

# AGENDA



# MATANUSKA-SUSITNA BOROUGH

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

Edna DeVries, Mayor

PLATTING OFFICER  
Fred Wagner

PLATTING ADMINISTRATIVE  
SPECIALIST  
Kayla Smith



Michael Brown, Borough Manager

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 13, 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](mailto: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. **YUKON HILLS:** The request is to create two lots from Tax Parcel C7, (Parcel 2A, MSB Waiver 90-3-PWm Recorded as 90-10W), (Tax ID# 18N03W26C007) to be known as **YUKON HILLS**, containing 9.81 acres +/- . The property is located directly south of W. King Authur Drive and east of W. Parks Highway; within Section 26, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and Assembly District 7. *(Petitioner/Owner: Wayne Turner & Rosemarie Messinger, Staff: Chris Curlin, Case # 2025-101)*

### **4. ADJOURNMENT**

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **August 13, 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 13, 2025

ABBREVIATED PLAT: YUKON HILLS  
LEGAL DESCRIPTION: SEC 26, T18N, R03W S.M., AK  
PETITIONERS: ROSEMARIE MESSINGER  
SURVEYOR/ENGINEER: LAVENDER/PIONEER ENGINEERING, LLC  
ACRES: 9.79 +/- PARCELS: 2  
REVIEWED BY: CHRIS CURLIN CASE #: 2025-101

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**REQUEST:**

The request is to create two lots from Tax Parcel C7, (Parcel 2A, MSB Waiver 90-3-PWm Recorded as 90-10W), to be known as YUKON HILLS, containing 9.81 acres +/- The property is located directly south of W. King Authur Drive and east of W. Parks Highway; within Section 26, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and Assembly District 7.

**EXHIBITS:**

Vicinity Map and Aerial Photos  
Soils Report

**Exhibit A – 4 pgs**  
**Exhibit B – 3 pgs**

**COMMENTS:**

Pre-Design & Engineering  
Permit Center  
Utilities

**Exhibit C – 1 pg**  
**Exhibit D – 1 pg**  
**Exhibit E – 4 pgs**

**DISCUSSION:** The proposed subdivision is creating two lots ranging in size from 3.75 to 6.04 acres. All proposed lots will take access from W. King Arthur Drive, a City of Houston owned and maintained road.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, P.E. wrote: Working on behalf of the owners and in coordination with Lavender Survey & Mapping, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide Tax Parcel C7 into Lot 1 (6.04 acres) and Lot 2 (3.75 acres).

One test hole was excavated on 6-3-25. It was sited near the joint property line between proposed Lots 1 & 2 to represent the soils on both lots. In the test hole, the topsoil layer was 1 foot thick, underlain by poorly-graded sand (SP) to 9 feet, followed by a 3 foot layer of silty sand (SM) And then 2 more feet of

poorly-graded sand (SP) to the bottom of the test hole at 14 feet. A copy of the soil log and a location map are attached. No groundwater was encountered in the test hole. No percolation tests were performed due to the thinness of the SM layer. In addition to this test hole information, a documented septic system was installed on Lot I in 2011.

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

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

**COMMENTS:**

**MSB Pre-Design & Engineering: (Exhibit C)** Has no comments

**MSB Permit Center: (Exhibit D)** In Houston city limits, on a Houston ROW. No comments from the Permit Center.

**Utilities: (Exhibit E)**

ENSTAR has no comments or recommendations. GCI has no comments or objections. MTA & MEA did not respond.

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

**CONCLUSION**

The plat of YUKON HILLS 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:**

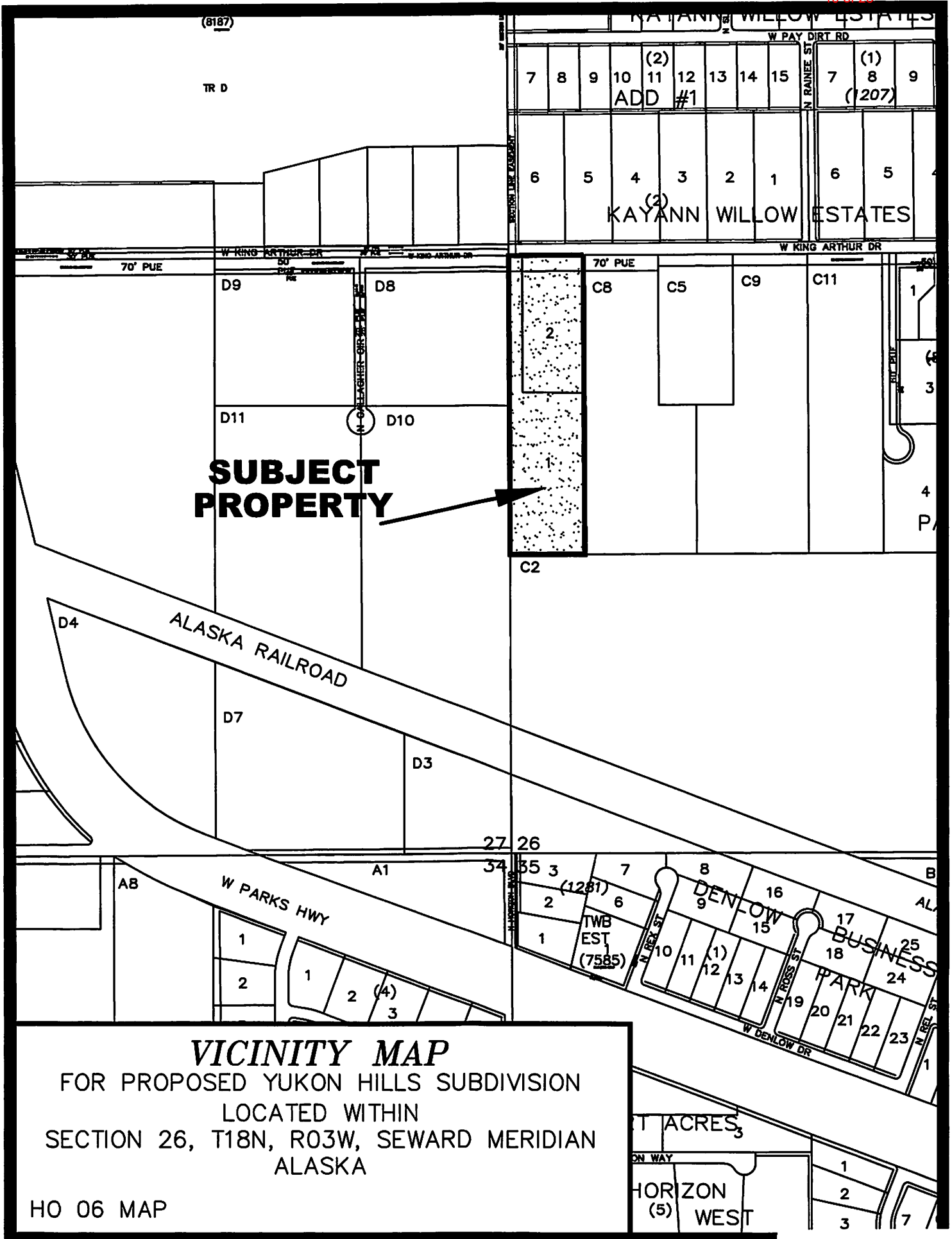
1. The abbreviated plat of YUKON HILLS is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area or will have after regrading.
3. All lots will have the required frontage 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 City of Houston; MSB Emergency Services, Community Development, Pre-Design & Engineering, or Assessments; GCI, MTA or MEA.



**RECOMMENDED CONDITIONS OF APPROVAL:**

**Staff recommends approval of the abbreviated plat of YUKON HILLS, within Section 26, Township 18 North, Range 03 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. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43 bearing the signature of the property owner, surveyor, and the City of Houston Finance Department.





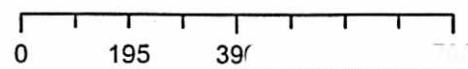
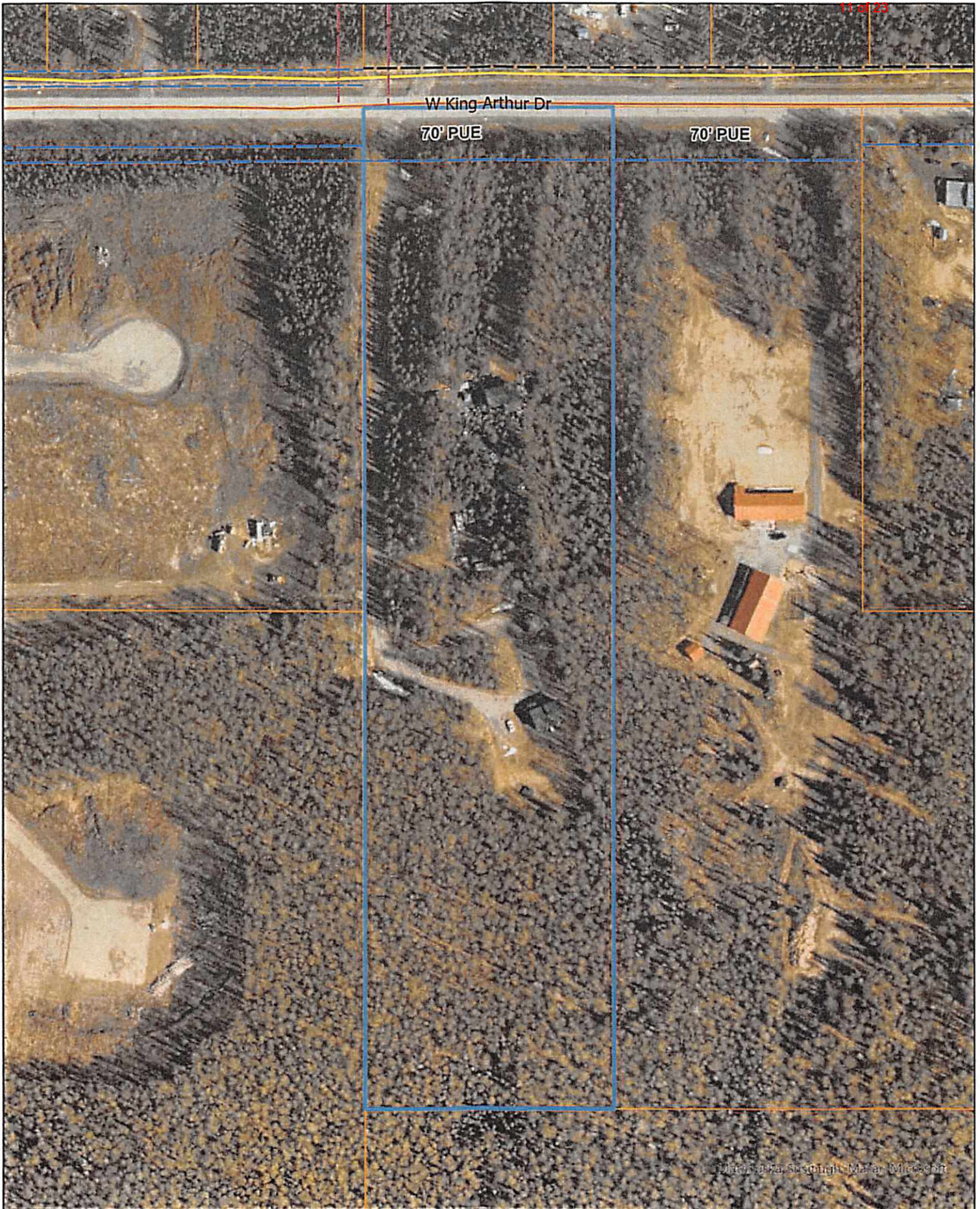


EXHIBIT A



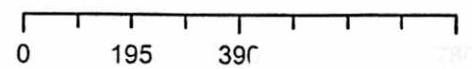
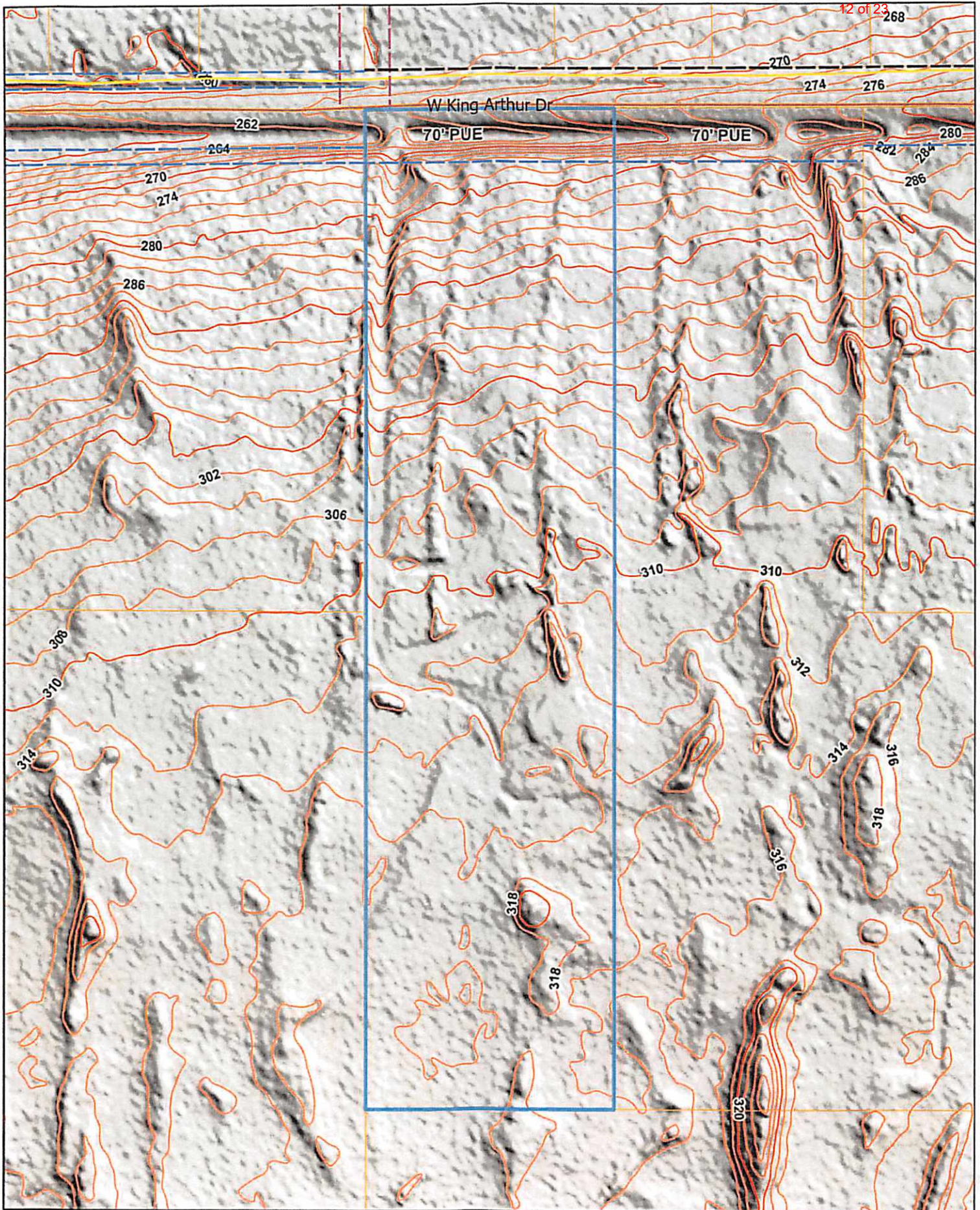


EXHIBIT A



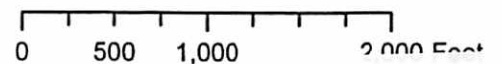
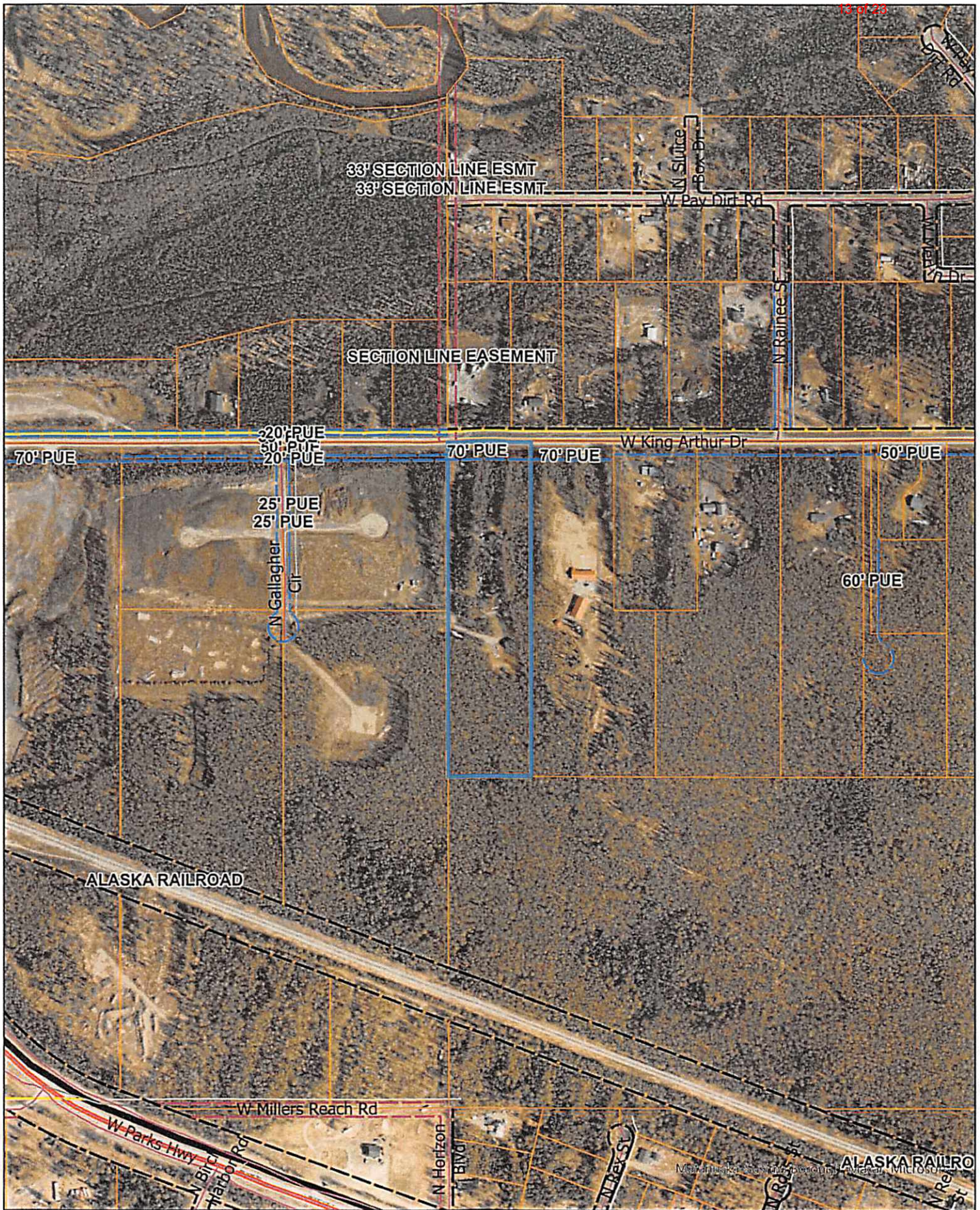


EXHIBIT A





Pioneer Engineering LLC  
Professional, Reliable, Local

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July 6, 2025

RE: Usable Area Report  
T18N R3W Section 26, Tax Parcel C7  
14222 W King Arthur Drive

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

RECEIVED  
JUL 08 2025  
PLATTING

Dear Mr. Wagner,

**Description:** Working on behalf of the owners and in coordination with Lavender Survey & Mapping, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide Tax Parcel C7 into Lot 1 (6.04 acres) and Lot 2 (3.75 acres).

**Test Hole:**

One test hole was excavated on 6-3-25. It was sited near the joint property line between proposed Lots 1 & 2 to represent the soils on both lots. In the test hole, the topsoil layer was 1 foot thick, underlain by poorly-graded sand (SP) to 9 feet, followed by a 3 foot layer of silty sand (SM) And then 2 more feet of poorly-graded sand (SP) to the bottom of the test hole at 14 feet. A copy of the soil log and a location map are attached. No groundwater was encountered in the test hole. No percolation tests were performed due to the thinness of the SM layer. In addition to this test hole information, a documented septic system was installed on Lot 1 in 2011.

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

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

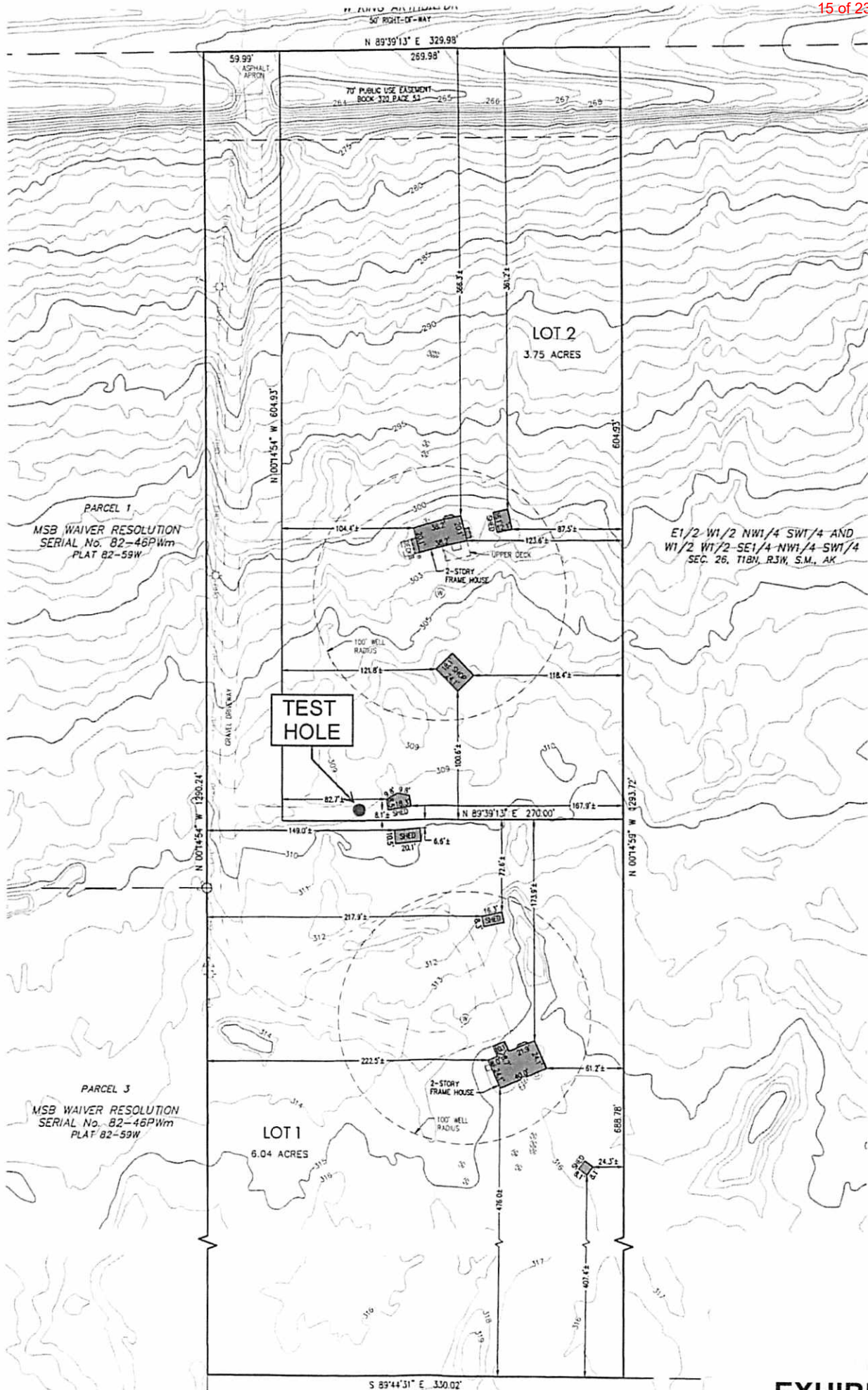
If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

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



**EXHIBIT B**



## SOIL LOG

Job Number: 2025-SW-066

Project Location: T18N R3W Section 26, Tax Parcel C7  
14222 W King Arthur Drive

Logged By: Jacquelyn Kack

Date: 6-3-25

### TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Sand (SP) w/trace of silt
3	
4	
5	
6	
7	
8	
9	
10	Silty sand (SM)
11	
12	
13	Sand (SP) w/trace of silt
14	
15	Bottom of test hole No groundwater
16	
17	
18	
19	
20	
21	



**TEST HOLE LOCATION:**  
See test hole map

**COMMENTS:**  
SM layer too thin for percolation test

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



## Chris Curlin

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**From:** Tammy Simmons  
**Sent:** Tuesday, July 29, 2025 2:31 PM  
**To:** Chris Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: RFC Yukon Hills (CC)

Hello,

PD&E has no comments.

Thank you.

PD&E Review Team

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Friday, July 18, 2025 1:11 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>; 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>; Rebecca Rein <rrein@houston-ak.gov>; George Thompson <gthompson@houston-ak.gov>; Meg Young <myoung@houston-ak.gov>; Debra Meister <dmeister@houston-ak.gov>; Carter Cole (mayor@houston-ak.gov) <mayor@houston-ak.gov>; Fire Code <Fire.Code@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Yukon Hills (CC)

Hello,

The following link contains a Request for Comments for Yukon Hills, MSB Case 2025-101. Comments are due by Wednesday, July 30, 2025.

 [Yukon Hills](#)

Sincerely,

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

## Chris Curlin

---

**From:** Permit Center  
**Sent:** Friday, July 18, 2025 2:11 PM  
**To:** Chris Curlin  
**Subject:** RE: RFC Yukon Hills (CC)

In Houston city limits, on a Houston ROW. No comments from the Permit Center.

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

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**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Friday, July 18, 2025 1:11 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>; 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>; Rebecca Rein <rrein@houston-ak.gov>; George Thompson <gthompson@houston-ak.gov>; Meg Young <myoung@houston-ak.gov>; Debra Meister <dmeister@houston-ak.gov>; Carter Cole (mayor@houston-ak.gov) <mayor@houston-ak.gov>; Fire Code <Fire.Code@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Yukon Hills (CC)

Hello,

The following link contains a Request for Comments for Yukon Hills, MSB Case 2025-101.  
Comments are due by Wednesday, July 30, 2025.

 Yukon Hills

Sincerely,

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



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

July 21, 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.

- **YUKON HILLS**  
**(MSB Case # 2025-101)**

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

Sincerely,

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

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

**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.

DATE: \_\_\_\_\_ MATANUSKA-SUSTINA BOROUGH PLAT COLLECTION OFFICIAL

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO CONFORM WITH THE LATEST SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_, DATE \_\_\_\_\_, 2025, AND THAT THIS PLAT 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.

WAYNE ALLEN TURNER DATE \_\_\_\_\_  
PO BOX 1070  
WASILLA, AK 99687

**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SHOWN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, FOR WAYNE ALLEN TURNER

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.

ROSEMARY LOGS MESSINGER DATE \_\_\_\_\_  
PO BOX 1070  
WASILLA, AK 99687

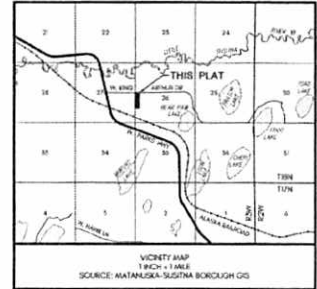
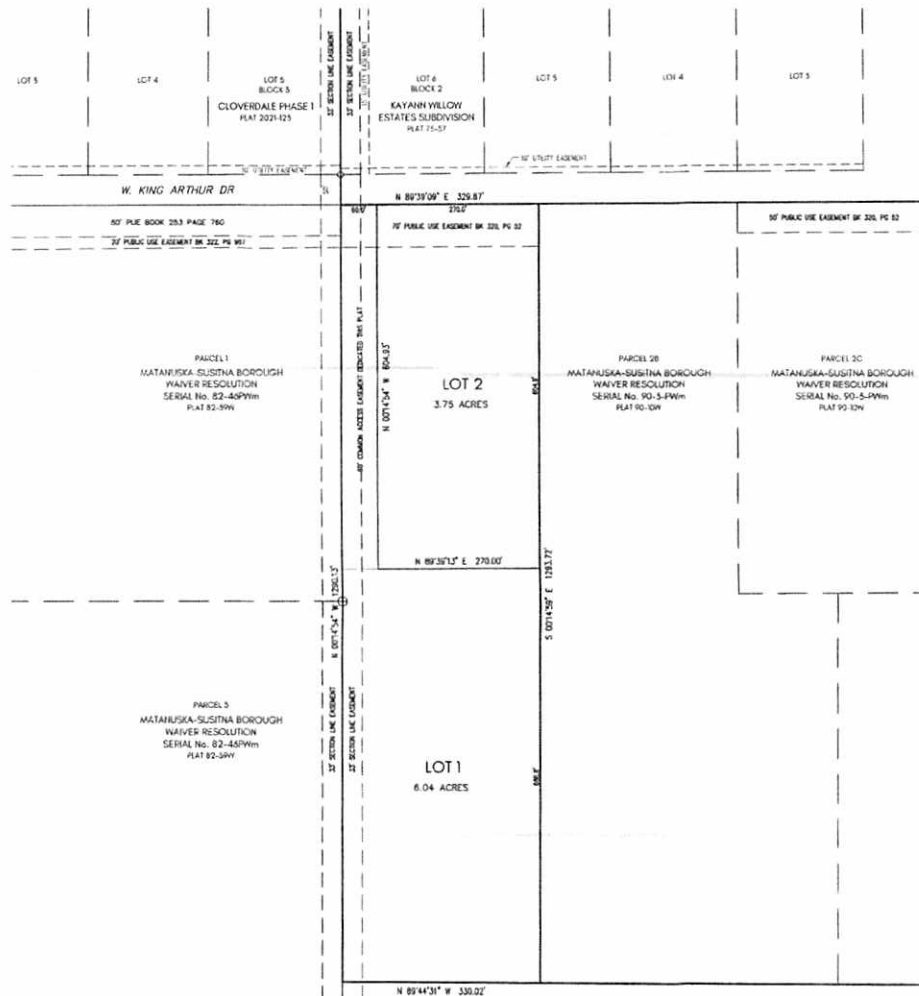
**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SHOWN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, FOR ROSEMARY LOGS MESSINGER

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 SHOWN HEREON.
  2. THE INDIVIDUAL WATER SUPPLY SYSTEM OR SEWER DISPOSAL SYSTEM SHALL BE INSTALLED 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. DISTURBANCE ARE RECORD PER XXXX, UNLESS NOTED OTHERWISE.
  4. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING EASEMENT CASEMENTS GRANTED TO THE MATANUSKA ELECTRIC ASSOCIATION: BOOK 825, PAGE 122, RECORDED OCTOBER 22, 1995; BOOK 825, PAGE 142, RECORDED OCTOBER 26, 1995.

- LEGEND**
- (R1) RECORD PER PLAT X
  - (R2) RECORD PER PLAT X
  - (C1) COMPUTED PER PLAT X
  - (C2) COMPUTED PER PLAT X



RECEIVED  
PLATTING

PLAT OF  
**YUKON HILLS**  
A PLAT OF PARCEL 2A, MATANUSKA-SUSTINA BOROUGH  
WAIVER RESOLUTION SERIAL No. 90-S-PWm, PLAT 90-10M,  
PALMER RECORDING DISTRICT,  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
LOCATED WITHIN  
SW 1/4 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 3 WEST,  
SERVED MERIDIAN, 4E  
CONTAINING X ACRES, MORE OR LESS  
**LAVENDER**  
SURVEY & MAPPING  
308 N. 10TH STREET, PALMER, AK 99646  
347.446.1000 / 347.446.1001  
DRAWN BY: SKT SCALE: 1" = 100' SHEET 25-120  
CHECKED BY: DMF DATE: 7/7/2025 SHEET 1 OF 1

EXHIBIT E



**SURVEYOR'S CERTIFICATE**  
LAVINIA M. BURNETT IS 15572. I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT 110-1.



## Chris Curlin

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, July 29, 2025 4:34 PM  
**To:** Chris Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Yukon Hills (CC)  
**Attachments:** Agenda Plat (59).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., 1<sup>st</sup> Floor, Anchorage, AK 99508

e: OSPDesign@gci.com | w: [www.gci.com](http://www.gci.com)

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>

**Sent:** Friday, July 18, 2025 1:11 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>; 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>; Rebecca Rein <rrein@houston-ak.gov>; George Thompson <gthompson@houston-ak.gov>; Meg Young <myoung@houston-ak.gov>; Debra Meister <dmeister@houston-ak.gov>; Carter Cole (mayor@houston-ak.gov) <mayor@houston-ak.gov>; Fire Code <Fire.Code@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>

**Subject:** RFC Yukon Hills (CC)

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

Hello,

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☐ [Yukon Hills](#)

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.

DATE: MATANUSKA-SUSTINA BOROUGH TAX COLLECTIONS DEPT.

**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 THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NO. 2025-01, DATE 7/7/2025, 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: PLANNING 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.

WAYNE ALLEN TURNER DATE: 7/7/2025  
PO BOX 81700  
WASILLA, AK 99687  
**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SIGNED TO BEFORE ME THIS DAY OF 2025  
FOR WAYNE ALLEN TURNER

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.

ROSEMARY LOIS HESINGER DATE: 7/7/2025  
PO BOX 81700  
WASILLA, AK 99687  
**NOTARY ACKNOWLEDGMENT**  
SUBSCRIBED AND SIGNED TO BEFORE ME THIS DAY OF 2025  
FOR ROSEMARY LOIS HESINGER

NOTARY FOR THE STATE OF ALASKA

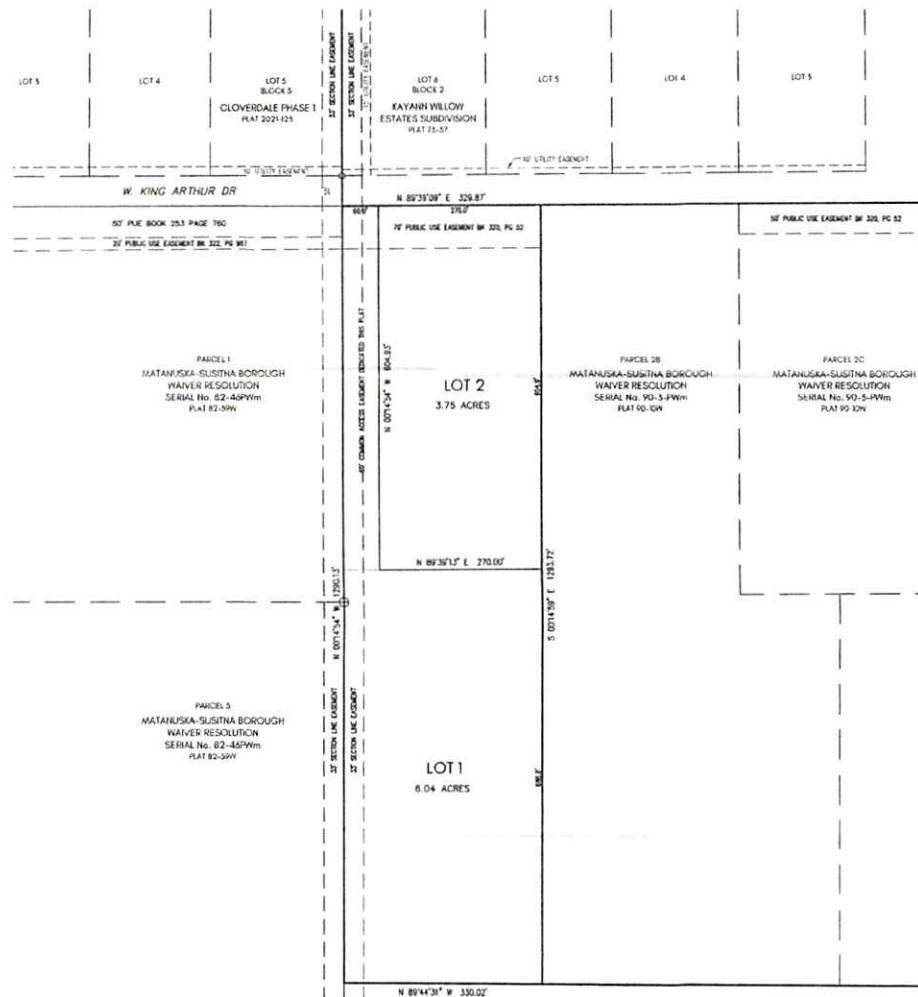
MY COMMISSION EXPIRES

**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 EX-VOLUNTARY LOT PARCELS SHOWN HEREON.  
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWER 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 RECORDED PER XXXX, UNLESS NOTED OTHERWISE.  
4. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING EASEMENT EASEMENTS GRANTED TO THE MATANUSKA ELECTRIC ASSOCIATION: BOOK 925, PAGE 122, RECORDED OCTOBER 22, 1995; BOOK 925, PAGE 142, RECORDED OCTOBER 26, 1995.

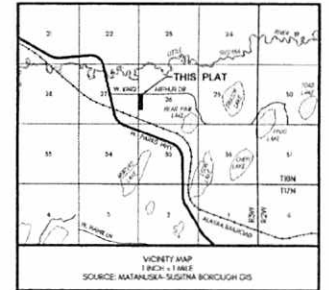
**LEGEND**  
(R) RECORD PER PLAT X  
(R2) RECORD PER PLAT X  
(C) COMPUTED PER PLAT X  
(C2) COMPUTED PER PLAT X



**SURVEYOR'S CERTIFICATE**  
I, DAWN M. RASMUSSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORDED DIMENSIONS FROM PLAT NO. X.



PARCEL 1  
SW 1/4 SW 1/4 SECTION 26



RECEIVED  
JUL 23 2025  
PLATTING

PLAT OF  
YUKON HILLS  
A PLAT OF PARCEL 2A, MATANUSKA-SUSTINA BOROUGH  
WAIVER RESOLUTION SERIAL NO. 90-S-PWm, PLAT 90-01X,  
PALMER RECORDING DISTRICT,  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
LOCATED WITHIN  
SW 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 5 WEST,  
SERVADO MERIDIAN 24  
CONTAINING 6 ACRES, MORE OR LESS.  
**LAVENDER**  
SURVEY & MAPPING  
300 N. 2ND STREET, SUITE 100  
ANCHORAGE, ALASKA 99501  
PHONE: (907) 561-1000  
FAX: (907) 561-1001  
WWW.LAVENDERSURVEY.COM  
DRAWN BY: SKT SCALE: 1" = 100' DWG. 25-120  
CHECKED BY: DMR DATE: 7/7/2025 SHEET 1 OF 1

APPROVED AS: SHOWN ☒  
CORRECTED ☐  
SIGN: *Mirya Armento*, DATE: 7/7/2025  
SCI ENGINEERING & DESIGN

EXHIBIT E



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, HEREON HAVE BEEN PAID.

DATE \_\_\_\_\_ MATANUSKA-SUSITNA 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 MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_, DATE \_\_\_\_\_, 2025, AND THAT THIS PLAT 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.

WAYNE ALLEN TURNER \_\_\_\_\_ DATE \_\_\_\_\_  
PO BOX 873121  
WASILLA, AK 99687

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025  
FOR WAYNE ALLEN TURNER.

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.

ROSEMARIE LOIS MESSINGER \_\_\_\_\_ DATE \_\_\_\_\_  
PO BOX 873121  
WASILLA, AK 99687

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025  
FOR ROSEMARIE LOIS MESSINGER.

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 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 XXXX, UNLESS NOTED OTHERWISE.
4. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING BLANKET EASEMENTS GRANTED TO THE MATANUSKA ELECTRIC ASSOCIATION:  
-BOOK 825, PAGE 122, RECORDED OCTOBER 20, 1995  
-BOOK 825, PAGE 142, RECORDED OCTOBER 20, 1995

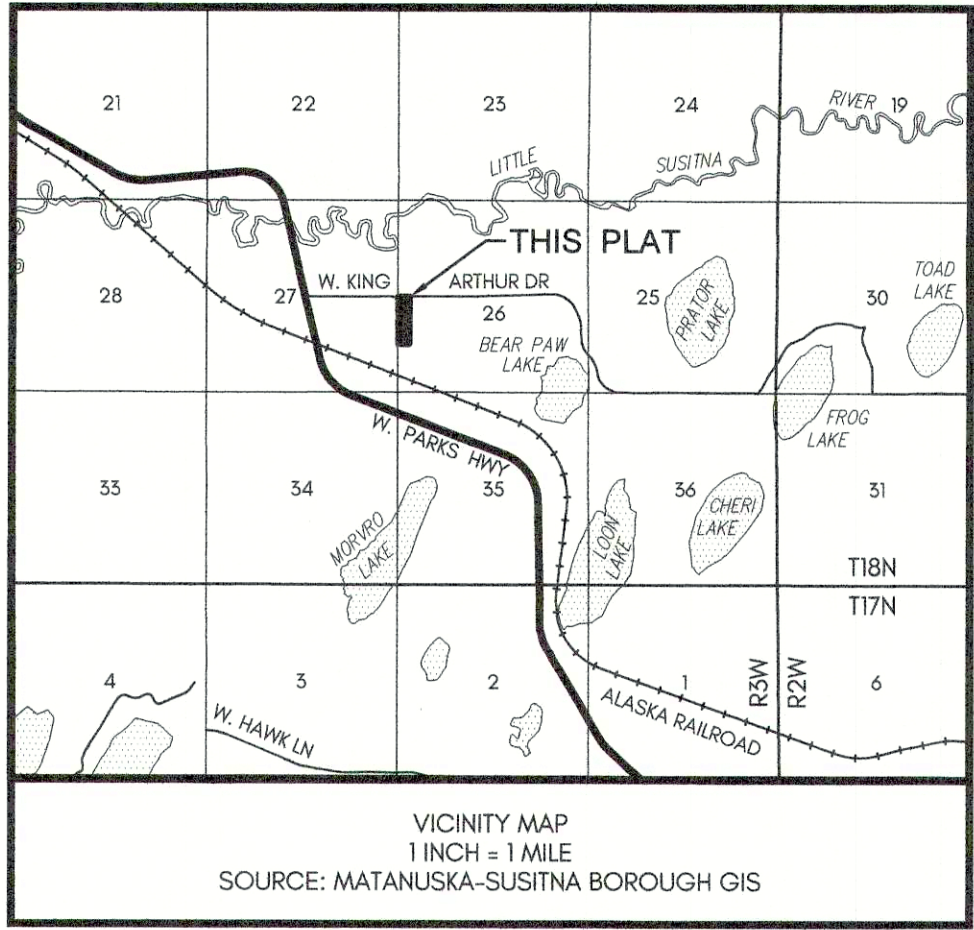
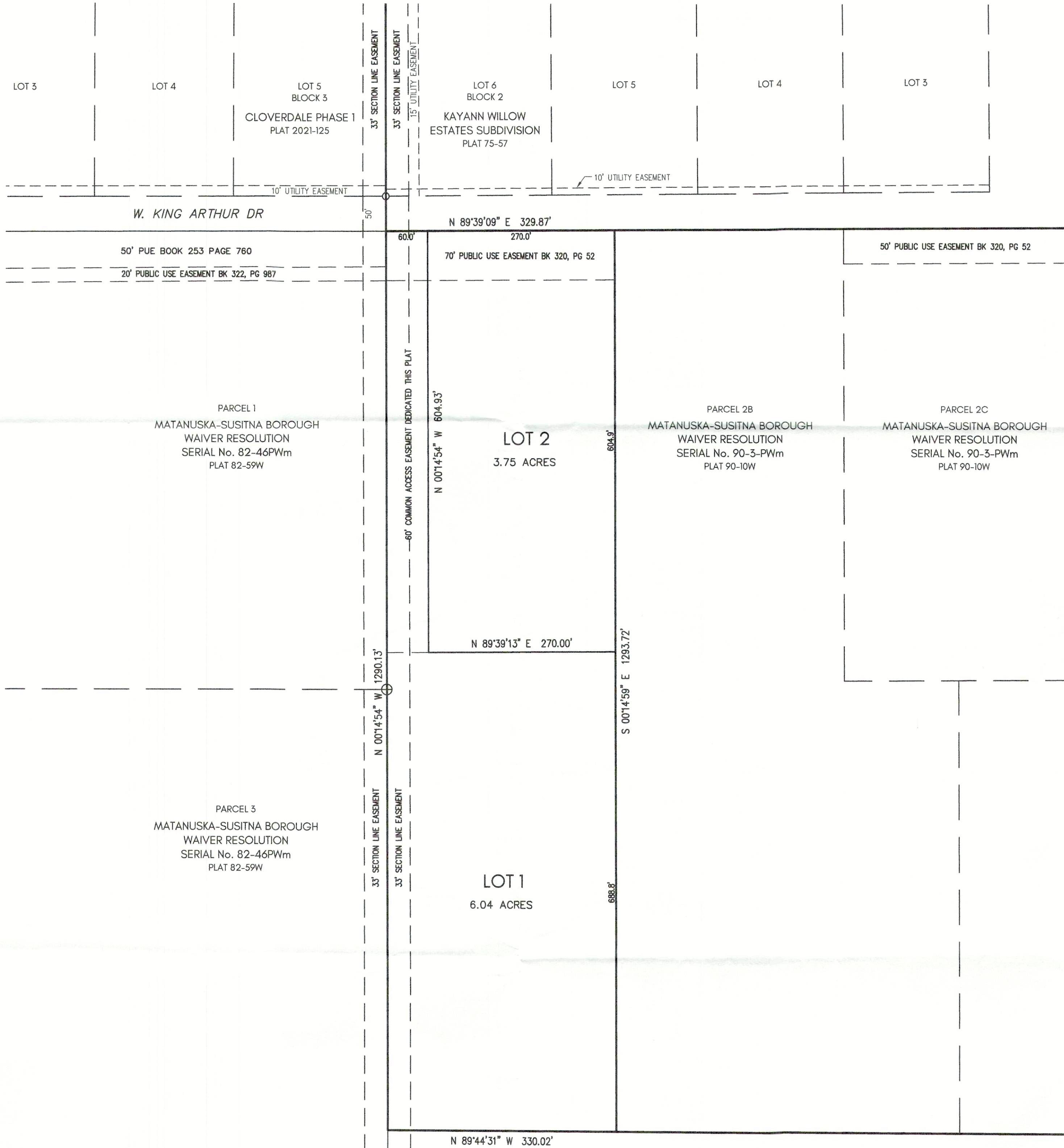
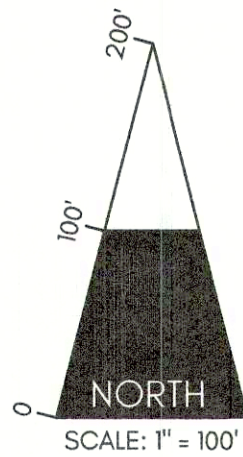
LEGEND

- (R1) RECORD PER PLAT X  
(R2) RECORD PER PLAT X  
(C1) COMPUTED PER PLAT X  
(C2) COMPUTED PER PLAT X



SURVEYOR'S CERTIFICATE

I, DAYNA M. RUMFELT LS 13322, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT NO. X.



RECEIVED  
JUL 08 2025  
PLATTING

PLAT OF  
YUKON HILLS

A PLAT OF PARCEL 2A, MATANUSKA SUSITNA BOROUGH  
WAIVER RESOLUTION SERIAL No. 90-3-PWm, PLAT 90-10W,  
PALMER RECORDING DISTRICT,  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA

LOCATED WITHIN  
SW 1/4 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 3 WEST,  
SEWARD MERIDIAN, AK

CONTAINING X ACRES, MORE OR LESS.

**LAVENDER**  
SURVEY & MAPPING  
720 N. YETI STREET, PALMER, AK 99645  
DAYNALAVENDERSURVEY.COM (907)301-9177

DRAWN BY: SKT	SCALE: 1" = 100'	DWG: 25-120
CHECKED BY: DMR	DATE: 7/7/2025	SHEET 1 OF 1