

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
Cayman Reynolds

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

August 27, 2025

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattings@matugov.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. **GILCAS GLADE LOTS 1A & 2A:** The request is to adjust the common lot line between Lots 1 & 2, Glica's Glade, Plat #2024-143, (Tax ID's 8572000L001 & 8572000L002) to be known as **GILCAS GLADE LOTS 1A & 2A**, containing 6.21 acres +/- . The property is located directly north of W. Dora Circle and east of W. Conner Court; within Section 35, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District 3. (*Petitioner/Owner: GE Properties, Staff: Chris Curlin, Case #2025-104*)
- B. **FISHHOOK AIRSTREAM LOTS 1-4:** The request is to create four lots from Lot 1, Fishhook Airstream (Plat #2025-27), (Tax ID 18N02E29B006), to be known as **FISHHOOK AIRSTREAM LOTS 1-4**, containing 5.39 acres +/- . The property is located directly south of N. Palmer-Fishhook Road, west of N. Glenn Highway, and east of N. Moffit Road; within the NW ¼ Section 29, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Farm Loop Community Council and Assembly District 2. (*Petitioner/Owner: Clyde & Peggy Lee, Staff: Chris Curlin, Case #2025-105*)
- C. **BLAKES:** The request is to create two lots from Tax Parcel B17, to be known as **BLAKES SUBDIVISION**, containing 0.92 acres +/- . The property is located south of E. Fireweed Avenue, west of S. Gulkana Street, and directly east of S. Chugach Street (Tax ID #

17N02E04B017); within the NW ¼ Section 04, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2. (*Petitioner/Owner: Hunter Blake / 809 Chugach LLC, Staff: Matthew Goddard, Case #2025-106*)

- D. **RAVENS RIDGE 2025:** The request is to create two lots by adjusting the common lot line between Lot 3, Raven's Ridge, Plat No. 2006-215 and Parcel 2, MSB Waiver Resolution Serial No. 199-49-PWm, Book 1036, Page 343 to be known as **RAVEN'S RIDGE 2025**, containing 8.87 acres +/- . The property is located west of S. Glenn Highway, north and west of S. Margaret Drive, and south of E. Palmer-Wasilla Highway (Tax ID # 5981000L003 & 17N02E05A026); within the NE ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2. (*Petitioner/Owner: John & Jeanne Novosad & Peak View Development, Staff: Matthew Goddard, Case #2025-108*)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **August 27, 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 27, 2025

ABBREVIATED PLAT: GILCA'S GLADE LOTS 1A & 2A
LEGAL DESCRIPTION: SEC 35, T17N, R02W S.M., AK
PETITIONERS: EUGENIU GILCA
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS/BILL KLEBESADEL
ACRES: 6.21 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2024-104

REQUEST:

The request is to adjust the common lot line between Lots 1 & 2, Glica's Glade, Plat #2024-143, to be known as **Glica's Glade Lots 1A & 2A**, containing 6.21 acres +/- . The property is located directly north of W. Dora Circle and east of W. Conner Court; within Section 35, Township 17 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map and Aerial Photos

Exhibit A – 4 pgs

Soils Report

Exhibit B – 4 pgs

COMMENTS:

USACE

Exhibit C – 1 pg

MSB Pre-design and Engineering

Exhibit D – 1 pg

MSB Permit Center

Exhibit E – 1 pg

Utilities

Exhibit F – 4 pgs

Public

Exhibit G – 1 pg

DISCUSSION: The common lot line between Lots 1 & 2 is being adjusted.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, P.E. The engineer has determined that each of the two proposed lots will have at least 10,000 square feet of contiguous usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 Area.

COMMENTS:

USACE: (**Exhibit C**) The Corps of Engineers (Corps) does not have any specific comments regarding this project.

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

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.

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

Public: (Exhibit G) Mark Bartlet has a concern about Woodland Glade and would like this Adjustment of Common Lot Line in Gilca's Glade to be reviewed by the Chief of Safety, Fire Department, and the School System.

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

CONCLUSION

The plat of Glica's Glade Lots 1A & 2A 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 Glica's Glade Lots 1A & 2A is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council #16 Knik Fairview; Road Service Area #17 Knik; MSB Emergency Services, Community Development, or Assessments; MTA or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Glica's Glade Lots 1A & 2A, contingent on the following recommendations:

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



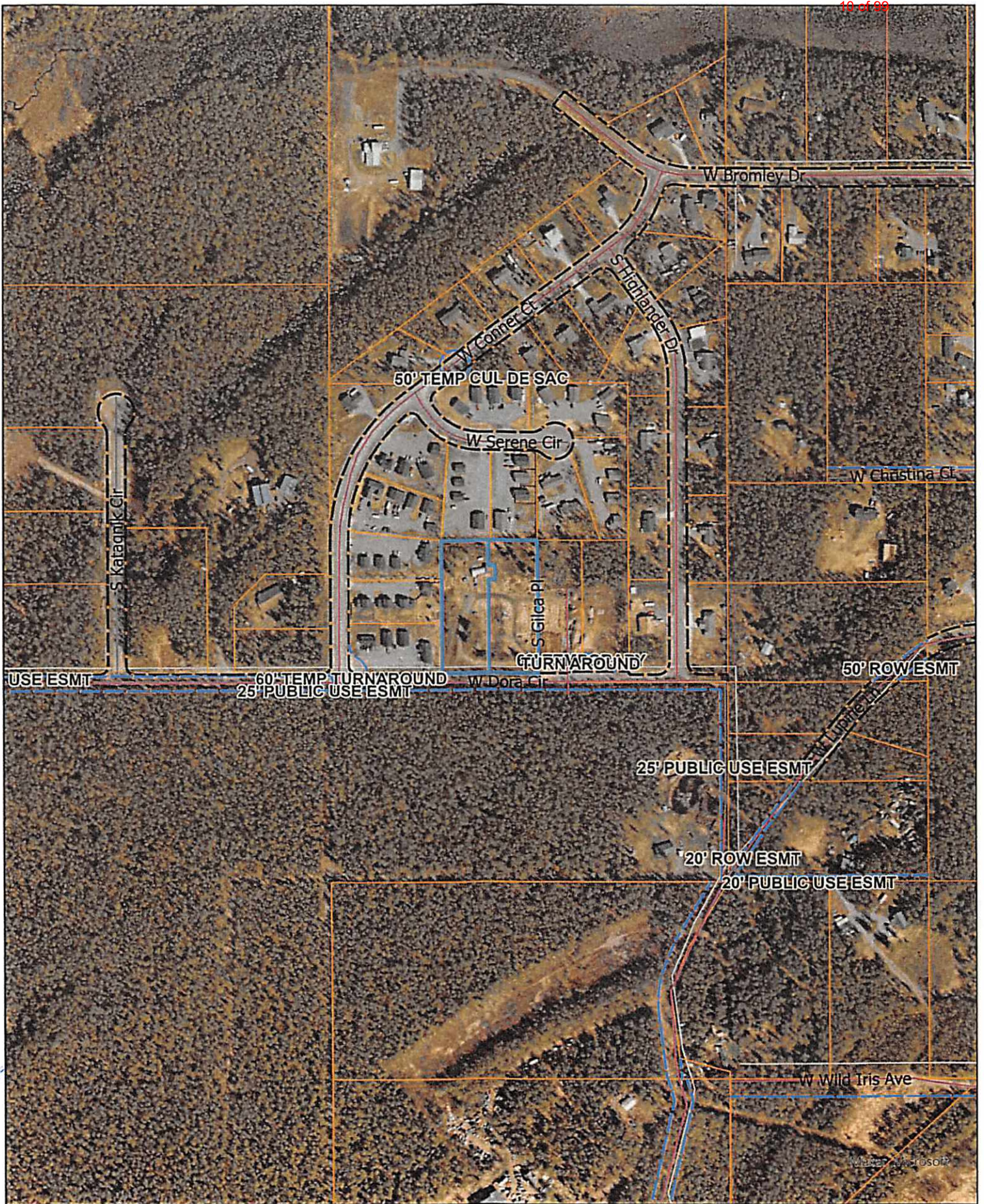
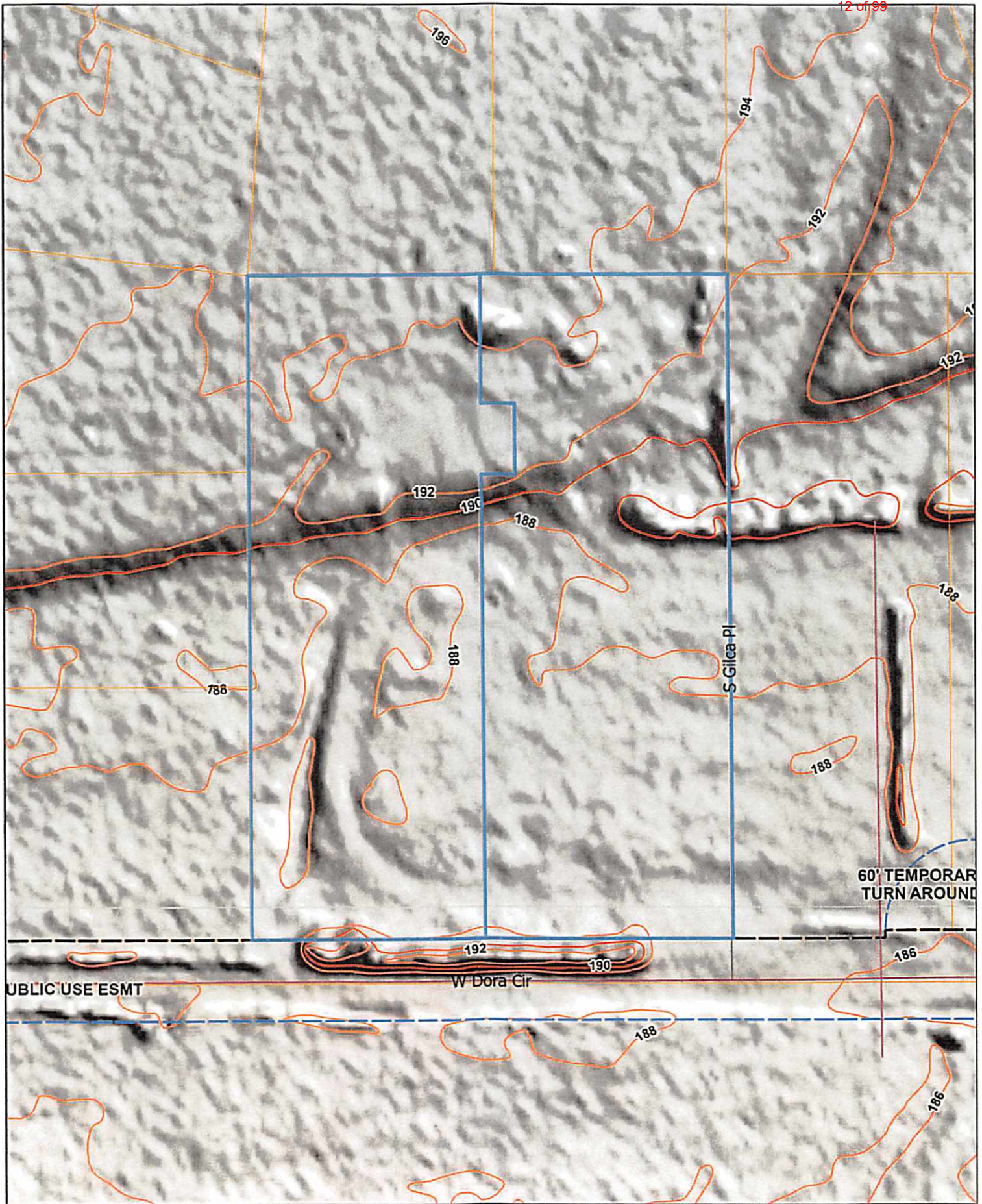


EXHIBIT A



0 95 190 380 Feet

EXHIBIT A



0 95 190 300 Feet

EXHIBIT A

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



RECEIVED
OCT 11 2024
PLATTING

USEABLE AREA CERTIFICATION

GILCA'S GLADE - REVISION 10/02/24

A SUBDIVISION OF

WOODLAND GLADE TRA. (2016-145)

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: MINIMUM SIZES

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

EXCEPTIONS:

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: (GP) TEST HOLES:
(SW) TEST HOLES: TH-3 (SP) TEST HOLES:
- ☒ Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:
- (GM) TEST HOLES: (SM) TEST HOLES: TH-1, TH-2
- ☐ 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.

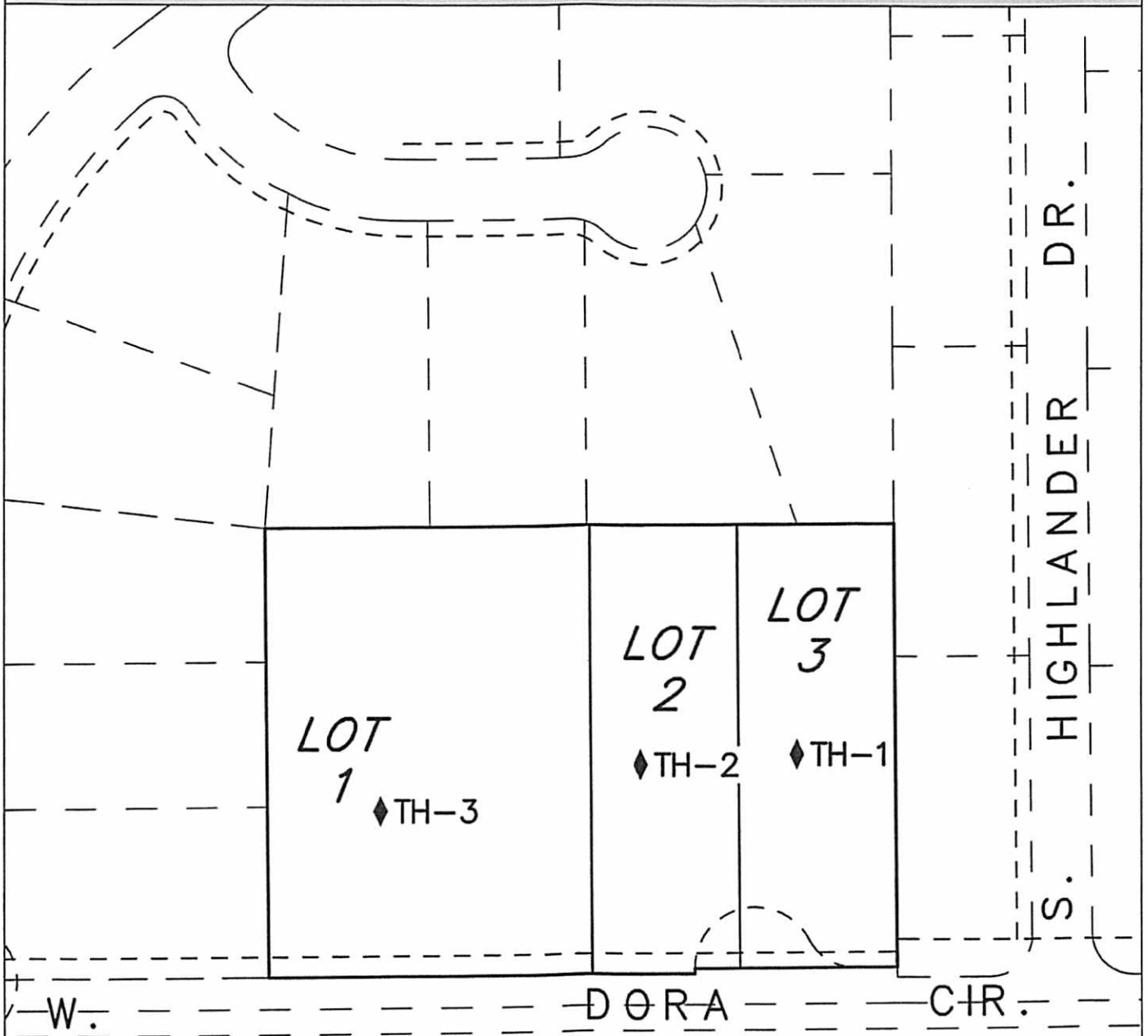
I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision as follows: 1. All contain sufficient overall area 2. All have at least 10,000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

Bill Klebesadel
WILLIAM S. KLEBESADEL P.E.
Professional Engineer

10-4-24
Date



TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

GILCA'S GLADE

FILE: 23-265

DRAWN: ELF

10/02/24

EXHIBIT A

Page 1 of 1

EXHIBIT B

Chris Curlin

From: Moore, Stephen A CIV USARMY CEPOA (USA) <Stephen.A.Moore2@usace.army.mil>
Sent: Tuesday, July 29, 2025 8:32 AM
To: Chris Curlin
Subject: USACE RFC Gilca's Glade (CC)

Mr. Curlin,

The Corps of Engineers (Corps) does not have any specific comments regarding this project.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory

Sample drawings can also be found on our website at
www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

You [or the owner] are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and you will be assigned a project manager to assist you. Please feel free to contact our main line if you [FOR REALTORS: or the future owner] have any questions or concerns at 907-753-2712.

V/r,



Steve Moore
Project Manager, North Section Regulatory Division
U.S. Army Corps of Engineers | Alaska District
Phone Desk: 907-753-5713
Email Stephen.A.Moore2@usace.army.mil



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

rrs.usace.army.mil

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, July 29, 2025 3:24 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Gilca's Glade (CC)

Hello,

PD&E has no comments.

Thank you.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Monday, July 28, 2025 4:06 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>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Dee McKee <Dee.McKee@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 Gilca's Glade (CC)

Hello,

The following link contains a Request for Comments for Gilca's Glade, MSB Case 2025-104. Comments are due by August 4, 2025.

 [Gilca's Glade Lots 1A & 2A](#)

Sincerely,

Chris Curlin
Platting Technician

Chris Curlin

From: Permit Center
Sent: Monday, July 28, 2025 4:29 PM
To: Chris Curlin
Subject: RE: RFC Gilca's Glade (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: Monday, July 28, 2025 4:06 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>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Dee McKee <Dee.McKee@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 Gilca's Glade (CC)

Hello,

The following link contains a Request for Comments for Gilca's Glade, MSB Case 2025-104. Comments are due by August 4, 2025.

☐ Gilca's Glade Lots 1A & 2A



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 30, 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.

- **GILCA'S GLADE LOTS 1A & 2A**
(MSB Case # 2025-104)

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 LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY OF PLAT RESOLUTION NUMBER 25, 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 MEASUREMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS RECORDED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR _____

LEGEND

- MEASURED DATA
- RECORD PER PLAT (2016-145) WOODLAND GLADE
- SURVEY POINT NUMBER
- BLOCK
- RECOVERED "N" REBAR
- RECOVERED PLASTIC CAP ON "N" REBAR
- SET PLASTIC CAP ON "N" #30 REBAR AT ALL LOT CORNERS, PT'S, AND PC'S

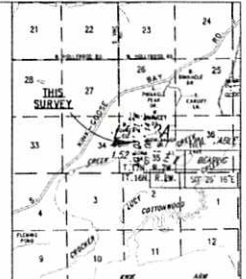
WOODLAND
GLADE
(2016-145)

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL
(MATANUSKA-SUSITNA BOROUGH)

DATE _____



SOURCE: WIS TAX MAP HO-15, HO-16, HO-17, & 1"=2,200' DCS4

CERTIFICATE OF OWNERSHIP

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

EVGENIO GILCA (REPRESENTATIVE) DATE _____
GE PROPERTIES, LLC
331 HUFFMAN RD
ANCHORAGE, AK 99515

NOTARY ACKNOWLEDGEMENT

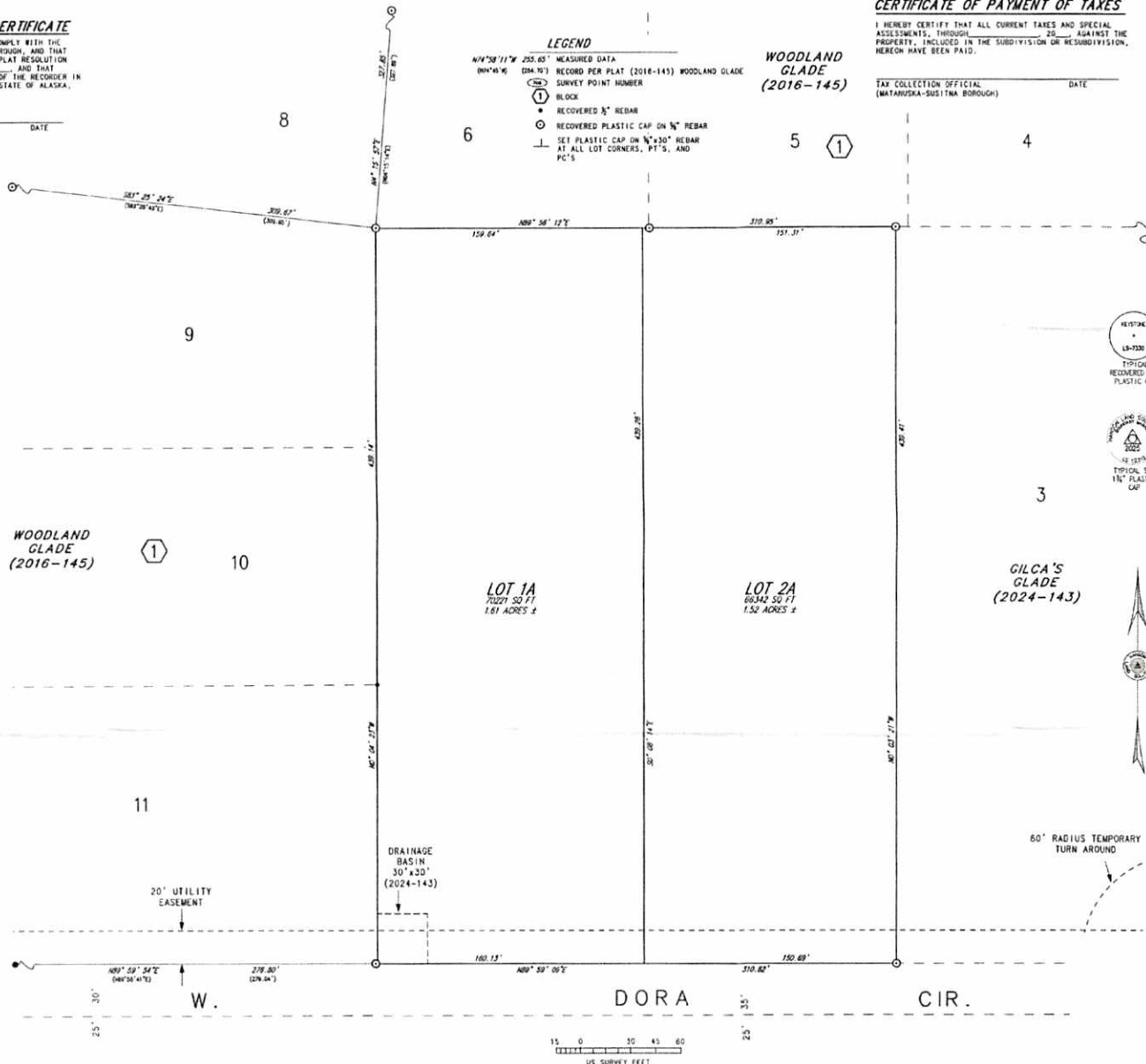
SUBSCRIBED AND SIGNED TO BEFORE ME THIS _____ DAY OF _____, 20____.

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

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 SOUTHEAST CORNER OF LOT 2, A RECOVERED PLASTIC CAP (SURVEY POINT 700) WITH A NETWORK GNSS GEODETIC POSITION OF 81° 34' 10.55"N 149° 35' 17.96"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 ENCUMBERED BY W.E.A. BLANKET EASEMENTS RECORDED ON:
 - A. JUNE 9, 1940 IN BOOK 32, PAGE 430.
 - B. DECEMBER 19, 1994 IN BOOK 791, PAGE 512.
 - C. SEPTEMBER 20, 1995 IN BOOK 865, PAGE 829.
 - D. JULY 2, 2024 IN DOCUMENT# 2024-11142-0.
- THIS SUBDIVISION IS ENCUMBERED BY AN ENSTAR BLANKET ASSESSMENT RECORDED ON AUGUST 10, 2016 AT DOCUMENT# 2016-01554-0.
- THIS SUBDIVISION IS ENCUMBERED BY COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON APRIL 14, 2017 AT DOCUMENT 1017-008749-0.



Agenda Copy

RECEIVED
PLATTING

A PLAT OF
GILCA'S GLADE LOTS 1A & 2A
A SUBDIVISION OF
GILCA'S GLADE
(2024-143)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NW 1/4 SEC. 35, T. 17N. R. 2W. SW. 1/4
CONTAINING 6.21 ACRES MORE OR LESS
HANSON
LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907) 746-7733
FILE: F805-2024 OK: GSP SCALE: 1"=30' 07/02/25 1 OF 1

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, July 30, 2025 4:39 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Gilca's Glade (CC)
Attachments: Agenda Plat.pdf

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

Chris,

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

Thanks,

GCI | OSP Design

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

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

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

Sent: Monday, July 28, 2025 4:06 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>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Dee McKee <Dee.McKee@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 Gilca's Glade (CC)

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

Hello,

The following link contains a Request for Comments for Gilca's Glade, MSB Case 2025-104. Comments are due by August 4, 2025.

 [Gilca's Glade Lots 1A & 2A](#)

Sincerely,

LS

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

RECEIVED
AUG 12 2025
PLATTING

5855B01L004 8
BARTLETT MARK A & JANE L LIVING TR
BARTLETT MARK A & JANE L TRES
2521 E MOUNTAIN VILLAGE DR
STE B PMB 416
WASILLA, AK 99654-7336

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: G.E. Properties, LLC

REQUEST: The request is to adjust the common lot line between Lots 1 & 2, Glica's Glade, Plat #2024-143, (Tax ID's 8572000L001 & 8572000L002) to be known as **GILCAS GLADE LOTS 1A & 2A**, containing 6.21 acres +/- The property is located directly north of W. Dora Circle and east of W. Conner Court; within Section 35, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District 3.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **August 27, 2025**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

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

To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

☐ No Objection ☐ Objection ☒ Concern

Name: MARK BARTLETT Address: 5533 S. HIGHLANDER

Comments:

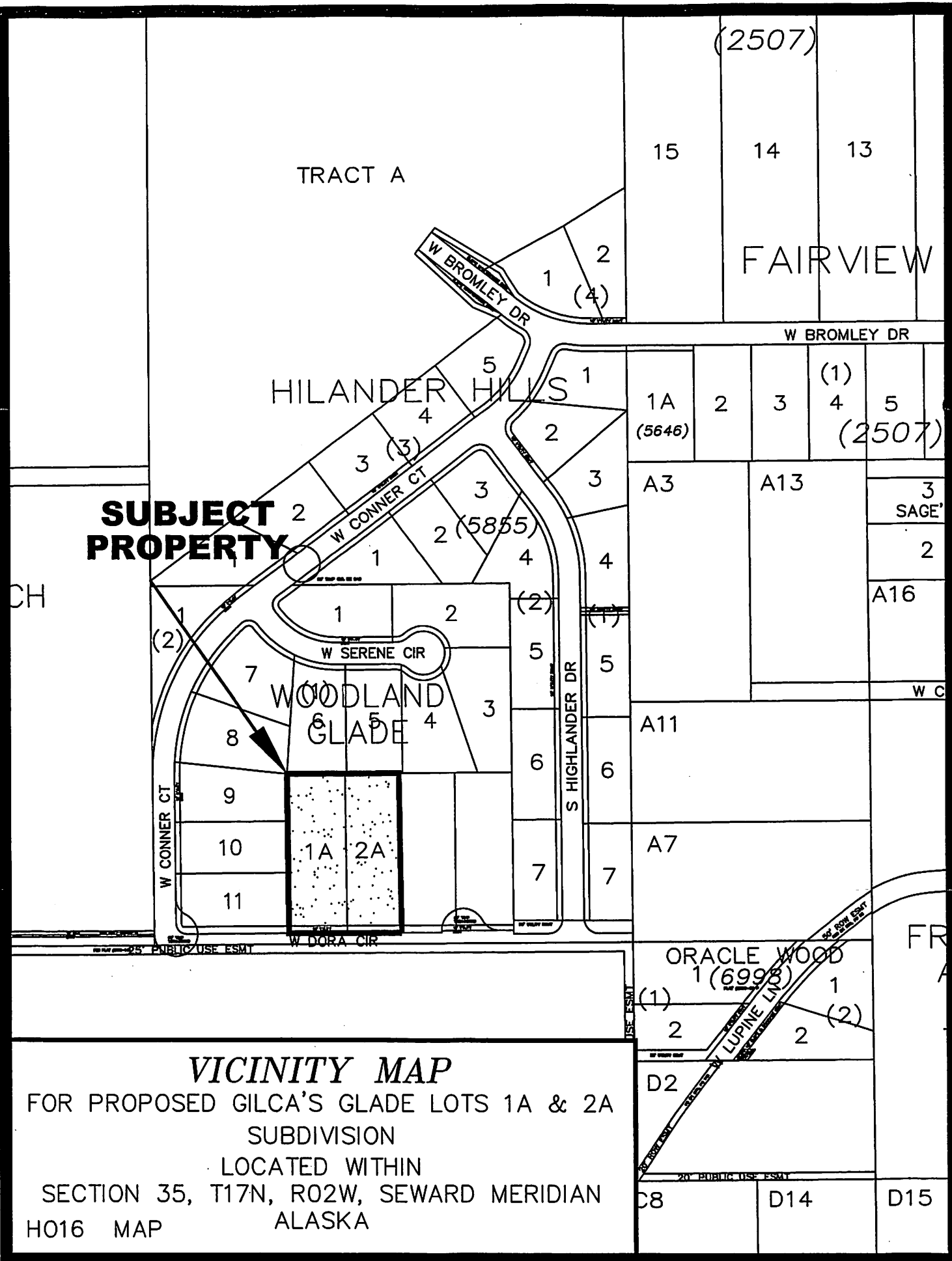
YOU'RE GOING TO PUT IT IN ANYWAY... JUST LIKE
YOU DID AGAINST THE NEIGHBORHOOD (WHO "VOTED"
AGAINST IT!) WHEN YOU PLOPPED WOODLAND GLADE
IN OUR LAPS. DID YOU RUN THIS PAST THE
CHIEF OF SAFETY/FIREDEPT/SCHOOL SYSTEM?

Case # 2025-104 CC

Note: Vicinity map Located on Reverse Side

EXHIBIT G

YOU RUINED OUR NEIGHBORHOOD. THIS IS A WASTE!!



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

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 SOUTHEAST CORNER OF LOT 3. A RECOVERED PLASTIC CAP (SURVEYED POINT 706) WITH A NETWORK GNSS GEODETIC POSITION OF 61° 34' 16.55"N 149° 35' 17.96"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 ENCUMBERED BY M.E.A. BLANKET EASEMENTS RECORDED ON:
 - A. JUNE 9, 1960 IN BOOK 32, PAGE 430.
 - B. DECEMBER 19, 1994 IN BOOK 791, PAGE 512.
 - C. SEPTEMBER 20, 1996 IN BOOK 865, PAGE 829.
 - D. JULY 2, 2024 IN DOCUMENT# 2024-11142-0.
6. THIS SUBDIVISION IS ENCUMBERED BY AN ENSTAR BLANKET EASEMENT RECORDED ON AUGUST 10, 2016 AT DOCUMENT# 2016-016554-0.
7. THIS SUBDIVISION IS ENCUMBERED BY COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON APRIL 14, 2017 AT DOCUMENT 2017-006749-0.

LEGEND

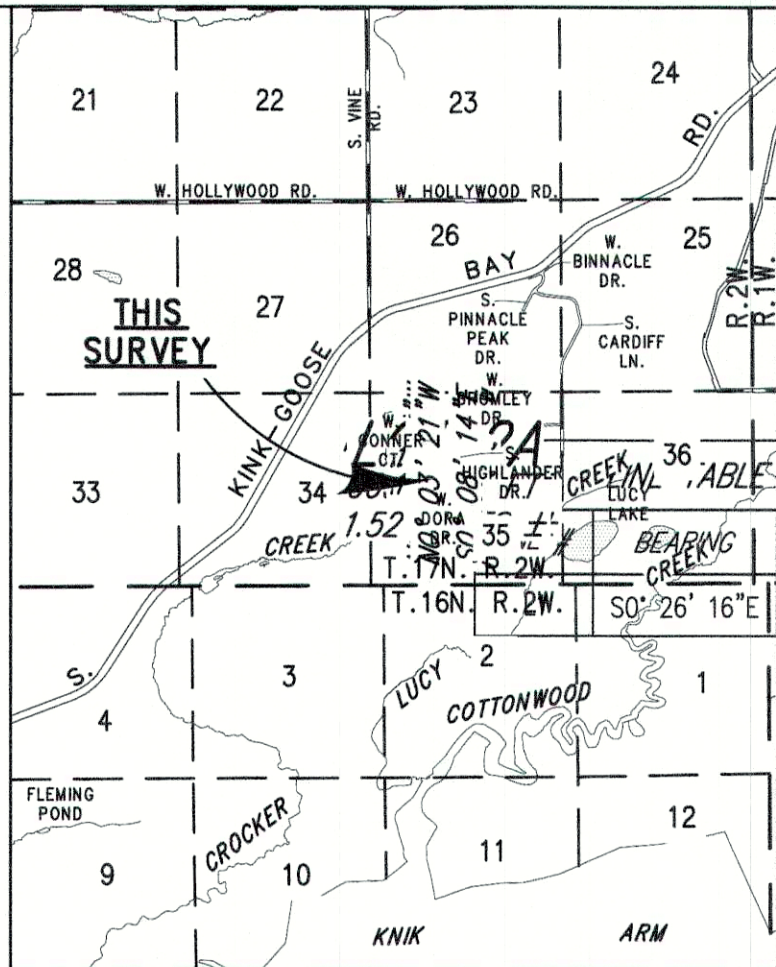
- N74°58'11"W 255.65' (254.70') MEASURED DATA
(N74°45'W) RECORD PER PLAT (2016-145) WOODLAND GLADE
SURVEY POINT NUMBER
① BLOCK
● RECOVERED 1/2" REBAR
○ RECOVERED PLASTIC CAP ON 3/8" REBAR
⊥ SET PLASTIC CAP ON 3/8"x30" REBAR AT ALL LOT CORNERS, PT'S, AND PC'S

**WOODLAND
GLADE
(2016-145)**

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 H015, H016, OC03, & OC04
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.

EUGENIO GILCA (REPRESENTATIVE) DATE _____
GE PROPERTIES, LLC
331 HUFFMAN RD.
ANCHORAGE, AK 99515

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____

DAY OF _____, 20____,

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

Agenda Copy

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JUL 23 2025
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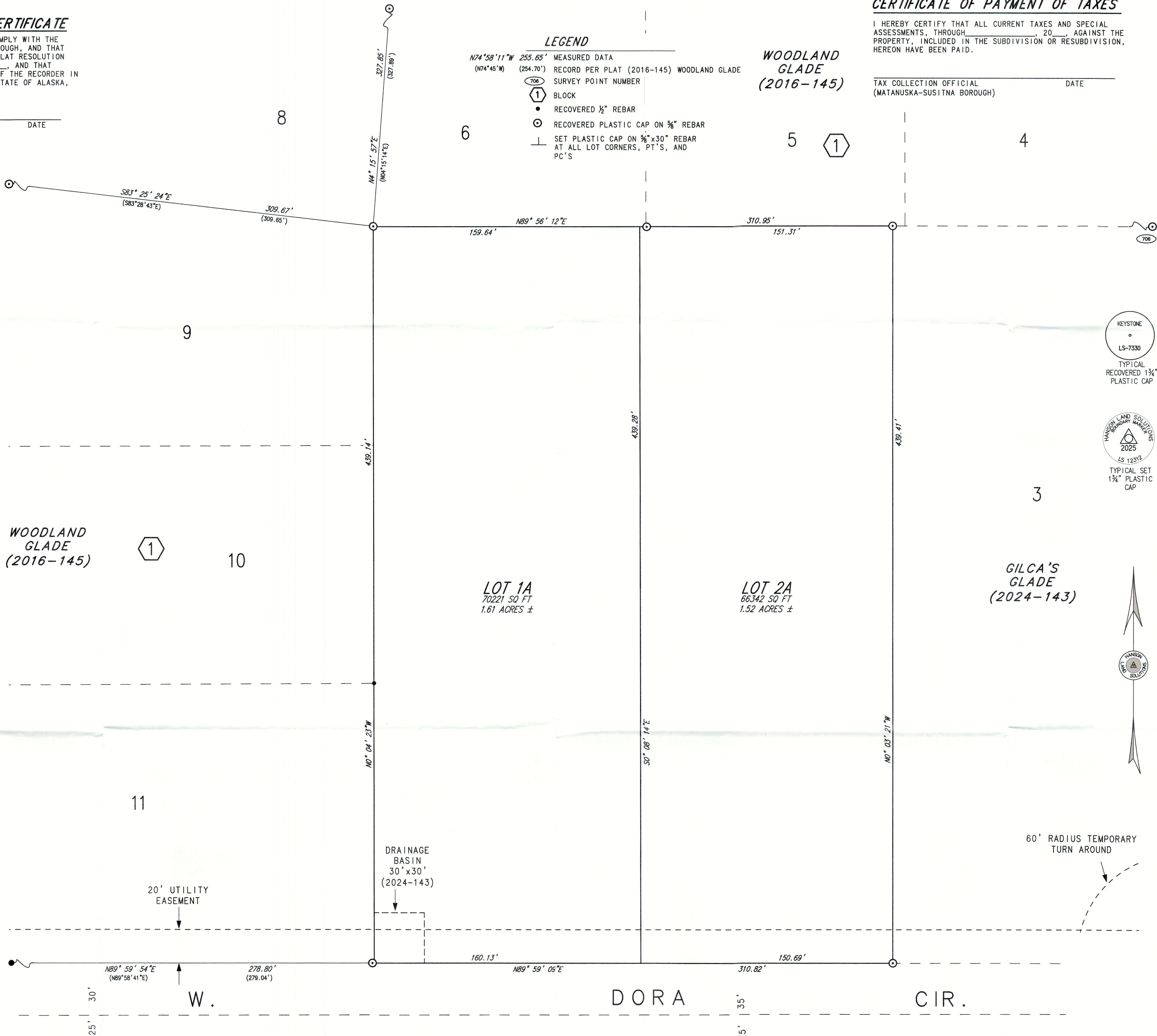
A PLAT OF
GILCA'S GLADE LOTS 1A & 2A

A SUBDIVISION OF
**GILCA'S GLADE
(2024-143)**

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NW¼ SEC. 35, T.17N. R.2W. SM, AK
CONTAINING 6.21 ACRES MORE OR LESS

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

FILE: FB25-205 OK: CEH SCALE:1"=30' 07/02/25 1 OF 1



B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 27, 2025

ABBREVIATED PLAT: FISHHOOK AIRSTREAM LOTS 1 - 4
LEGAL DESCRIPTION: SEC 29, T18N, R02E S.M., AK
PETITIONERS: CLYDE & PEGGY LEE
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS/BILL KLEBESADEL
ACRES: 5.39 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2025-105

REQUEST:

The request is to create four lots from Lot 1, Fishhook Airstream (Plat #2025-27) to be known as **Fishhook Airstream Lots 1-4**, containing 5.39 acres +/- . The property is located directly south of N. Palmer-Fishhook Road, west of N. Glenn Highway, and east of N. Moffit Road; within the NW ¼ Section 29, Township 18 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map and Aerial Photos

Exhibit A – 4 pgs

Soils Report

Exhibit B – 6 pgs

COMMENTS:

ADOT&PF

Exhibit C – 3 pgs

MSB Pre-design and Engineering

Exhibit D– 1 pg

MSB Permit Center

Exhibit E – 1 pg

Utilities

Exhibit F – 4 pgs

DISCUSSION: The proposed subdivision is creating four lots. The proposed lots range in size from 1.01 to 1.84 acres. All proposed lots will take access from N. Palmer-Fishhook Rd, an ADOT&PF owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, P.E., notes that three test holes were excavated for the proposed lots. Test pit locations were selected as a representative of the conditions to be expected throughout the proposed subdivision. The test holes were dug to a depth of 12', no ground water was encountered. The soils consisted of organic silts and organic silty clays of low plasticity overlying well graded gravels, gravel-sand mix, and little/no fines. The engineer has determined that each of the two proposed lots will have at least 10,000 square feet of contiguous usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 Area.

COMMENTS:

ADOT&PF (**Exhibit C**) Add plat note: “No direct access for all lots to Palmer-Fishhook Road.”

All lots must take access through shared access easement.

Recommend dedicating Christiansen Road right of way to the Mat-Su Borough to formalize road and access agreement.

Reapply for permit for access to Palmer-Fishhook Road. Driveway permits and Approach Road Review can be applied for at DOT&PF’s online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF’s ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

No new utility access through Palmer-Fishhook Road. DOT&PF recommends lengthening common access easement south to avoid future queuing issues.

Staff notes the plat note is recommendation # 3.

DPW Pre-design and Engineering (**Exhibit D**) Easement 2025-011496-0 Access Easement should be shown on the plat or referenced in the plat notes.

The soils report and test hole logs are not signed by the engineer. Please resubmit.

Note 5 on the plat should be revised to state all lots should take access to Palmer-Fishhook from Christiansen Lane.

Staff notes a signed soils report was provided, condition #5 covers easements and condition #3 covers access.

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.

Utilities: (**Exhibit F**) ENSTAR has no comments or recommendations. GCI, MEA, and MTA 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 Fishhook Airstream Lots 1-4 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.

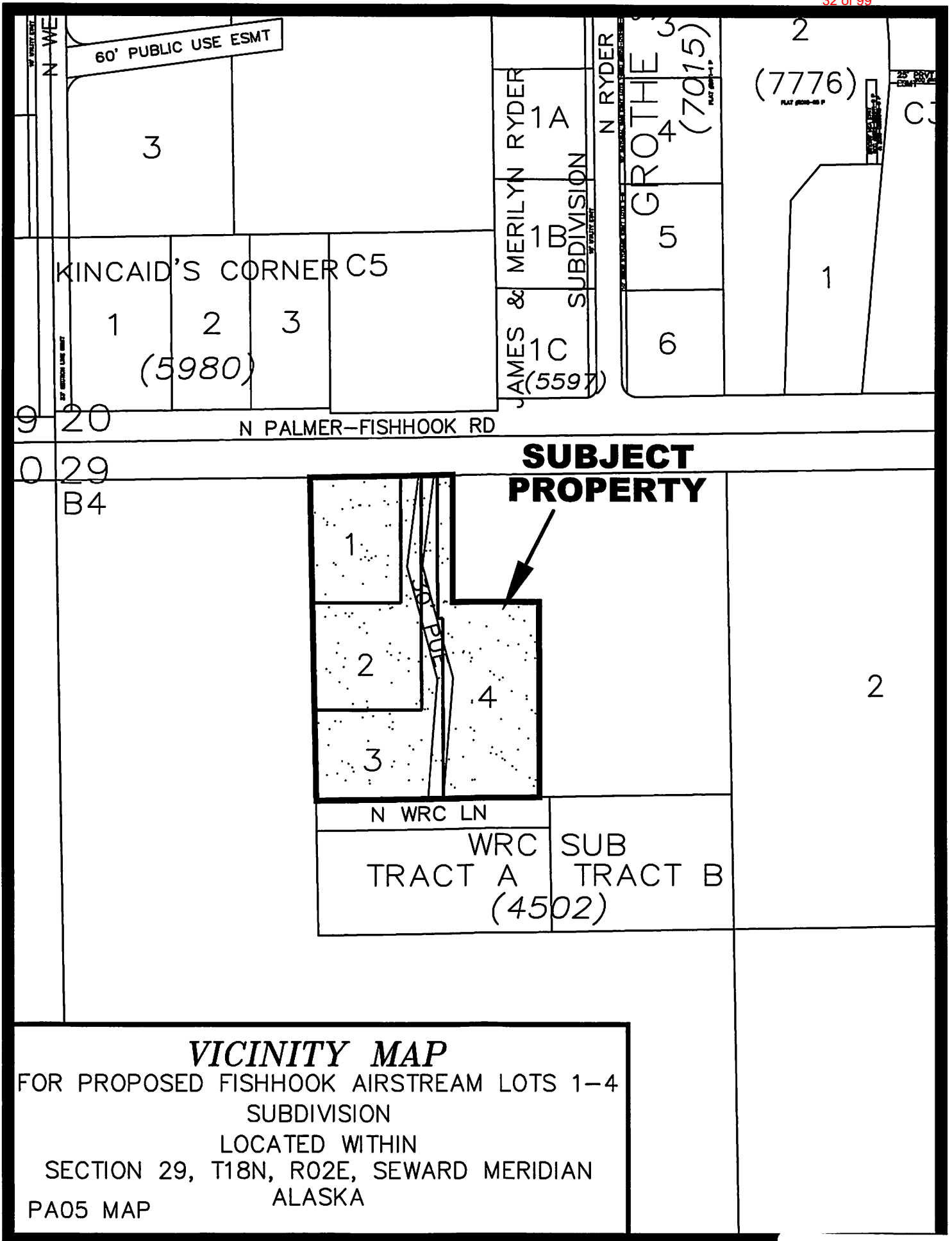
FINDINGS of FACT:

1. The abbreviated plat of Fishhook Airstream Lots 1-4 is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council #23 Farm Loop; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, or Assessments; MTA or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Fishhook Airstream Lots 1 - 4, Section 29, Township 18 North, Range 02 East, Seward Meridian, Alaska, contingent on the following recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Add plat note: "No direct access for all lots to Palmer-Fishhook Road."
4. Pay postage and advertising fees.
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.



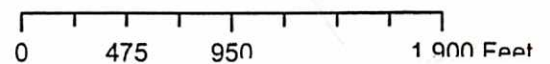
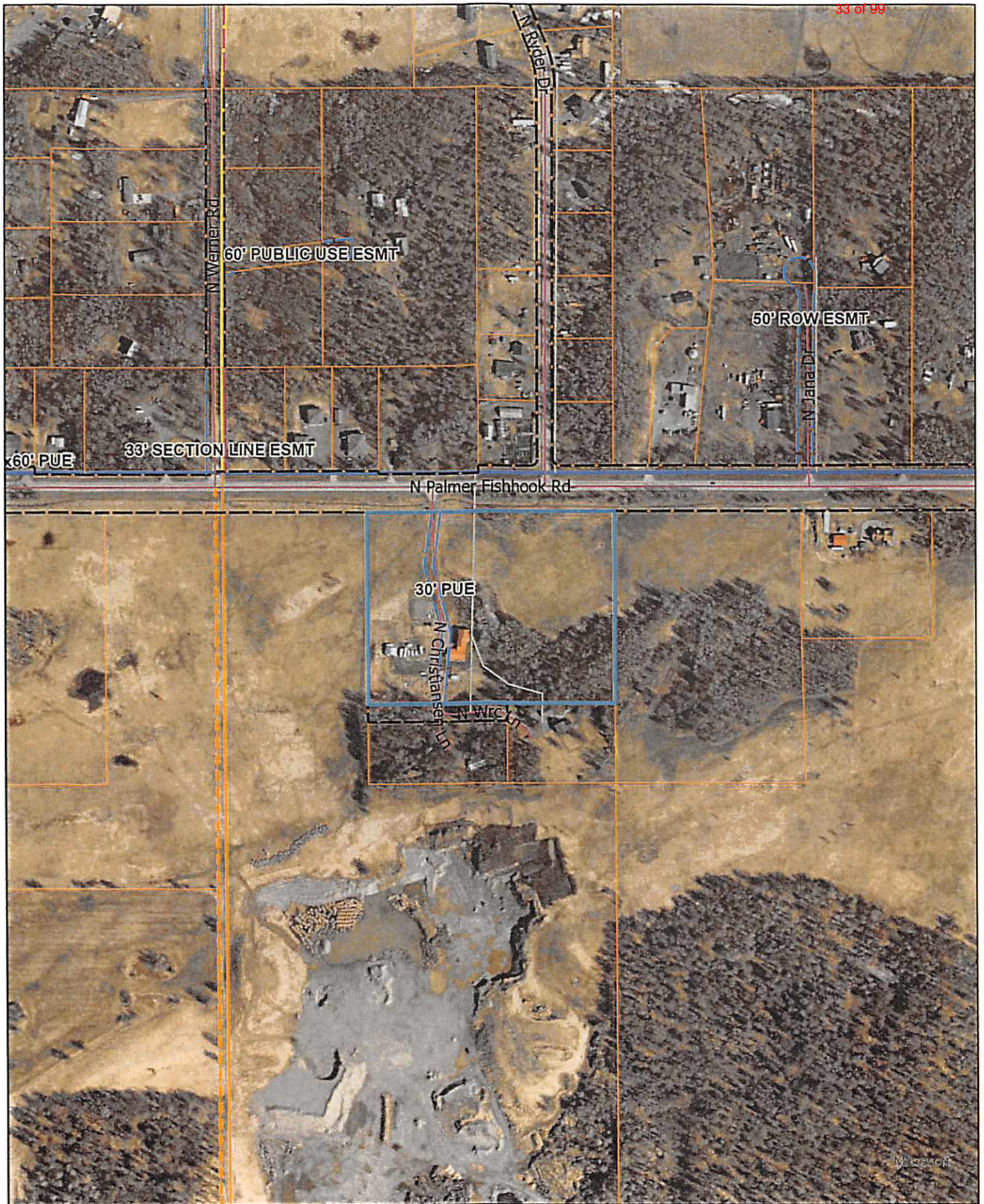
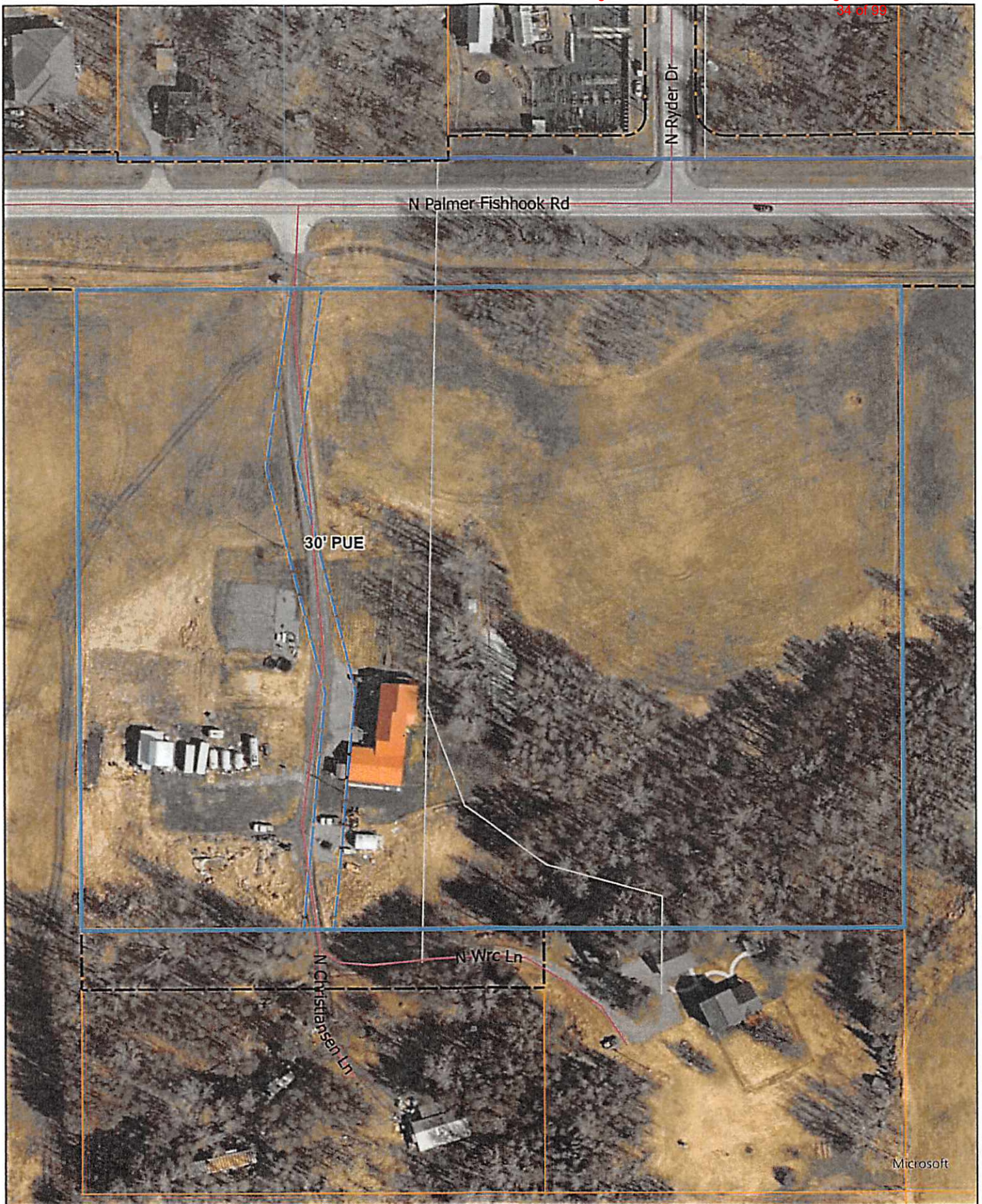


EXHIBIT A



0 145 290 580 Feet

EXHIBIT A

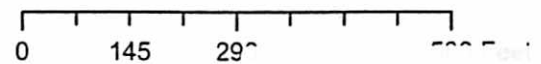
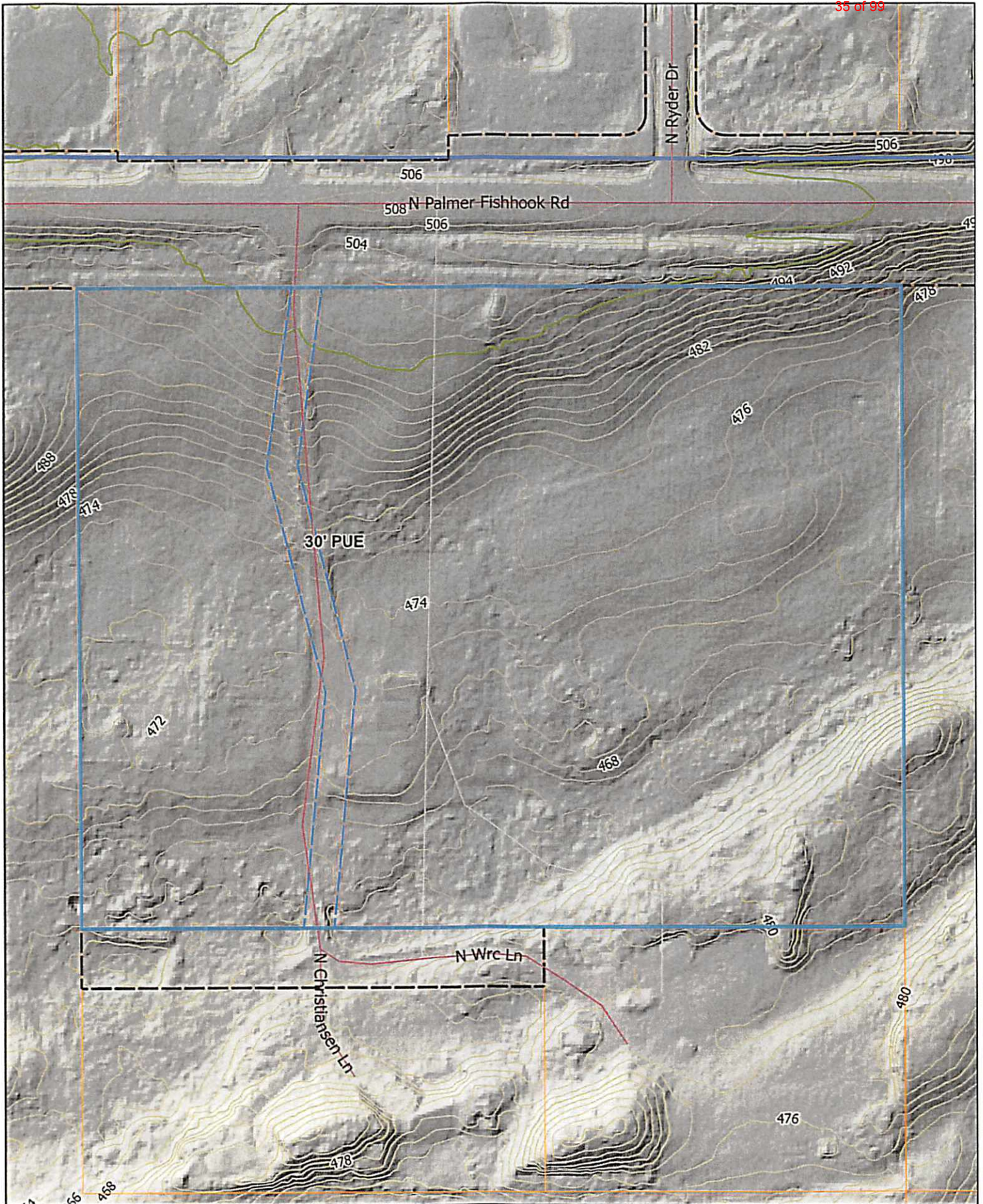


EXHIBIT A

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



RECEIVED
AUG 14 2025
PLATTING

USEABLE AREA CERTIFICATION

FISHHOOK AIRSTREAM LOTS 1-4

A SUBDIVISION OF

FISHHOOK AIRSTREAM LOT 1 (2025-27)

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 & LAND DEVELOPMENT CONSULTING
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: 2,3

(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 "Contiguous Useable Septic Area".

Bill Klebesadel 8-13-25
WILLIAM KLEBESADEL P.E. Date

Professional Engineer



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: TH-1 (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 "Contiguous Useable Septic Area".

Bill Klebsadel
WILLIAM KLEBESADEL P.E.
Professional Engineer


8-23-24
Date



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

GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG

Parcel:	FISHHOOK AIRSTREAM LOTS 1-4	TEST HOLE NO.	Date:	07/18/25
Insp. By:	PIONEER	3	Job #	25-228

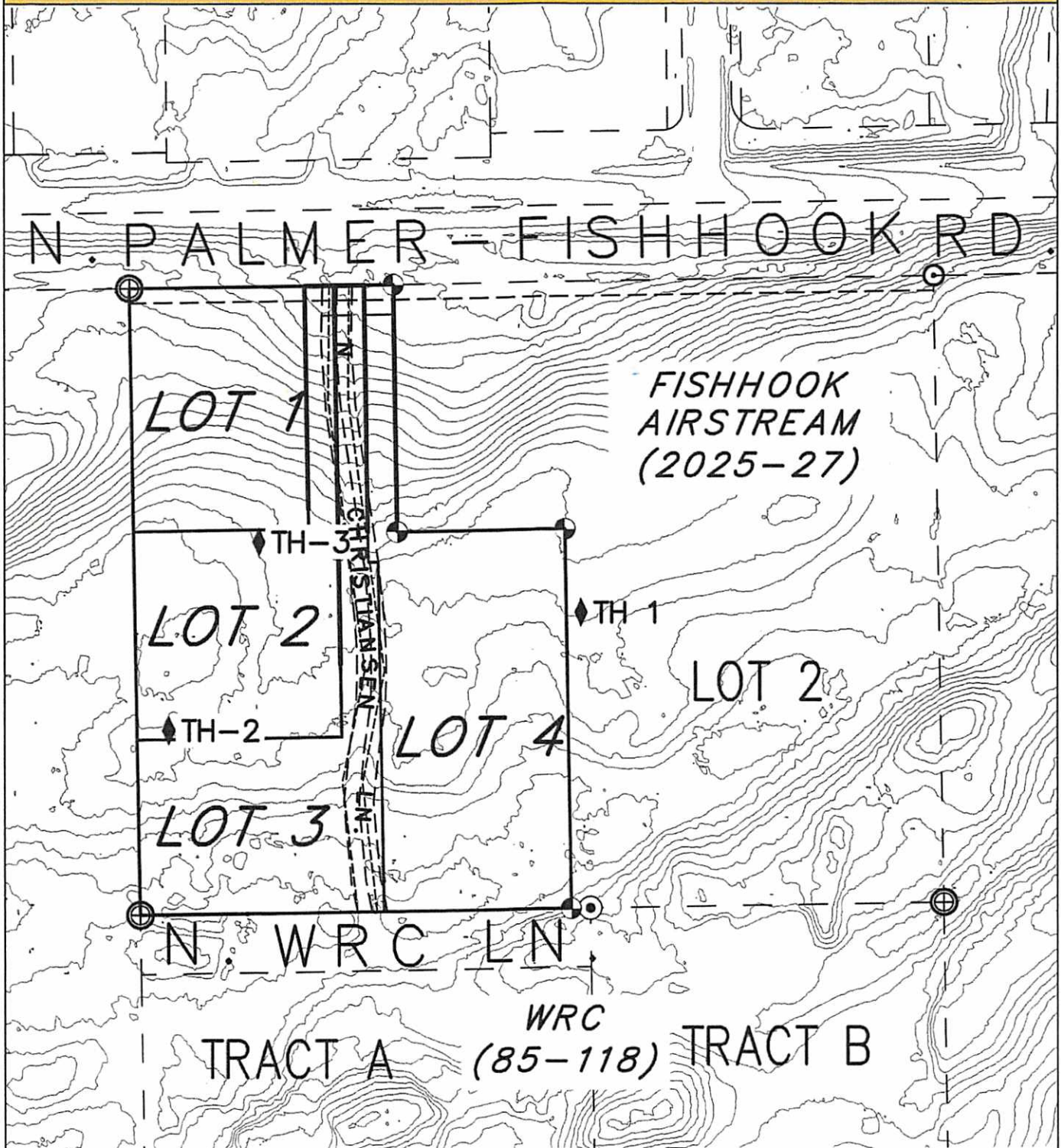
TEST HOLE EXCAVATION ANALYSIS		TEST HOLE LOCATION MAP																																																																																				
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HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

FISHHOOK AIRSTREAM LOTS 1-4

FILE: 25-228

DRAWN:LS

07/21/25

EXHIBIT A

Page 1 of 1

EXHIBIT B



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

August 1, 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:

- **Blakes Subdivision; Warranty Deed 2023-004529-0 (Chugach St**
809 S Chugach St, Tax ID 17N02E04B017

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

- **HO 05 MSB ROW; Tax Parcels C8, D4, & A6 (Parks Highway MP 58-59)**
 - All access and access locations for all Mat-Su Borough lots to the Parks Highway will be required to be reviewed and approved through the Parks Highway Access Development Permit (ADP).
 - All interstate access requires concurrence from the Federal Highway Administration (FHWA).
 - Access will require approval from the Alaska Railroad (AKRR).
 - All driveways and approach roads require permitting through DOT&PF's right of way section. 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.
 - Please see attached comments and recommendations from DOT&PF ROW regarding right of way lines and markings.
- **MG 05 Vaughan; MSB Waiver 98-83; Tony B & Carolyn Snedigar (Glenn Highway MP 98.5)**
 - DOT&PF requires shared access to the Glenn Highway for both lots.
 - Formalize shared access with a shared or common access easement.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT C

- Future circulation for both lots will be required through single access point to the Glenn Highway.
- Apply for a shared driveway 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.
- Recommend Glenn Highway right of way dedication.
- **Raven's Ridge 2025; PA 12 Novosad (MG); Plat #2006-215 (Margaret Drive)**
 - No objections to lot division.
 - Platting actions invalidate existing access permits. Reapply for driveway permits for existing access, apply for driveway permit for any new access. 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.
- **Fishhook Airstream Lots 1-4; PA 05 HLS-Airstream; Plat #2025-27; Peggy Lee & Clyde A. Lee Jr (Palmer-Fishhook Road)**
 - Add plat note: "No direct access for all lots to Palmer-Fishhook Road."
 - All lots must take access through shared access easement.
 - Recommend dedicating Christiansen Road right of way to the Mat-Su Borough to formalize road and access.
 - Reapply for permit for access to Palmer-Fishhook Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - No new utility access through Palmer-Fishhook Road.
- **WA 11 Cude; SBC Development Group INC; Plat #71-31 (Palmer-Wasilla Highway)**
 - No objection to lot division.
 - Concur with shared access to the Palmer-Wasilla Highway for both lots.
 - Required to formalize shared access with shared or common access easement.
 - Recommend existing access be relocated across from driveway on opposite side of the Palmer-Wasilla Highway to reduce turning conflicts.

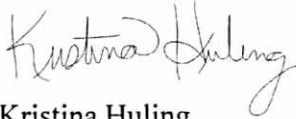
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "Kristina Huling". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

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

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, July 29, 2025 2:39 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Fishhook Airstream Lots 1-4 (CC)

Hello,

Easement 2025-011496-0 Access Easement should be shown on the plat or referenced in the plat notes.

The soils report and test hole logs are not signed by the engineer. Please resubmit.

Note 5 on the plat should be revised to state all lots should take access to Palmer-Fishhook from Christiansen Lane.

Thank you.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Monday, July 28, 2025 1:27 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>; farmloopak@gmail.com; jprevost@palmerak.org; stark@mtaonline.net; stephanienowersdistrict2@gmail.com; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Fishhook Airstream Lots 1-4 (CC)

Hello,

The following link contains a Request for Comments for Fishhook Airstream Lots 1-4, MSB Case 2025-105. Comments are due by Wednesday, July 30, 2025.

 [Fishhook Airstream Lots 1-4](#)

Chris Curlin

From: Permit Center
Sent: Monday, July 28, 2025 2:15 PM
To: Chris Curlin
Subject: RE: RFC Fishhook Airstream Lots 1-4 (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: Monday, July 28, 2025 1:27 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>; farmloopak@gmail.com; jprevost@palmerak.org; stark@mtaonline.net; stephanienowersdistrict2@gmail.com; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Fishhook Airstream Lots 1-4 (CC)

Hello,

The following link contains a Request for Comments for Fishhook Airstream Lots 1-4, MSB Case 2025-105. Comments are due by Wednesday, July 30, 2025.

☐ Fishhook Airstream Lots 1-4

Sincerely,



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

July 29, 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.

- **FISHHOOK AIRSTREAM LOTS 1-4**
(MSB Case # 2025-105)

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF OWNERSHIP

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

CLYDE A. LEE JR. _____ DATE _____
4055 N. CHRISTIANSEN LN.
PALMER, AK 99645

PEGGY S. LEE _____ DATE _____
4055 N. CHRISTIANSEN LN.
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: _____

NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH A POINT ON THE SOUTH LINE OF LOT 1 (SURVEYED POINT 706), A RECOVERED IRON PIPE WITH A NETWORK GNSS GEODETIC POSITION OF 61° 33' 34.88" N 149° 08' 35.32" 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.
- NO DIRECT ACCESS FOR LOTS 1 OR 2 ONTO PALMER-FISHHOOK RD.

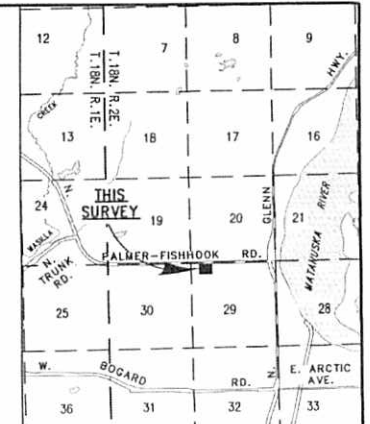
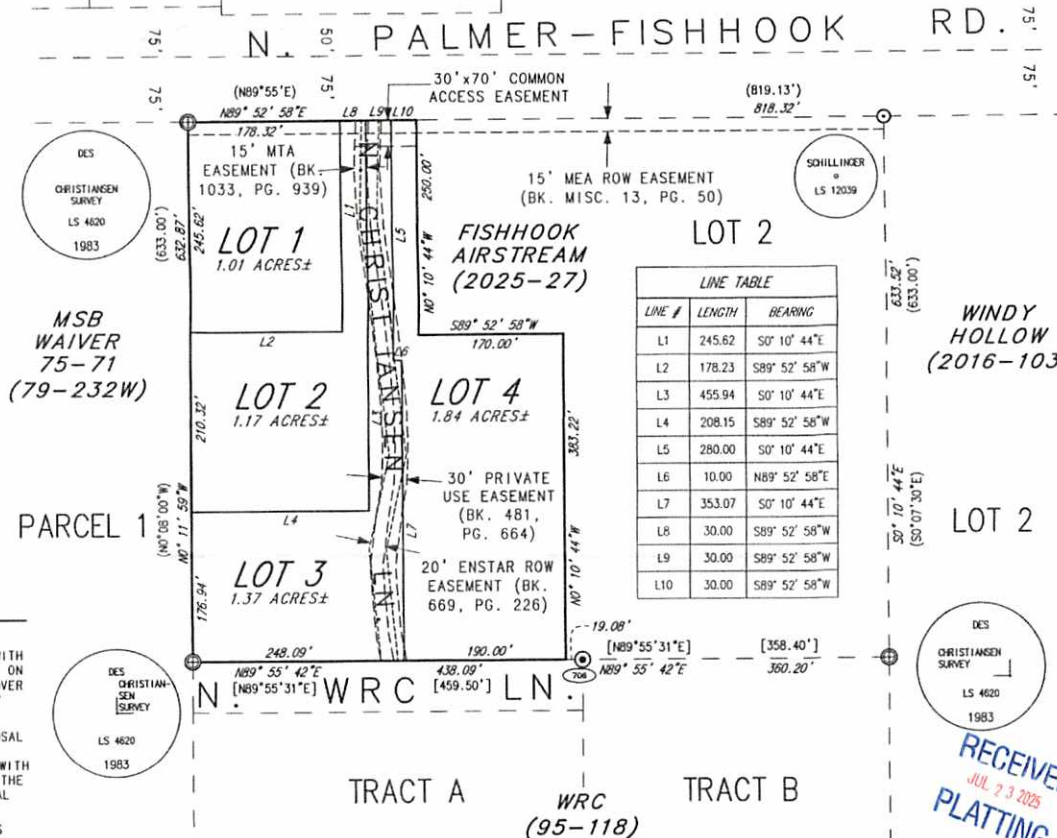
LEGEND

- ⊕ RECOVERED 2½" ALUMINUM POST MONUMENT
- RECOVERED IRON PIPE
- RECOVERED PLASTIC CAP ON ¾" REBAR
- (C) COMPUTED DATA
- MEASURED DATA
- RECORD PER WAIVER RES. (79-233W)
- RECORD PER PLAT (95-118) WRC
- SURVEY POINT NUMBER

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 PAD4, PAC5, WA01, & WA08 1"=5280'

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

A REPLAT OF FISHHOOK AIRSTREAM LOTS 1-4

A SUBDIVISION OF FISHHOOK AIRSTREAM LOT 1 (2025-27)

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NW¼ SEC. 29, T.18N. R.2E. SM, AK
CONTAINING 5.39 ACRES MORE OR LESS

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

FILE: FB25-228 CK: CEH SCALE: 1"=100' 07/21/25 1 OF 1

EXHIBIT F

LS

Agenda Copy

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, July 30, 2025 4:03 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Fishhook Airstream Lots 1-4 (CC)
Attachments: Agenda Plat.PDF

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

Chris,

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

Thanks,

GCI | OSP Design

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

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Monday, July 28, 2025 1:27 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>; farmloopak@gmail.com; jprevost@palmerak.org; stark@mtaonline.net; stephanienowersdistrict2@gmail.com; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Fishhook Airstream Lots 1-4 (CC)

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

Hello,

The following link contains a Request for Comments for Fishhook Airstream Lots 1-4, MSB Case 2025-105. Comments are due by Wednesday, July 30, 2025.

 [Fishhook Airstream Lots 1-4](#)

Sincerely,

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

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

CERTIFICATE OF OWNERSHIP

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

CLYDE A. LEE JR. _____ DATE _____
4055 N. CHRISTIANSEN LN.
PALMER, AK 99645

PEGGY S. LEE _____ DATE _____
4055 N. CHRISTIANSEN LN.
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: _____

NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
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- 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.
- NO DIRECT ACCESS FOR LOTS 1 OR 2 ONTO PALMER-FISHHOOK RD.

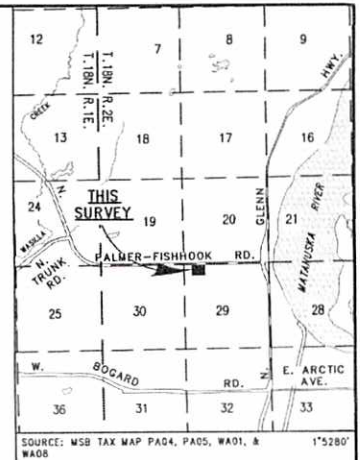
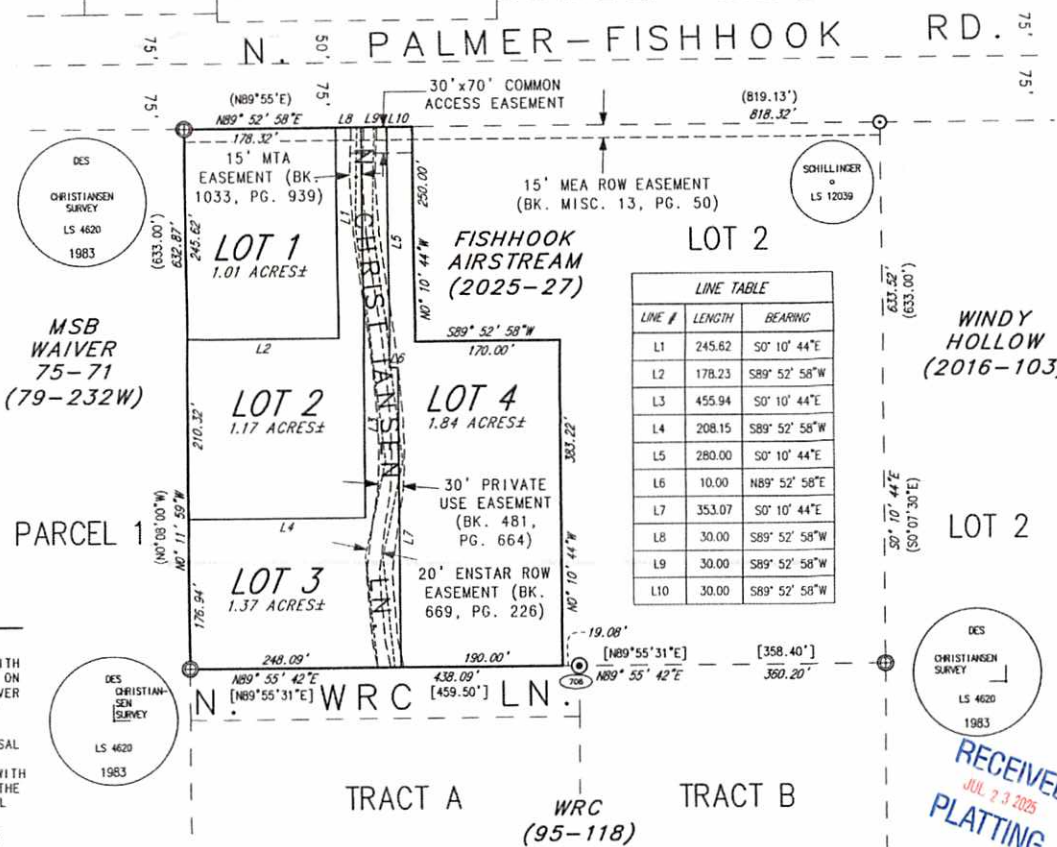
LEGEND

- ⊕ RECOVERED 2 1/2" ALUMINUM POST MONUMENT
- RECOVERED IRON PIPE
- RECOVERED PLASTIC CAP ON 3/8" REBAR
- (C) COMPUTED DATA
- N74°58'11"W 255.65' MEASURED DATA
- (N74°45'W) (254.70') RECORD PER WAIVER RES. (79-233W)
- (N74°45'W) (254.70') RECORD PER PLAT (95-118) WRC
- (706) SURVEY POINT NUMBER

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)



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

A REPLAT OF FISHHOOK AIRSTREAM LOTS 1-4

A SUBDIVISION OF FISHHOOK AIRSTREAM LOT 1 (2025-27)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NW 1/4 SEC. 29, T. 18N. R. 2E. SM, AK
CONTAINING 5.39 ACRES MORE OR LESS

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

FILE: FB25-228 CK: CEH SCALE: 1"=100' 07/21/25 1 OF 1

APPROVED AS: SHOWN ☒
CORRECTED ☐
SIGN Mireya Arnesmo DATE 07/21/25
GCI ENGINEERING & DESIGN

Agenda Copy

EXHIBIT F

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____

DATE _____

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF OWNERSHIP

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

CLYDE A. LEE JR. _____ DATE _____
4055 N. CHRISTIANSEN LN.
PALMER, AK 99645

PEGGY S. LEE _____ DATE _____
4055 N. CHRISTIANSEN LN.
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: _____

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 A POINT ON THE SOUTH LINE OF LOT 1 (SURVEYED POINT 706). A RECOVER IRON PIPE WITH A NETWORK GNSS GEODETIC POSITION OF 61° 33' 34.88"N 149° 08' 35.32"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. NO DIRECT ACCESS FOR LOTS 1 OR 2 ONTO PALMER-FISHHOOK RD.

LEGEND

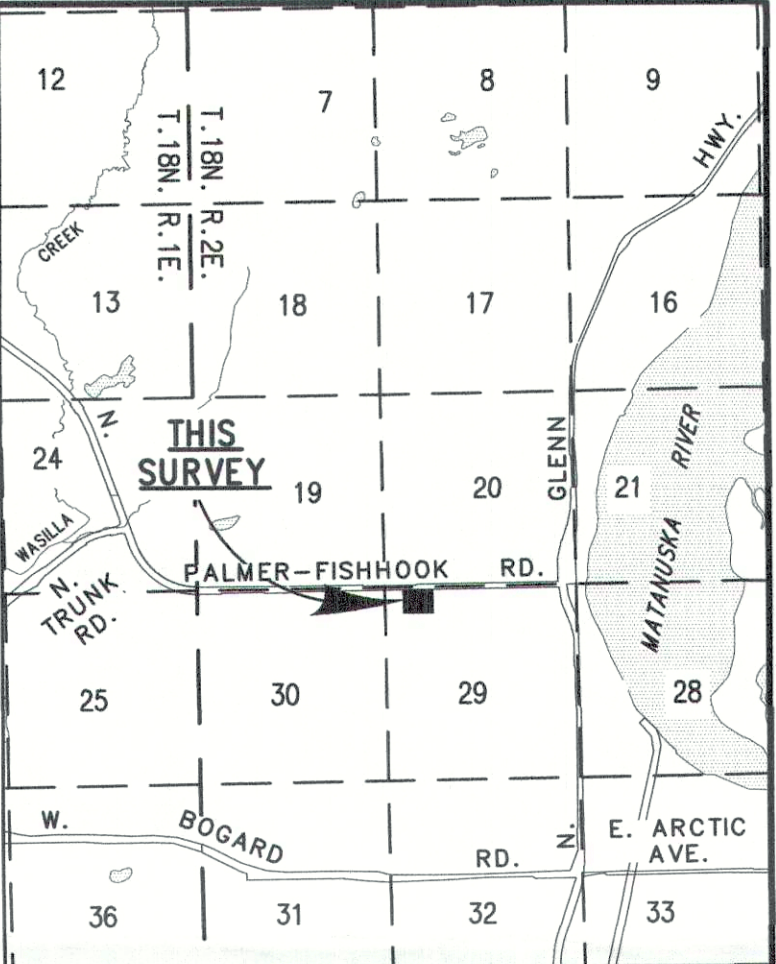
- ⊕ RECOVERED 2½" ALUMINUM POST MONUMENT
- ⊙ RECOVERED IRON PIPE
- ⊙ RECOVERED PLASTIC CAP ON ⅝" REBAR
- (C) COMPUTED DATA
- N74°58'11"W 255.65' MEASURED DATA
- (N74°45'W) (254.70') RECORD PER WAIVER RES. (79-233W)
- [N74°45'W] [254.70'] RECORD PER PLAT (95-118) WRC
- (706) SURVEY POINT NUMBER

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL _____
(MATANUSKA-SUSITNA BOROUGH)

DATE _____



SOURCE: MSB TAX MAP PA04, PA05, WA01, & WA08 1"=5280'

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

A REPLAT OF
FISHHOOK AIRSTREAM LOTS

1-4

A SUBDIVISION OF
FISHHOOK AIRSTREAM LOT 1
(2025-27)

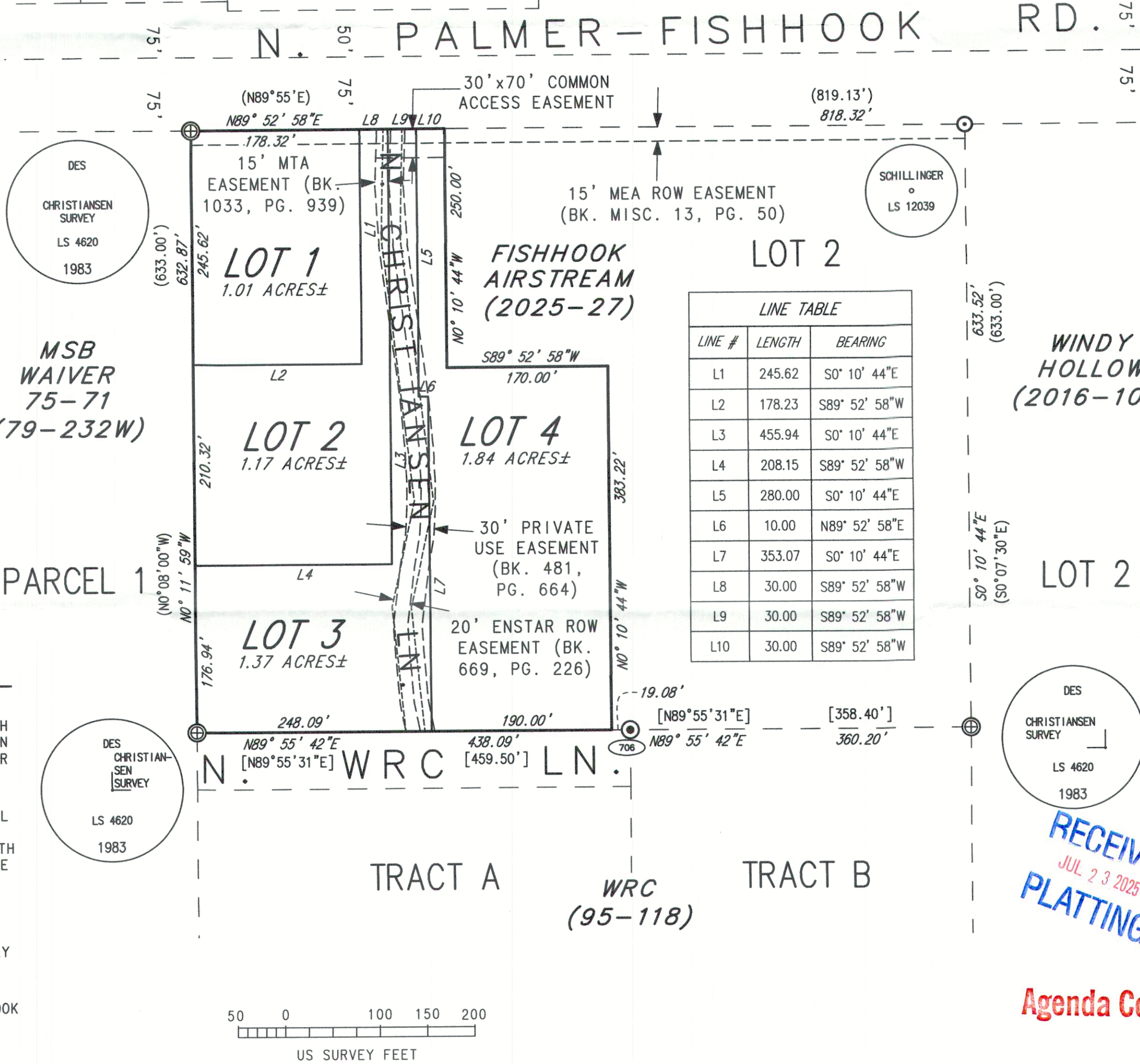
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN

NW¼ SEC. 29, T.18N. R.2E. SM, AK
CONTAINING 5.39 ACRES MORE OR LESS

HANSON
LAND SOLUTIONS

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

FILE: FB25-228 CK: CEH SCALE: 1"=100' 07/21/25 1 OF 1



RECEIVED
JUL 23 2025
PLATTING

Agenda Copy

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 27, 2025

ABBREVIATED PLAT: BLAKES

LEGAL DESCRIPTION: SEC 04, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: HUNTER BLAKE – 809 S CHUGACH, LLC

SURVEYOR: HANSON LAND SOLUTIONS

ACRES: 0.92 ± PARCELS: 2

REVIEWED BY: MATTHEW GODDARD CASE #: 2025-106

REQUEST: The request is to create two lots from Tax Parcel B17, to be known as **BLAKES SUBDIVISION**, containing 0.92 acres +/- . The property is located south of E. Fireweed Avenue, west of S. Gulkana Street, and directly east of S. Chugach Street (Tax ID # 17N02E04B017); within the NW ¼ Section 04, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2.

EXHIBITS

Vicinity Map and Aerial Photos
Site Plan

EXHIBIT A – 5 pgs
EXHIBIT B – 3 pgs

AGENCY COMMENTS

U.S. Army Corps of Engineers
ADOT&PF
City of Palmer
MSB DPW Pre-Design & Engineering Division
MSB Development Services
Utilities

EXHIBIT C – 2 pgs
EXHIBIT D – 3 pgs
EXHIBIT E – 2 pgs
EXHIBIT F – 1 pg
EXHIBIT G – 2 pgs
EXHIBIT H – 5 pgs

DISCUSSION: The proposed subdivision is creating two lots located within the City of Palmer city limits. Proposed Lot 1 will be 0.36 acres and proposed Lot 2 will be 0.5 acres. City of Palmer sewer and water will be required for both lots.

Soils Report: A geotechnical report was not required as both lots will be serviced by City of Palmer sewer and water systems.

An asbuilt was submitted (**Exhibit B**). Based on the provided asbuilt there is a shed on proposed Lot 2 currently in violation of setback requirements. The shed will need to be moved prior to recordation (**Recommendation #8**).

Topographic mapping was submitted as seen at **Exhibit B**.

Comments:

USACE (**Exhibit C**) has no specific comments for Blakes Subdivision.

ADOT&PF (**Exhibit D**) has no objections.

City of Palmer (**Exhibit E**) has the following comments:

1. Community Development: The proposed lots are zoned CL, Limited Commercial District. Per PMC 17.29.064 – Setback requirements, ground level dwelling unit setbacks are six feet from the side yard and 25 feet for front and rear yards. Residential uses above ground and nonresidential uses not abutting or immediately across have no setback requirements. Front of yard is physical address. Lot 1 is approximately 83' X 188' and Lot 2 is approximately 116' X 188'.
2. Public Works: None of the diagrams reflect the requirements submitted by PW for Preapplication PA 12 HLS Blake 6/2/25.
Lot 1 as indicated will need new driveway installed per City Standards. Driveway should be off S. Diomedes, not S. Chugach. Address of lot should also reflect this.
Lot 2 as indicated will need sewer and water service lines installed per City Standards (**Recommendation #5**). PW's recommendation is this lot be addressed off Fern, a driveway created onto E. Fern, and the driveway onto S. Chugach removed (**Recommendation #4**).
This cleans up the traffic flow and ensures the roads of lower classification are used.
3. Planning and Zoning Commission: Reiterates – The proposed lots are bordered by irregular roads. Widen south end of S. Diomedes Drive to match the width of the north end and develop E. Fern Avenue into a safe junction where it meets S. Chugach Street (**Recommendation #6**).

MSB DPW PD&E (**Exhibit F**) recommends a note be added to the plat stating "No access to Chugach Street." Access only to Diomedes Street or Fern Avenue, but PD&E defers to the City of Palmer.

MSB Development Services (**Exhibit G**) Has no comments.

Utilities: (**Exhibit H**) ENSTAR has no comments or recommendations. GCI has no comments. MTA requests a 15' easement along the east side of both lots (**Recommendation #9**). MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; MSB Community Development, Emergency Services, Assessments, or Planning Division; or MEA.

CONCLUSION: The abbreviated plat of Blakes 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).

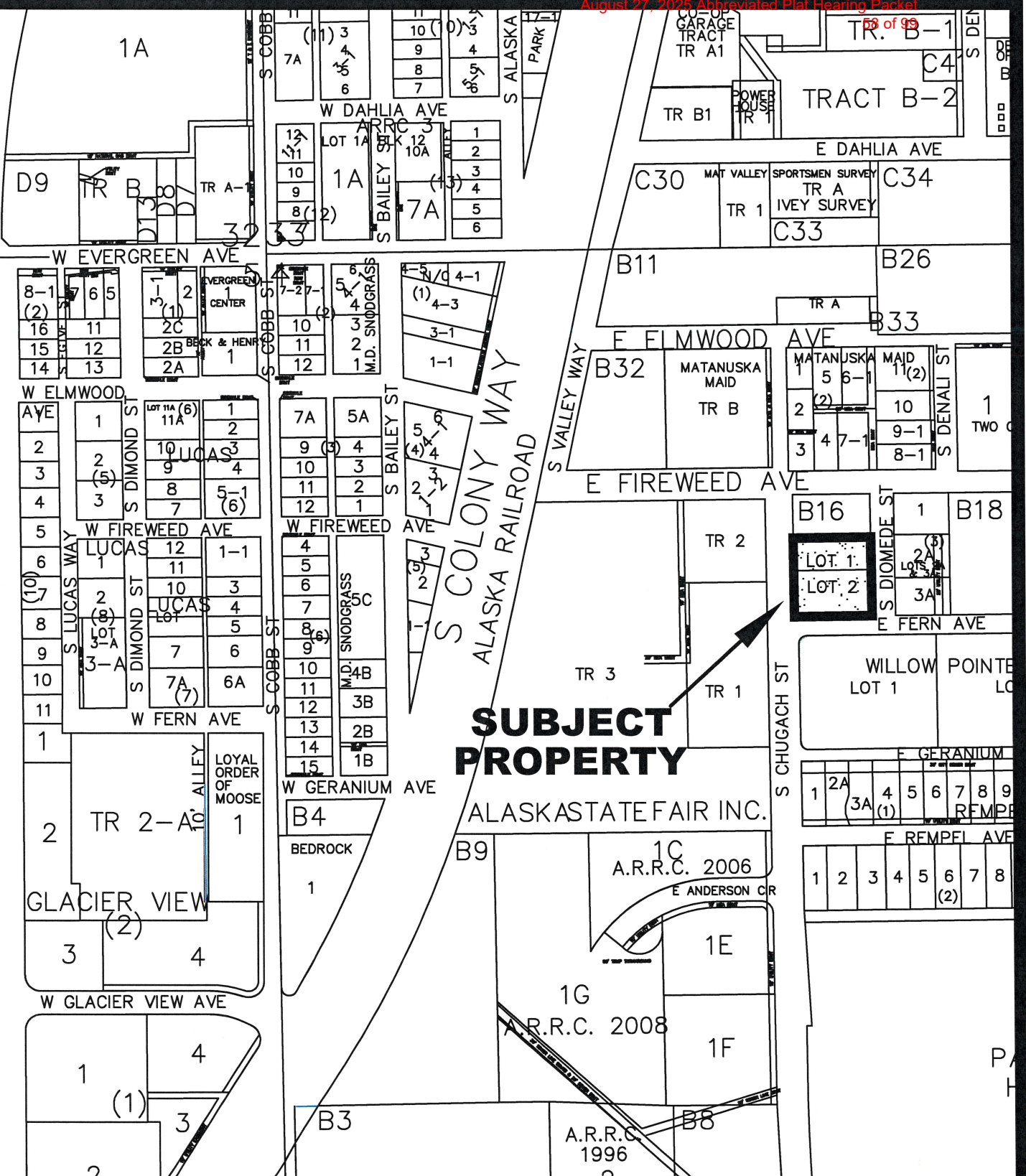
FINDINGS OF FACT

1. The plat of Blakes Subdivision is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. The proposed Blakes Subdivision is located within the City of Palmer city limits.
3. City of Palmer sewer and water is required for both lots.
4. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
5. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
6. Each lot has the required frontage pursuant to MSB 43.20.320.
7. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; MSB Community Development, Emergency Services, Assessments, or Planning Division; or MEA.
8. There were no objections from any federal or state agencies, or Borough departments.
9. 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 Blakes Subdivision, Section 04, 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. Reclaim the existing driveway access to S. Chugach Street. Provide Platting Staff proof that the driveway has been reclaimed.
5. Install sewer and water connections for proposed Lot 2. Provide Platting Staff City of Palmer sign off for the sewer and water connections.
6. Obtain City of Palmer sign off for those portions of S. Diomedes Street and E. Fern Avenue being used for access for the proposed lots.
7. Add a plat note stating: "No direct access shall be granted to S. Chugach Street unless otherwise authorized by the permitting authority."
8. Remove/relocate the shed located on proposed Lot 2. Provide Platting Staff proof that no setback violations exist nor will any be created by the proposed Blakes Subdivision.
9. Grant a 15' MTA easement by document on the eastern boundary of proposed Lots 1 & 2. Show the recorded easement information on the final plat.
10. Add a plat note stating: "All lots are serviced by City of Palmer sewer and water systems. No onsite sewer or water systems are allowed."
11. Show all easements of record on final plat.
12. Submit recording fees, payable to Department of Natural Resources (DNR).
13. Submit final plat in full compliance with Title 43.

S GLENN HWY



**SUBJECT
PROPERTY**

ALASKASTATE FAIR INC.

VICINITY MAP

FOR PROPOSED BLAKES SUBDIVISION
LOCATED WITHIN
SECTION 04, T17N, R02E, SEWARD MERIDIAN
ALASKA

PA 12 MAP

EXHIBIT A

(2102)

3' 1' MEA

8-

E FIREWEED AVE

TR 2

B16

B17

S DIOMEDE ST

(5'

6' 6"

S CHUGACH ST

15' MEA ESM 2018-020754-0

10' MEA ESM 2018-020753-0

20' MEA ESM 2018-020754-0

TR 1

TR 3

5003)

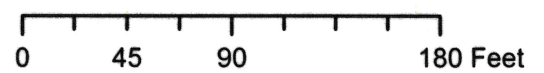
WILLC
LOT 1 (

STATE FAIR INC.

1	2A		4	5
	(5711)	3A (1)		



~~E Fern Ave~~





S Chugach St

S Diomedes St

E Fern Ave

238

240

238

238



0 45 90 180 Feet

NOT CONSTRUCTED

W Evergreen Ave

S Valley Way

E Elmwood Ave

E Fireweed Ave

CITY OF
PALMER

S Chugach St

S Diomedes St

E Fern Ave

E Cooper
Loop

S Ekumasi St

E Coleridge Ave

E Rempel Ave

E Anderson Cir

Maxar, Microsoft

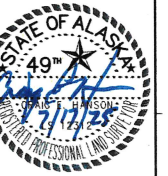
60' TEMP TURNAROUND



0 245 490 980 Feet



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



NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLICLY AVAILABLE AERIAL PHOTOGRAPHY OF 2019/2020/2021.
2. THE HORIZONTAL DATUM IS NAD83 (GCSN96 EPOCH 2003.0)

PALMER, ALASKA
BLAKES
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG. #: 25-189C
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
05-27-25

REFERENCE
NUMBER:
V-2.0
SHEET 1 OF 3

RECEIVED
JUL 17 2025
PLATTING

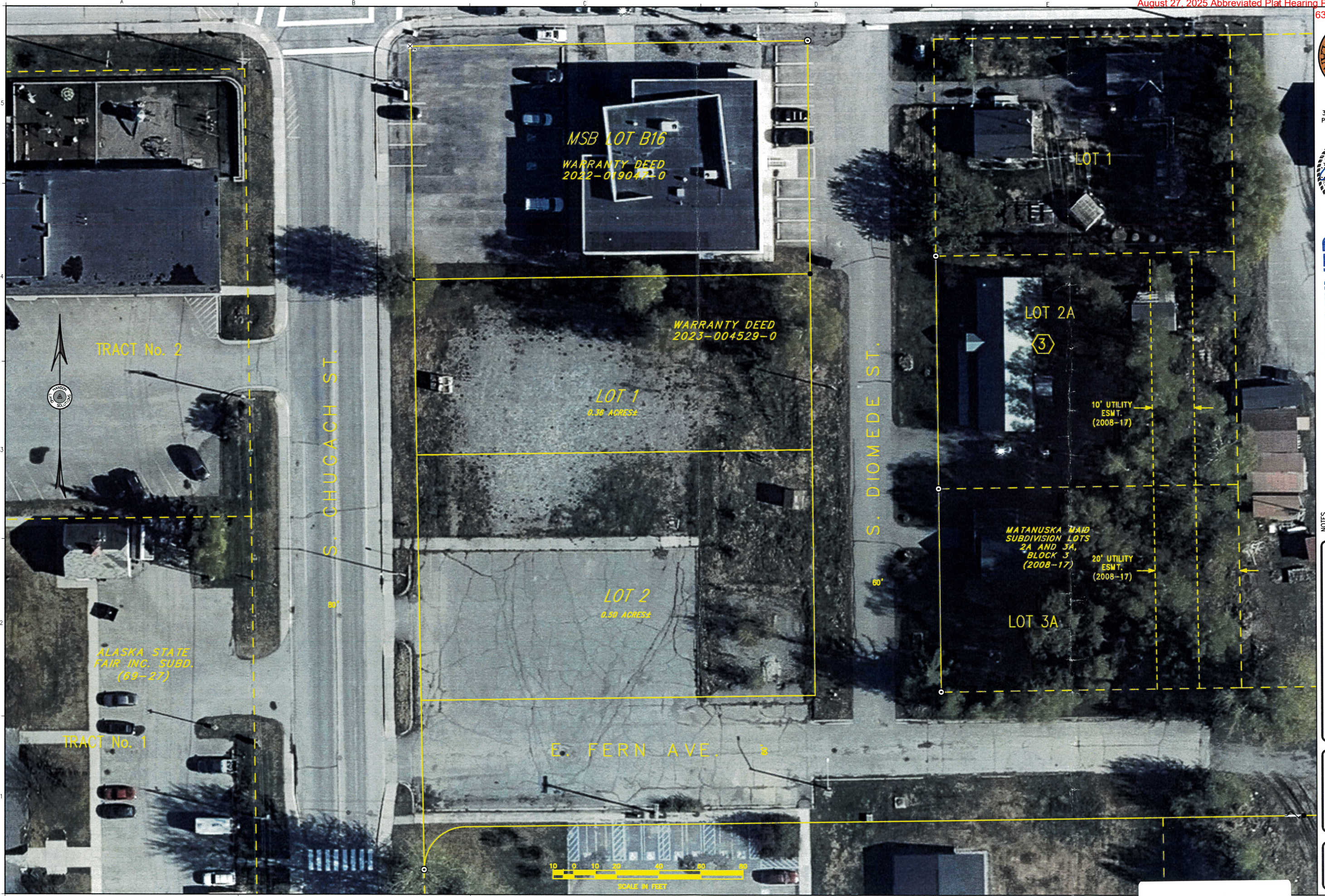
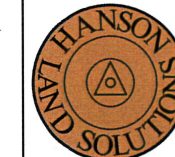


EXHIBIT B



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



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

PALMER, ALASKA
BLAKES
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG. #: 25-189C
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
05-28-25

REFERENCE
NUMBER:
V-2.1
SHEET 2 OF 3

RECEIVED
JUL 17 2025
PLATTING

LOT 1

LOT 2A

3

10' UTILITY
ESMT.
(2008-17)

MATANUSKA MAID
SUBDIVISION LOTS
2A AND 3A,
BLOCK 3
(2008-17)

20' UTILITY
ESMT.
(2008-17)

LOT 3A

MSB LOT B16

WARRANTY DEED
2022-019047-0

WARRANTY DEED
2023-004529-0

LOT 1
0.36 ACRES±

8.1'x8.1'
SHED

LOT 2
0.50 ACRES±

E. FERN AVE.

LOT 1

WILLOW POINTE
(94-66)

TRACT No. 2

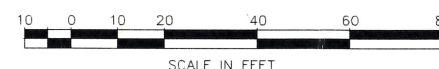
LEGEND

N74°58'11"W 255.65' MEASURED DATA
(N74°45'W) (254.70') RECORD PER DEED (2023-004529-0)
(N74°45'W) (254.70') RECORD PER PLAT (2008-17)
((N74°45'W)) ((254.70')) RECORD PER PLAT (94-66)
{N74°45'W} {254.70'} RECORD PER DEED (2022-019047-0)

- 1 BLOCK
- RECOVERED PLASTIC CAP ON 3/4" REBAR
- RECOVERED 3/4" REBAR
- RECOVERED 1/2" REBAR
- PK/MAG NAIL
- WATER VALVE, ABOVE GROUND
- FIRE HYDRANT
- BOLLARD
- METER, GAS
- MANHOLE (STORM DRAIN)
- SIGN (PUBLIC)
- SOLAR PANEL
- UTILITY POLE WITH LUMINAIRE
- CLEANOUT (SEWER)
- BUILDING
- ASPHALT ROAD/DRIVEWAY
- CONCRETE PAD/SIDEWALK

ALASKA STATE
FAIR INC. SUBD.
(69-27)

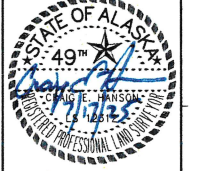
TRACT No. 1



SCALE IN FEET



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



NOTES
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLIC DATA OF THE MATANUSKA SUSTAINABLE BOROUGH
LIDAR/IMAGERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83 (CORRS96 EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD83 (GEOID09)

PALMER, ALASKA
BLAKES
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG #: 25-189C
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
05-27-25

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3

Matthew Goddard

From: Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>
Sent: Tuesday, July 29, 2025 11:51 AM
To: Matthew Goddard
Subject: RE: RFC Blakes Subdivision (MG)

Dear Mr. Goddard,

The Corps of Engineers (Corps) does not have any specific comments regarding the RFC Blakes Subdivision (MG).

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



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



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

rrs.usace.army.mil

From: Matthew Goddard <Matthew.Goddard@matsugov.us>

Sent: Tuesday, July 29, 2025 9:27 AM

To: CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>

Subject: [Non-DoD Source] RFC Blakes Subdivision (MG)

Hello,

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

Please ensure all comments have been submitted by August 7, 2025, so they can be incorporated into the staff report packet that will be presented during the abbreviated plat hearing.

 [Blakes](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician
907-861-7881

Matthew.Goddard@matsugov.us



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

August 1, 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:

- **Blakes Subdivision; Warranty Deed 2023-004529-0 (Chugach St 809 S Chugach St, Tax ID 17N02E04B017)**

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

- **HO 05 MSB ROW; Tax Parcels C8, D4, & A6 (Parks Highway MP 58-59)**
 - All access and access locations for all Mat-Su Borough lots to the Parks Highway will be required to be reviewed and approved through the Parks Highway Access Development Permit (ADP).
 - All interstate access requires concurrence from the Federal Highway Administration (FHWA).
 - Access will require approval from the Alaska Railroad (AKRR).
 - All driveways and approach roads require permitting through DOT&PF's right of way section. 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.
 - Please see attached comments and recommendations from DOT&PF ROW regarding right of way lines and markings.
- **MG 05 Vaughan; MSB Waiver 98-83; Tony B & Carolyn Snedigar (Glenn Highway MP 98.5)**
 - DOT&PF requires shared access to the Glenn Highway for both lots.
 - Formalize shared access with a shared or common access easement.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT D

- Future circulation for both lots will be required through single access point to the Glenn Highway.
- Apply for a shared driveway 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.
- Recommend Glenn Highway right of way dedication.
- **Raven's Ridge 2025; PA 12 Novosad (MG); Plat #2006-215 (Margaret Drive)**
 - No objections to lot division.
 - Platting actions invalidate existing access permits. Reapply for driveway permits for existing access, apply for driveway permit for any new access. 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.
- **Fishhook Airstream Lots 1-4; PA 05 HLS-Airstream; Plat #2025-27; Peggy Lee & Clyde A. Lee Jr (Palmer-Fishhook Road)**
 - Add plat note: "No direct access for all lots to Palmer-Fishhook Road."
 - All lots must take access through shared access easement.
 - Recommend dedicating Christiansen Road right of way to the Mat-Su Borough to formalize road and access.
 - Reapply for permit for access to Palmer-Fishhook Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - No new utility access through Palmer-Fishhook Road.
- **WA 11 Cude; SBC Development Group INC; Plat #71-31 (Palmer-Wasilla Highway)**
 - No objection to lot division.
 - Concur with shared access to the Palmer-Wasilla Highway for both lots.
 - Required to formalize shared access with shared or common access easement.
 - Recommend existing access be relocated across from driveway on opposite side of the Palmer-Wasilla Highway to reduce turning conflicts.

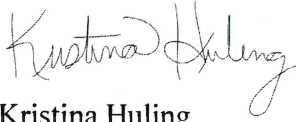
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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

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

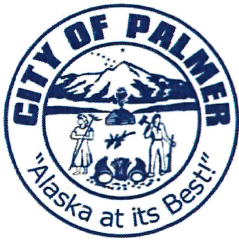
If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or kristina.huling@alaska.gov.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristina Huling".

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



DEPARTMENT OF COMMUNITY DEVELOPMENT

Nathaniel Ouzts
Interim Director
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
DATE: August 13, 2025
LOCATION: Lot B017 in Section 4, Township 17 North, Range 2 East
SUBJECT: Abbreviated Plat RFC Blake
TAX ACCT#: 17N02E04B017
☒ 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: The proposed lots are zoned CL, Limited Commercial District. Per PMC 17.29.064 – Setback requirements, ground level dwelling unit setbacks are six feet from the side yard and 25 feet for front and rear yards. Residential uses above ground and nonresidential uses not abutting or immediately across have no setback requirements. Front of yard is physical address. Lot 1 is approximately 83' X 188' and Lot 2 is approximately 116' X 188'. Front of yard is physical address.
4. Fire Chief:
5. Public Works: None of the diagrams reflect the requirements submitted by PW for Preapplication PA 12 HLS Blake 6/2/25; see attached.
6. Planning and Zoning Commission: Reiterates - The proposed lots are bordered by irregular roads. Widen south end of S. Diomedea Dr. to match the width of the north end and develop E. Fern Ave. into safe junction where it meets S. Chugach St.

City of Palmer

EXHIBIT E

Good morning Kalea,

From PW's perspective, here's what needs to happen and be clearly identified –

Lot1 as indicated will need new driveway installed per City Standards. Driveway should be off S Diomedes, not S Chugach. Address of lot should also reflect this.

Lot 2 as indicated will need sewer and water service lines installed per City Standards.

PW's recommendation is this lot be addressed off Fern, a driveway created onto E.

Fern, and the driveway onto S Chugach removed.

This cleans up the traffic flow and ensures the roads of lower classification are used accordingly.

Jude

JUDE BILAFER
Director of Public Works
City of Palmer
231 West Evergreen Ave
Palmer, AK 99645
Ph: (907) 745-3400



Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, July 29, 2025 3:39 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Blakes Subdivision (MG)

Hello,

PD&E recommends a note be added to the plat stating, "No access to Chugach Street". Access only to Diomedes St. or Fern Ave. but defer to City of Palmer.

Thank you.

PD&E Review Team

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, July 29, 2025 9:26 AM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Ailis Vann <avann@palmerak.org>; Kalea Myers <kmyers@palmerak.org>; Brad Hanson <bahanson@palmerak.org>; Brian Davis <Brian.Davis@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>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; 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 Blakes Subdivision (MG)

Hello,

The following link is a request for comments for the proposed Blakes Subdivision.
Please ensure all comments have been submitted by August 7, 2025, so they can be incorporated into the staff report packet that will be presented during the abbreviated plat hearing.

 [Blakes](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

From: Permit Center
Sent: Tuesday, July 29, 2025 9:46 AM
To: Matthew Goddard
Subject: RE: RFC Blakes Subdivision (MG)

No comments from Development Services.

Thank you,

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, July 29, 2025 9:26 AM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Ailis Vann <avann@palmerak.org>; Kalea Myers <kmyers@palmerak.org>; Brad Hanson <bahanson@palmerak.org>; Brian Davis <Brian.Davis@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>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; 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 Blakes Subdivision (MG)

Hello,

The following link is a request for comments for the proposed Blakes Subdivision.
Please ensure all comments have been submitted by August 7, 2025, so they can be incorporated into the staff report packet that will be presented during the abbreviated plat hearing.

 [Blakes](#)

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: 8/4/2025

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Blakes – Platting case # 2025-106

The properties are within City Limits of Palmer – MSB Code Compliance does not regulate any setbacks or issues that would pertain to creating two parcels from the one lot.

No objection to creating two parcels from the one existing lot 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 30, 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.

- **BLAKES Subdivision**
(MSB Case # 2025-106)

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

EXHIBIT H

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.

DATE _____

DATE _____

(PLATTING CLERK)

15031

N74°38'11" W 255.65' MEASURED DATA

BLOCK	RECOVERED PLASTIC CAP ON 3/8" REBAR	RECOVERED 3/8" REBAR	RECOVERED 1/2" REBAR	PK/MAG NAIL
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SURVEYOR'S CERTIFICATE

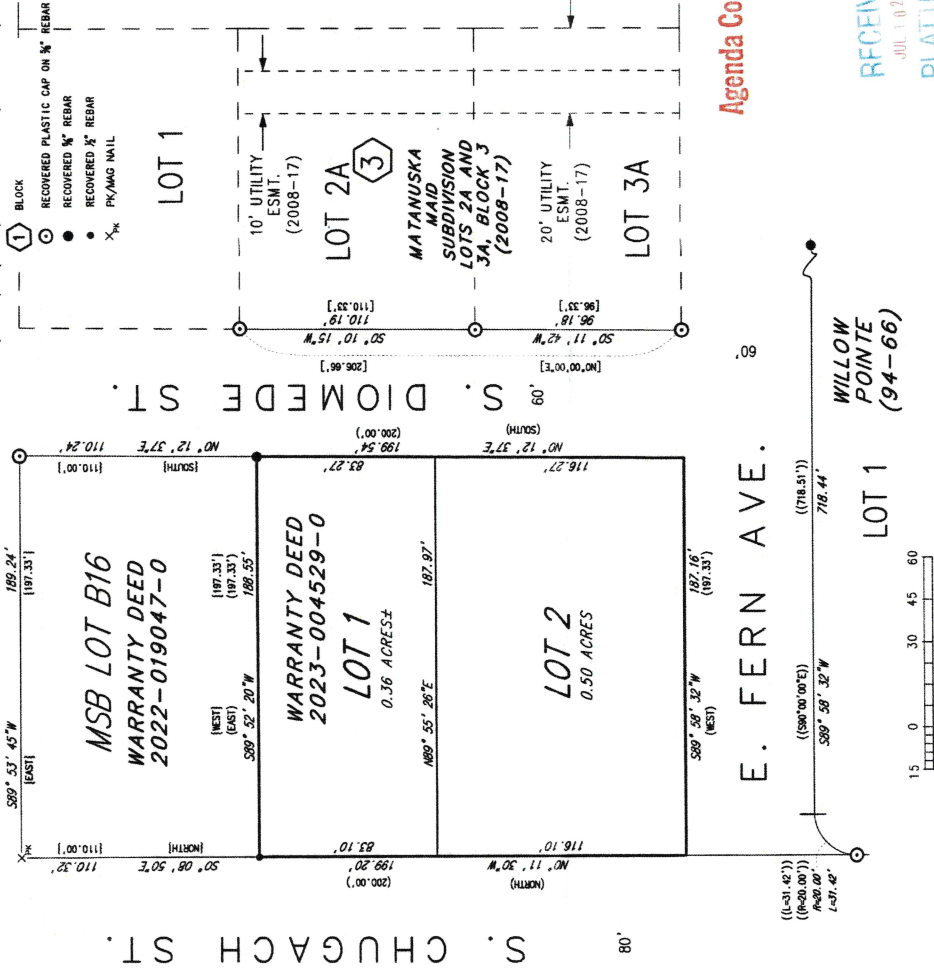


I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT 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 NORTHWEST CORNER OF LOT 1, A RECOVERED CORNER WITH A NETWORK ONSS GEODETIC POSITION OF 61°35'50.68"N 149°06'37.77"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.



Agenda Copy

WILLOW
POINTE
(94-66)

RECEIVED
JUL 10 2025
PLATTING

US SURVEY FEET

57

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)
809 S CHUGACH, LLC

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____, 20____,

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES:

A PLAY OF
BLAKES

A SUBDIVISION OF
MSB TAX LOT B17
(WARRANTY DEED RECORDED AT
2023-004529-0)

2023-004529-0)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT

STATE OF ALASKA
LOCATED WITHIN
NW¼ SEC. 4, T.17N. R.2E. SM, AK
CONTAINING 0.92 ACRES MORE OR LESS

HANSON

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

11E-180	CK: CH	SCALE = 1" = 30'
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Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, August 7, 2025 3:08 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Blakes Subdivision (MG)
Attachments: Agenda Plat (60).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 29, 2025 9:26 AM

To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Ailis Vann <avann@palmerak.org>; Kalea Myers <kmyers@palmerak.org>; Brad Hanson <bahanson@palmerak.org>; Brian Davis <Brian.Davis@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>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; 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 Blakes Subdivision (MG)

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

Hello,

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

Please ensure all comments have been submitted by August 7, 2025, so they can be incorporated into the staff report packet that will be presented during the abbreviated plat hearing.

 [Blakes](#)

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-SUSTITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 20____, AND THAT THIS PLAN 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 MEASUREMENTS SHOWN ON THE PLAT ARE TRULY AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR

NOTES

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- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE MERIDIAN THROUGH THE NORTHWEST CORNER OF LOT 1, A CORNER OF THE MATANUSKA SUBDIVISION.
- PREPARED BY A NETWORK ONSS GEODETIC POSITION OF 61° 35' 50.68" N 149° 06' 37.77" W.
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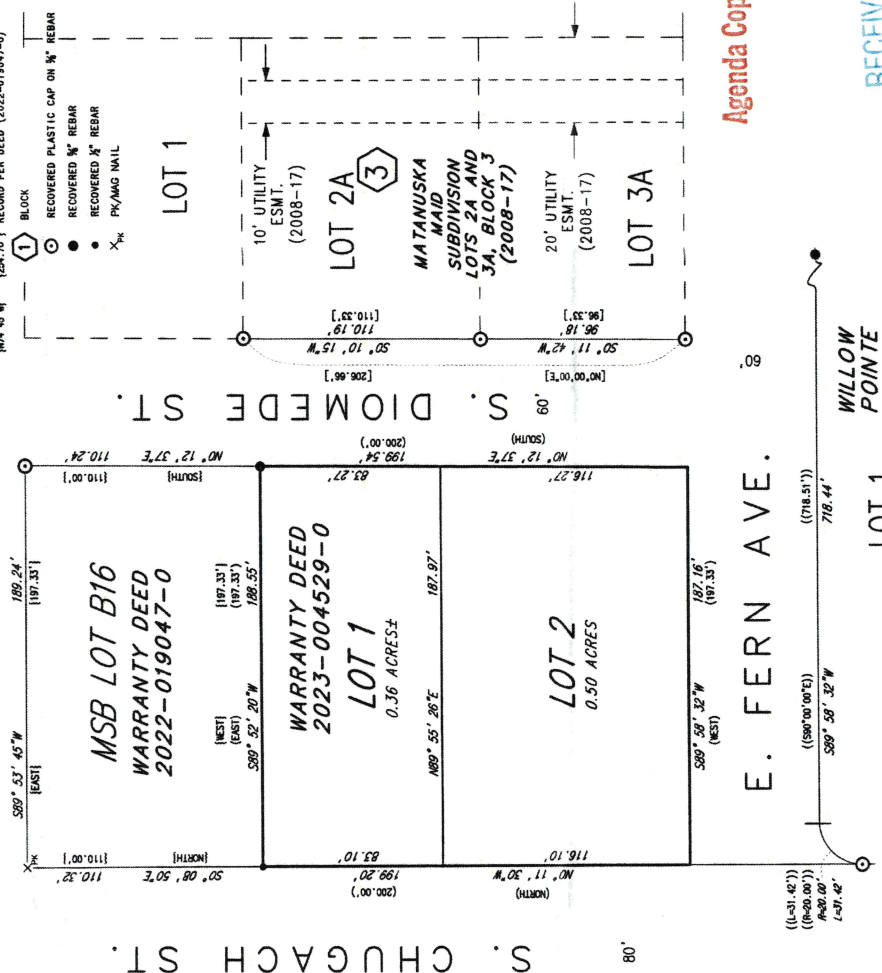
CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

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

LEGEND

- 1/4" 56' 11" 255' 65" MEASURED DATA
- (1/4" 45' 0" (254' 70") RECORD PER DEED (2023-004529-0)
- (1/4" 45' 0" (254' 70") RECORD PER DEED (2008-17)
- (1/4" 45' 0" (254' 70") RECORD PER DEED (94-46)
- (1/4" 45' 0" (254' 70") RECORD PER DEED (2022-019047-0)

- 1. BLOCK
- 2. RECOVERED PLASTIC CAP ON "X" REBAR
- 3. RECOVERED "X" REBAR
- 4. RECOVERED "X" REBAR
- 5. PK/ANG NAIL



Matthew Goddard

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Thursday, July 31, 2025 9:47 AM
To: Matthew Goddard
Subject: RE: RFC Blakes Subdivision (MG)

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

Hi Matthew,

MTA has reviewed Blakes SUBD and would like to comment/ request a 15' esmt along the East side of both lots, running along S. Diomedes Street.

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 29, 2025 9:26 AM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Ailis Vann <avann@palmerak.org>; Kalea Myers <kmyers@palmerak.org>; Brad Hanson <bahanson@palmerak.org>; Brian Davis <Brian.Davis@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>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; 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 Blakes Subdivision (MG)

Hello,

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

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 NORTHWEST CORNER OF LOT 1, A RECOVERED 1/2" REBAR WITH A NETWORK GNSS GEODETIC POSITION OF 61°35'50.68"N 149° 06' 37.77"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.

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.

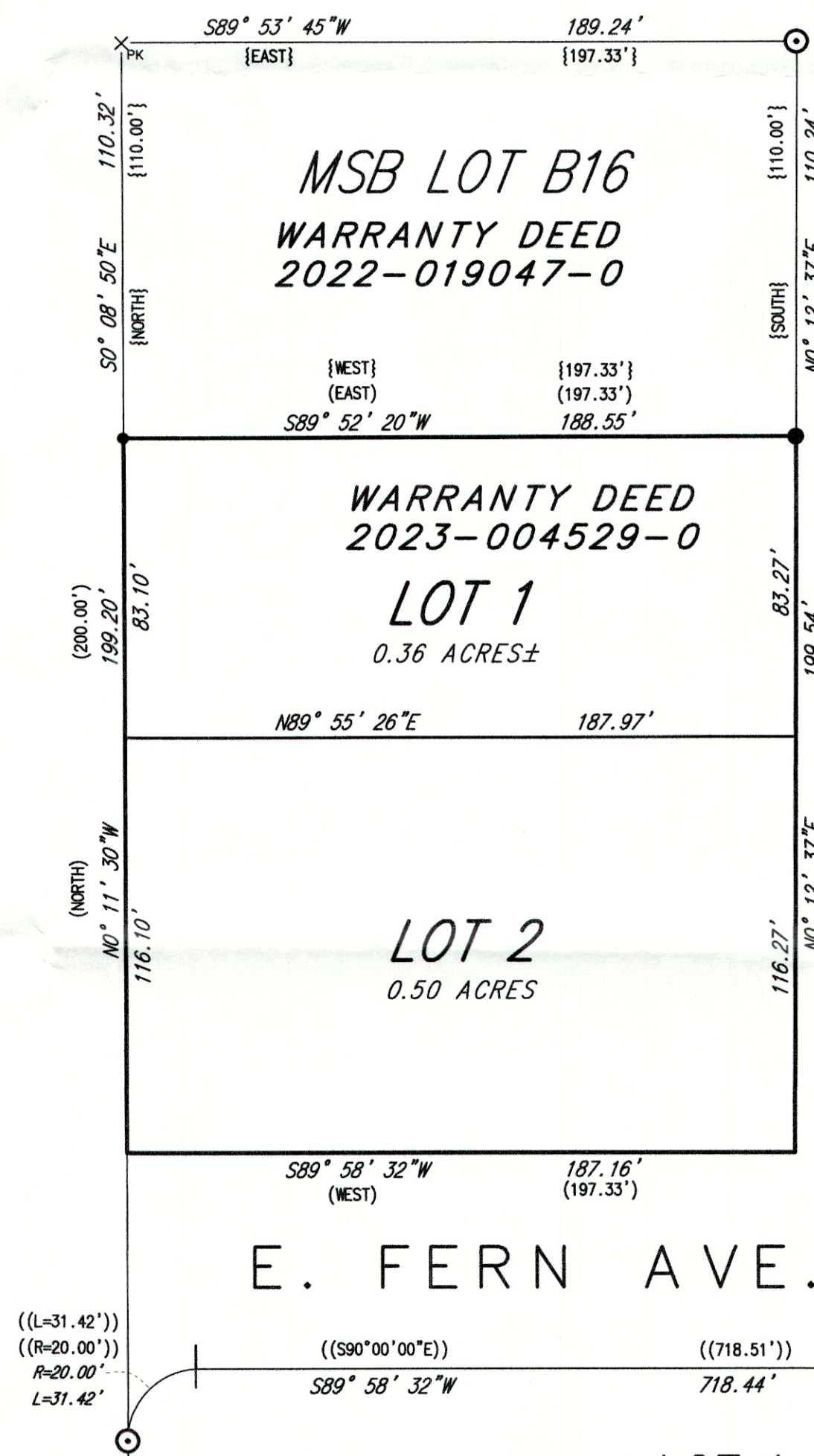
TAX COLLECTION OFFICIAL _____
(MATANUSKA-SUSITNA BOROUGH)

DATE _____

LEGEND

N74°58'11"W 255.65' MEASURED DATA
(N74°45'W) (254.70') RECORD PER DEED (2023-004529-0)
[N74°45'W] [254.70'] RECORD PER PLAT (2008-17)
((N74°45'W)) ((254.70')) RECORD PER PLAT (94-66)
{N74°45'W} {254.70'} RECORD PER DEED (2022-019047-0)

- ① BLOCK
- RECOVERED PLASTIC CAP ON 3/8" REBAR
- RECOVERED 3/8" REBAR
- RECOVERED 1/2" REBAR
- PK MAG NAIL



S. DIOMEDE ST.

E. FERN AVE.

LOT 1

WILLOW
POINTE
(94-66)

15 0 30 45 60
US SURVEY FEET

LOT 1

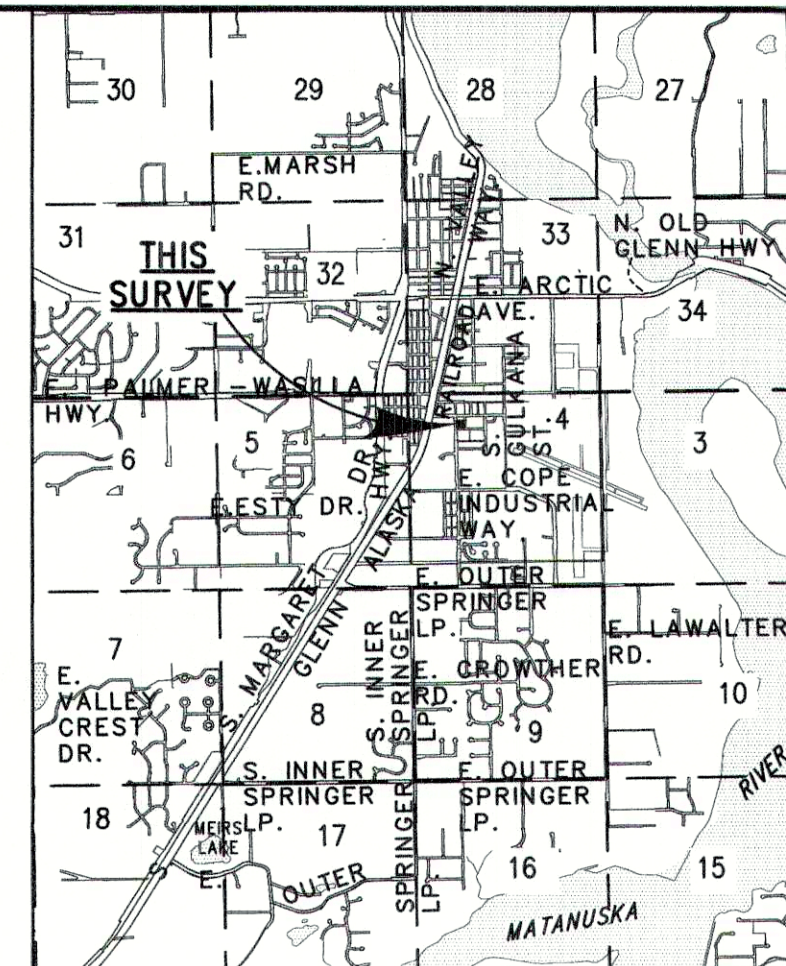
LOT 2A

MATANUSKA
MAID
SUBDIVISION
LOTS 2A AND
3A, BLOCK 3
(2008-17)

LOT 3A

Agenda Copy

RECEIVED
JUL 10 2025
PLATTING



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 _____
809 S CHUGACH, LLC

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
BLAKES

A SUBDIVISION OF
MSB TAX LOT B17
(WARRANTY DEED RECORDED AT
2023-004529-0)

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NW1/4 SEC. 4, T.17N. R.2E. SM, AK
CONTAINING 0.92 ACRES MORE OR LESS

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

FILE: FB25-189 CK: CEH SCALE: 1"=30' 06/24/25 1 OF 1

D

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 27, 2025**

ABBREVIATED PLAT: RAVEN'S RIDGE 2025

LEGAL DESCRIPTION: SEC 05, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: JOHN & JEANNE NOVOSAD & PEAK VIEW DEVELOPMENT

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 8.87± PARCELS: 2

REVIEWED BY: MATTHEW GODDARD CASE #: 2025-108

REQUEST: The request is to create two lots by adjusting the common lot line between Lot 3, Raven's Ridge, Plat No. 2006-215 and Parcel 2, MSB Waiver Resolution Serial No. 199-49-PWm, Book 1036, Page 343 to be known as **RAVEN'S RIDGE 2025**, containing 8.87 acres +/- . The property is located west of S. Glenn Highway, north and west of S. Margaret Drive, and south of E. Palmer-Wasilla Highway (Tax ID # 5981000L003 & 17N02E05A026); within the NE ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2.

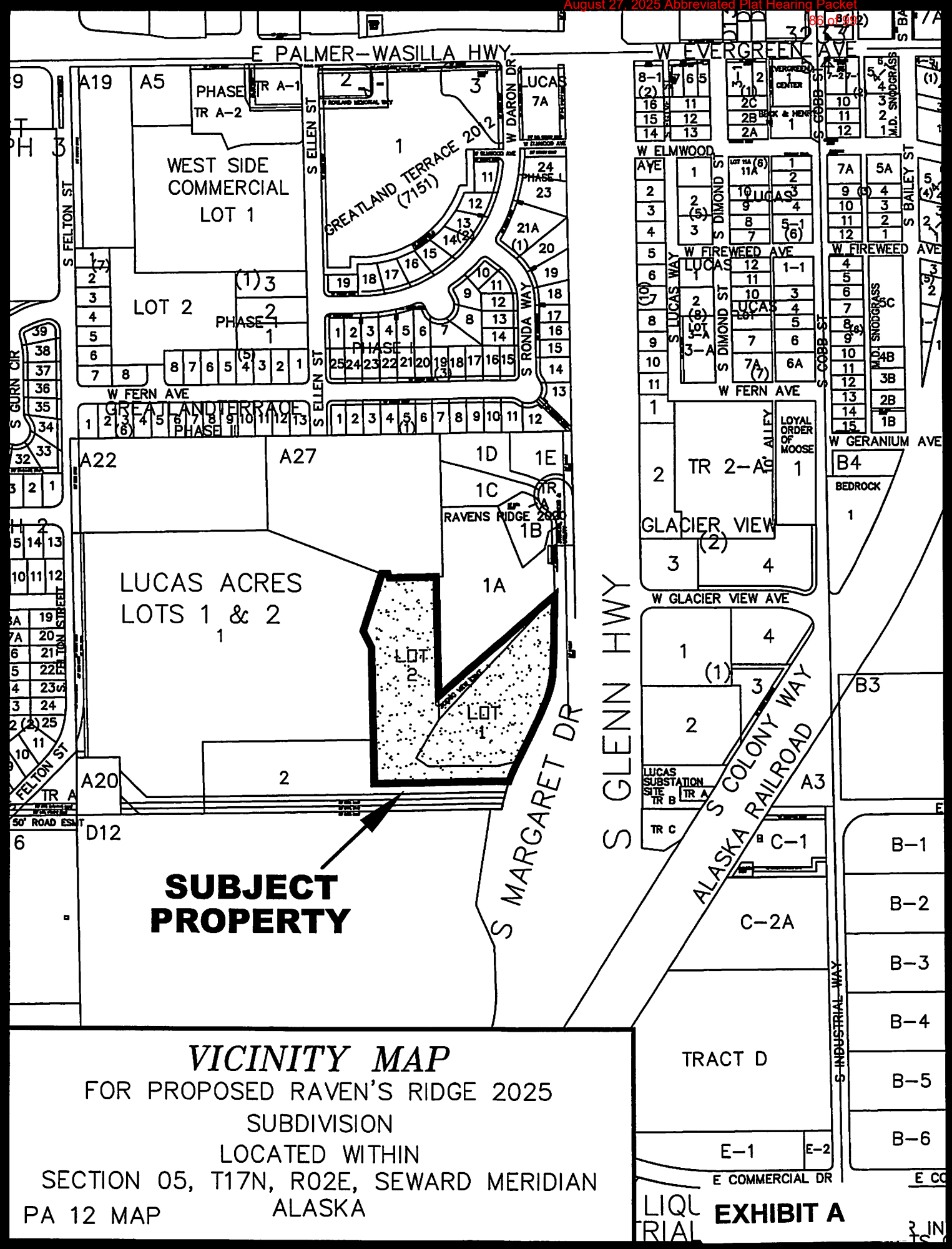
EXHIBITS

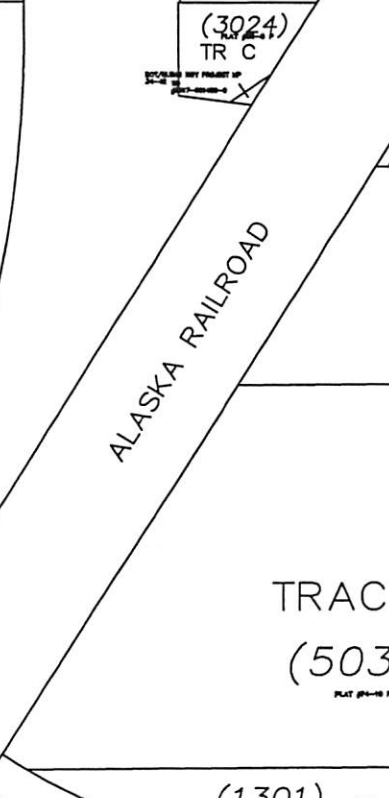
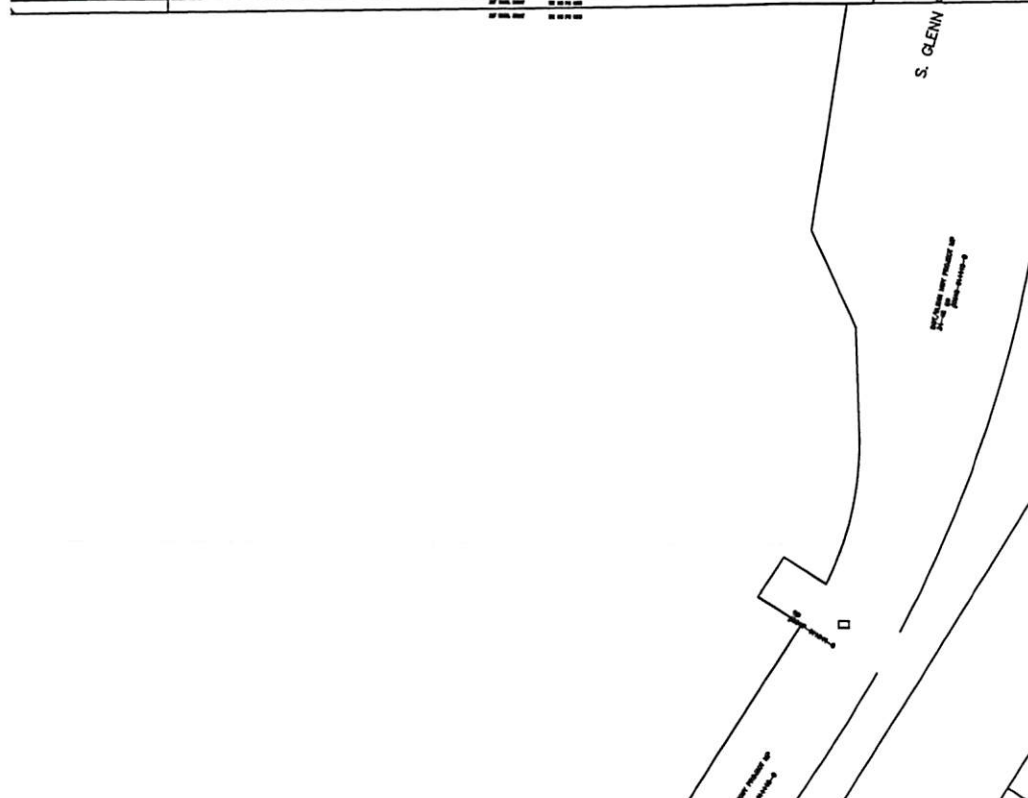
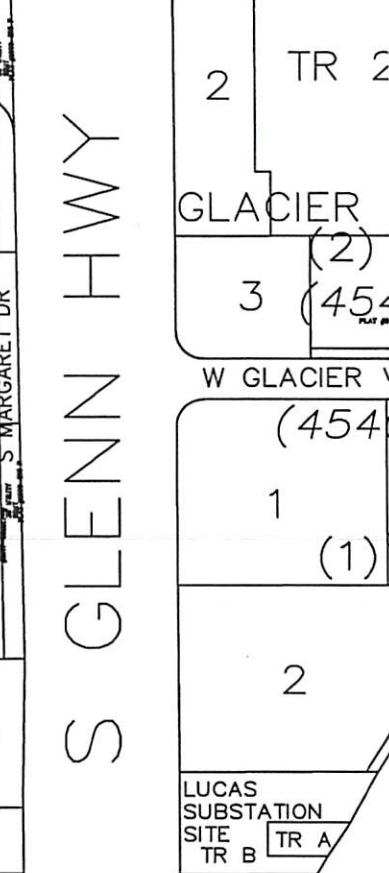
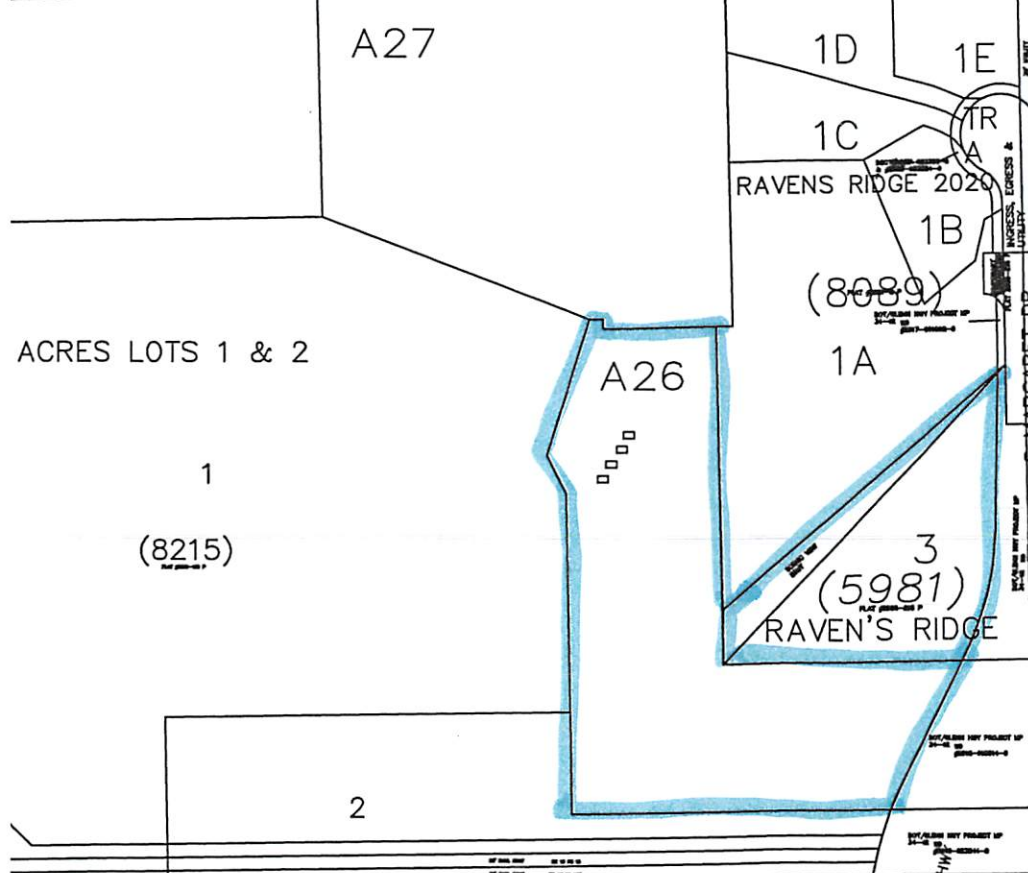
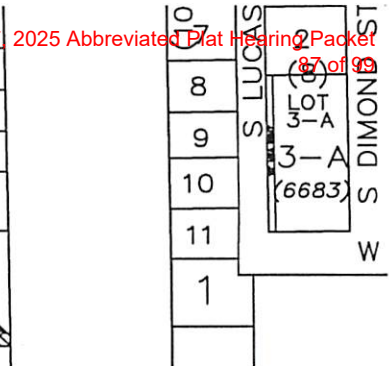
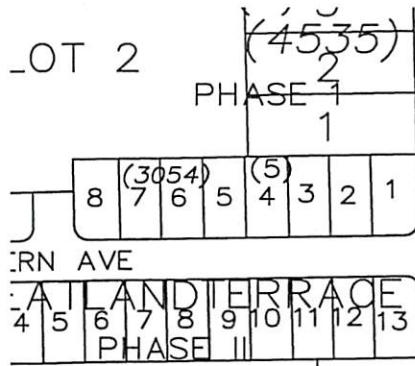
Vicinity Map and Aerial Photos	EXHIBIT A – 5 pgs
Continuation Request	EXHIBIT B – 3 pgs
Geotechnical Report	EXHIBIT C – 4 pgs
DPW Pre-Design and Engineering Division Comments	EXHIBIT D – 1 pg

DISCUSSION: The petitioner is requesting a continuation to the September 3, 2025, abbreviated plat hearing. The request will allow the time required to address MSB DPW Pre-Design and Engineering's comments on the submitted geotechnical report.

RECOMMENDATIONS FOR GRANTING A CONTINUANCE

Suggested motion: I move to approve a continuance of the preliminary plat of Raven's Ridge 2025 Subdivision, Section 05, Township 17 North, Range 02E, Seward Meridian, Alaska, to September 3, 2025.





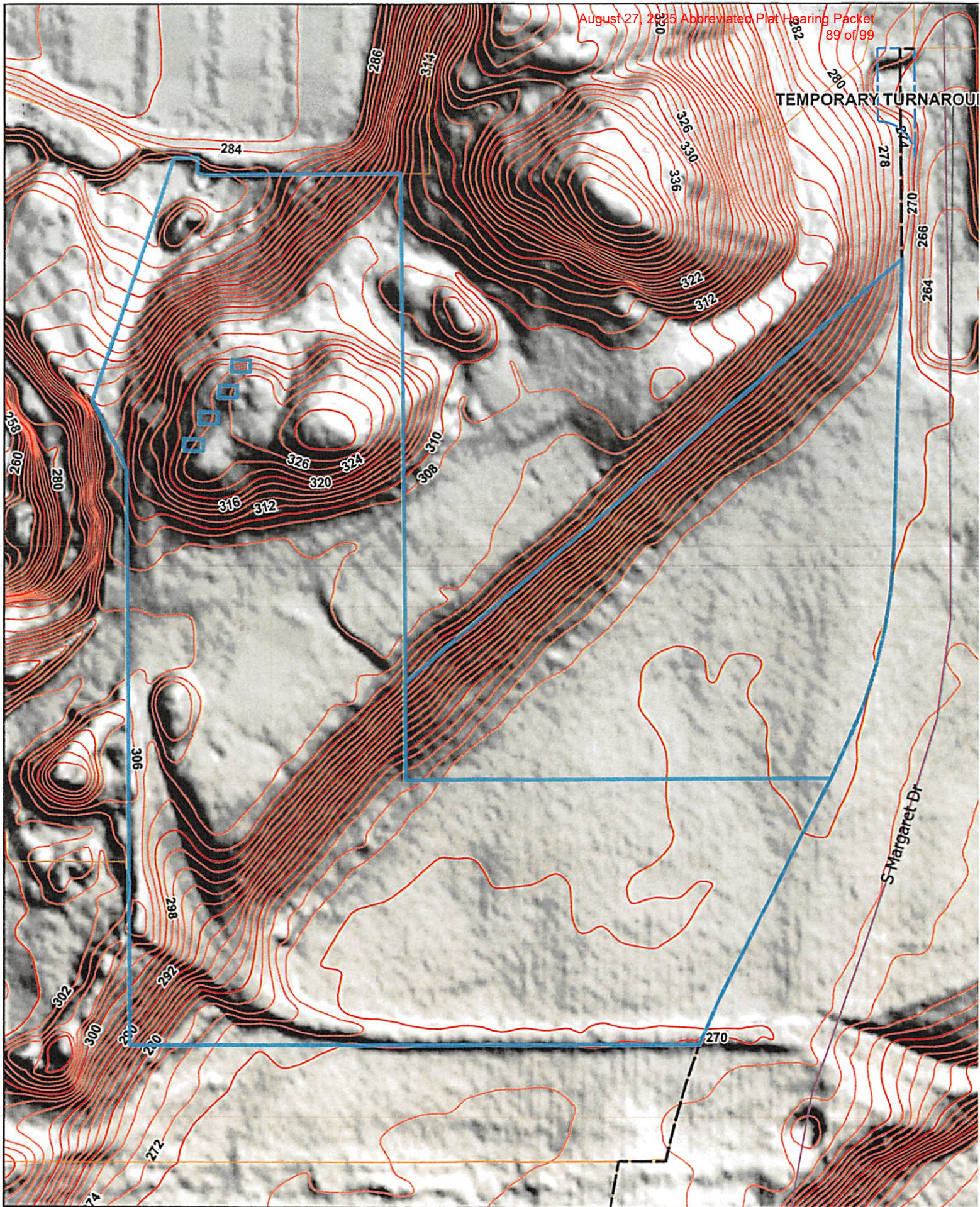
TEMPORARY TURNAROU

S Margaret Dr

Matanuska-Susitna Borough, Microsoft



0 120 240 480 Feet

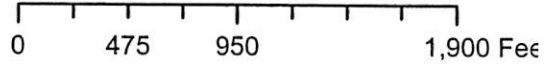


TEMPORARY TURNAROUND

S Margaret Dr



0 120 240 480 Feet



Matthew Goddard

From: Craig Hanson <ceh@hlsalaska.com>
Sent: Wednesday, August 13, 2025 4:12 PM
To: Matthew Goddard
Cc: Platting; Fred Wagner
Subject: RE: RFC Raven's Ridge 2025 (MG)

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

Gentlemen,

I am afraid I won't have that updated report by Friday. We can't get the other test hole dug until next week, at which time I will get you the revised report.

--

Respectfully,
Craig Hanson, RLS
Hanson Land Solutions, LLC
305 E. Fireweed Ave.
Palmer, AK 99645
(907)746-7738

---- On Wed, 13 Aug 2025 13:02:25 -0800 Matthew Goddard <Matthew.Goddard@matsugov.us> wrote ---

Good afternoon Craig,

I am following up on the soils report for Raven's Ridge 2025.

As noted on July 30th, we need a revised soils report addressing the comments received from DPW PD&E (see below). The revised soils report needs to be submitted by Friday, 8/15/2025, or we will have to continue to a later hearing date.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, July 30, 2025 10:45 AM
To: Platting <platting@hlsalaska.com>; Craig Hanson <ceh@hlsalaska.com>
Subject: FW: RFC Raven's Ridge 2025 (MG)

Hello,

Based on comments received from DPW PD&E (see below) it was noted that a revised soils report with an additional test hole is needed.

This will be needed prior to the public hearing as due to a recent determination from our legal department, revised soils reports cannot be made a condition of approval.

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

From: Tammy Simmons <Tammy.Simmons@matsugov.us>
Sent: Tuesday, July 29, 2025 4:08 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: RFC Raven's Ridge 2025 (MG)

Hello,

Because of the topography and difference in elevation between the two lots, test hole 1 is not representative of the soils on lot 2. Please provide additional information.

Thank you.

PD&E Review Team

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, July 28, 2025 4:30 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Ailis Vann <avann@palmerak.org>; Kalea Myers <kmyers@palmerak.org>; Brad Hanson <bahanson@palmerak.org>; Brian Davis <Brian.Davis@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>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; 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 Raven's Ridge 2025 (MG)

Hello,

The following link is a request for comments for the proposed Raven's Ridge 2025 Subdivision. Please ensure all comments have been submitted by August 8, 2025, so they can be incorporated into the staff report packet that will be presented during the abbreviated plat hearing.

 [Raven's ridge 2025](#)

Feel free to contact me if you have any questions.

Thank you,

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

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



RECEIVED
JUL 21 2025
PLATTING

USEABLE AREA CERTIFICATION

RAVEN'S RIDGE 2025

A SUBDIVISION OF

LOT 3 RAVEN'S RIDGE (2006-215) AND PARCEL 2 MSB WAIVER RESOLUTION SERIAL No. 1999-49-Pwm BK. 1036 PG. 343

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:

(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 with an area less than 400,000 sq. ft. 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".

William Klebesadel

WILLIAM KLEBESADEL P.E.

Professional Engineer

6-12-25

Date

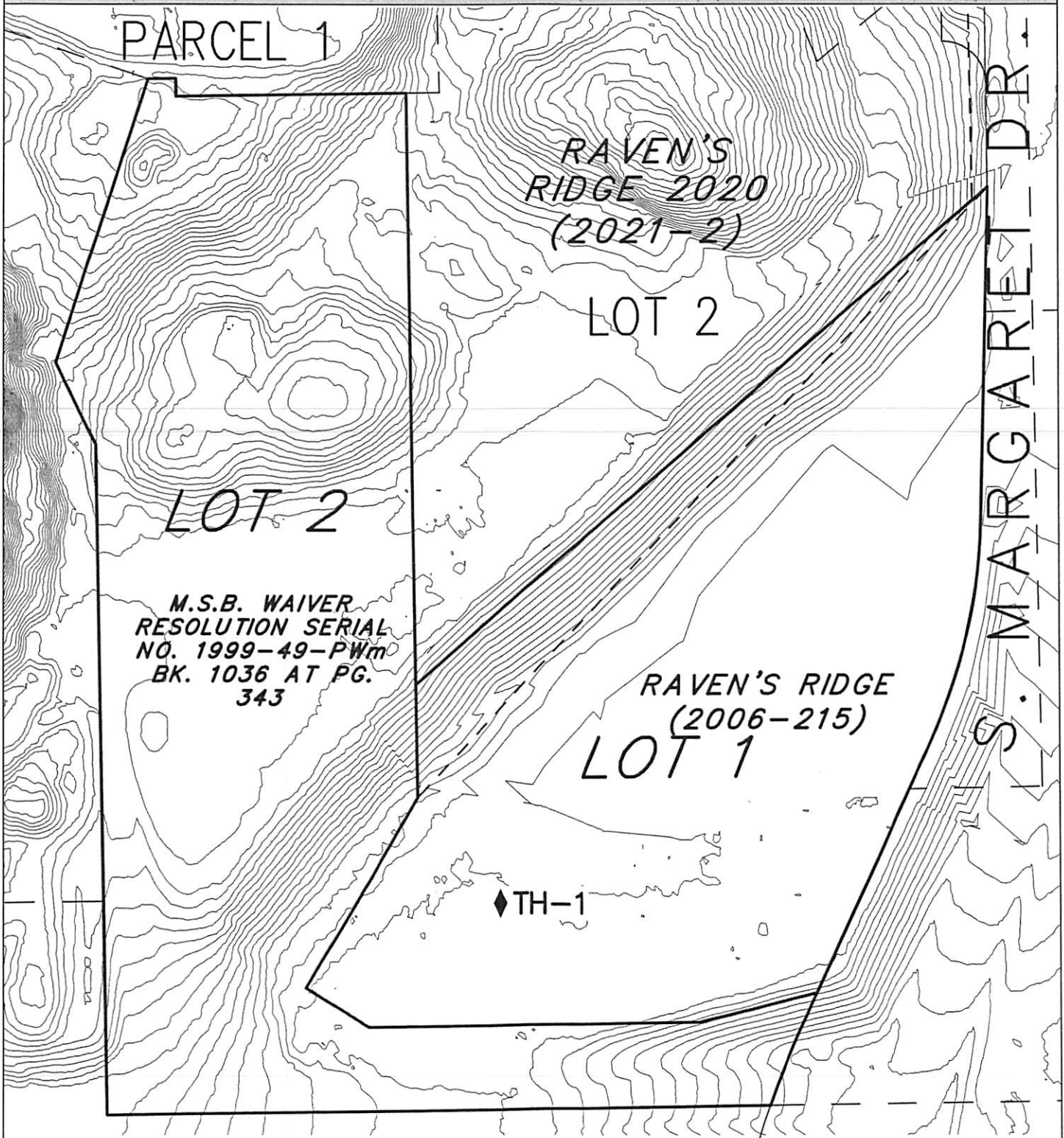


HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

RAVEN'S RIDGE 2025

FILE: 24-238

DRAWN: LS

06/11/25

EXHIBIT A

Page 1 of 1

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, July 29, 2025 4:08 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Raven's Ridge 2025 (MG)

Hello,

Because of the topography and difference in elevation between the two lots, test hole 1 is not representative of the soils on lot 2. Please provide additional information.

Thank you.

PD&E Review Team

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, July 28, 2025 4:30 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Ailis Vann <avann@palmerak.org>; Kalea Myers <kmyers@palmerak.org>; Brad Hanson <bahanson@palmerak.org>; Brian Davis <Brian.Davis@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>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; 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 Raven's Ridge 2025 (MG)

Hello,

The following link is a request for comments for the proposed Raven's Ridge 2025 Subdivision. Please ensure all comments have been submitted by August 8, 2025, so they can be incorporated into the staff report packet that will be presented during the abbreviated plat hearing.

 [Raven's ridge 2025](#)

Feel free to contact me if you have any questions.

Thank you,

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 _____ 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



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 SOUTHEAST CORNER OF LOT XXX, A SET PLASTIC CAP WITH A NETWORK GNSS GEODETIC POSITION OF _____N _____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.
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PARCEL 1

(WAIVER RESOLUTION SERIAL NO. 2001-070-PWm BK.1149, PG.287)

LOT 1

LUCAS ACRES SUBDIVISION
LOTS 1 AND 2
(2021-161)

LOT 2
3.95 ACRES±

M.S.B. WAIVER
RESOLUTION
SERIAL NO.
1999-49-PWm
BK. 1036 AT PG.
343

LOT 2
UTILITY LOT

LUCAS ACRES SUBDIVISION
LOTS 1 AND 2
(2021-161)

60' ELEC. ROW
ESMT. PER BK.
10, PG. 15

20' ELEC. ROW ESMT.
PER BK. 68, PG.835

25 0 50 75 100
US SURVEY FEET

RAVEN'S
RIDGE 2020
(2021-2)

LOT 2

RAVEN'S RIDGE
(2006-215)

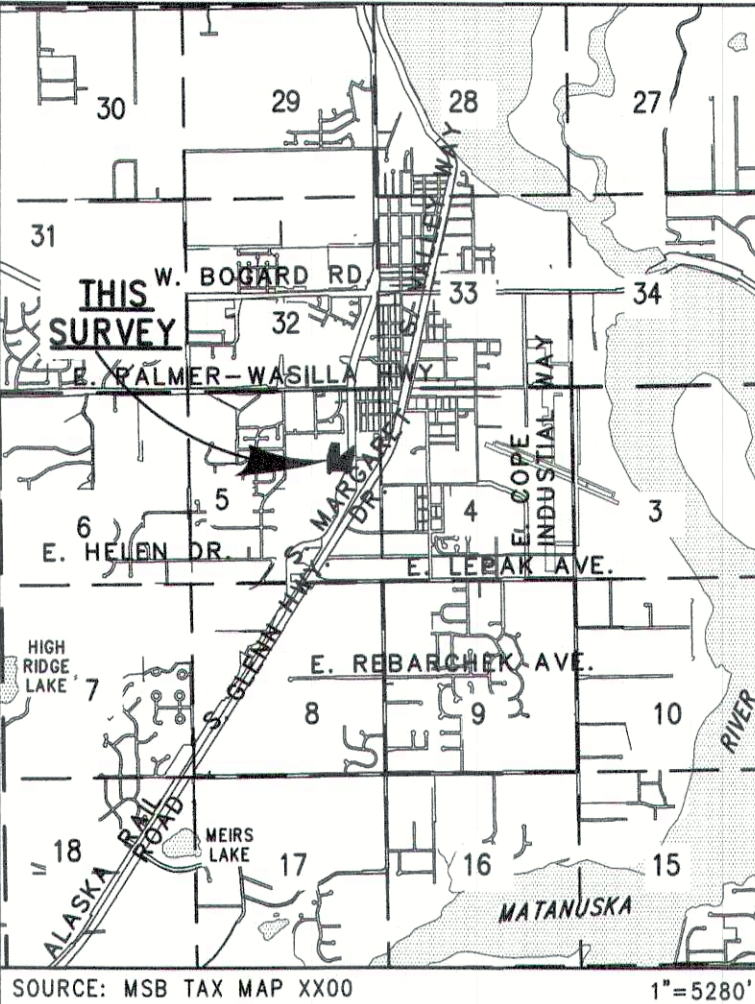
LOT 1
3.57 ACRES±

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 _____



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)
125 WEST EVERGREEN LLC
125 W. EVERGREEN AVE.
PALMER AK 99645

DATE _____

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

LEGEND

- RECOVERED 2 1/2" ALUMINUM POST MONUMENT
- RECOVERED ALUMINUM CAP ON 3/8" REBAR
- RECOVERED PLASTIC CAP ON 3/8" REBAR
- RECOVERED 1" IRON PIPE
- RECOVERED 3/8" REBAR
- MEASURED DATA
- RECORD PER PLAT (2006-215)
- RECORD PER PLAT (2021-2)
- RECORD PER PLAT (2021-161)
- RECORD PER DOT ROW MAP PROJECT (0A15024/0A15033)
- RECORD PER WAIVER RESOLUTION SERIAL NO. 1999-49-PWm
- COMPUTED DATA

RECEIVED
JUL 21 2025
Agenda Copy
PLATTING

A PLAT OF
RAVEN'S RIDGE 2025

A SUBDIVISION OF
LOT 3 RAVEN'S RIDGE (2006-215) AND PARCEL
2 MSB WAIVER RESOLUTION SERIAL NO.
1999-49-PWm BK. 1036 PG. 343
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE 1/4 SEC. 5, T.17N. R.2E. SM, AK
CONTAINING 8.87 ACRES MORE OR LESS

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