

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.

September 3, 2025

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

A. **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*)

3. PUBLIC HEARINGS:

A. **FORGET-ME-NOT:** The request is to create two lots from Lot 1, Denton Shores, (Plat#2009-72), (Tax ID# 6911000L001) & Lots 3 & 4, Long Lake (Plat#67-17), (Tax ID#'s 6196000L003 & 6196000L004) containing 2.63 acres +/-, to be known as **Forget-Me-Not**. The property is located directly east of N. Lakes of the Su Drive and directly west of Long Lake; within the NE ¼ Section 25, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. (*Petitioner/Owner: John Anderson, Staff: Chris Curlin, Case #2025-115*)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **September 3, 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

UNFINISHED

BUSINESS



**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 3, 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

Soils Report

EXHIBIT B – 5 pgs

Site Plan

EXHIBIT C – 3 pgs

August 27, 2025 Staff Report Packet

EXHIBIT D – 14 pgs

AGENCY COMMENTS

U.S. Army Corps of Engineers

EXHIBIT E – 1 pg

ADOT&PF

EXHIBIT F – 3 pgs

City of Palmer

EXHIBIT G – 1 pg

MSB DPW Pre-Design and Engineering Division

EXHIBIT H – 1 pg

MSB Development Services

EXHIBIT I – 2 pgs

Utilities

EXHIBIT J – 4 pgs

DISCUSSION: This case was continued during the August 27, 2025, abbreviated plat hearing to allow time to resolve issues with the submitted soils report. The proposed Raven's Ridge 2025 subdivision is located within the City of Palmer city limits. The subdivision is proposing the creation of two lots by adjusting the common lot line between Lot 3, Raven's Ridge, Plat #2006-215 & Parcel #2, MSB waiver resolution #1999-49-PWm, recorded as Book 1036, Page 343. Access for both proposed lots is from S. Margaret Drive, a City of Palmer maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, PE Notes that one test hole was dug to a depth of 13 feet. Soils encountered were OL and SW.

Groundwater was not encountered. Bill Klebesadel concludes: "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 square feet 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."

As-built and topographic mapping were submitted and are seen at **Exhibit C**.

Comments:

U.S. Army Corps of Engineers (**Exhibit E**) has no specific comments regarding this project.

ADOT&PF (**Exhibit F**) has no comments.

City of Palmer (**Exhibit G**) has no comments.

MSB DPW Pre-Design and Engineering Division (**Exhibit H**) notes that due to the elevation difference between the two lots, test hole 1 is not representative of the soils on lot 2. Additional information is required. *Platting staff notes that a revised soils report was received with an additional test hole to address Pre-Design and Engineering's concerns.*

MSB Development Services (**Exhibit I**) has no comments.

Utilities: (**Exhibit J**) ENSTAR notes the existence of a natural gas service line that appears to cross proposed Lot 1 to serve Proposed Lot 2. ENSTAR objects to the plat unless one of the following scenarios is met:

1. Add a note which says, "there is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the location of the service line on the map and add, "Location of natural gas service pipeline and centerline of ten foot (10 FT) wide natural gas easement."
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

*Platting staff notes that this is an abbreviated plat and as such cannot grant easements. The petitioner will need to work with ENSTAR to grant the requested natural gas easement and show the recorded information on the final plat to be recorded. **Recommendation #4***

GCI has no comments or objections to the plat.

MEA did not respond.

MTA did not respond.

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

CONCLUSION: The abbreviated plat of Raven's Ridge 2025 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

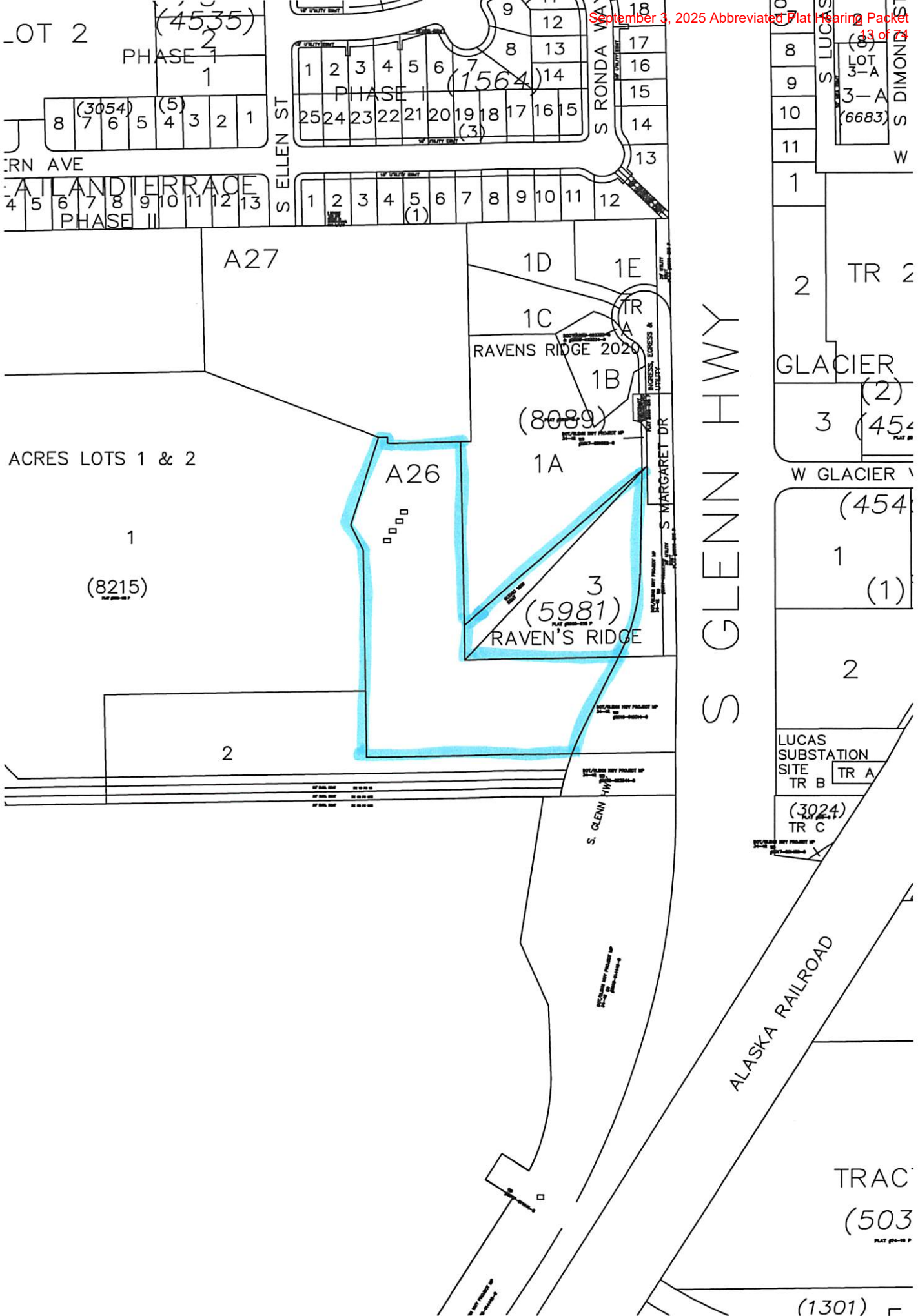
1. The plat of Raven's Ridge 2025 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. Raven's Ridge was continued from the August 27, 2025 abbreviated plat hearing.
3. The proposed Ravens Ridge 2025 is located within the City of Palmer city limits.
4. A soils 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; MEA or MTA.
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 Raven's Ridge 2025, Section 05, 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. Grant an easement to ENSTAR for the existing service line. Show the recorded easement information on the final mylar.
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.



IER IN
ACTS



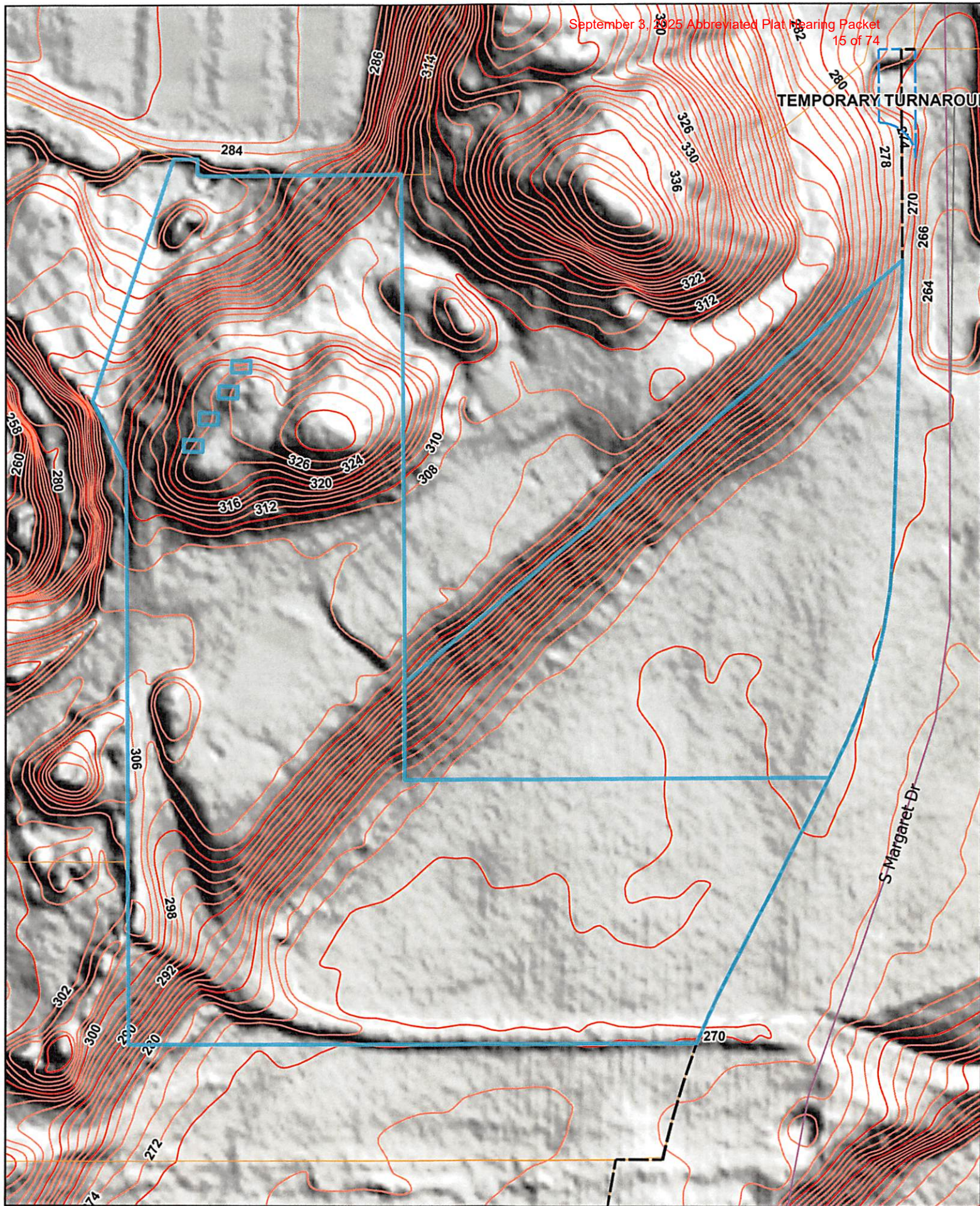
TEMPORARY TURNAROU

S Margaret Dr

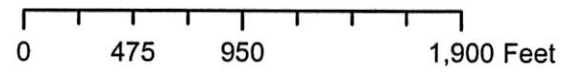
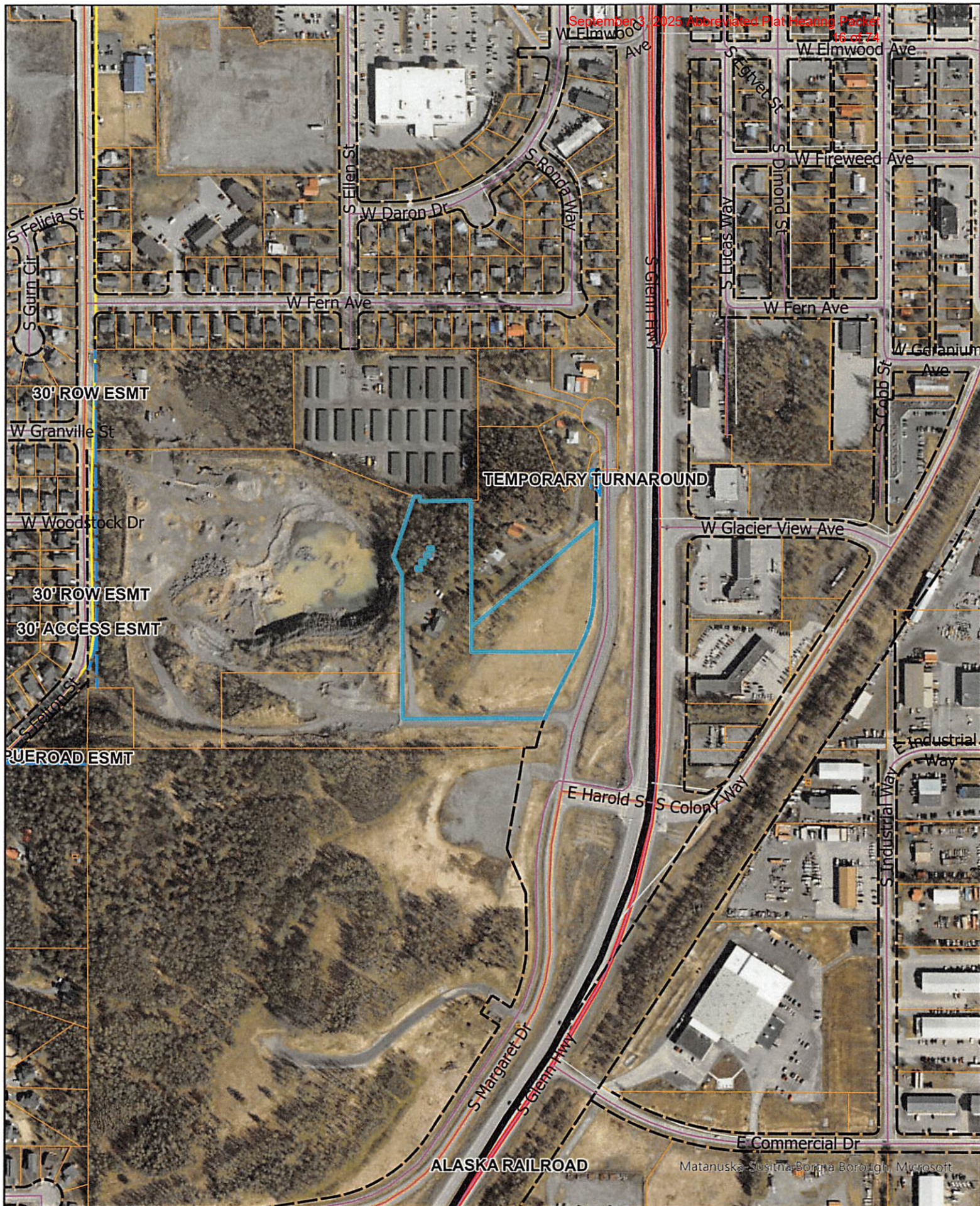
Matanuska-Susitna Borough, Microsoft



0 120 240 480 Feet



0 120 240 480 Feet



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



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):

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SOIL CLASSIFICATIONS

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

GROUND WATER INVESTIGATION

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

SUMMARY OF REQUIRED FURTHER ACTION

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

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

Bill Klebesadel
WILLIAM KLEBESADEL P.E.
Professional Engineer


8/22/25
Date



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	RAVEN'S RIDGE 2025	TEST HOLE NO.	Date:	06/11/25
Insp. By:	PIONEER	1	Job #	24-238

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP						
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached						
2ft									
3ft									
4ft									
5ft									
6ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	PERCOLATION TEST						
7ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	
8ft			1						
9ft			2						
10ft			3						
11ft			4						
12ft			5						
13ft			6						
			7						
			8						
			9						
			10						
			11						
			12						
			Perc. Hole Diam. (in.):						
			Test Run Between:						
				ft	and		ft Deep		
14ft									
15ft									
16ft									
17ft									
18ft									
19ft									
20ft									
		COMMENTS:							

Depth	
13'	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

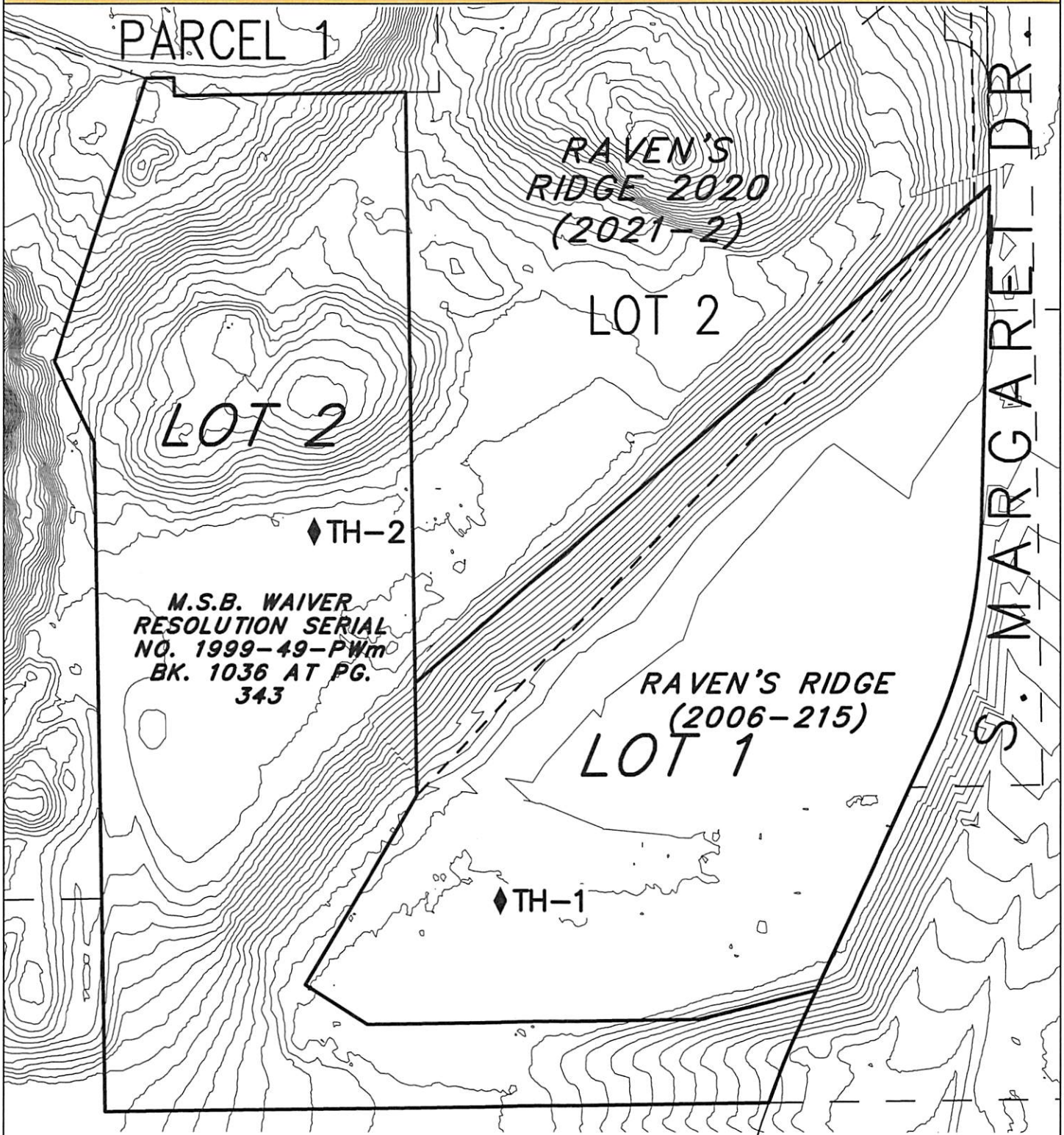
WATER LEVEL MONITORING	
Date	WATER LEVEL

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SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

RAVEN'S RIDGE 2025

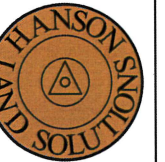
FILE: 24-238

DRAWN:LS

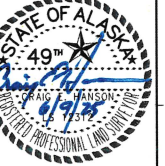
08/22/25

EXHIBIT A

Page 1 of 1



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



RECEIVED
JUL 21 2025
PLATTING

NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE ALASKA SUSTAINABLE BROADBAND IMAGERY PROJECT OF 2019/2020/2021.
2. THE HORIZONTAL DATUM IS NAD83 (CORRIGED EPOCH 2003.0)

PALMER, ALASKA
RAVEN'S RIDGE
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG.#: 24-238C
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"=80'
22x34: 1"=40'
REVISION DATE:
05-22-25

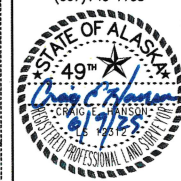
REFERENCE
NUMBER:
V-2.0
SHEET 1 OF 3

EXHIBIT C

RECEIVED
JUL 21 2025
PLATTING



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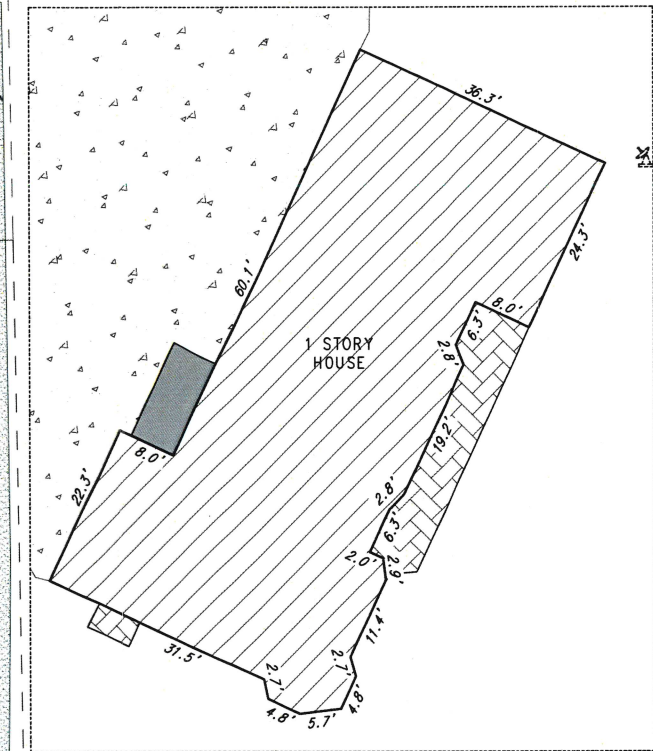
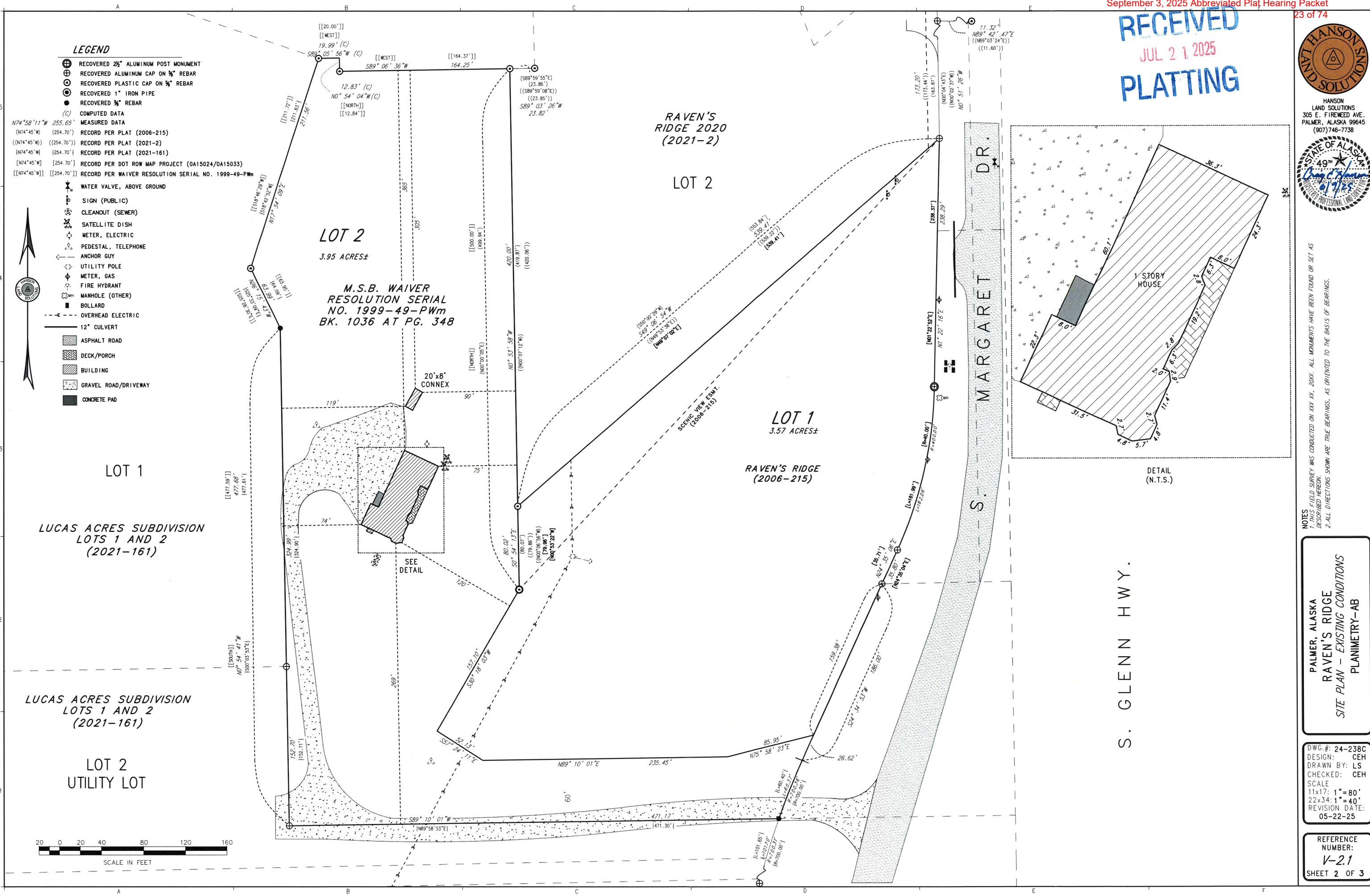


NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON XX, XX, 20XX. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

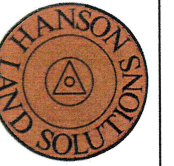
PALMER, ALASKA
RAVEN'S RIDGE
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 24-238C
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"=80'
22x34: 1"=40'
REVISION DATE:
05-22-25

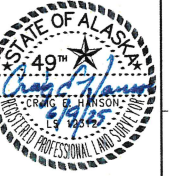
REFERENCE
NUMBER:
V-2.1
SHEET 2 OF 3



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JUL 23 2025
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PALMER, ALASKA 99645
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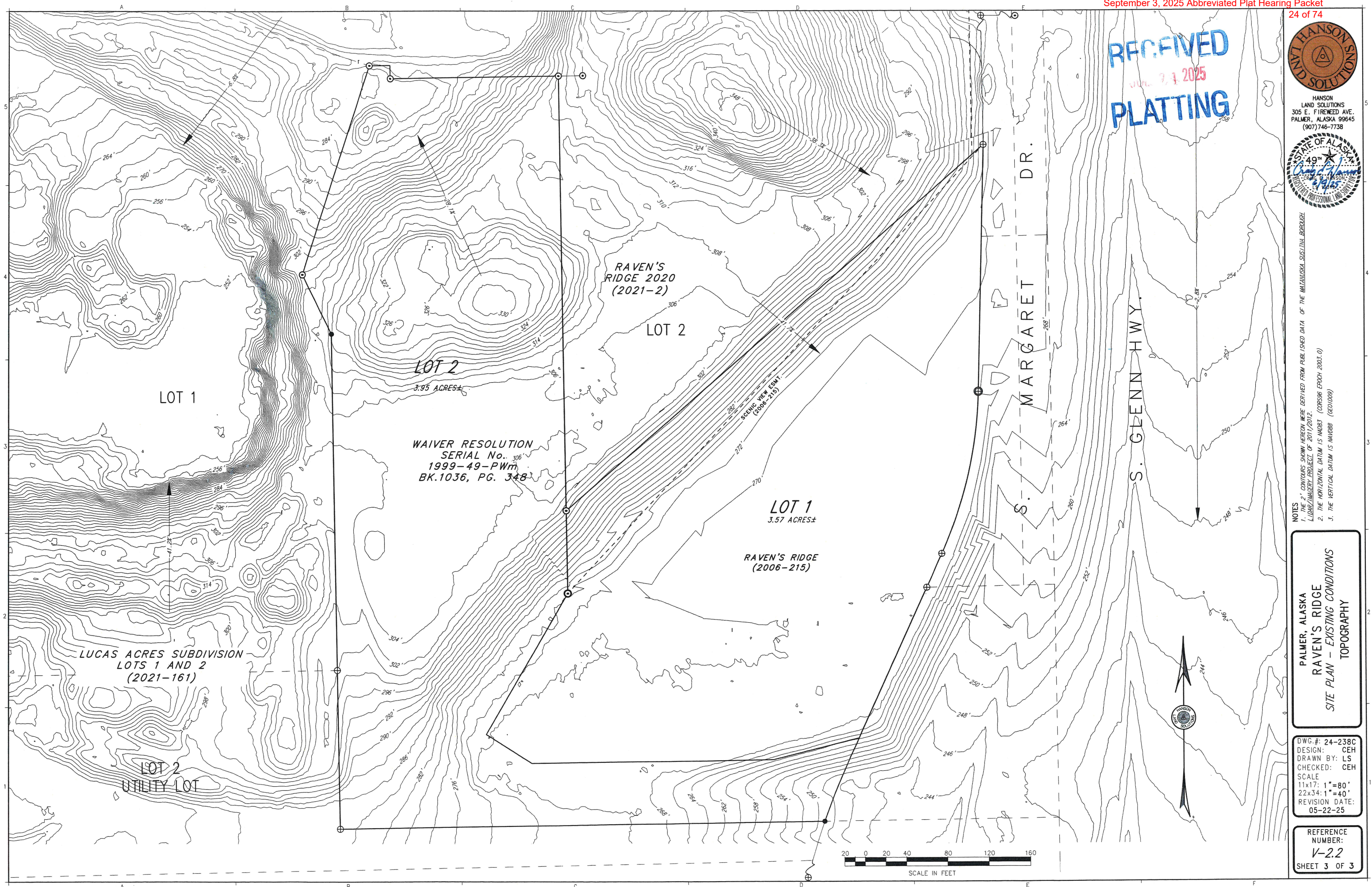


NOTES
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BOROUGH
LIDAR/IMAGERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83 (GORSK EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD83 (GEOID09)

PALMER, ALASKA
RAVEN'S RIDGE
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG. #: 24-238C
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"=80'
22x34: 1"=40'
REVISION DATE:
05-22-25

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3



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

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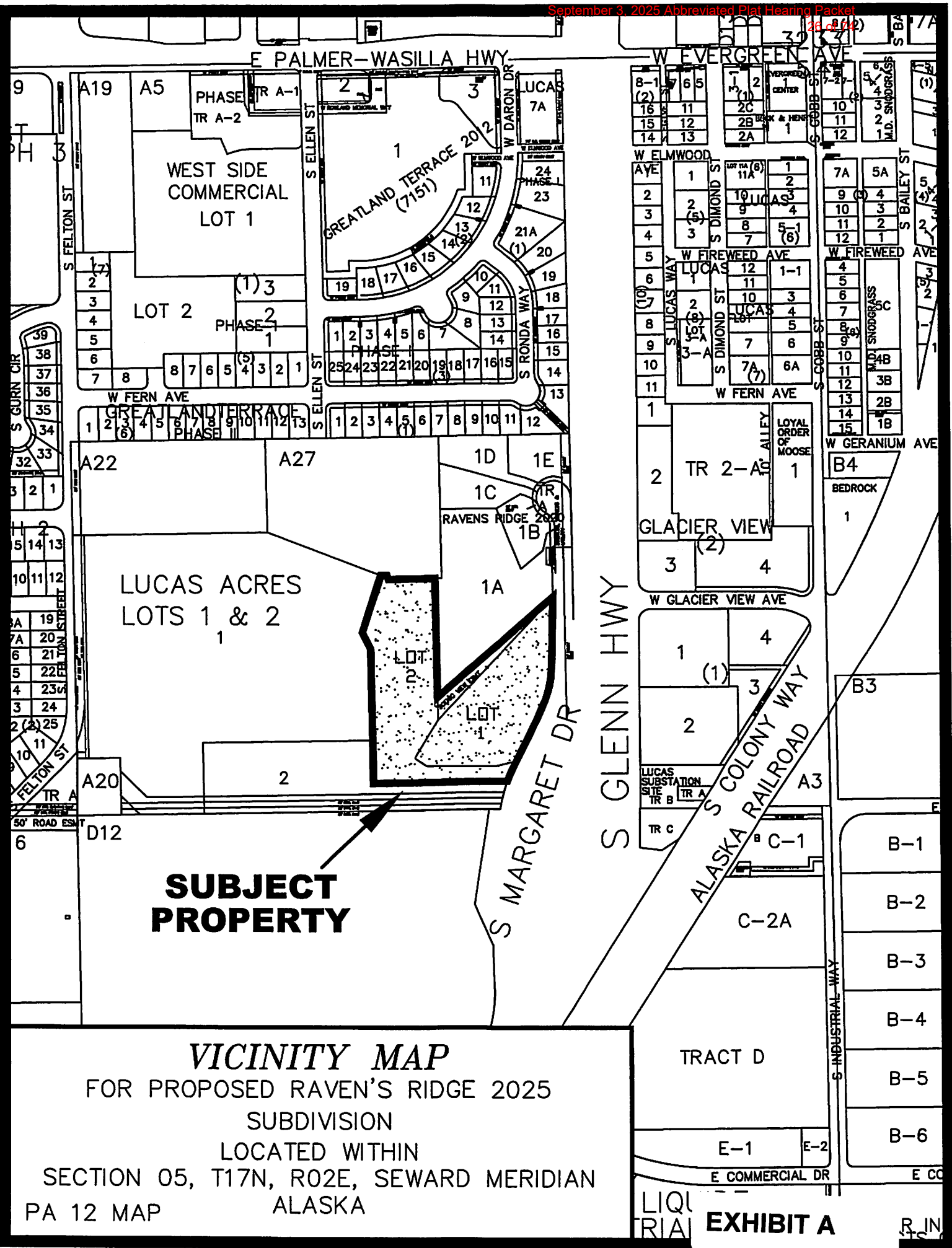
EXHIBITS

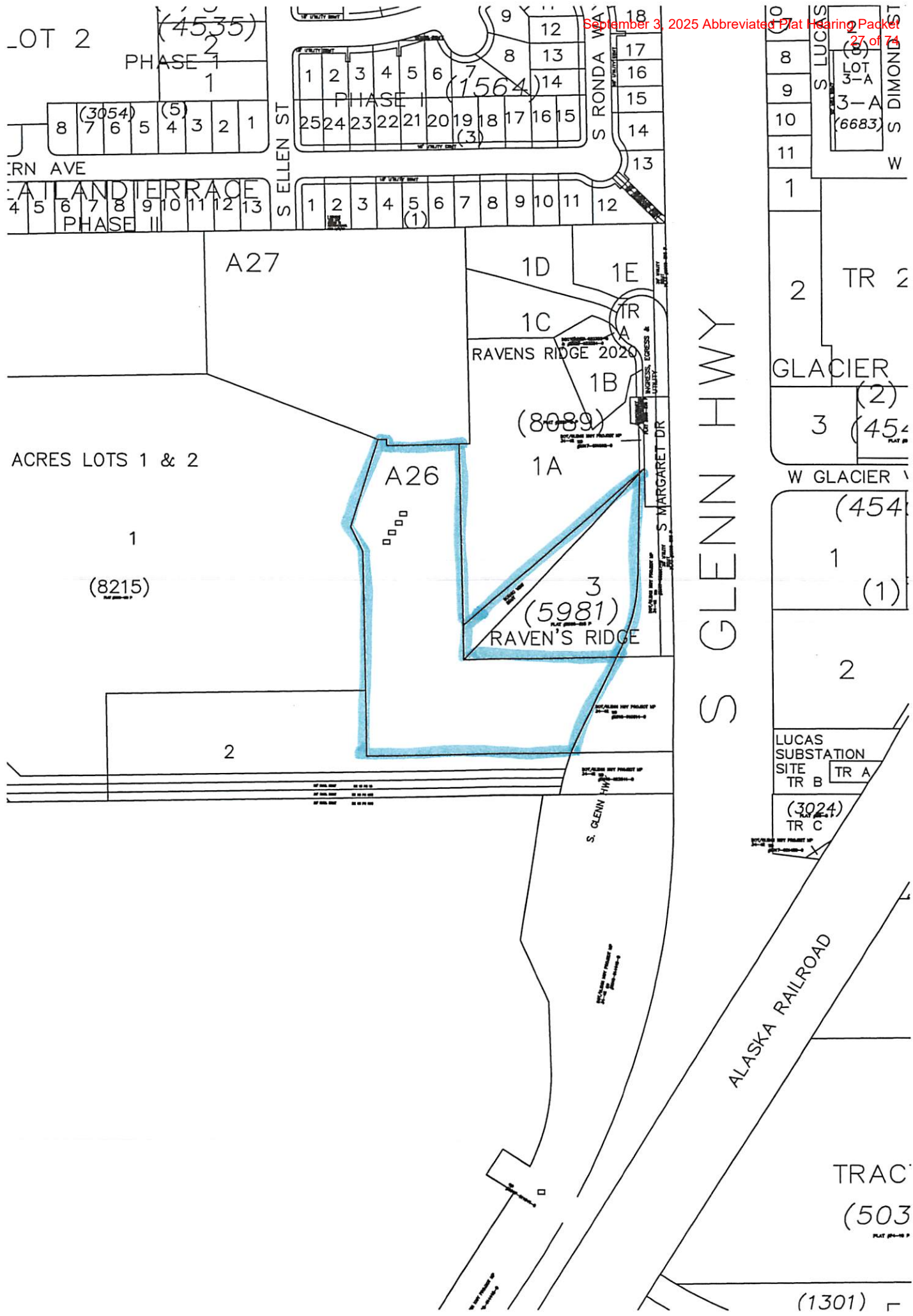
Vicinity Map and Aerial Photos	EXHIBIT A – 5 pgs
Continuation Request	EXHIBIT B – 3 pgs
Geotechnical Report	EXHIBIT C – 4 pgs
DPW Pre-Design and Engineering Division Comments	EXHIBIT D – 1 pg

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.





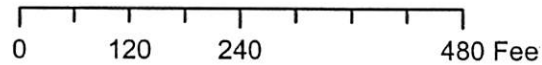
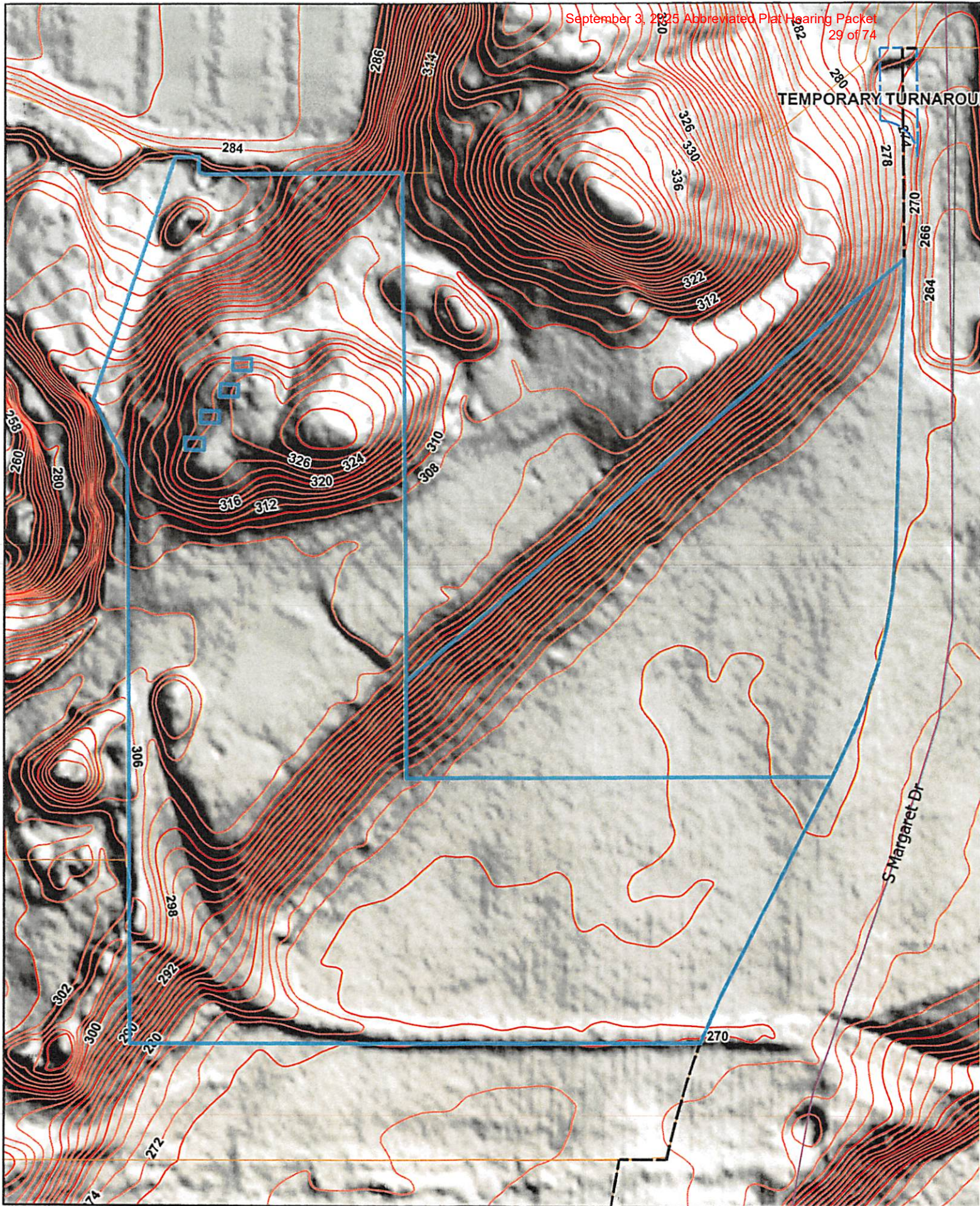
TEMPORARY TURNAROU

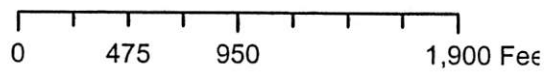
S Margaret Dr

Matanuska-Susitna Borough, Microsoft



0 120 240 480 Feet





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
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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 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	RAVEN'S RIDGE 2025	TEST HOLE NO.	Date:	06/11/25
Insp. By:	PIONEER	1	Job #	24-238

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP						
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached						
2ft									
3ft									
4ft									
5ft									
6ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	PERCOLATION TEST						
7ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	
8ft			1						
9ft			2						
10ft			3						
11ft			4						
12ft			5						
13ft			6						
14ft			7						
15ft			8						
16ft			9						
17ft			10						
18ft			11						
19ft			12						
20ft					Perc. Hole Diam. (in.):				
					Test Run Between:				
					ft	and		ft Deep	
									
			COMMENTS:						

Depth	
13'	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

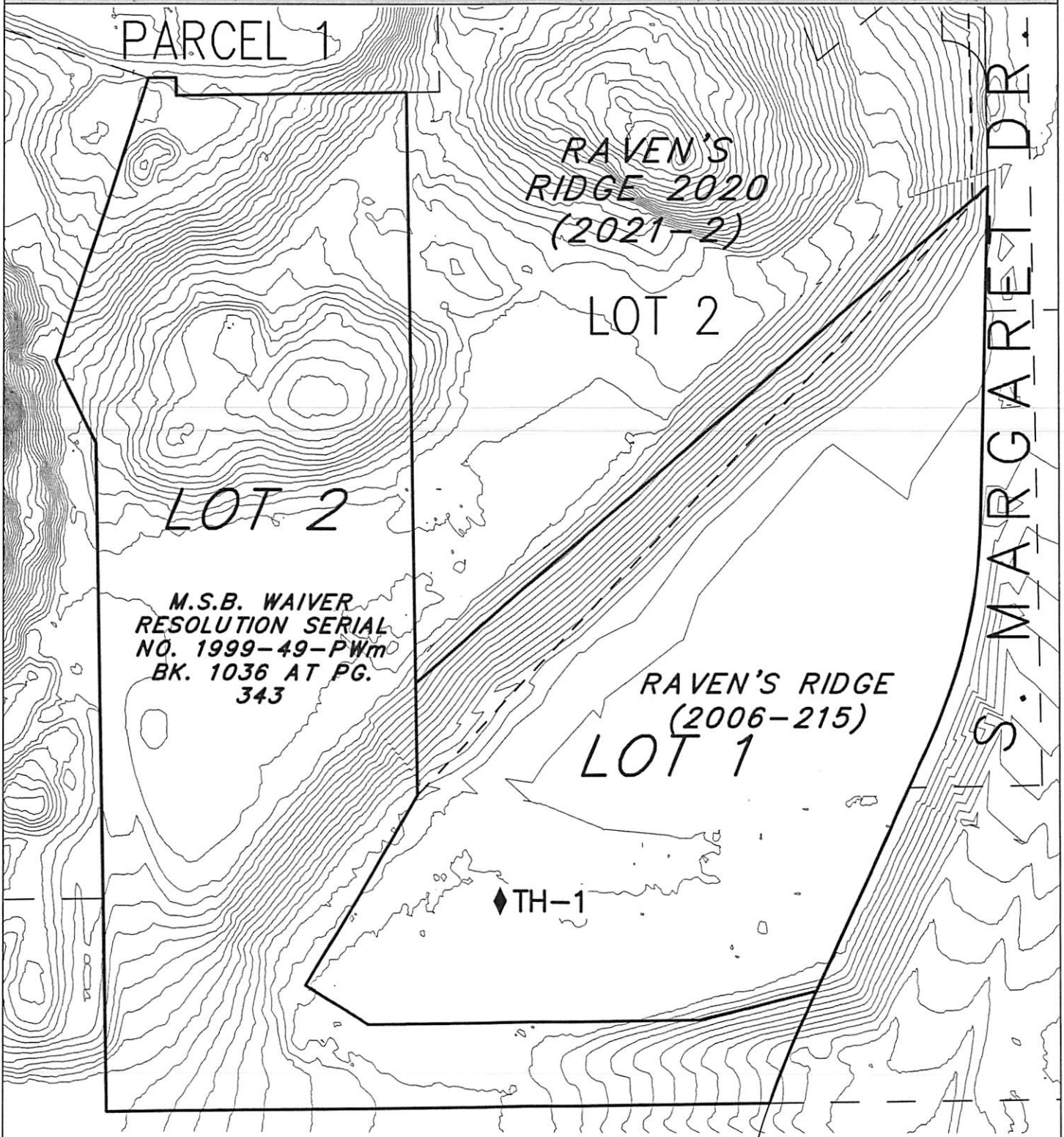
WATER LEVEL MONITORING	
Date	WATER LEVEL

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,

Matthew Goddard

From: Moore, Stephen A CIV USARMY CEPOA (USA) <Stephen.A.Moore2@usace.army.mil>
Sent: Tuesday, July 29, 2025 8:11 AM
To: Matthew Goddard
Subject: USACE Comments, Ravens's Ridge 2025

Mr. Goddard,

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



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 F

- 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.

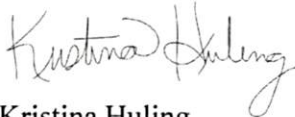
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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.

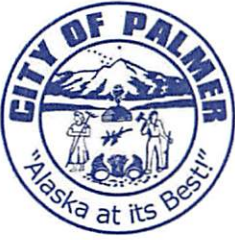
If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or kristina.huling@alaska.gov.

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
Director
Interim Building Inspector

Joy Bailey
Library Director

Ailis Vann
Parks & Facilities Manager

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

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Kalea Myers, Community Development
DATE: August 13, 2025
LOCATION: Lot 3 in Section 5, Township 17 North, Range 2 East
SUBJECT: Abbreviated Plat RFC Raven's Ridge 2025
TAX ACCT#: 5981000L003 & 17N02E05A026
☒ Inside City Limits ☐ Outside City Limits

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

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

City of Palmer

EXHIBIT G

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)

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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>
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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)

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 [Raven's ridge 2025](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

From: Permit Center
Sent: Tuesday, July 29, 2025 9:44 AM
To: Matthew Goddard
Subject: RE: RFC Raven's Ridge 2025 (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: 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,



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 Ravens Ridge 2025 -
Platting action case #2025-108

The properties are within City Limits of Palmer – MSB Code Compliance does not regulate any setbacks or issues that would pertain to the lot line adjustment, so no objection to the lot line adjustment for these parcels.



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

August 6, 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 preliminary plat **RAVEN'S RIDGE 2025 (MSB Case # 2025-108)** and advises that there is an existing natural gas service line which appears to cross proposed Lot 1 to serve proposed Lot 2. Attached is an as-built for you reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the location of the service line on the map and add, "Location of natural gas service pipeline and centerline of ten foot (10 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

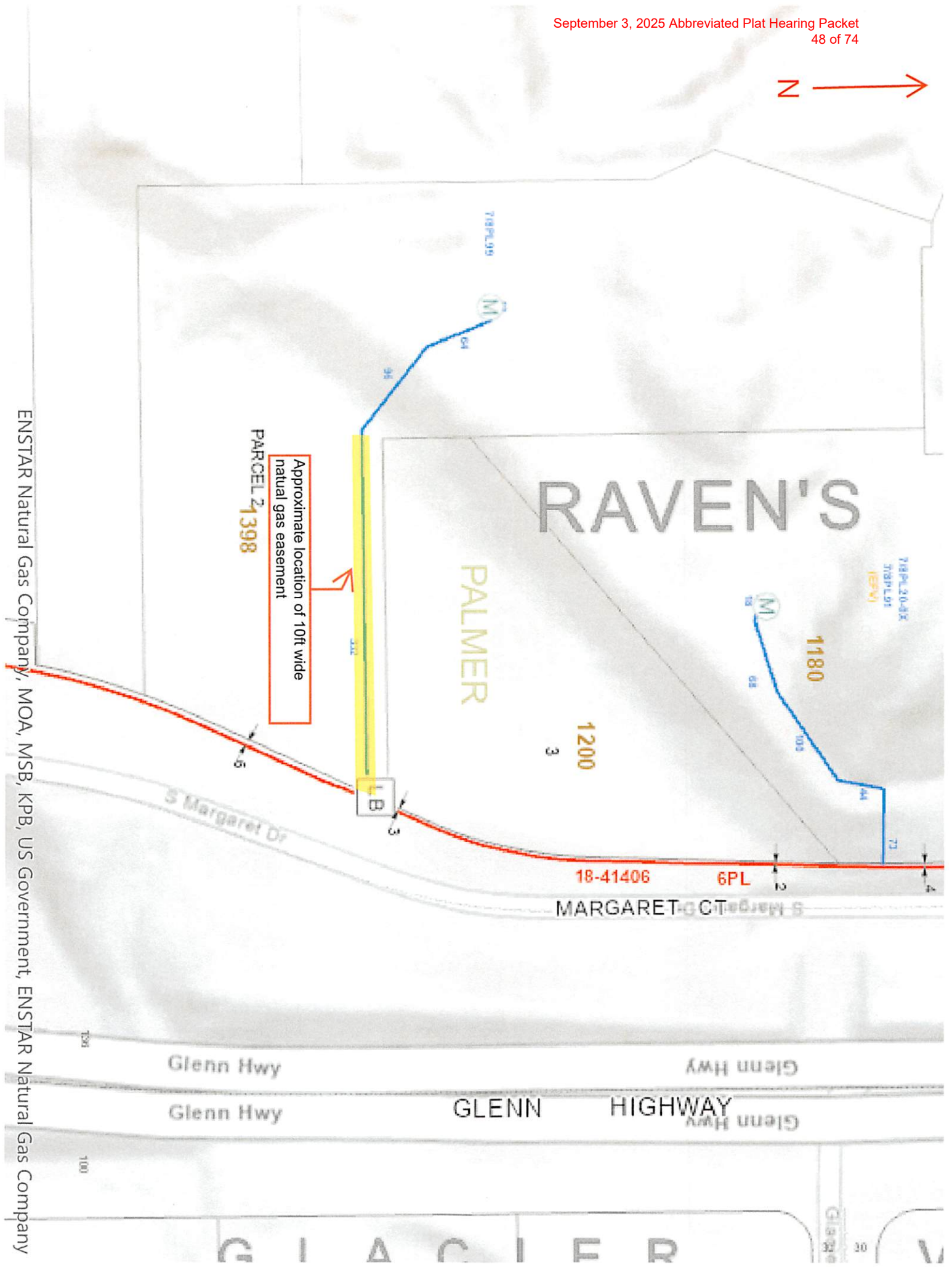
If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

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

EXHIBIT J



ENSTAR Natural Gas Company, MOA, MSB, KPB, US Government, ENSTAR Natural Gas Company

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, August 7, 2025 5:41 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Raven's Ridge 2025 (MG)
Attachments: Agenda Plat.pdf

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

Matthew,

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

Thanks,

GCI | OSP Design

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

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

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

Sent: Monday, July 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)

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

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.

[illegible]

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.
- 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.

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)

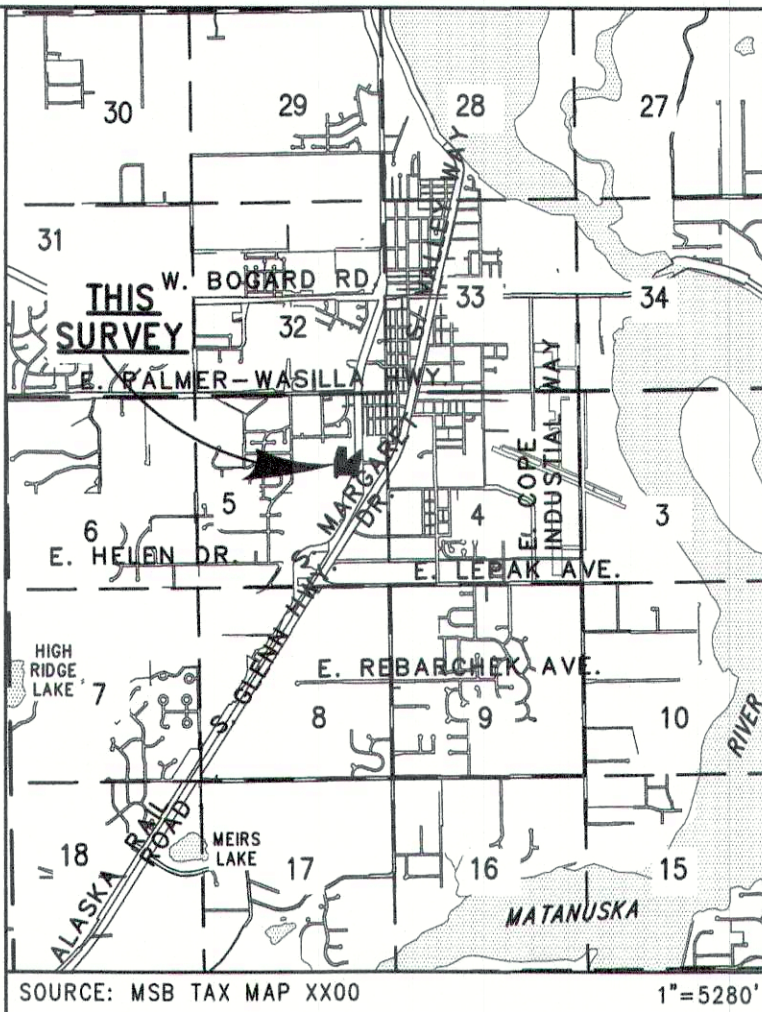
LOT 1
3.57 ACRES±

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

NOTARY ACKNOWLEDGEMENT

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

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

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 3, 2025

ABBREVIATED PLAT: FORGET-ME-NOT
LEGAL DESCRIPTION: SEC 2, T17N, R02E S.M., AK
PETITIONERS: JOHN ANDERSON
SURVEYOR/ENGINEER: R&K LAND SURVEYING/HOLLER ENGINEERING
ACRES: 2.63 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2025-115

REQUEST:

The request is to create two lots from Lot 1, Denton Shores, (Plat#2009-72) & Lots 3 & 4, Long Lake (Plat#67-17) containing 2.63 acres +/-, to be known as Forget-Me-Not. The property is located directly east of N. Lakes of the Su Drive and directly west of Long Lake; within the NE ¼ Section 25, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Community Council and Assembly District 7.

EXHIBITS:

Vicinity Map and Aerial Photos

Exhibit A – 4 pgs

Soils Report

Exhibit B – 4 pgs

COMMENTS:

MSB Permit Center

Exhibit C – 1 pg

Utilities

Exhibit D – 7 pgs

DISCUSSION: The proposed subdivision is creating two lots. Lots range in size from 3.88 to 4.56 acres. Proposed lots to take access from N. Smith Road.

Soils Report: A Soils Report (**Exhibit B**) was provided by Curt Holler, P.E. pursuant to MSB 43.20.281. At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from 3 existing lots totaling 2.63 acres. Our soils evaluation included logging a single new testhole on the parent parcel, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography: The project site forms a rough L shape between Lakes of the Su Drive and Long Lake. The parent parcel contains gently rolling terrain forming benches with lowest area along the east side at the lake. A few minor areas containing steep slopes exceeding 25% were noted and are delineated on the

attached map. The total elevation differential indicated by the provided topographical map is approximately 44'.

Soils & Vegetation: The parent parcel contains one developed home site at the lake, and two drive ways and a parking area. The remaining areas are forested and remain in a native or near native state. The existing vegetation on the parent parcel appears to primarily consist of young to mature growth birch trees and spruce trees, with tall grasses and minor shrubs scattered in between. A single testhole was logged on 7/06/25 along the proposed new common lot line in order to evaluate existing soil conditions. Near surface soils encountered included a thin organic mat over a layer of silty loess topsoil which extended down to 1.7'. Receiving soils under the topsoils were found to be consistently clean sands and gravels. Soils encountered were typical for the area, based on our prior experiences in the neighborhood. A copy of the testhole log and a location/topography map is attached.

Groundwater: Groundwater was not encountered in the testhole which was dug to a depth of 14'. Groundwater is not expected to be a limiting factor for useable area for either of the proposed lots.

Useable Areas: The proposed lots have a few limitations on areas defined by MSB code as useable septic area or useable building area. Useable septic areas will be limited by setbacks to surface water, water wells, lot lines and steep areas. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography MSB Title 43 Code definitions, and our observations at the site, **each of the proposed lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.**

COMMENTS:

MSB Permit Center (Exhibit C) 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 D) ENSTAR has no comments or recommendations. GCI has no comments or objections. MTA would like an easement. MEA did not respond.

Platting staff notes utility easements will need to be dedicated outside of the Abbreviated Plat process.

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

CONCLUSION

The plat of FORGET-ME-NOT 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:

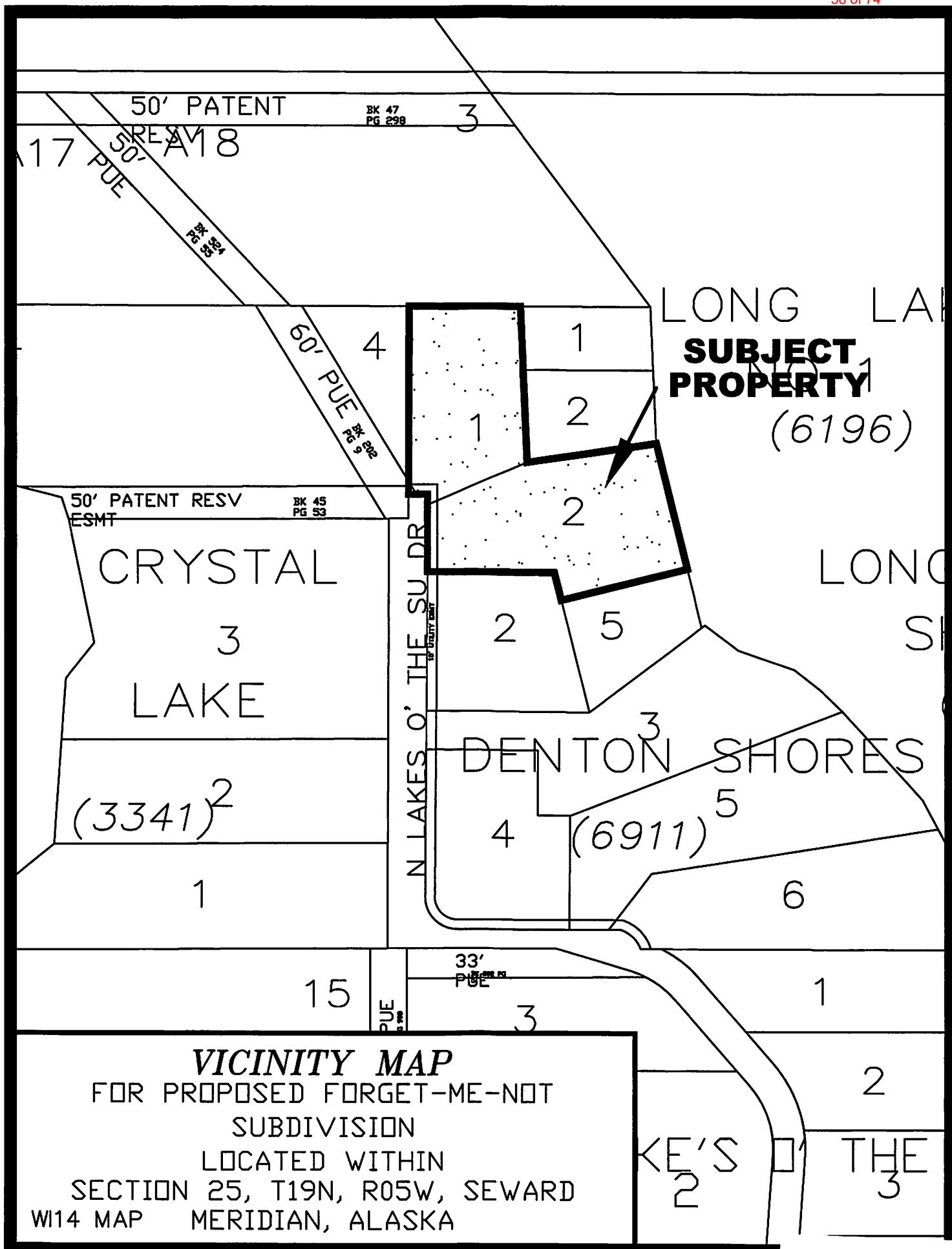
1. The abbreviated plat of FORGET-ME-NOT is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A Soils Report was provided by the surveyor pursuant to MSB 43.20.281

3. There were no objections from any borough departments, outside agencies, utilities, or the public.
4. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #8 Willow; Road Service Area #20 Greater Willow; MSB Emergency Services, Community Development, or Assessments; GCI, MTA, or MEA;.

RECOMMENDED CONDITIONS OF APPROVAL:

**Staff recommends approval of the abbreviated plat of FORGET-ME-NOT, within the NW ¼ Section 25, Township 19 North, Range 05 West, Seward Meridian, Alaska.
contingent on the following recommendations:**

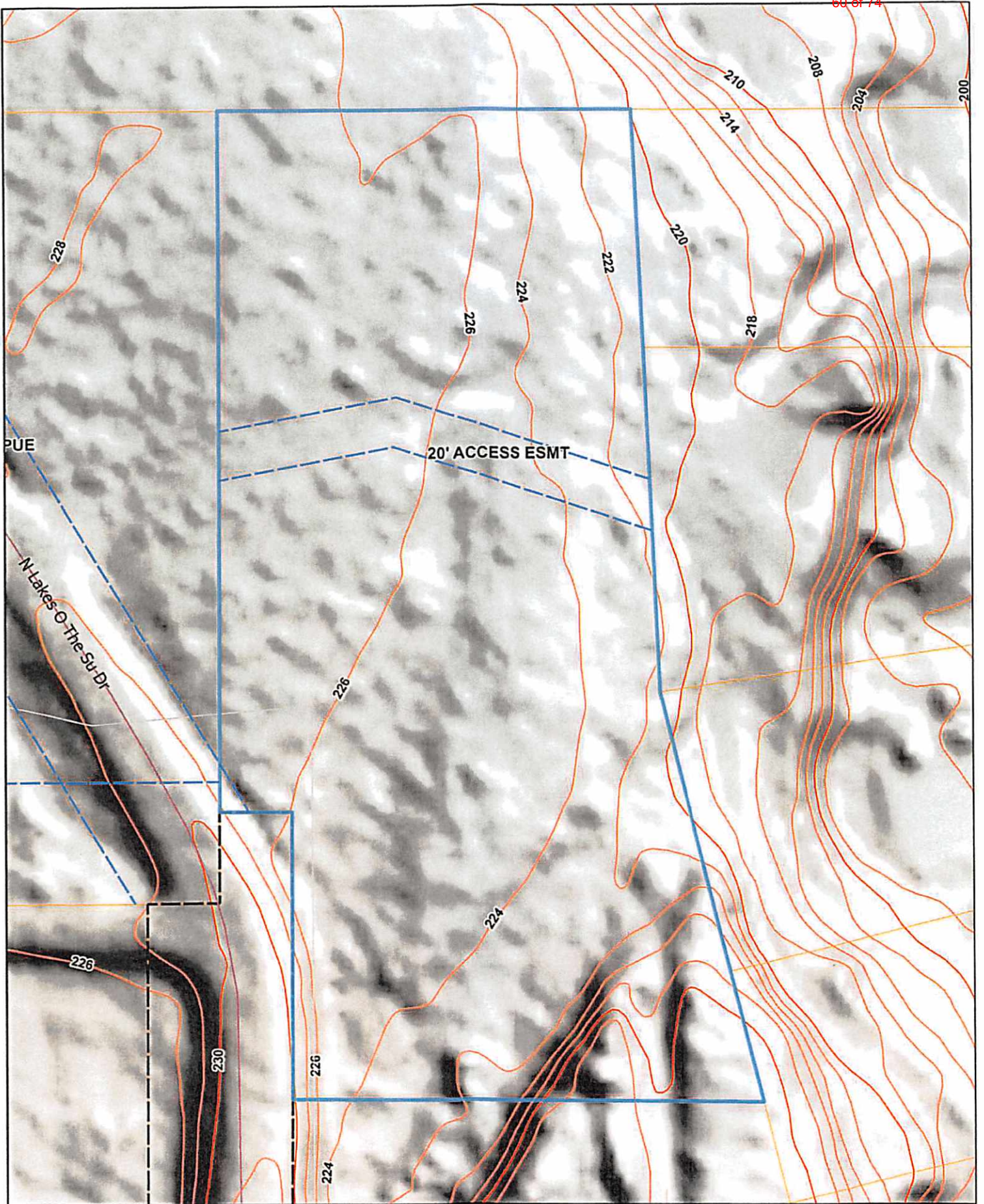
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. 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.





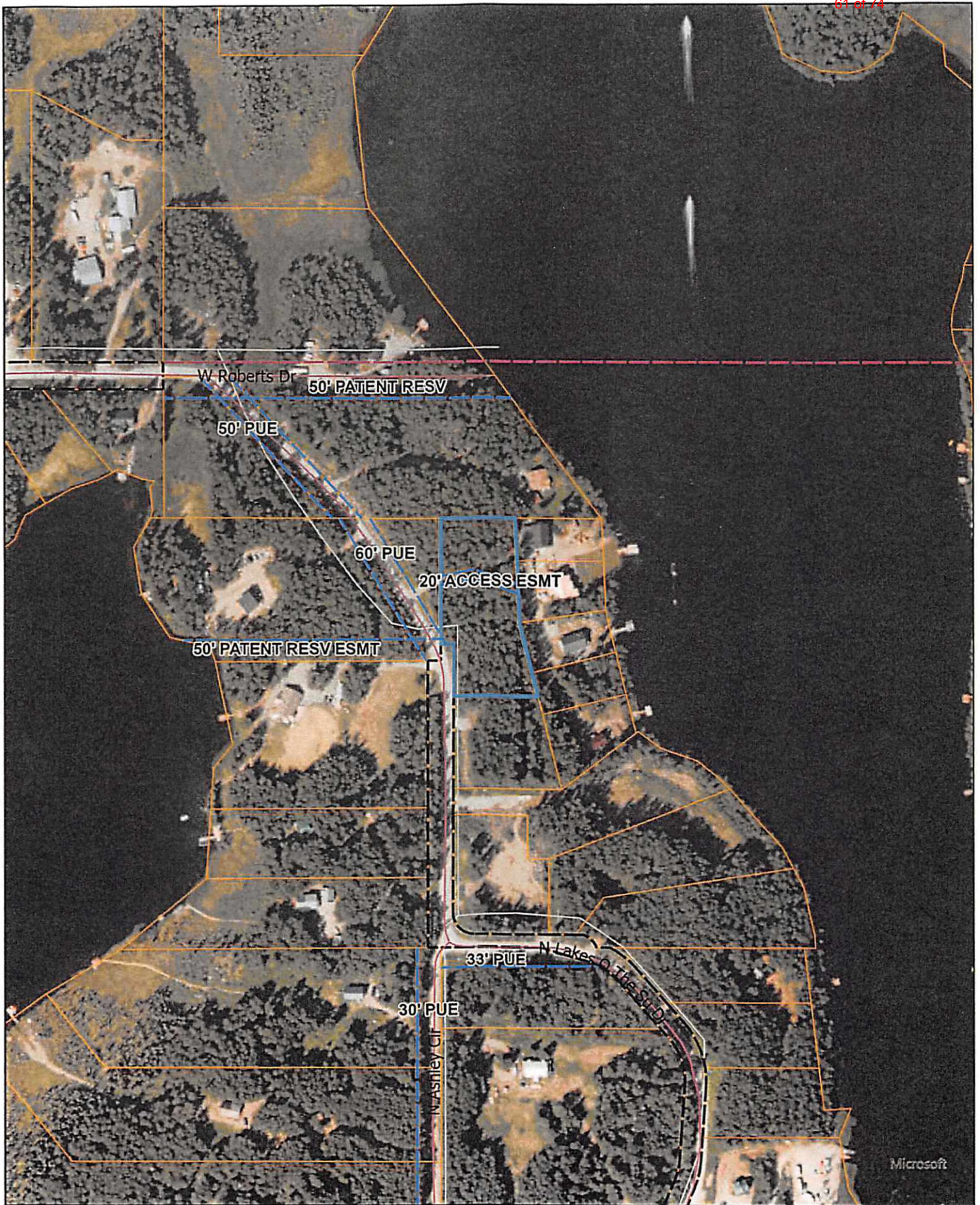
0 60 120 240 Feet

EXHIBIT A



0 60 120 240 Feet

EXHIBIT A



0 330 660 1,320 Feet

EXHIBIT A



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

July 24, 2025

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

RECEIVED

JUL 28 2025

PLATTING

Re: *Forget-Me-Not Subdivision; Useable Areas, Soils, and Drainage*
HE #25023

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from 3 existing lots totaling 2.63 acres. Our soils evaluation included logging a single new testhole on the parent parcel, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a rough L shape between Lakes of the Su Drive and Long Lake. The parent parcel contains gently rolling terrain forming benches with lowest area along the east side at the lake. A few minor areas containing steep slopes exceeding 25% were noted and are delineated on the attached map. The total elevation differential indicated by the provided topographical map is approximately 44'.

Soils & Vegetation. The parent parcel contains one developed home site at the lake, and two drive ways and a parking area. The remaining areas are forested and remain in a native or near native state. The existing vegetation on the parent parcel appears to primarily consist of young to mature growth birch trees and spruce trees, with tall grasses and minor shrubs scattered in between. A single testhole was logged on 7/06/25 along the proposed new common lot line in order to evaluate existing soil conditions. Near surface soils encountered included a thin organic mat over a layer of silty loess topsoil which extended down to 1.7'. Receiving soils under the topsoils were found to be consistently clean sands and gravels. Soils encountered were typical for the area, based on our prior experiences in the neighborhood. A copy of the testhole log and a location/topography map is attached.

Groundwater. Groundwater was not encountered in the testhole which was dug to a depth of 14'. Groundwater is not expected to be a limiting factor for useable area for either of the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to surface water, water wells, lot lines and steep areas. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography MSB Title 43 Code definitions, and our observations at the site, ***each of the proposed lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Roads and Drainage. The proposed 2 new lots will each be accessed by driveways onto an existing maintained road, and as such will not require the creation of any new roads. As no new roads are proposed, a full drainage plan is not required; however, existing drainage patterns have been indicated on the attached map. The project will minimally affect drainage patterns in the area.

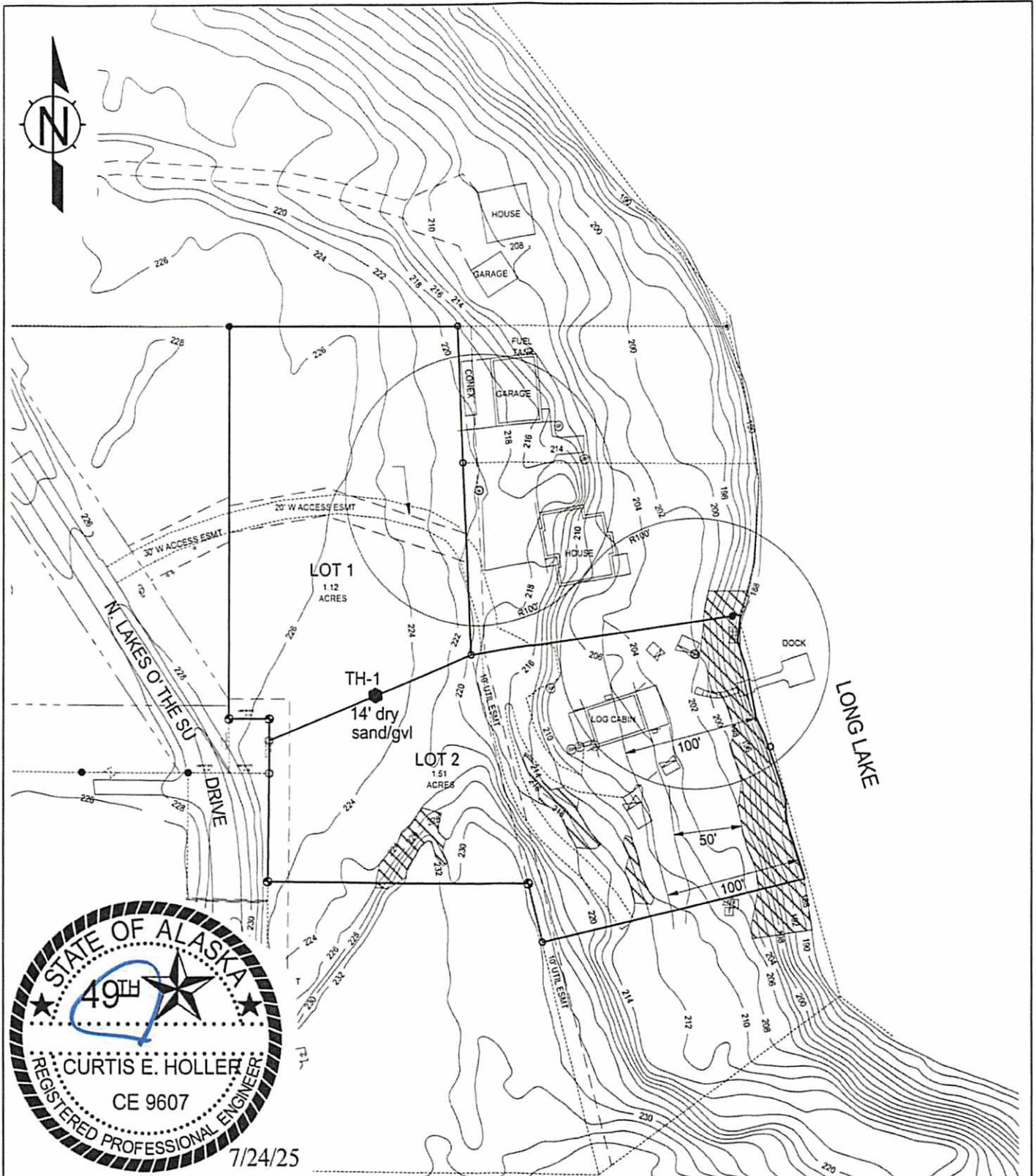
Please do not hesitate to call with any questions you may have.

Sincerely,

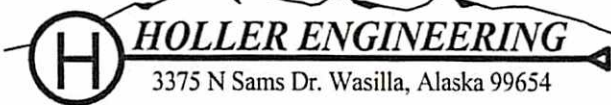
Curtis Holler, PE

c: J. Anderson, w/attachments





Forget-Me-Not Subdivision
Testhole, Useable Area, Drainage, & Topography



Job # 25023

Scale: 1" = 100' +/-

7/24/25

Notes

1. Lot dimensions and 2' contours from surveyor.
3. Arrows denote apparent drainage patterns.
4. Testhole location approximate.
5. Locations of improvements from surveyor.
6. Hatched areas are +25% grade.

EXHIBIT B

Chris Curlin

From: Permit Center
Sent: Monday, August 11, 2025 2:47 PM
To: Chris Curlin
Subject: RE: RFC Forget-Me-Not (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, August 11, 2025 12:47 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>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; waco_chair@waco-ak.org; admin@waco-ak.org; Richard Boothby <Richard.Boothby@matsugov.us>; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Forget-Me-Not (CC)

Hello,

The following link contains a Request for Comments for Forget-Me-Not, MSB Case 2025-000115. Comments are due by August 20, 2025.

 [Forget-Me-Not](#)

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

August 11, 2025

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

To whom it may concern:

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

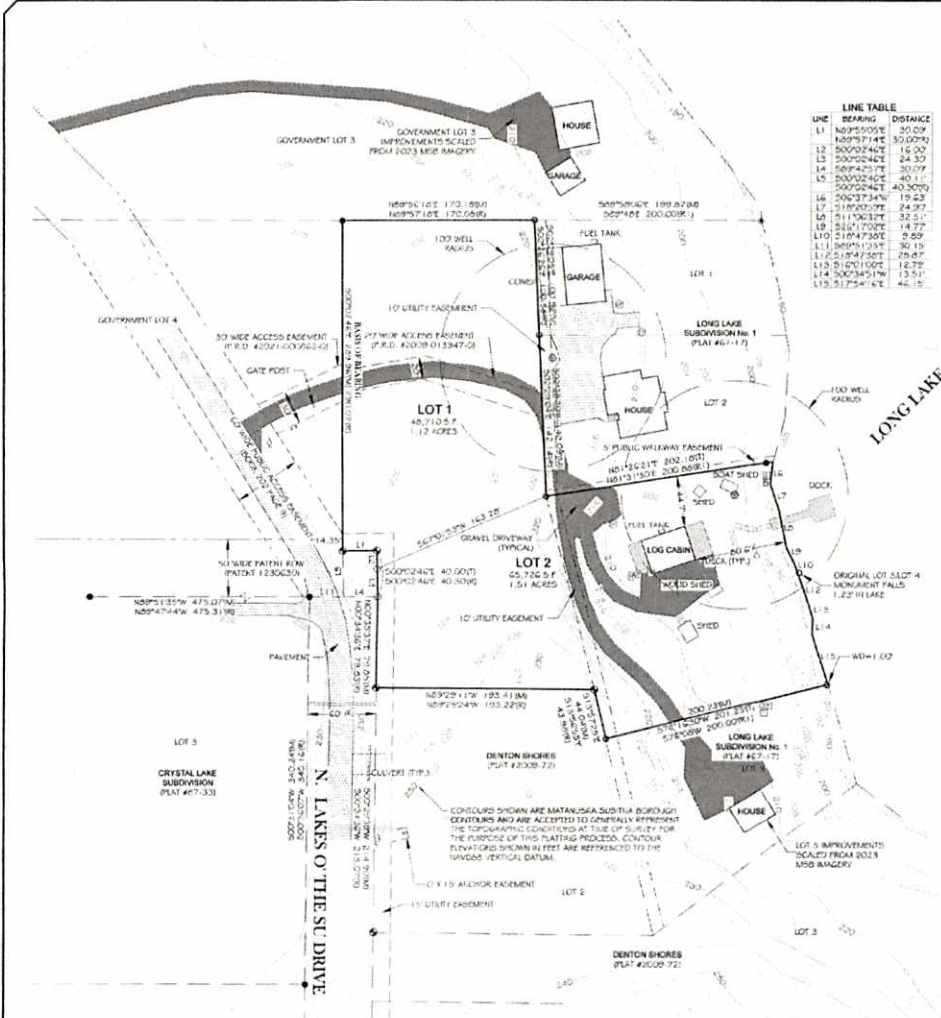
- **FORGET-ME-NOT SUBDIVISION**
(MSB Case # 2025-115)

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 script is fluid and cursive.

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



LINE TABLE

LINE	BEARING	DISTANCE
1	N89°55'05"E	30.09'
2	N89°57'14"E	50.00'
3	S00°02'46"E	16.30'
4	S00°02'46"E	24.37'
5	S69°42'27"W	30.09'
6	S00°02'46"E	40.11'
7	S00°02'46"E	40.30'
8	S00°27'34"W	19.63'
9	S10°00'00"E	24.37'
10	S11°00'12"E	32.51'
11	S81°17'00"E	14.72'
12	S10°47'30"E	9.59'
13	S89°51'23"E	30.19'
14	S10°47'30"E	28.47'
15	S10°00'00"E	12.79'
16	S00°34'17"W	13.51'
17	S17°54'16"E	46.15'

CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT
JOHN AND JEANNE ANDERSON REVOCABLE TRUST
JOHN D. ANDERSON, TRUSTEE
P.O. BOX 190
WILLOW, ALASKA 99568

CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT
JOHN AND JEANNE ANDERSON REVOCABLE TRUST
JEANNE L. ANDERSON, TRUSTEE
P.O. BOX 190
WILLOW, ALASKA 99568

CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT
DARRELL R. BLACK
3140 OMALEY ROAD
ANCHORAGE, ALASKA 99516

CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT
BARBARA BLACK
3140 OMALEY ROAD
ANCHORAGE, ALASKA 99516

CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT
JOHN R. PARKER
P.O. BOX 239148
WILLOW, ALASKA 99525

CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT
JOHN R. PARKER
P.O. BOX 239148
WILLOW, ALASKA 99525

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH THE YEAR 2024, HAVE BEEN PAID AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HAVE BEEN PAID.

BOROUGH TAX COLLECTION OFFICIAL

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NUMBER 23-11 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: PLATING CLERK

LEGEND

- FOUND 1" ALUMINUM CAP ON 5/8" REBAR (S27574)
- FOUND 5/8" REBAR (NO CAP)
- FOUND 1/2" REBAR (NO CAP)
- FOUND 1/4" YELLOW PLASTIC CAP ON 5/8" REBAR (S20243)
- TO BE SET 5/8" X 30" REBAR WITH 250 PLASTIC CAP (S11004)
- (R) RECORD PLAT #2000-72
- (R1) RECORD PLAT #27-17
- (M) MEASURED
- (T) TOTAL DIMENSION
- P.R.D. PLUMB RECORD DOCUMENT



NOTES:

1. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PROPERTY OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAN TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. MATANUSKA ELECTRIC ASSOCIATION, INC. EIGHT OF WAY EASEMENTS RECORDED IN BOOK 791 ON PAGE 454 DATED DECEMBER 19, 1994, IN THE PALMER RECORDING DISTRICT AND AS P.R.D. #2009-017579-0, RECORDED IN THE PALMER RECORDING DISTRICT ON AUGUST 6, 2009.
4. MATANUSKA TELEPHONE ASSOCIATION, INC. EASEMENT RECORDED AS P.R.D. #2007-016000-0, RECORDED IN THE PALMER RECORDING DISTRICT ON JUNE 26, 2007.

AS-BUILT LEGEND

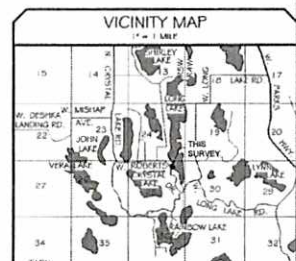
- (U) UTILITY POLE
- (G) GUY WIRE
- (W) WELL
- (E) ELECTRIC TRANSDUCER / PEDestal
- (T) TELEPHONE PEDestal
- (M) REMOTE ELECTRIC METER
- (S) SEPTIC PIPE

TYPICAL RED PLASTIC CAP SET



SURVEYOR'S CERTIFICATE

I, RICHARD L. WINTGORTH, PLUM 11004, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MEASUREMENTS SHOWN ON THE PLAN ACTUALLY EXIST, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



R+K LAND SURVEYING, LLC
27350 WEST LONG LAKE ROAD
PO BOX 600
WILLOW, ALASKA 99568
(907) 499-4047
#156367

PRELIMINARY PLAT OF
FORGET-ME-NOT SUBDIVISION
A RESUBDIVISION OF DENTON SHORES LOT 1, RECORDED AS PLAT #2009-72 AND LONG LAKE SUBDIVISION LOT 3 AND 4, RECORDED AS PLAT #27-17, LOCATED WITHIN SECTION 23, T11N, R55W, S4M, ALASKA CONTAINING APPROXIMATELY 2.43 ACRES.

JOB NUMBER:		CASE NUMBER:	FEAR TAX MAP:
2025-035		N/A	W 14
FIELD DA: ROLDS 2025-03	DATE: 07-29-2025	REVISION:	200K
DRAWN BY: RLW	SCALE: 1" = 50'	SHEET:	1
CHECKED BY: RLW			

R+K LAND SURVEYING, LLC

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, August 20, 2025 4:45 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Forget-Me-Not (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, August 11, 2025 12:47 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>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; waco_chair@waco-ak.org; admin@waco-ak.org; Richard Boothby <Richard.Boothby@matsugov.us>; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Forget-Me-Not (CC)

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

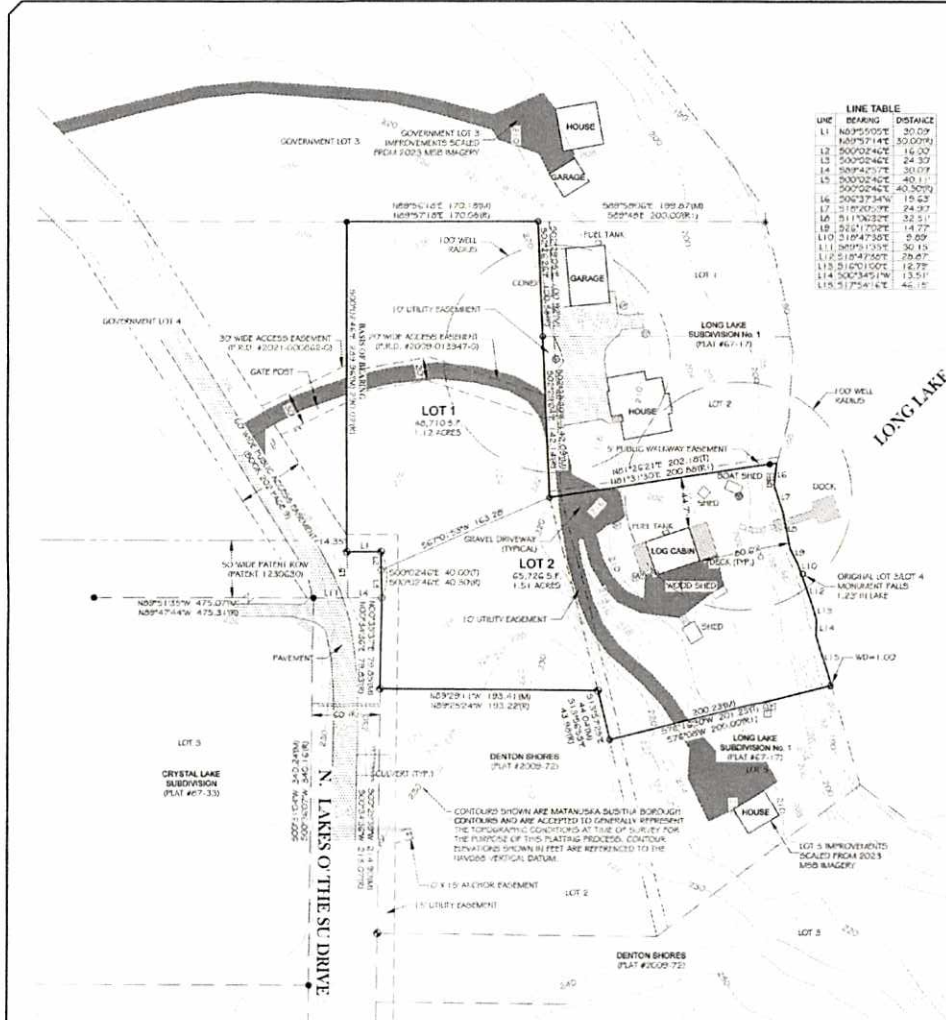
Hello,

The following link contains a Request for Comments for Forget-Me-Not, MSB Case 2025-000115. Comments are due by August 20, 2025.

 [Forget-Me-Not](#)

Sincerely,

Chris Curlin



LINE	Bearing	Distance
L1	N89°55'00"E	30.09'
L2	N89°57'14"E	50.009'
L3	S00°02'40"E	16.30'
L4	S00°02'40"E	24.37'
L5	S00°02'40"E	40.11'
L6	S00°02'40"E	40.509'
L7	S00°27'54"E	19.63'
L8	S17°00'00"E	24.37'
L9	S11°00'00"E	32.51'
L10	S61°17'00"E	14.77'
L11	S10°47'30"E	0.59'
L12	S01°01'51"E	30.18'
L13	S10°49'50"E	25.87'
L14	S16°01'00"E	12.78'
L15	S00°34'19"E	13.51'
L16	S17°54'14"E	46.15'

CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT
JOHN AND JENNIE ANDERSON REVOCABLE TRUST
JOHN D. ANDERSON, TRUSTEE
P.O. BOX 190
WILLOW, ALASKA 99568

CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT
JOHN AND JENNIE ANDERSON REVOCABLE TRUST
JENNIE S. ANDERSON, TRUSTEE
P.O. BOX 190
WILLOW, ALASKA 99568

CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT
DARRELL R. BLACK
3140 OMALEY ROAD
ANCHORAGE, ALASKA 99516

CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT
BARBARA BLACK
3140 OMALEY ROAD
ANCHORAGE, ALASKA 99516

CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT
JIM M. HANSEN
P.O. BOX 200148
WILLOW, ALASKA 99525

CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT
JOYNN R. HANSEN
P.O. BOX 200148
WILLOW, ALASKA 99525

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH THE YEAR 2024, ARE PAID FOR THE PROPERTY, INCLUDED IN THE SUBDIVISION OF RECORD, HAVE BEEN PAID.

BOROUGH TAX COLLECTION OFFICIAL

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____ 2025. AND THAT THIS PLAN HAS BEEN APPROPRIATELY RECORDED 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: _____ PLATING CLERK

LEGEND

- FOUND 2" ALUMINUM CAP ON 50' REBAR (S202.13)
- FOUND 50' REBAR (NO CAP)
- FOUND 1/2" REBAR (NO CAP)
- FOUND 1/4" YELLOW PLASTIC CAP ON 50' REBAR (S202.13)
- TO BE SET 50' X 50' REBAR WITH 1/2" PLASTIC CAP (S11.1004)
- (R) RECORDED PLAT #2000-72
- (R1) RECORDED PLAT #67-17
- (M) MEASURED
- (T) TOTAL DIMENSION
- P.R.D. PUBLIC RECORD DOCUMENT



NOTES:

1. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION FROM THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. MATANUSKA ELECTRIC ASSOCIATION, INC. RIGHT-OF-WAY EASEMENTS RECORDED IN BOOK 781, PAGE 458 DATED DECEMBER 18, 1984, IN THE PALMER RECORDING DISTRICT AND JO P.R.D. #2009-017579-0, RECORDED IN THE PALMER RECORDING DISTRICT ON AUGUST 6, 2009.
4. MATANUSKA TELEPHONE ASSOCIATION, INC. EASEMENT RECORDED AS P.R.D. #2007-016000-0, RECORDED IN THE PALMER RECORDING DISTRICT ON JUNE 28, 2007.

AS-BUILT LEGEND

- (U) UTILITY POLE
- (W) GUY WIRE
- (V) WELL
- (E) ELECTRIC TRANSFORMER
- (P) PEDESTAL
- (T) TELEPHONE PEDESTAL
- (M) REMOTE ELECTRIC METER
- (S) SEPTIC PIPE

TYPICAL RED PLASTIC CAP SET



APPROVED AS: SHOWN ☒ CORRECTED ☐
SIGN: Mireya Amelso, DATE: 09/02/25
GCI ENGINEERING & DESIGN

Agenda Copy

RECEIVED
JUL 31 2025
PLATTING

R*K LAND SURVEYING, LLC



R*K LAND SURVEYING, LLC
27255 WEST LONG LAKE ROAD
PO BOX 606
WILLOW, ALASKA 99568
(907) 459-0347
#156327

PRELIMINARY PLAT OF
FORGET-ME-NOT SUBDIVISION
A RE-SUBDIVISION OF DENTON SHORES LOT 1, RECORDED AS PLAT 2000-72 AND LONG LAKE SUBDIVISION LOT 1 LOT 3 AND RECORDED AS PLAT #67-17, LOCATED WITHIN SECTION 25, T19N, R59W, S.M., ALASKA CONTAINING APPROXIMATELY 2.43 ACRES.
PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

JOB NUMBER:	CAT# NUMBER:	FEW TAX MAP:
2025-035	NA	W 14
FIELD BK. R/LD. 2025-03	DATE:	REVISION:
R/LD. 2025-03	07-29-2025	0000
DRAWN BY:	SCALE:	SHEET:
REK	1" = 50'	1 OF 1
CHECKED BY:	NEW	



SURVEYOR'S CERTIFICATE

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

EXHIBIT D

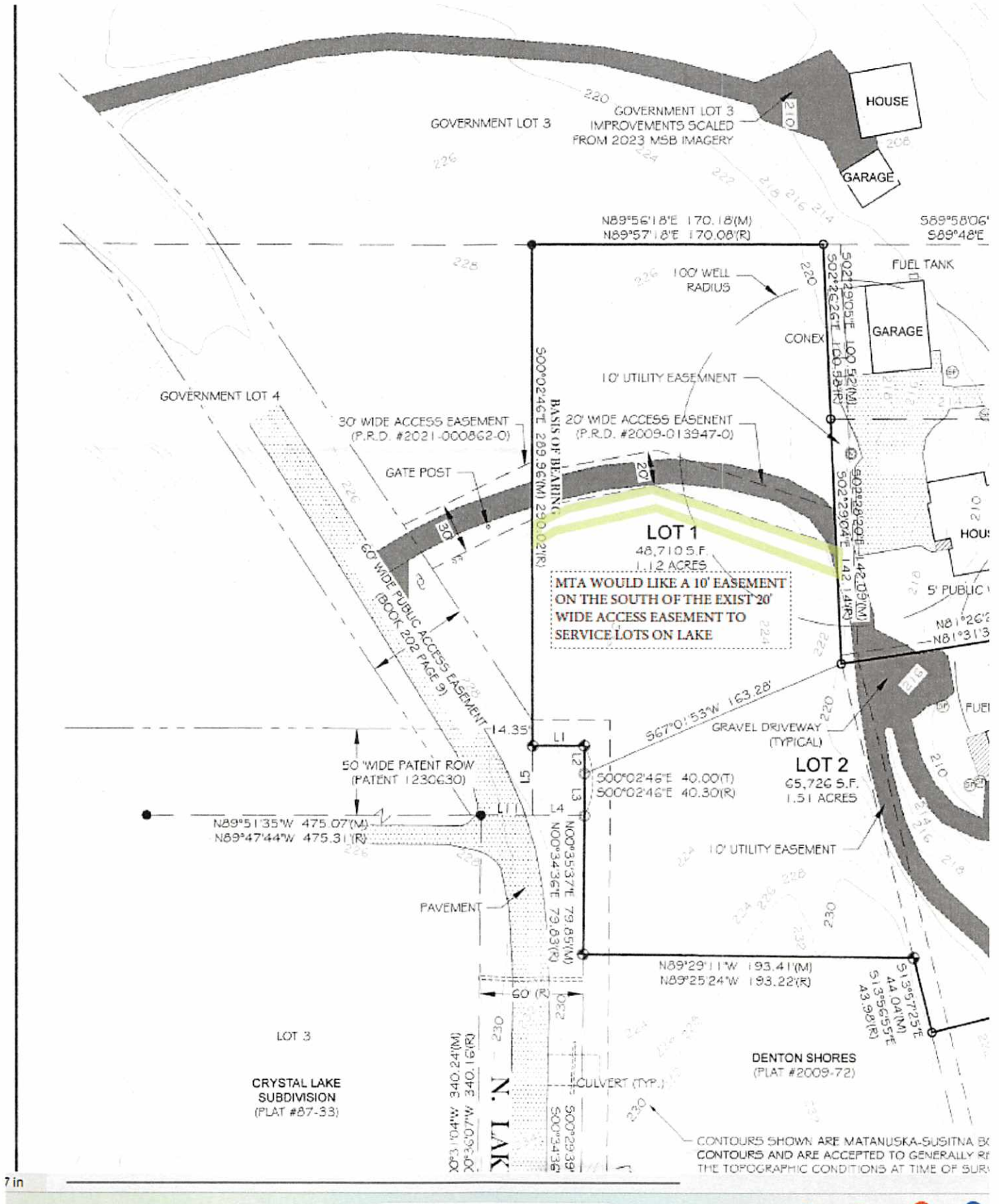
Chris Curlin

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Wednesday, August 13, 2025 10:51 AM
To: Chris Curlin
Subject: RE: RFC Forget-Me-Not (CC)

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

Hi Chris,

MTA has reviewed Forget-Me-Not and would like to add/comment the following:



Thank you,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

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

Sent: Monday, August 11, 2025 12:47 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>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; waco_chair@waco-ak.org; admin@waco-ak.org; Richard Boothby <Richard.Boothby@matsugov.us>; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>

Subject: RFC Forget-Me-Not (CC)

Hello,

The following link contains a Request for Comments for Forget-Me-Not, MSB Case 2025-000115.
Comments are due by August 20, 2025.

 [Forget-Me-Not](#)

Sincerely,

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

