEWED BY: MATTHEW GODDARD CASE #: 2025-098

REQUEST: The request is to create two lots from Parcel 4, MSB Waiver Resolution #98-87-PWm, recorded as Book 991, Page 957 to be known as **GLENN AT BARWOOD**, containing 5.01 acres +/- . The property is located west of E. Sullivan Avenue, directly north of E. Barwood Avenue, and directly west of the S. Old Glenn Highway (Tax ID #17N02E26C007); within the SW ¼ Section 26, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report
Site Plan

EXHIBIT A – 5 pgs
EXHIBIT B – 4 pgs
EXHIBIT C – 1 pg

AGENCY COMMENTS

ADOT&PF
USACE
MSB DPW Pre-Design and Engineering Division
Development Services
Utilities

EXHIBIT D – 2 pgs
EXHIBIT E – 1 pg
EXHIBIT F – 1 pg
EXHIBIT G – 2 pgs
EXHIBIT H – 4 pgs

DISCUSSION: The proposed subdivision is creating two lots from Parcel 4, MSB Waiver Resolution #98-87-PWm., recorded as Book 991, Page 957. Access for the proposed lots is from E. Barwood Avenue and the S. Old Glenn Highway. E. Barwood Avenue is a Borough maintained road. S. Old Glenn Highway is an ADOT&PF maintained road. E. Barwood Avenue is currently classified as a Local road but is identified on the Official Streets and Highways Plan as a future Minor Collector.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, Registered Professional Engineer, notes that all proposed lots are composed of at least 40,000 square feet of total area. Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration pursuant to MSB 43.20.300(B). One test hole was dug to a depth of 12'. Receiving soils were classified as GW. No groundwater was encountered. No further action will be required to establish sufficient useable area.

"I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision as follows: 1. All contain sufficient overall area. 2. All have at least 10,000 square feet of Usable Building Area. 3. All have at least 10,000 square feet of Contiguous Usable Septic area."

Topographic Mapping and As-Built information were submitted and are seen at **Exhibit C**.

Comments:

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

- No change to the existing access for Lot 2. Future access for Lot 2 to the Old Glenn Highway is not guaranteed and may be required through Barwood Avenue only.
- Reapply for a driveway permit for the current access to Old Glenn Highway (**Recommendation #4**). Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

USACE (**Exhibit E**) has no specific comments.

MSB DPW Pre-Design and Engineering Division (**Exhibit F**) MSB recommends the two lots have a shared access onto Barwood Avenue, a minor collector on the OSHP, rather than the Old Glenn Highway due to its higher functional classification. The contours show there is a natural drainage swale that runs north to south along the lot line between Lots 1 and 2. Ensure water is allowed to follow the natural drainage pattern along this swale and is not blocked by driveway construction. If shared access onto Barwood Avenue is not feasible, per SCM A04.3(B), applicant needs to calculate average access point spacing and (D) show the proposed access points on the preliminary plat. Coordinate with AKDOT for driveway access requirements/restrictions onto the Old Glenn Highway.

MSB Development Services (**Exhibit G**) has no objections.

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

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #5 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.

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

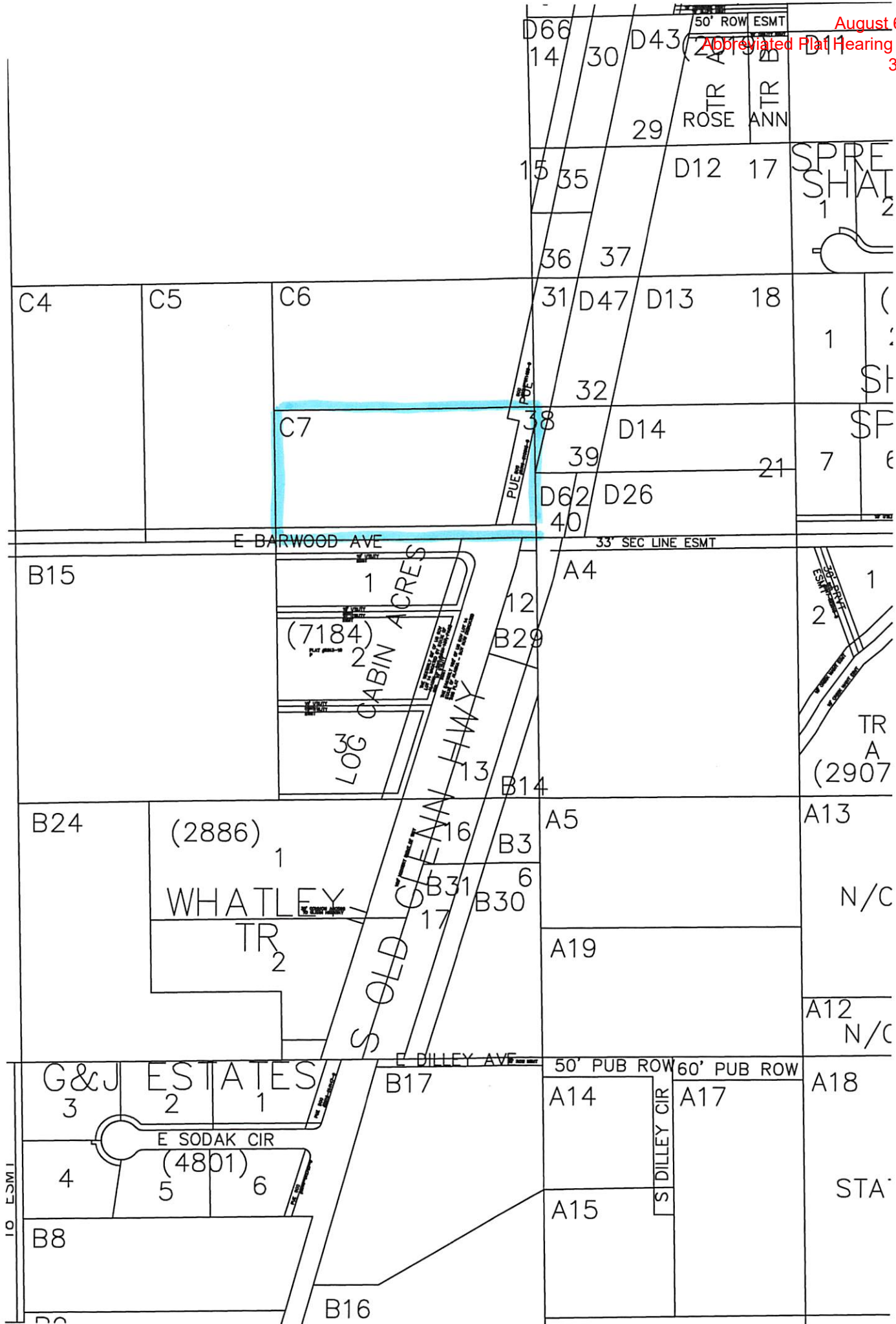
FINDINGS OF FACT

1. The plat of Glenn at Barwood Subdivision is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #5 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Glenn at Barwood Subdivision, Section 26, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

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

EXHIBIT A



PUE

PUE

E Barwood Ave

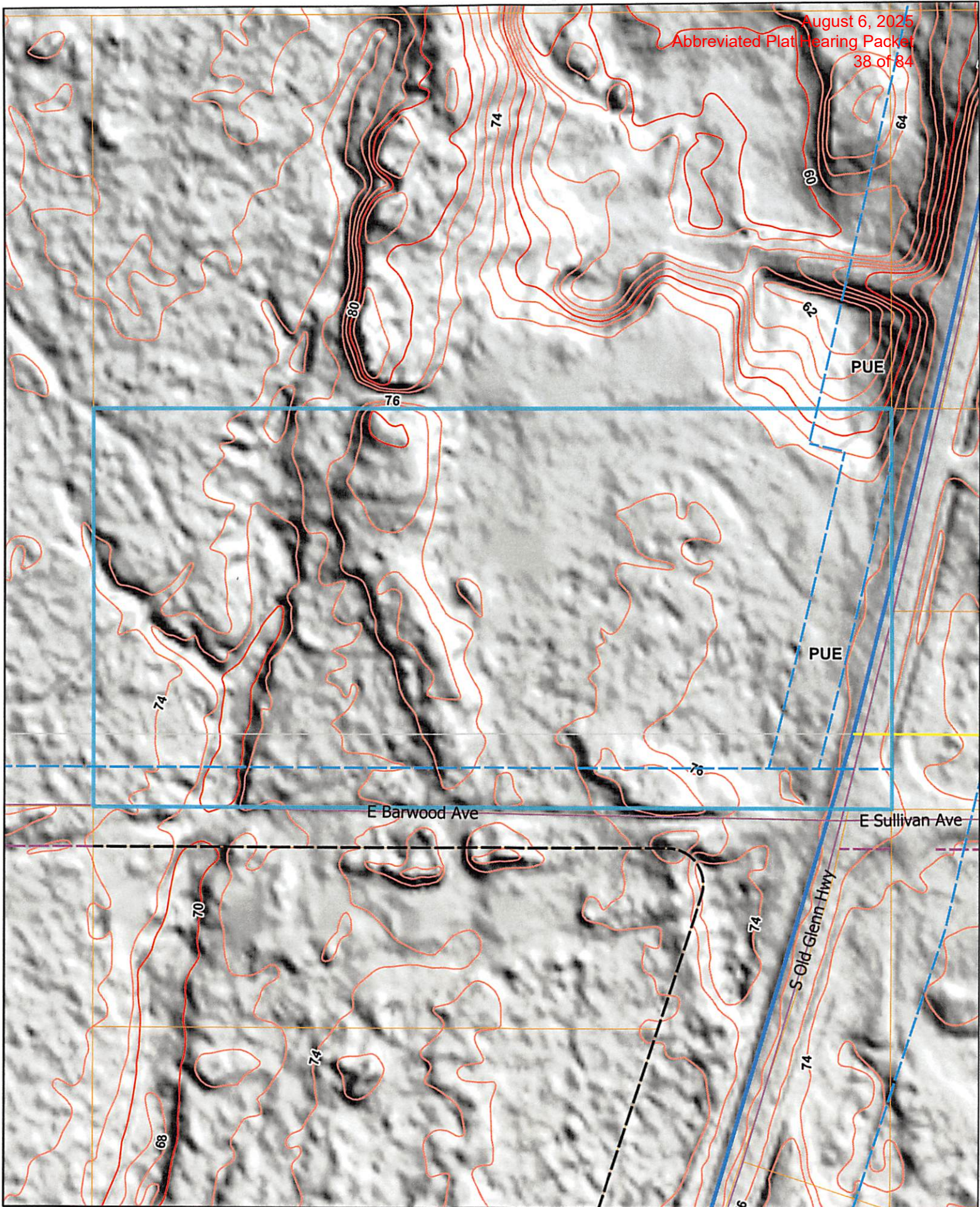
E Sullivan Ave

S Old Glenn Hwy

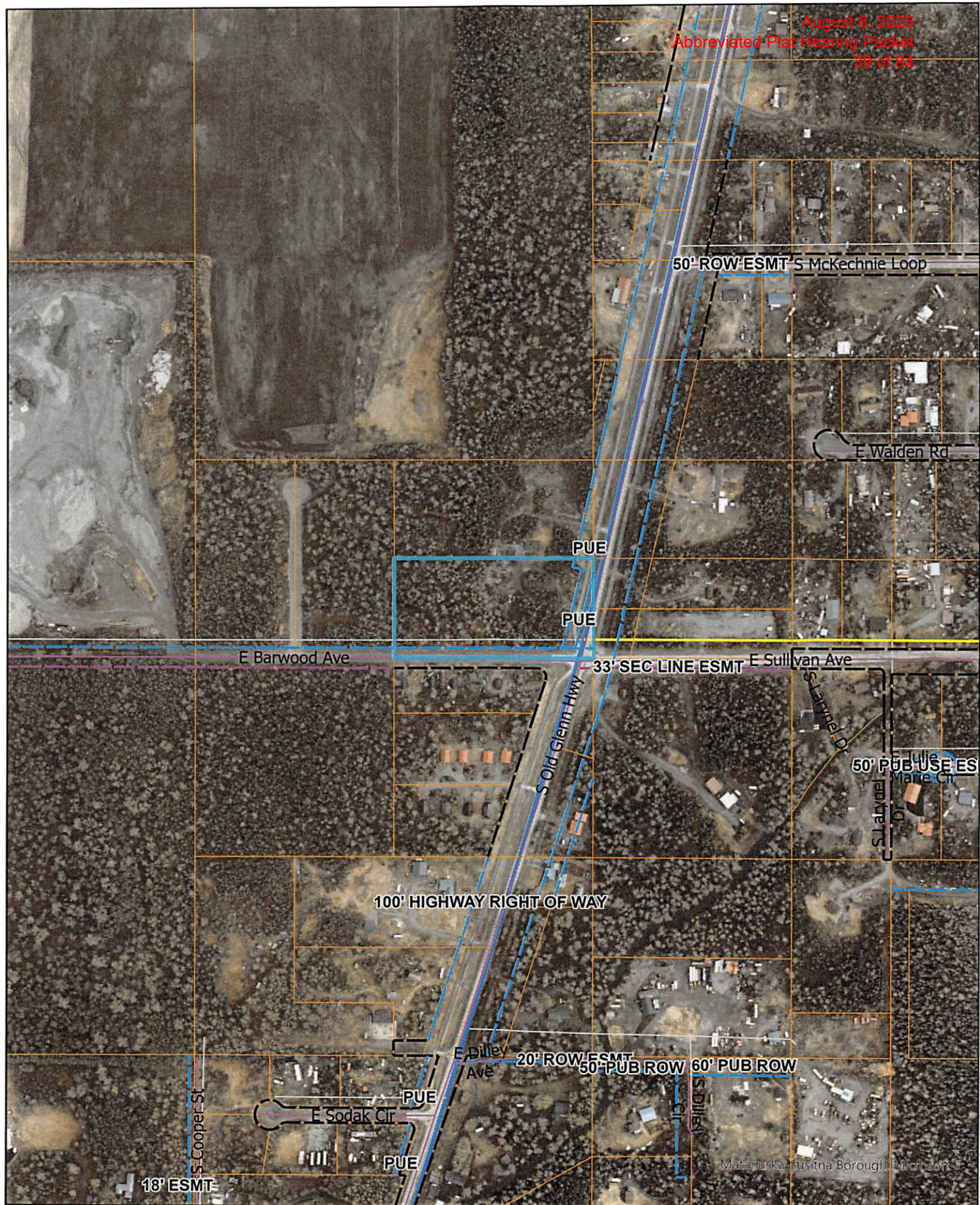
Matanuska-Susitna Borough, Microsoft



0 120 240 480 Feet



0 120 240 480 Feet





USEABLE AREA CERTIFICATION

GLENN AT BARWOOD

A SUBDIVISION OF

SI/2 SE1/4 SE1/4 SW1/4 SECTION 26, T.17N. R.2E. SM.

INTRODUCTION TO INVESTIGATION

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

INDIVIDUAL LOTS: GEOMETRY

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

EXCEPTIONS:

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

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

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

SOILS INVESTIGATION

EXCAVATIONS

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

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

SOIL CLASSIFICATIONS

- ☒ Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:
(GW) TEST HOLES: (GP) TEST HOLES:
(SW) TEST HOLES: (SP) TEST HOLES:
- ☐ Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:
(GM) TEST HOLES: (SM) TEST HOLES:
- ☐ Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:
- ☐ Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

GROUND WATER INVESTIGATION

- ☒ No groundwater was encountered in any of the Test Holes
- ☐ Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:
☐ Monitoring Test Holes May through October: TEST HOLES:
☐ Soil Mottling or Staining Analysis: TEST HOLES:
- ☐ Depth to seasonal high water is a min. of 8' TEST HOLES:
- ☐ Depth to seasonal high water is less than 8'
☐ Fill will be required ☐ A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

- ☐ Additional Fill required to ensure 8' of coverage above water table Lots:
- ☐ The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:
- ☐ Re-Grading will be required to eliminate slopes in excess of 25% Lots:
- ☒ No further action required to establish sufficient usable area.

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Continuous Useable Septic Area".

WILLIAM KLEBESADEL P.E.
Professional Engineer

Date



HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP

WAIVER SUB.
98-87-PWm
BK. 991, PG. 957

PARCEL 3

PARCEL 2

TH-1

LOT 1

LOT 2

S. OLD GLENN HWY.

E. BARWOOD AVE.

LEGEND

◆ TEST HOLE

GLENN AT BARWOOD

FILE: 25-132

DRAWN: SDN

04/25/25


EXHIBIT A

Page 1 of 1

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	S1/2 SE1/4 SE1/4 SECTION 26, T.17N. R.2E.	TEST HOLE NO.	Date:	04/25/25
Insp. By:	PIONEER	1	Job #	25-132

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft			2					
8ft			3					
9ft			4					
10ft			5					
11ft			6					
12ft			7					
			8					
			9					
			10					
	11							
	12							
13ft			Perc. Hole Diam. (in.):					
14ft			Test Run Between:					
15ft			ft	and	ft	Deep		
16ft								
17ft								
18ft								
19ft								
20ft								
Depth 12ft Total Depth of Test Hole None Depths where Seeps encountered None Depths where Ground Water encountered None Depths where Impermeable Soil (Silt / Clay / Bedrock encountered No Monitor Tube Installed?			COMMENTS:					
			WATER LEVEL MONITORING Date WATER LEVEL					



RECEIVED
JUN 25 2025
PLATTING

PALMER, ALASKA
GLENN AT BARWOOD
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DATE: 05-22-2025
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SCALE: 1" = 40'
REVISION D: [illegible]
REFERENCE NUMBER: V-200
SHEET 1 OF 1



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

July 15, 2025

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **Peak Automotive; Plat #71-27 (Nelson Road)**
Lots 23-26, Block 2, Parks Manor

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

- **Case # 2025-098; Glenn at Barwood; PA 14 Marble (Old Glenn Highway)**
Parcel 4, MSB Waiver Resolution #98-87-PWm, recorded as Book 991, Page 957
 - No change to existing access for Lot 2. Future access for Lot 2 to the Old Glenn Highway is not guaranteed and may be required through Barwood Avenue only.
 - Reapply for driveway permit for current access to Old Glenn Highway. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- **PA 05 Dahms; David and Laurie Dahms (Scott Road)**
Parcel #3, MSB Waiver #96-3, Recorded as Book 843, Page 597, re-recorded as Book 870, Page 258, re-recorded as Book 911, Page 031
 - Recommend access to both proposed lots through Scott Road and plan for access accordingly.
 - The Mat-Su Borough's draft [Bogard-Seldon Corridor Access Management Plan](#) Segment B, which this lot is adjacent to, recommends preserving existing access management and reducing or aligning existing access points. Therefore, new access to Bogard Road at this location is not recommended and access for any future subdivided lots should be taken instead through Scott Road. Access through Scott Road is recommended due to its

"Keep Alaska Moving through service and infrastructure."

EXHIBIT D

- functionality as a neighborhood road, as well as the lower traffic counts giving access points less potential conflict points for turning movements.
- Platting actions invalidate existing permits. Reapply for driveway permits for access to Scott Road, which may be a shared driveway or shared access permit. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

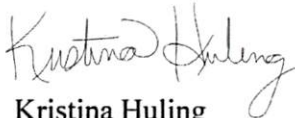
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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: Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>
Sent: Wednesday, July 9, 2025 10:46 AM
To: Matthew Goddard
Subject: RE: RFC Glenn at Barwood (MG)

Mr. Goddard,

The Corps of Engineers (Corps) does not have any specific comments regarding the RFC for Glenn at Barwood.

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 they will be assigned a project manager to assist them.

Thank you,
Carolyn



**US Army Corps
of Engineers®**

Carolyn Farmer

Project Manager

North Central Section

U.S. Army Corps of Engineers | Alaska District

Phone 561-785-5634

Email carolyn.h.farmer@usace.army.mil

Matthew Goddard

From: Tammy Simmons
Sent: Monday, July 14, 2025 4:01 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Glenn at Barwood (MG)

Hello,

MSB recommends the two lots have share access onto Barwood Ave, a minor collector on the OSHP, rather than the Old Glenn Highway due to its higher functional classification. The contours show there is a natural drainage swale that runs north to south along the Lot line between Lots 1 and 2. Ensure water is allowed to follow the natural drainage pattern along this swale and is not blocked by driveway construction. If shared access onto Barwood Avenue is not feasible, per SCM A04.3 (B), applicant needs to calculate average access point spacing and (D) show the proposed access points on the preliminary plat. Coordinate with AKDOT for driveway access requirements/restrictions onto the Old Glenn Highway.

Thank you.

PD&E Review Team

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, July 7, 2025 4:31 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Tim Hale (timhaledistrict1@gmail.com) <timhaledistrict1@gmail.com>; Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton <Michael.Shipton@matsugov.us>; meshie@mtaonline.net; butteakcc@gmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; 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>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@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 Glenn at Barwood (MG)

Hello,

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

 [Glenn at Barwood](#)

Matthew Goddard

From: Permit Center
Sent: Tuesday, July 8, 2025 8:09 AM
To: Matthew Goddard
Subject: RE: RFC Glenn at Barwood (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.

Any water system, sewer lines, or street lighting placed in the right-of-way shall require a utility permit.

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: Monday, July 7, 2025 4:31 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Tim Hale (timhaledistrict1@gmail.com) <timhaledistrict1@gmail.com>; Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton <Michael.Shipton@matsugov.us>; meshie@mtaonline.net; butteakcc@gmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; 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>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@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 Glenn at Barwood (MG)

Hello,

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

 Glenn at Barwood

Feel free to contact me if you have any questions.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645

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

E-mail: ccb@matsugov.us

MEMORANDUM

DATE: 7/14/2025

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Glenn at Barwood

No open Code Compliance cases/violations on MSB Tax ID 17N02E26C007; Platting action PLAT-2025-098 .

Code Compliance has no objection to creating two lots from Parcel 4 at this time.



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

July 8, 2025

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

To whom it may concern:

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

- **GLENN AT BARWOOD**
(MSB Case # 2025-098)

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

Sincerely,

James Christopher

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

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

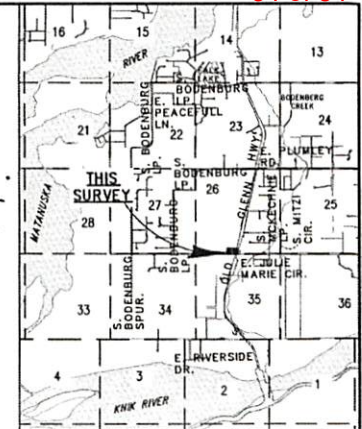
PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF PAYMENT OF TAXES

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

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



SOURCE: MSB TAX MAP PAOS 1"=5280'

CERTIFICATE OF OWNERSHIP

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

OWNER (REPRESENTATIVE) _____ DATE _____
NATHAN W. MARBLE
6601 E. LONESOME DRIVE
PALMER AK 99645

OWNER (REPRESENTATIVE) _____ DATE _____
PSALM M. MARBLE
6601 E. LONESOME DRIVE
PALMER AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____

DAY OF _____, 20____.

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

A PLAT OF
GLENN AT BARWOOD
A SUBDIVISION OF
PARCEL 4
WAIVER RES. SERIAL No. 98-87-PWm
BK. 991, PG. 957
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW¼ SEC. 26, T.17N. R.2E. SM, AK
CONTAINING 5.01 ACRES MORE OR LESS

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

FILE: FB25-132 CK: CEH SCALE: 1"=80' 06/12/25 1 OF 1

SURVEYOR'S CERTIFICATE

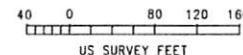
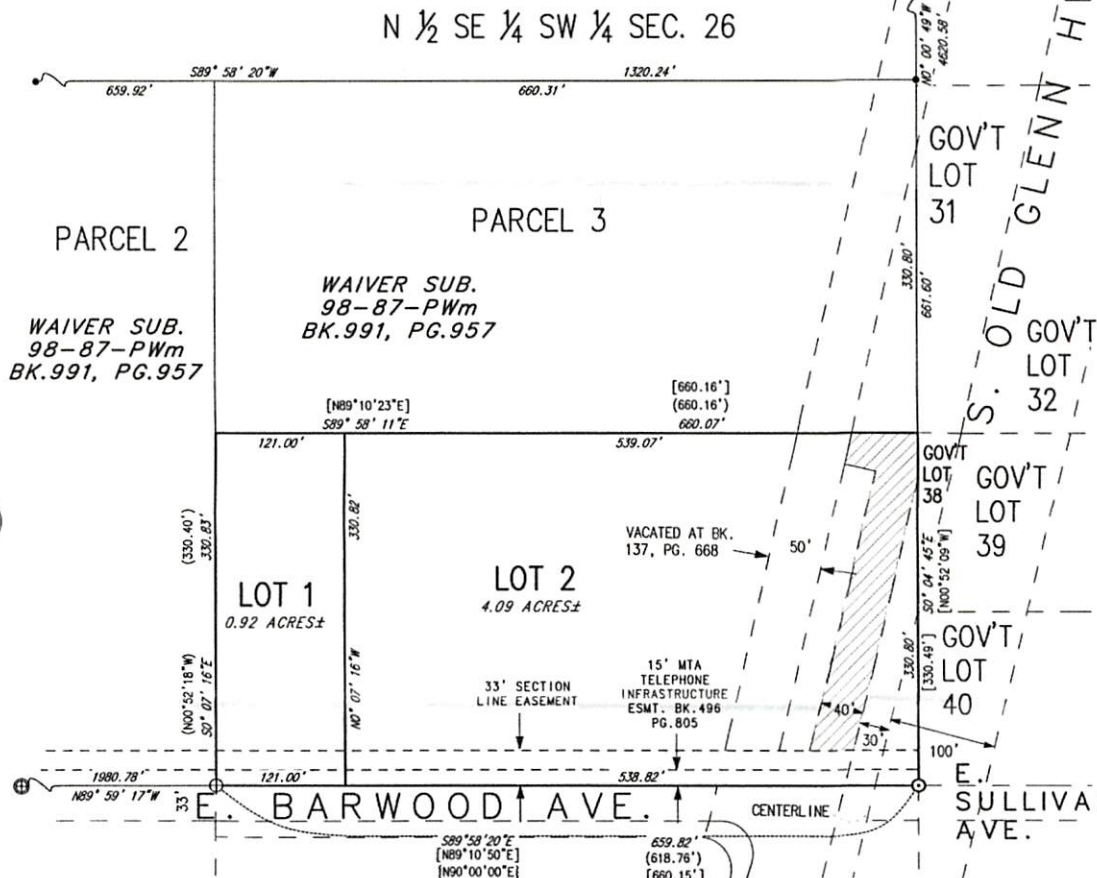


I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT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

REGISTERED LAND SURVEYOR

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF LOT 1. A RECOVERED ALUMINUM CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 31' 37.84"N 149° 02' 45.56"W
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
5. SUBDIVISION IS SUBJECT TO EASEMENT FOR COMMUNICATIONS DEDICATED TO RCA ALASKA COMMUNICATIONS RECORDED JAN. 19TH, 1971 IN BOOK 16 MISC PAGE 199 WITH SERIAL NO. 71-174.



Agenda Copy

RECEIVED
JUN 25 2025
PLATTING

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, July 16, 2025 1:45 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Glenn at Barwood (MG)
Attachments: Agenda Plat (53).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: Monday, July 7, 2025 4:31 PM

To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Tim Hale (timhaledistrict1@gmail.com) <timhaledistrict1@gmail.com>; Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton <Michael.Shipton@matsugov.us>; meshie@mtaonline.net; butteakcc@gmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; 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>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@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 Glenn at Barwood (MG)

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

Hello,

The following link is a request for comments for the proposed Glenn at Barwood subdivision.

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

 [Glenn at Barwood](#)

Feel free to contact me if you have any questions.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR

ATTEST:

(PLATTING CLERK)

SURVEYOR'S CERTIFICATE



I, HANSON, 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 CLOSE PERSONAL SUPERVISION AND THAT THE MEASUREMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR

NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF LOT 1, A RECOVERED ALUMINUM CAP WITH A NETWORK ONSS GEODETIC POSITION OF 61° 31' 37.84" N 149° 02' 45.56" W.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL OWNER SHALL BE RESPONSIBLE FOR DETERMINATION OF WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- SUBDIVISION IS SUBJECT TO EASEMENT FOR COMMUNICATIONS LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN BOOK NO. 199 WITH SERIAL NO. 71-174.
- THIS PLAT IS SUBJECT TO EASEMENT FOR COMMUNICATIONS LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN BOOK NO. 199 WITH SERIAL NO. 71-174.

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL
(MATANUSKA-SUSITNA BOROUGH)

DATE

N 1/2 SE 1/4 SW 1/4 SEC. 26

PARCEL 3

WAIVER SUB.
98-87-PWm
BK.991, PG.957

PARCEL 2

WAIVER SUB.
98-87-PWm
BK.991, PG.957

LOT 2
4.09 ACRES±

LOT 1
0.92 ACRES±

LEGEND

- RECOVERED BLU/GLO BRASS CAP ON IRON PIPE
- RECOVERED 2" ALUMINUM POST MONUMENT
- RECOVERED ALUMINUM CAP ON 3/4" REBAR
- RECOVERED PLASTIC CAP ON 3/4" REBAR
- RECOVERED 3/4" REBAR
- MEASURED DATA
- 1/4" 58' 11" 255.65'
- (N74°45'W) [254.70'] RECORD PER ROW ESMT. MSB PROJECT No. 35412
- (N74°45'W) [254.70'] RECORD PER PLAT (2012-39)
- (N74°45'W) [254.70'] RECORD PER PLAT (2013-19)
- R.O.W. EASEMENT (2016-010615-0)

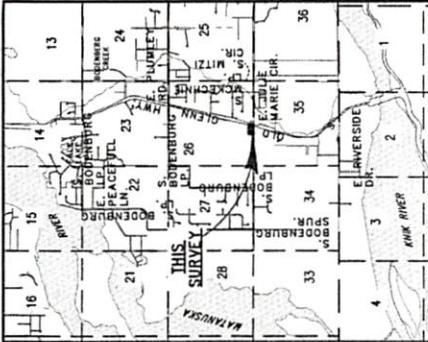
APPROVED AS SHOWN
CORRECTED
SIGN: Merya Amesta, DATE: 8/20/25
GCI ENGINEERING & DESIGN

Agenda Copy

RECEIVED

JUN 3 5 2025

PLATTING



SOURCE: MSB TAX MAP PADS
1"=3200'

CERTIFICATE OF OWNERSHIP

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

OWNER (REPRESENTATIVE)
NATHAN W. MARBLE
6601 E. LONESOME DRIVE
PALMER AK 99645
DATE

OWNER (REPRESENTATIVE)
PSALM W. MARBLE
6601 E. LONESOME DRIVE
PALMER AK 99645
DATE

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

A PLAT OF
GLENN AT BARWOOD
A SUBDIVISION OF
PARCEL 4
WAIVER SERIAL No. 98-87-PWm
BK. 991, PG. 957
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

LOCATED WITHIN
SW 1/4 SEC. 26, T. 17N., R. 2E., S. 24., AK
CONTAINING 5.01 ACRES MORE OR LESS

HANSON

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

FILE: FB25-132 DK: CSH SCALE: 1"=300' 06/12/25 1 OF 1

LS

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____

DATE _____

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL
(MATANUSKA-SUSITNA BOROUGH)

DATE _____

N ½ SE ¼ SW ¼ SEC. 26

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF LOT 1, A RECOVERED ALUMINUM CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 31' 37.84"N 149° 02' 45.56"W
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
5. SUBDIVISION IS SUBJECT TO EASEMENT FOR COMMUNICATIONS DEDICATED TO RCA ALASKA COMMUNICATIONS RECORDED JAN. 19TH, 1971 IN BOOK 16 MISC PAGE 199 WITH SERIAL NO. 71-174.

PARCEL 2

WAIVER SUB.
98-87-PWm
BK.991, PG.957

PARCEL 3

WAIVER SUB.
98-87-PWm
BK.991, PG.957

[N89°10'23"E]
S89° 58' 11"E

[660.16']
(660.16')
660.07'

LOT 1
0.92 ACRES±

LOT 2
4.09 ACRES±

VACATED AT BK.
137, PG. 668

15' MTA
TELEPHONE
INFRASTRUCTURE
ESMT. BK.496
PG.805

33' SECTION
LINE EASEMENT

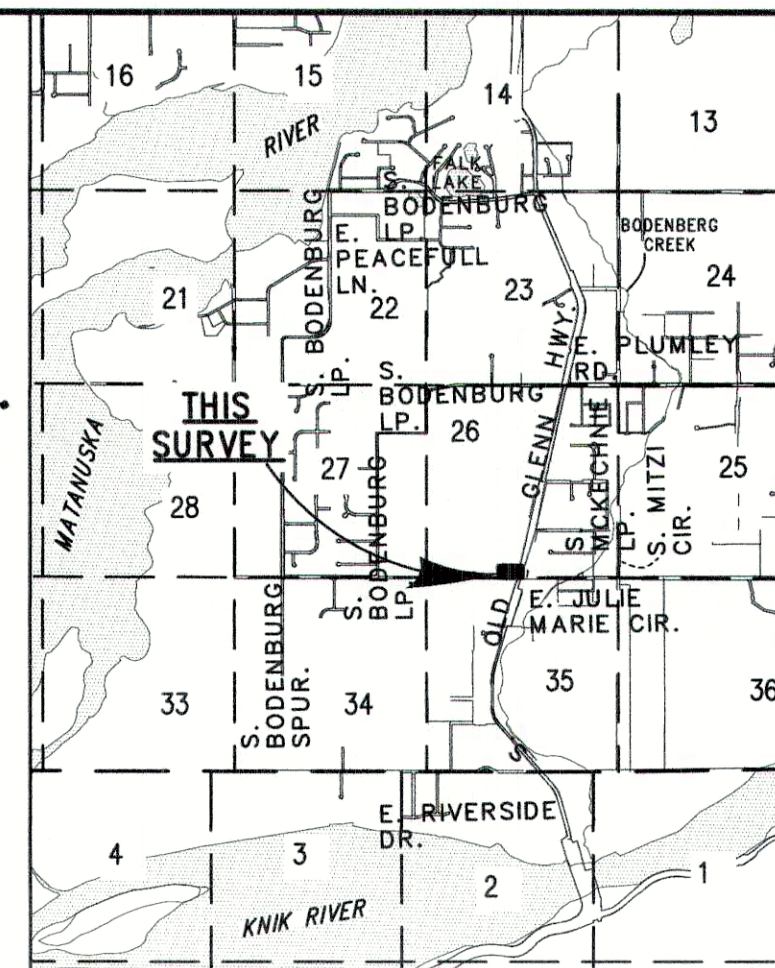
LEGEND

- ✕ RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- ⊕ RECOVERED 2½" ALUMINUM POST MONUMENT
- ⊙ RECOVERED ALUMINUM CAP ON ½" REBAR
- ⊙ RECOVERED PLASTIC CAP ON ½" REBAR
- RECOVERED ½" REBAR

N74°58'11"W 255.65' MEASURED DATA
(N74°45'W) (254.70') RECORD PER ROW ESMT. MSB PROJECT No.35412
[N74°45'W] [254.70'] RECORD PER PLAT (2012-39)
{N74°45'W} {254.70'} RECORD PER PLAT (2013-19)

▨ R.O.W. EASEMENT (2016-010615-0)

40 0 80 120 160
US SURVEY FEET



SOURCE: MSB TAX MAP PA05

1"=5280'

CERTIFICATE OF OWNERSHIP

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

OWNER (REPRESENTATIVE) _____ DATE _____
NATHAN W. MARBLE
6601 E. LONESOME DRIVE
PALMER AK 99645

OWNER (REPRESENTATIVE) _____ DATE _____
PSALM M. MARBLE
6601 E. LONESOME DRIVE
PALMER AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____

DAY OF _____, 20____.

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

A PLAT OF
GLENN AT BARWOOD

A SUBDIVISION OF
PARCEL 4
WAIVER RES. SERIAL No. 98-87-PWm
BK. 991, PG 957

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW¼ SEC. 26, T.17N. R.2E. SM, AK
CONTAINING 5.01 ACRES MORE OR LESS

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

Agenda Copy

RECEIVED
JUN 25 2025
PLATTING

FILE: FB25-132 CK: CEH SCALE: 1"=80' 06/12/25 1 OF 1

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 06, 2025

ABBREVIATED PLAT: VERDA CROWTHER L2

LEGAL DESCRIPTION: SEC 09, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: CAROL MARIE RYAN-AUBE

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 4.01 ± PARCELS: 3

REVIEWED BY: MATTHEW GODDARD

CASE #: 2025-099

REQUEST: The request is to create three lots from Lot 2, Verda Crowther, Plat No. 2021-166 to be known as **VERDA CROWTHER L2**, containing 4.01 acres +/- . The property is located north, west, and south of E. Outer Spring Loop, east of S. Inner Springer Loop, and directly south of E. Crowther Road (Tax ID # 8218000L002); within the SW ¼ Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 5 pgs

Soils Report

EXHIBIT B – 4 pgs

Site Plan

EXHIBIT C – 3 pgs

AGENCY COMMENTS

MSB DPW Pre-Design and Engineering Division

EXHIBIT D – 1 pg

Department of Emergency Services

EXHIBIT E – 2 pgs

City of Palmer

EXHIBIT F – 1 pg

Utilities

EXHIBIT G – 5 pgs

DISCUSSION: The proposed subdivision is creating three lots from Lot 2, Verda Crowther, Plat # 2021-166. Access for Lots 1 and 2 is from E. Crowther Road, Lot 3 will take access from E. Verda Drive. Both roads are Borough Maintained.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). William Klebesadel, Registered Professional Engineer, noted that all lots within the proposed subdivision are composed of at least 40,000 square feet in total area. All proposed lots maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B). One test hole was dug to a depth of 13.5 feet. Receiving soils were classified as GW and SW. No groundwater was encountered.

"I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision are as follows: 1. All contain sufficient overall area. 2. All have at least 10,000 square feet of Useable Building Area. 3. All have at least 10,000 square feet of Contiguous Useable Septic Area."

Topographic Mapping and as-built information was submitted (**Exhibit C**) pursuant to MSB 43.15.16 Preliminary Plat Submittal and Approval. Based on the submitted as-built, no setback violations exist, nor will any be created by the proposed platting action.

Comments:

MSB DPW Pre-Design and Engineering Division (**Exhibit D**) notes that E. Crowther Road is a minor collector. Per SCM A04.3(b) the applicant needs to calculate the average access point spacing and show the proposed access points (**Recommendation #4**). No additional driveways to Crowther Road.

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

City of Palmer (**Exhibit F**) has no objections.

Utilities: (**Exhibit G**) ENSTAR has no comments or recommendations. GCI has no comments or objections. MTA requested a 15' utility easement on the southern boundary of Proposed Lot 3 (**Recommendation #5**). MEA did not respond

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community #26 Greater Palmer; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, or Planning Division; or MEA.

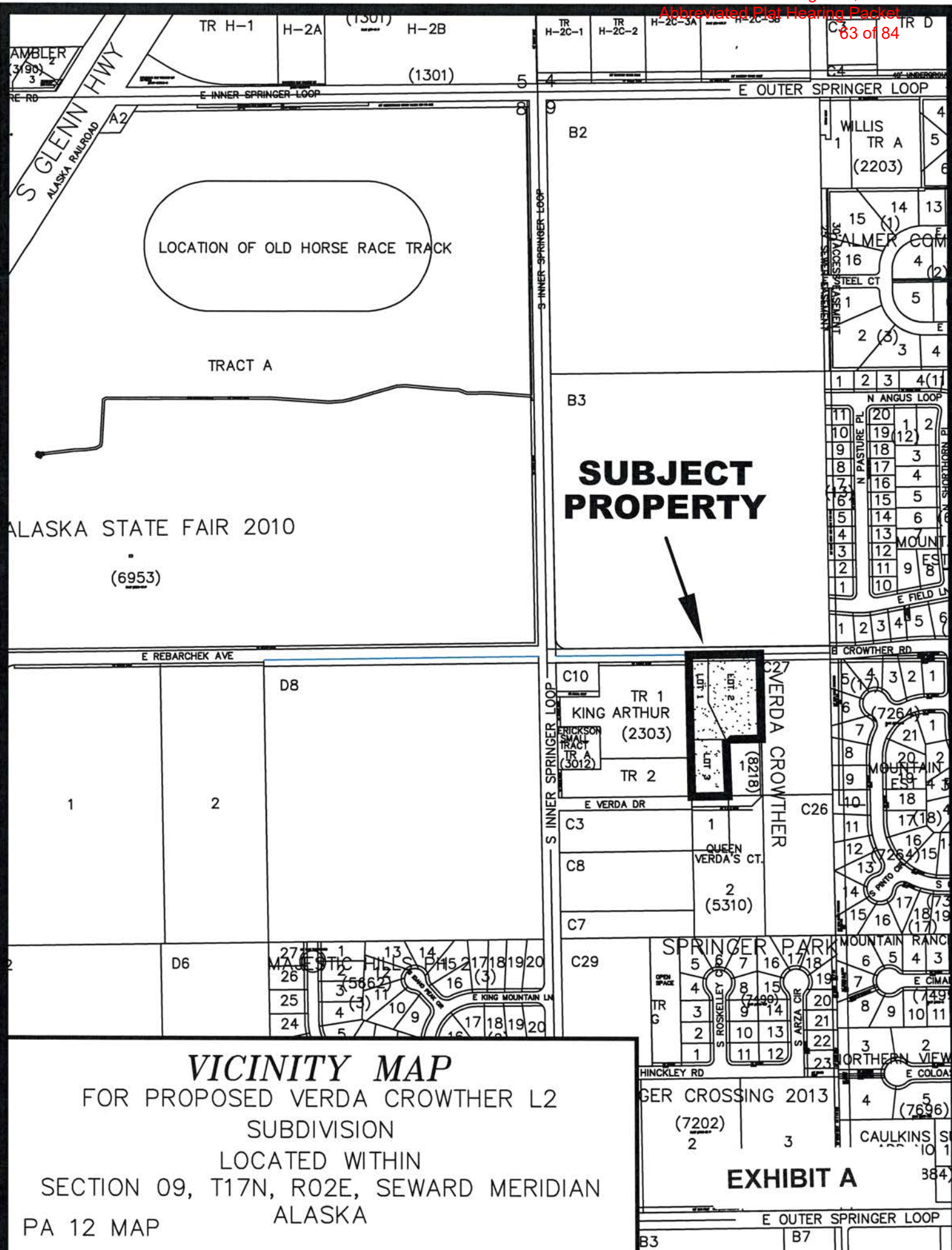
CONCLUSION: The abbreviated plat of Verda Crowther L2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Verda Crowther L2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community #26 Greater Palmer; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, or Planning Division; or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Verda Crowther L2, Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Submit access spacing calculations for proposed accesses to E. Crowther Road. If Lot 1 and Lot 2 are unable to meet spacing requirements for separate driveways, add a common access easement and a plat note stating that "Lots 1 and 2 are to share a common access to E. Crowther Road unless otherwise authorized by the permitting authority."
5. Grant a 15' utility easement on the southern boundary of Proposed Lot 3 by document; show the recorded utility easement on the final plat.
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.



S INNER SPRINGER LOOP

35' PUE
30' PUBLIC

UT. DEPT. OF COMMERCE BUREAU
30' DEDICATED PUBLIC RD ROUTE 5001
15' UTILITY ESMT

E CROWTHER RD

C10

25 R.O.W. ESMT

15' UTILITY ESMT

ERICKSON
SMALL
TRACT
TR A
(3012)

15' UTILITY ESMT

TR 1

KING ARTHUR

(2303)

TR 2

2

(8218)

PLAT #2022-108 P

1

E VERDA DR

E VERDA DR 50' PUE

15' T & E ESMT

C3

1

C8

QUEEN
VERDA'S CT.

C7

2
(5310)

C26

VERDA CROWT



E Crowther Rd

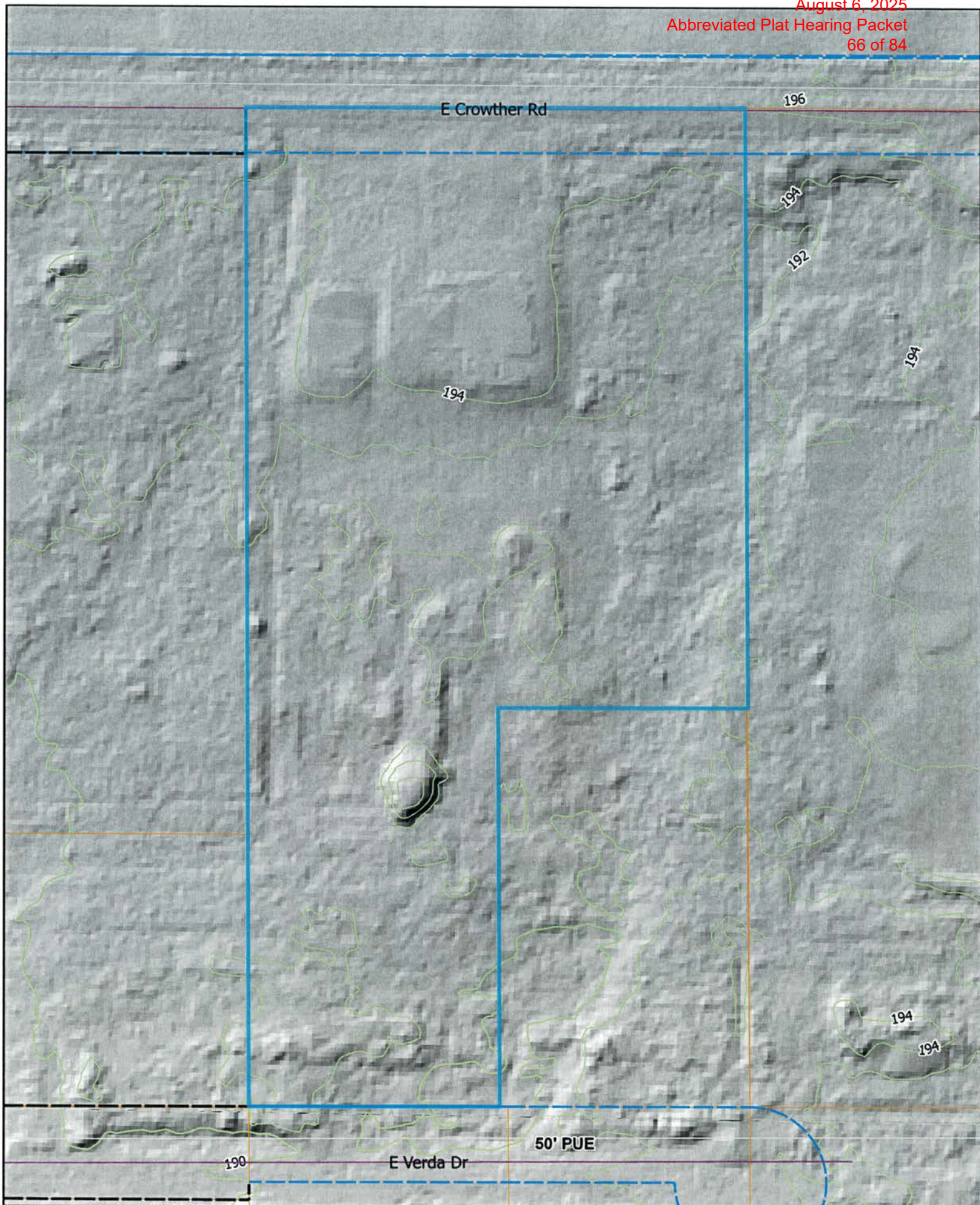
50' PUE

E Verda Dr

Mainuska-Sustina Slough, Microsoft



0 95 190 380 Feet



0 95 190 380 Feet



0 475 950 1,900 Feet

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



RECEIVED
JUN 23 2025
PLATTING

USEABLE AREA CERTIFICATION

VERDA CROWTHER 2

A SUBDIVISION OF

LOT 2, VERDA CROWTHER (2021-166)

INTRODUCTION TO INVESTIGATION

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

INDIVIDUAL LOTS: GEOMETRY

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

EXCEPTIONS:

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

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

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

SOILS INVESTIGATION

EXCAVATIONS

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

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

SOIL CLASSIFICATIONS

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

(GW) TEST HOLES: 1

(GP) TEST HOLES:

(SW) TEST HOLES: 1

(SP) TEST HOLES:

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

(GM) TEST HOLES:

(SM) TEST HOLES:

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

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

TEST HOLES:

GROUND WATER INVESTIGATION

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

☐ Monitoring Test Holes May through October:

TEST HOLES:

☐ Soil Mottling or Staining Analysis:

TEST HOLES:

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

TEST HOLES:

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

☐ Fill will be required

☐ A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

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

Lots:

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

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

Lots:

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

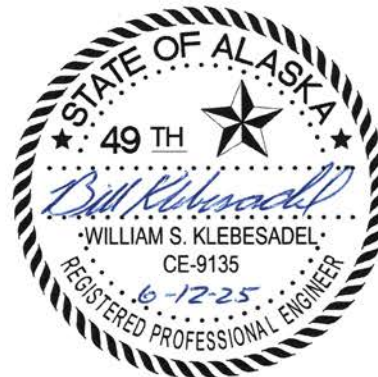
I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area".

William Klebesadel
WILLIAM KLEBESADEL P.E.

6-12-25

Date

Professional Engineer



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	VERDA CROWTHER 2	TEST HOLE NO.	Date:	06/11/25
Insp. By:	PIONEER	1	Job #	25-154

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																									
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached																																																																																									
2ft																																																																																												
3ft																																																																																												
4ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	<table border="1"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>						PERCOLATION TEST						Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	1						2						3						4						5						6						7						8						9						10						11						12					
PERCOLATION TEST																																																																																												
Reading									Date	Gross Time	Net Time	Depth to Water	Net Drop																																																																															
1																																																																																												
2																																																																																												
3																																																																																												
4																																																																																												
5																																																																																												
6																																																																																												
7																																																																																												
8																																																																																												
9																																																																																												
10																																																																																												
11																																																																																												
12																																																																																												
5ft																																																																																												
6ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	<table border="1"> <tr> <td colspan="2">Perc. Hole Diam. (in.):</td> <td colspan="4"></td> </tr> <tr> <td colspan="2">Test Run Between:</td> <td colspan="4"></td> </tr> <tr> <td></td> <td>ft</td> <td>and</td> <td></td> <td>ft</td> <td>Deep</td> </tr> </table>						Perc. Hole Diam. (in.):						Test Run Between:							ft	and		ft	Deep																																																																		
Perc. Hole Diam. (in.):																																																																																												
Test Run Between:																																																																																												
									ft	and		ft	Deep																																																																															
7ft																																																																																												
8ft																																																																																												
9ft																																																																																												
10ft																																																																																												
11ft																																																																																												
12ft																																																																																												
13ft																																																																																												
14ft																																																																																												
15ft																																																																																												
16ft																																																																																												
17ft																																																																																												
18ft																																																																																												
19ft																																																																																												
20ft																																																																																												
<table border="1"> <thead> <tr> <th>Depth</th> <th></th> </tr> </thead> <tbody> <tr> <td>13.5'</td> <td>Total Depth of Test Hole</td> </tr> <tr> <td>None</td> <td>Depths where Seeps encountered</td> </tr> <tr> <td>None</td> <td>Depths where Ground Water encountered</td> </tr> <tr> <td>None</td> <td>Depths where Impermeable Soil (Silt / Clay / Bedrock encountered</td> </tr> <tr> <td>No</td> <td>Monitor Tube Installed?</td> </tr> </tbody> </table>			Depth		13.5'	Total Depth of Test Hole	None	Depths where Seeps encountered	None	Depths where Ground Water encountered	None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered	No	Monitor Tube Installed?	<table border="1"> <thead> <tr> <th colspan="2">WATER LEVEL MONITORING</th> </tr> <tr> <th>Date</th> <th>WATER LEVEL</th> </tr> </thead> <tbody> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> </tbody> </table>						WATER LEVEL MONITORING		Date	WATER LEVEL																																																																				
Depth																																																																																												
13.5'	Total Depth of Test Hole																																																																																											
None	Depths where Seeps encountered																																																																																											
None	Depths where Ground Water encountered																																																																																											
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered																																																																																											
No	Monitor Tube Installed?																																																																																											
WATER LEVEL MONITORING																																																																																												
Date	WATER LEVEL																																																																																											
COMMENTS:																																																																																												

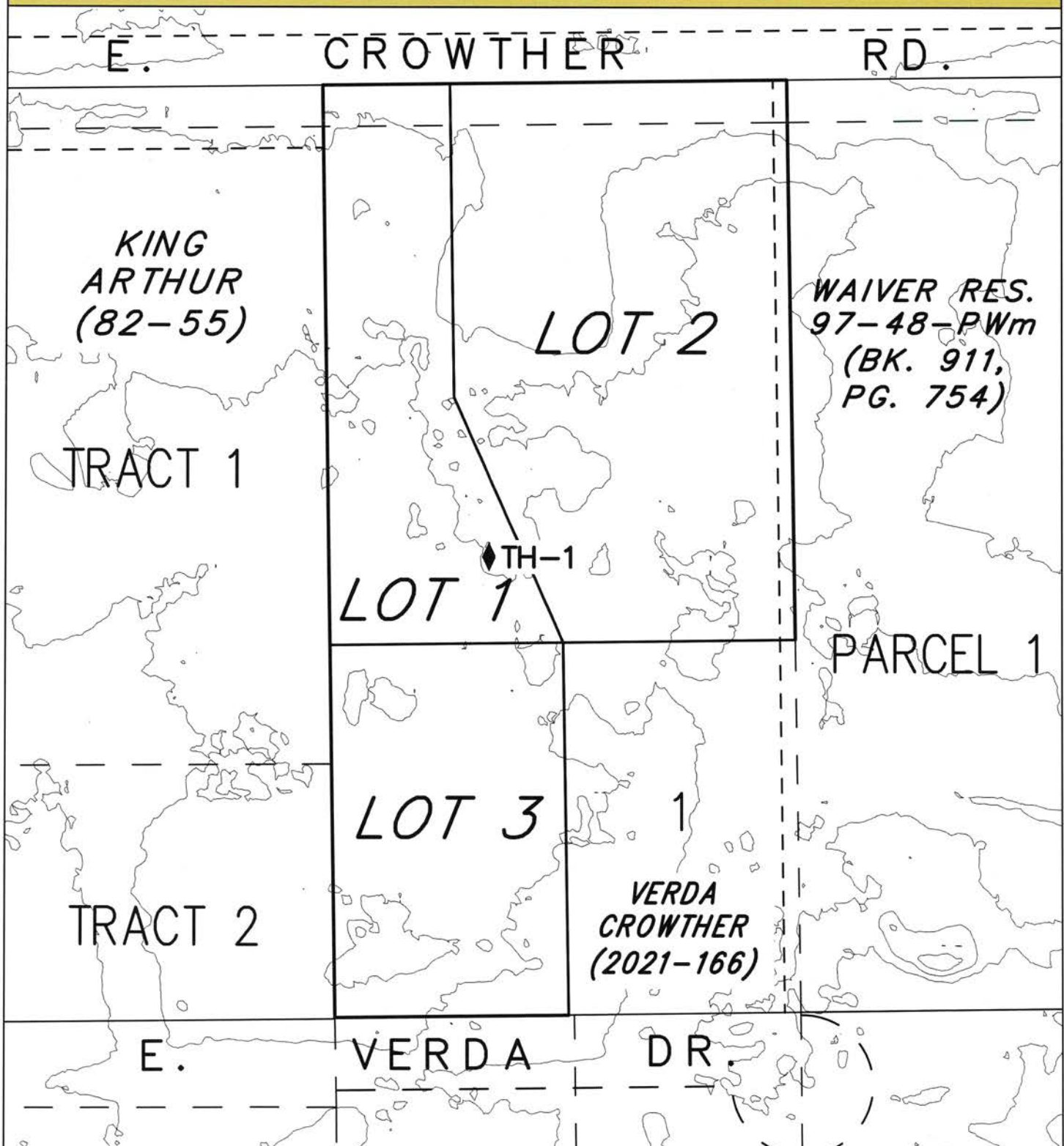


HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

VERDA CROWTHER 2

FILE: 25-154

DRAWN:LS

06/11/25

EXHIBIT A

Page 1 of 1



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



NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE METANAKSA SUSTAINAL BRIDGEGRAZING PROJECT OF 2019/2020.
2. THE HORIZONTAL DATUM IS NAD83 (GCS96 EPOCH 2011.0)

RECEIVED
JUN 23 2025

PLATTING

PALMER, ALASKA
VERDA CROWTHER L2
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG. #: 25-154C
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"=100'
22x34: 1"=50'
REVISION DATE:
04-11-25

REFERENCE
NUMBER:
V-2.0
SHEET 1 OF 3

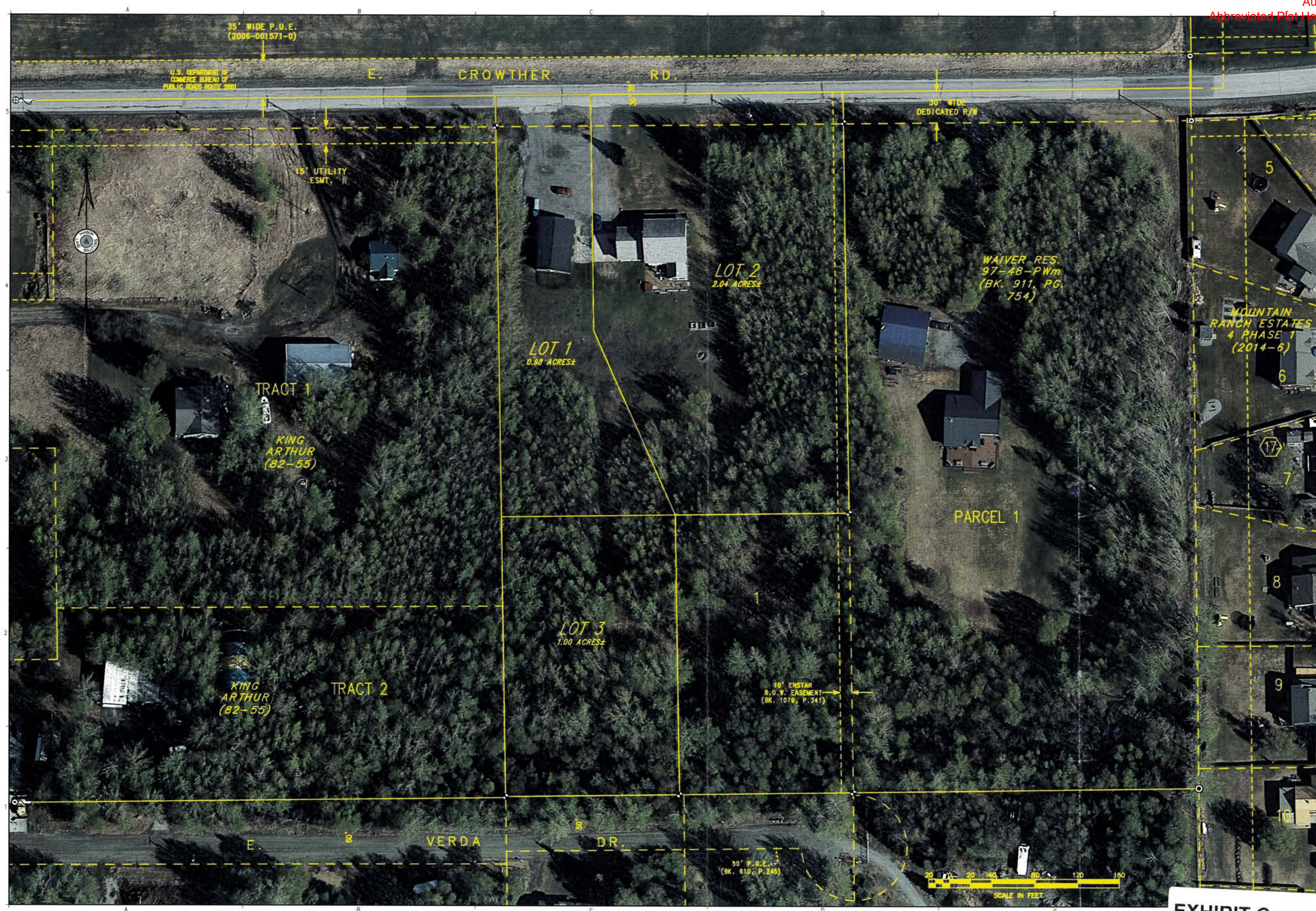


EXHIBIT C

RECEIVED
PLATTING
23 2025



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

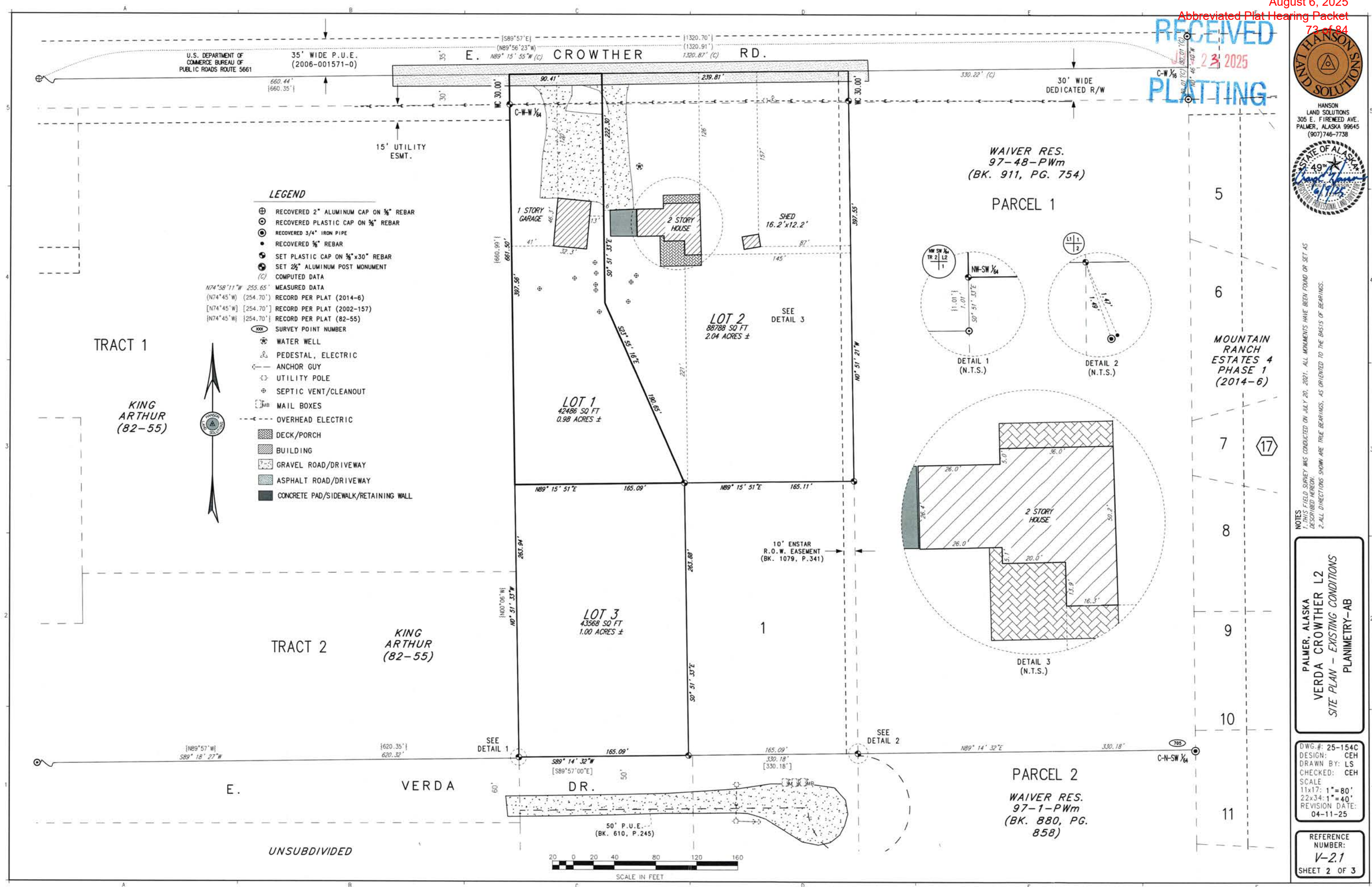


NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON JULY 20, 2021. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

PALMER, ALASKA
VERDA CROWTHER L2
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG. #: 25-154C
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"=80'
22x34: 1"=40'
REVISION DATE:
04-11-25

REFERENCE
NUMBER:
V-2.1
SHEET 2 OF 3



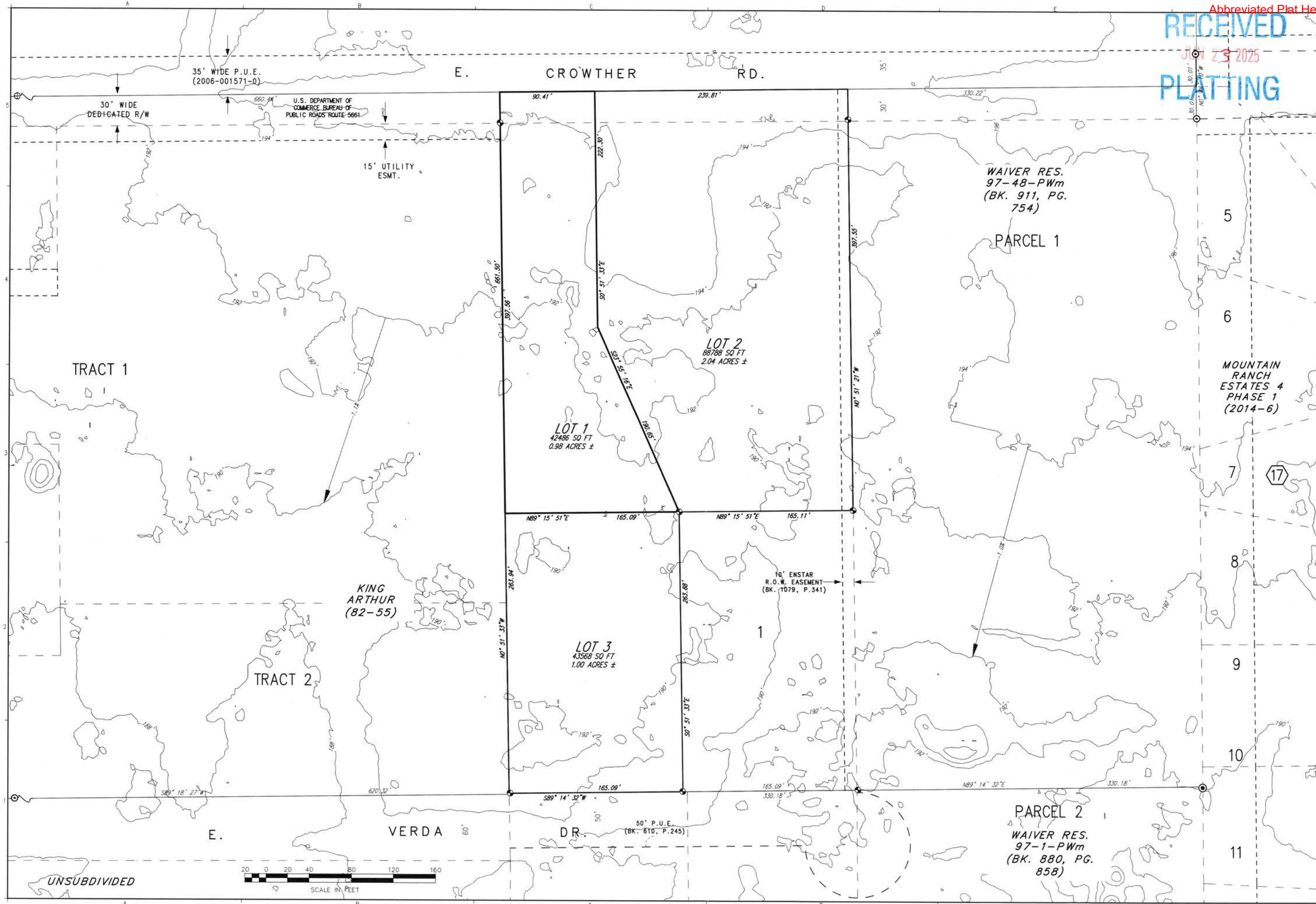
RECEIVED
JUN 23 2025
PLATTING



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



NOTES
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BRIDGES
LOAD/IMAGERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83 (GEOGRAPHIC EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD83 (GEOID00)



PALMER, ALASKA
VERDA CROWTHER L2
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG.#: 25-154C
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"=80'
22x34: 1"=40'
REVISION DATE:
04-11-25

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3

Matthew Goddard

From: Tammy Simmons
Sent: Monday, July 14, 2025 4:14 PM
To: Matthew Goddard
Subject: RE: RFC Verda Crowther RSB L2 (MG)

Hello,

Since Crowther Road is a minor collector, per SCM A04.3 (b), applicant needs to calculate average access point spacing and (d) show the proposed access points on the preliminary plat. No additional driveways to Crowther Road.

Thank you.

PD&E Review Team

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, July 8, 2025 3:41 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Ailis Vann <avann@palmerak.org>; Kalea Myers <kmyers@palmerak.org>; jprevost@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; APP <stark@mtaonline.net>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; John Aschenbrenner <John.Aschenbrenner@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>; 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>; 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 Verda Crowther RSB L2 (MG)

Hello,

The following link is a request for comments for the Proposed Verda Crowther L2.
Please ensure all comments have been submitted by July 18, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting officer.

 [Verda Crowther RSB L2](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

From: Permit Center
Sent: Tuesday, July 8, 2025 3:45 PM
To: Matthew Goddard
Subject: RE: RFC Verda Crowther RSB L2 (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.

Any water system, sewer lines, or street lighting placed in the right-of-way shall require a utility permit.

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, July 8, 2025 3:41 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Ailis Vann <avann@palmerak.org>; Kalea Myers <kmyers@palmerak.org>; jprevost@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; APP <stark@mtaonline.net>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; John Aschenbrenner <John.Aschenbrenner@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>; 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>; 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 Verda Crowther RSB L2 (MG)

Hello,

The following link is a request for comments for the Proposed Verda Crowther L2.
Please ensure all comments have been submitted by July 18, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting officer.

 [Verda Crowther RSB L2](#)

Feel free to contact me if you have any questions.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645

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

E-mail: ccb@matsugov.us

MEMORANDUM

DATE: 7/16/2025

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Verda Crowther RSB L2

No open Code Compliance cases/violations on MSB Tax ID 8218000L002; Platting action case #2025-099 at this time.

Concrete pad called out on the Site Plan is allowed to be within the proposed lot line and within the 10ft setback requirement as long as it is less than 18 inches above grade (MSB 17.55.004(A) definition of "structure".

Code Compliance has no objection of creating 3 Lots from the existing parcel.



DEPARTMENT OF COMMUNITY DEVELOPMENT

Nathaniel Ouzts
Director
Interim Building Inspector

Joy Bailey
Library Director

Ailis Vann
Parks & Facilities Manager

645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709
www.palmerak.org

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Kalea Myers, Community Development Specialist
DATE: July 21, 2025
LOCATION: Lot 2, Verda Crowther in Section 09, Township 17 North, Range 02 East
SUBJECT: Abbreviated Plat RFC – Create three lots
TAX ACCT#: 8218000L002
☐ Inside City Limits ☒ Outside City Limits

We have distributed the pre-application packet for the subject project and have received the following comments from the following departments:

1. City Manager:
2. Building Inspector:
3. Community Development:
4. Fire Chief:
5. Public Works:
6. Planning and Zoning Commission:



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

July 9, 2025

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

To whom it may concern:

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

- **VERDA CROWTHER L2 Subdivision**
(MSB Case # 2025-099)

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

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE PLANNING AND LAND USE ACT, AND THAT THE MATANUSKA-SUSTITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING 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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ (PLATTING CLERK)

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

LEGEND

- ⊕ RECOVERED 2" ALUMINUM CAP ON 3/4" REBAR
- ⊙ RECOVERED PLASTIC CAP ON 3/4" REBAR
- ⊖ RECOVERED 3/4" IRON PIPE
- RECOVERED 3/4" REBAR
- ⊙ SET PLASTIC CAP ON 3/4" x 30" REBAR
- ⊙ SET 26" ALUMINUM POST MONUMENT
- (C) COMPUTED DATA
- MEASURED DATA
- (N74°59'11"W 255.65' RECORD PER PLAT (2014-6)
- (N74°45'W 254.70' RECORD PER PLAT (2002-157)
- (N74°45'W 254.70' RECORD PER PLAT (82-55)
- (N74°45'W 254.70' RECORD PER PLAT (82-55)
- 149°06'37.72" SURVEY POINT NUMBER

NOTES

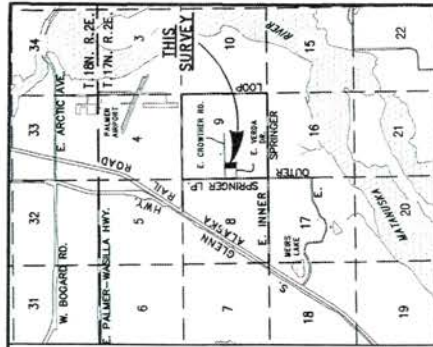
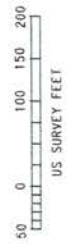
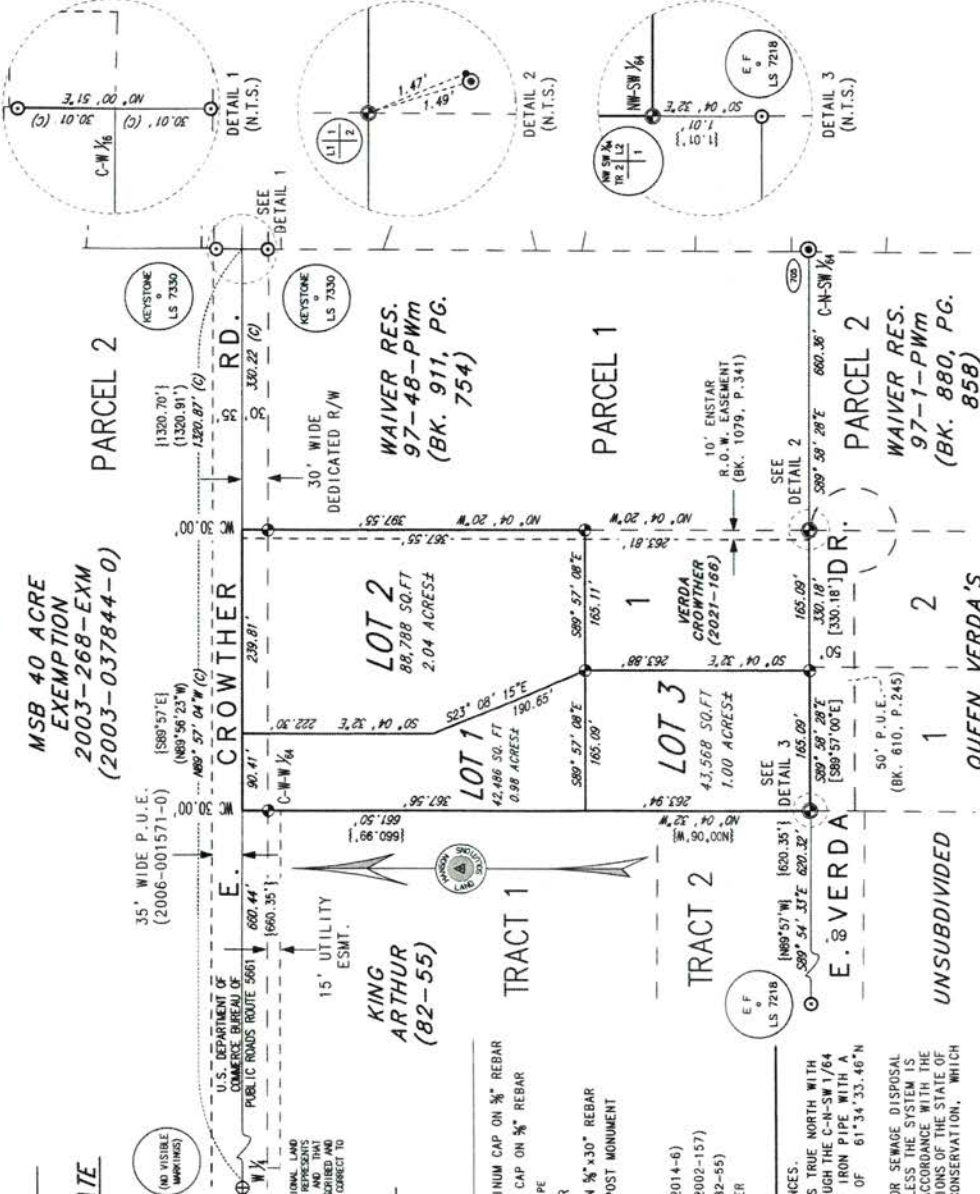
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE C-N-SW 1/4 CORNER (SURVEY POINT 705). A RECOVERED IRON PIPE WITH A NETWORK GNSS GEODETIC POSITION OF 61°34'33.46"N 149°06'37.72"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- THIS SUBDIVISION IS SUBJECT TO A M.T.A. BLANKET EASEMENT RECORDED ON AUGUST 3, 1988 IN BOOK 556, PAGE 853.
- THIS SUBDIVISION IS SUBJECT TO A M.E.A. BLANKET EASEMENT RECORDED ON OCTOBER 19, 2021 IN DOCUMENT# 2021-031037-0.

CERTIFICATE OF PAYMENT OF TAXES

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

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

MSB 40 ACRE EXEMPTION
2003-268-EXM
(2003-037844-0)



CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

WILLIAM AUBE
P.O. BOX 1202
PALMER, AK 99645-1202
DATE _____

CAROL RYAN-AUBE
P.O. BOX 1202
PALMER, AK 99645-1202
DATE _____

NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 20____.

FOR _____
FOR _____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

Agenda Copy
JUL 23 2025
RECEIVED
A PLAT OF PLATTING
VERDA CROWTHER L2
A SUBDIVISION OF
VERDA CROWTHER
(PLAT 2021-166)
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW 1/4 SEC. 9, T. 17N, R. 2E, SM, AK
CONTAINING 4.01 ACRES MORE OR LESS

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

FILE: 7825-154 (K: CD) SCALE: 1"=100' 06/19/25 1 OF 1

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, July 16, 2025 5:01 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Verda Crowther RSB L2 (MG)
Attachments: Agenda Plat (55).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, July 8, 2025 3:41 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Ailis Vann <avann@palmerak.org>; Kalea Myers <kmyers@palmerak.org>; jprevost@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; APP <stark@mtaonline.net>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; John Aschenbrenner <John.Aschenbrenner@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>; 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>; 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 Verda Crowther RSB L2 (MG)

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

Hello,

The following link is a request for comments for the Proposed Verda Crowther L2.

Please ensure all comments have been submitted by July 18, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting officer.

 [Verda Crowther RSB L2](#)

Feel free to contact me if you have any questions.

Matthew Goddard

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Thursday, July 10, 2025 9:35 AM
To: Matthew Goddard
Subject: RE: RFC Verda Crowther RSB L2 (MG)

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

Hi Matthew,

MTA has reviewed Verda Crowther RSB L2 and would like to request a utility easement along the south 15' of proposed lot 3.

Thank you,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | www.mtasolutions.com



From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, July 8, 2025 3:41 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Ailis Vann <avann@palmerak.org>; Kalea Myers <kmyers@palmerak.org>; jprevost@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; APP <stark@mtaonline.net>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; John Aschenbrenner <John.Aschenbrenner@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>; 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>; 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 Verda Crowther RSB L2 (MG)

Hello,

The following link is a request for comments for the Proposed Verda Crowther L2.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____

DATE _____

ATTEST: _____
(PLATTING CLERK)

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

LEGEND

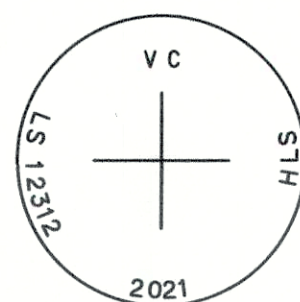
- ⊕ RECOVERED 2" ALUMINUM CAP ON 5/8" REBAR
- ⊙ RECOVERED PLASTIC CAP ON 5/8" REBAR
- ⊙ RECOVERED 3/4" IRON PIPE
- RECOVERED 5/8" REBAR
- ⊕ SET PLASTIC CAP ON 5/8"x30" REBAR
- ⊕ SET 2 1/2" ALUMINUM POST MONUMENT
- (C) COMPUTED DATA

N74°58'11"W 255.65' MEASURED DATA
(N74°45'W) (254.70') RECORD PER PLAT (2014-6)
[N74°45'W] [254.70'] RECORD PER PLAT (2002-157)
{N74°45'W} {254.70'} RECORD PER PLAT (82-55)

(705) SURVEY POINT NUMBER

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE C-N-SW 1/64 CORNER (SURVEY POINT 705), A RECOVERED IRON PIPE WITH A NETWORK GNSS GEODETIC POSITION OF 61°34'33.46"N 149°06'37.72"W
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
5. THIS SUBDIVISION IS SUBJECT TO A M.T.A. BLANKET EASEMENT RECORDED ON AUGUST 3, 1988 IN BOOK 556, PAGE 853.
6. THIS SUBDIVISION IS SUBJECT TO A M.E.A. BLANKET EASEMENT RECORDED ON OCTOBER 19, 2021 IN DOCUMENT# 2021-031037-0.



TYPICAL SET
2 1/2" ALUMINUM
POST MONUMENT

MSB 40 ACRE
EXEMPTION
2003-268-EXM
(2003-037844-0)

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL
(MATANUSKA-SUSITNA BOROUGH)

DATE _____

PARCEL 2

KEYSTONE
LS 7330

KEYSTONE
LS 7330

WAIVER RES.
97-48-PWm
(BK. 911, PG.
754)

PARCEL 1

10' ENSTAR
R.O.W. EASEMENT
(BK. 1079, P.341)

PARCEL 2
WAIVER RES.
97-1-PWm
(BK. 880, PG.
858)

KING
ARTHUR
(82-55)

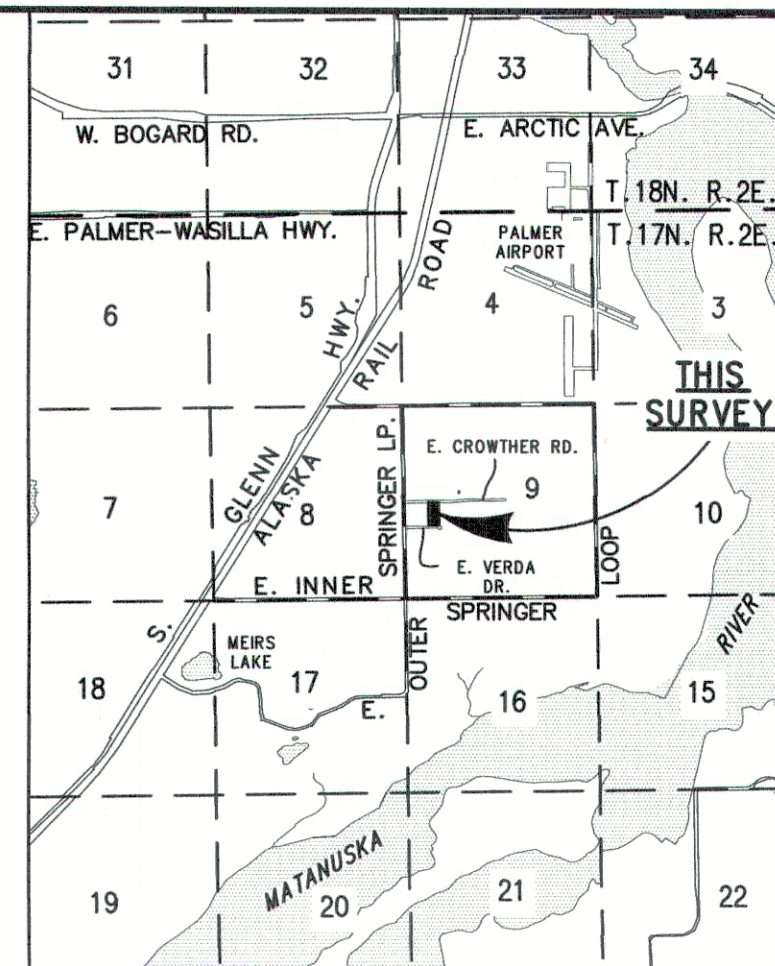
TRACT 1

TRACT 2

UNSUBDIVIDED

QUEEN VERDA'S
COURT
(2002-157)

50 0 100 150 200
US SURVEY FEET



SOURCE: MSB TAX MAP PA00 1"=5280'

CERTIFICATE OF OWNERSHIP

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

WILLIAM AUBE
P.O. BOX 1202
PALMER, AK 99645-1202

CAROL RYAN-AUBE
P.O. BOX 1202
PALMER, AK 99645-1202

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS

____ DAY OF _____, 20____,

FOR _____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

RECEIVED
Agenda Copy JUN 23 2025
PLATTING

A PLAT OF
VERDA CROWTHER L2
A SUBDIVISION OF
LOT 2
VERDA CROWTHER
(PLAT 2021-166)
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW 1/4 SEC. 9, T.17N. R.2E. SM, AK
CONTAINING 4.01 ACRES MORE OR LESS

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

FILE: FB25-154 CK: CEH SCALE: 1"=100' 06/18/25 1 OF 1