AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Kayla Smith

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds

PLATTING BOARD
Chris Chiavetta, District 1
Michael Liebing, District 2
Michael Gillson, District 3
Vice Chair Amanda Salmon, District 4
Chair Michelle Traxler, District 5
Sandra Kreger, District 6
Sidney Bertz, District 7
Karla McBride, Alternate A
Robert Hallford, Alternate B

PLATTING BOARD AGENDA
ASSEMBLY CHAMBERS
350 E DAHLIA AVENUE PALMER

PLATTING BOARD MEETING 1:00 P.M. September 18, 2025

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: You can submit written comments by email to platting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

TELEPHONIC TESTIMONY: (Audio only)
(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Wednesday before the meeting.)

- Dial 1-855-290-3803; you will hear "Joining conference" when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear "Your hand has been raised."
- When it is your turn to testify you will hear "Your line has been unmuted."
- State your name for the record, spell your last name, and provide your testimony.

OBSERVE: You can observe the meeting via the live stream video at:

- https://www.facebook.com/MatSuBorough
- Matanuska-Susitna Borough – YouTube

1. **CALL TO ORDER**
   A. Roll Call and Determination of Quorum (by Secretary)
   B. Pledge of Allegiance
   C. Approval of Agenda

2. APPROVAL OF MINUTES

A. August 21, 2025

3. AUDIENCE PARTICIPATION & PRESENTATIONS

A. **PERSONS TO BE HEARD (**Three minutes per person for Items not scheduled for public hearing)

4. UNFINISHED BUSINESS

A. **BEAR STREET AGAPE:** The request is to vacate the Right of Way for E. Bear Cub Circle, eliminate the common lot lines between lots 17A, 17B, 16A, & 16B, and eliminate the screening easement between Lots 16A & 16B, of LOTS 16A, 16B, 17A, & 17B, BLOCK 2 BARRY'S ACRES NO.2 SUBDIVISION (Plat#84-142)(Tax ID #'s 2776B02L016A, 2776B02L016B, 2776B02L017A, 2776B02L017B), to be known as **BEAR STREET AGAPE**, containing 4.10 acres +/-. The property is located directly east of N. Bear Street and directly north of E. Bogard Road; within the SW ¼ Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. **This case was continued from the August 21st Platting Board Hearing.** *(Petitioner/Owner: Agape Fellowship, Staff: Chris Curlin, Case # 2025-056)*

B. **HATCHER CREEK ESTATES:** The request is to create 36 lots and 1 tract by a four-phase master plan from Tax Parcel C1, (Tax ID# 18N01E03C001), to be known as **HATCHER CREEK ESTATES**, containing 39.00 acres +/-. The property is located directly east of N. Covington Street, directly south of N. Wasilla Fishhook Road, and directly west of N. New Hope Farm Road; within the SW ¼ Section 3, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. **This case was continued from the August 21st Platting Board Hearing.** *(Petitioner/Owner: Ruvim Shevchuk & David Rudenkiy, Staff: Chris Curlin, Case # 2025-079)*

C. **DENA'INA:** The request is to create 8 lots from Tax Parcel D10 (Tax ID 17N02W13D010) to be known as **DENA'INA**, containing 9.14 acres +/-. The lots will take access from a proposed internal road. The subject property is located directly west of S. Clapp Street; within the SE 1/4 of Section 13, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #4. **This case was continued from the August 21st Platting Board Hearing.** *(Petitioner/Owner: Knik Tribe, Staff: Chris Curlin, Case # 2025-093)*

D. **SHALOM ACRES:** The request is to create 2 lots from Tract B, Antoni Estates Add 1, Plat #2017-54, to be known as **SHALOM ACRES,** containing 4.0 acres +/-. The petitioner is requesting a variance from legal and physical access. The property is located west of E. Schrock Road, north of N. Lucille Street, and directly east of N. Dartmoore Street (Tax ID #7646000T00B); within the NW ¼ Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. **This case was continued from the August 21st Platting Board Hearing.** *(Petitioner/Owner: Jeffrey & Emily Kewin, Staff: Chris Curlin, Case # 2025-095)*

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **THREE SISTERS:** The request is to create three lots from Tax Parcel C25 (Parcel 1 of MSB waiver 87-14-PWM, recorded as Plat Number 87-25W)(Tax ID# 17N03W25C025) and Tax Parcel D2 (NW ¼ SE ¼ SEC 25) (Tax ID# 6399S25D002), to be known as **THREE SISTERS,** containing 55.01 acres +/-. The lots will take access from a proposed turn-around to be dedicated on W. Arctic Orchid Lane and W. Tofson Avenue. The subject property is located directly north of W. Tofson Avenue and directly south of W. Arctic Orchard Lane; within Section 25, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #4. *(Petitioner/Owner: Jacob & Kimberly Snedecker, Staff: Chris Curlin, Case # 2025-107)*

B. **ALLIANCE ESTATES:** The request is to create 38 lots and 1 tract from Tax Parcel D8, (Parcel 2 of MSB Waiver 75-70 recorded as 79-231W), (Tax ID# 17N02W13D008) to be known as **ALLIANCE ESTATES**, containing 24.07 acres +/-. Proposed lots will access S. Clapp Street via proposed internal roads. The property is located directly west of S. Clapp Street and north of S. Knik Goose Bay Road; within the SE ¼ Section 13, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4. *(Petitioner/Owner: Tima Baletskiy, Staff: Chris Curlin, Case # 2025-111)*

C. **COOPER WOODS PHASE II LOT 16B BLOCK 1:** The request is to vacate a portion (2.23' by 32.44') of R.O.W, on Lot 16A, Cooper Woods PH II Lots 16A, Block 1 & 8A, Block 2, (Plat #2022-134), (Tax ID 8334B01L016A), to be known as **COOPER WOODS PH.II LOT 16B, BLOCK 1**. The property is located directly south of E. Gemini Lane and directly west of N. Cavanaugh Circle; within the NE ¼ Section 09, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. *(Petitioner/Owner: Marylu Lavine, Staff: Chris Curlin, Case # 2025-051)*

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(If needed)*
   - *Definition: Law. To hear and settle an issue or a question regarding code.*

B. Upcoming Platting Board Agenda *Items (Staff: Fred Wagner & Clerk: Kayla Smith)*
   - October 2, 2025, Platting Board Meeting, we have 5 cases to be heard:
     - Yorkshire Estates
     - McCullough Estates Phase 1-3
     - Centennial Shores B/2 L/1 B/1 L/8 (VAC)
     - Kimberlys Lakeside Estates (VAC) (UE)
     - Peaceful View Estates

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on August 21, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

Mr. Chris Chiavetta, District Seat #1
Mr. Michael Gillson, District Seat #3
Ms. Amanda Salmon, District Seat #4
Ms. Michelle Traxler, District Seat #5
Ms. Sandra Kreger, District seat #6

Platting Board members absent and excused were:

Mr. Michael Liebing, District Seat #2
Mr. Sidney Bertz, District seat #7
Ms. Karla McBride, Alternate A
Mr. Robert Hallford, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Kayla Smith, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member Kreger led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

Chair Traxler inquired if there were any changes to the agenda.

MOTION: Platting Member Kreger made motion to approve the Agenda. Platting Member Salmon seconded.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- August 7, 2025.

MOTION: Platting Member Salmon made motion to approve August 7, 2025 Minutes. Platting Member Kreger seconded.

VOTE: The Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

PERSONS TO BE HEARD (Three minutes per person for items not scheduled for public hearing)

(None)

4. UNFINISHED BUSINESS

A. **BEAR STREET AGAPE:** The request is to vacate the Right of Way for E. Bear Cub Court, eliminate the common lot lines between lots 17A, 17B, 16A, & 16B, and eliminate the screening easement between Lots 16A & 16B, of LOTS 16A, 16B, 17A, & 17B, BLOCK 2 BARRY'S ACRES NO.2 SUBDIVISION (Plat#84-142)to be known as Bear Street Agape, containing 4.10 acres +/-. The property is located directly east of N. Bear Street and directly north of E. Bogard Road; within the SW ¼ Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #6. **This case was continued from the June 19th 2025 Platting Board Hearing.** *(Petitioner/Owner: Agape Fellowship, Staff: Chris Curlin, Case #2025-056)*

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Smith provided the mailing report:

- Stating that 123 public hearing notices were mailed out on May 27, 2025.

Staff gave an overview of the case:

- Staff recommends continuation to the September 18th, 2025 Platting Board Hearing.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner/petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

There being no one to be heard Chair Traxler left the public hearing open and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Craig Hanson spoke.

MOTION: Platting Member Kreger made a motion to approve the continuation of preliminary plat of Bear Street Agape. Platting Member Salmon seconded the motion.

B. **HATCHER CREEK ESTATES:** The request is to create 36 lots and 1 tract by a four-phase master plan from Tax Parcel C1, to be known as Hatcher Creek Estates, containing 39.00 acres +/-. The property is located directly east of N. Covington Street, directly south of N. Wasilla Fishhook Road, and directly west of N. New Hope Farm Road; within the SW ¼ Section 3, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. **This case was continued from the August 7th 2025 Platting Board Hearing.** *(Petitioner/Owner: Ruvim Shevchuk & David Rudenkiy, Staff: Chris Curlin, Case #2025-079)*

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Smith provided the mailing report:
- Stating that 51 public hearing notices were mailed out on July 15, 2025.

Staff gave an overview of the case:
- Staff recommends a continuation to the September 18th, 2025, Platting Board Hearing.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative Craig Hanson spoke.

Chair Traxler opened the public hearing for public testimony.
The following persons spoke:
- Patricia Sikes
- John James

There being no one else to be heard Chair Traxler left the public hearing open and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative spoke.

Discussion ensued.

MOTION: Platting Member Kreger made a motion to approve the continuation of preliminary plat of Hatcher Creek Estates to the September 18th 2025 Platting Board Hearing. Platting Member Chiavetta seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

5. RECONSIDERATIONS/APPEALS

A. COOPER WOODS PHASE II LOT 16B BLOCK 1: The request is to vacate a portion (2.23' by 32.44') of Right-of-Way (R.O.W), adjoining Lot 16A, Cooper Woods PH II Lots 16A, Block 1 & 8A, Block 2, (Plat #2022-134). The property is located directly south of E. Gemini Lane and directly west of N. Cavanaugh Circle; within the NE ¼ Section 09, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #6. **This case was heard at the July 17th 2025 Platting Board Hearing.** *(Petitioner/Owner: Marylu Lavine, Staff: Chris Curlin, Case #2025-051)*

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Smith provided the mailing report:

- Stating that 102 public hearing notices were mailed out on May 13, 2025.

Staff gave an overview of the case:

- Staff recommends a reconsideration of preliminary plat Cooper Woods Phase II Lot 16B Block 1 to be heard at the September 18th, 2025 Platting Board Hearing.

Discussion ensued.

MOTION: Platting Member Kreger made a motion to approve the reconsideration of preliminary plat of Cooper Woods Phase II Lot 16B Block 1. Platting Member Chiavetta seconded the motion.

VOTE: The motion passed with Platting Member Salmon in opposition.

6. PUBLIC HEARINGS

A. **DENA'INA**: The request is to create 8 lots from Tax Parcel D10 to be known as Dena'ina, containing 9.14 acres +/-. The lots will take access from a proposed internal road. The subject property is located directly west of S. Clapp Street; within the SE 1/4 of Section 13, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4. *(Petitioner/Owner: Knik Tribe, Staff: Chris Curlin, Case #2025-093)*

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Smith provided the mailing report:

- Stating that 51 public hearing notices were mailed out on July 29, 2025.

Staff gave an overview of the case:

- Staff recommends a continuance to the September 18th, 2025, Platting Board Hearing.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

There being no one to be heard Chair Traxler left the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

MOTION: Platting Member Kreger made a motion to approve the continuance of the preliminary plat of Dena'ina to the September 18th, 2025, Platting Board Hearing. Platting Member Salmon seconded the motion.

VOTE: The motion passed without objection.

B. **SHALOM ACRES**: The request is to create 2 lots from Tract B, Antoni Estates Add 1, Plat #2017-54, to be known as Shalom Acres, containing 4.0 acres +/-. The petitioner is requesting a variance from legal and physical access. The property is located west of E. Schrock Road, north of N. Lucille Street, and directly east of N. Dartmoore Street (Tax ID #7646000T00B); within the NW ¼ Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. *(Petitioner/Owner: Jeffrey Kewin, Staff: Matthew Goddard, Case #2025-095)*

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Smith provided the mailing report:

- Stating that 78 public hearing notices were mailed out on July 29, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 7 findings of facts without the variance.

Discussion ensued.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative Dayna Rumfelt spoke.

Chair Traxler opened the public hearing for public testimony.

There being no one to be heard Chair Traxler closed the public hearing open and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner Joshua Matthews spoke.

MOTION: Platting Member Kreger made a motion to approve the variance for preliminary plat of Shalom Acres. Platting Member Salmon seconded the motion.

Discussion ensued.

VOTE: The motion fails with Platting Members Salmon and Gillson in favor.

MOTION: Platting Member Salmon made a motion to approve the preliminary plat of Shalom Acres without the variance. Platting Member Kreger seconded the motion.

Discussion ensued.

MOTION: Platting Member Chiavetta made a motion to continue to the September 18th 2025 Platting Board Hearing. Platting Member Gillson seconded.

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagner informed the board of upcoming items:

- There are no cases scheduled for the September 4th Platting Board Hearing.
- There are 7 cases scheduled for September 18, 2025 Platting Board.
  - Three Sisters
  - Alliance
  - Bear Street Agape
  - Hatcher Creek Estates
  - Cooper Woods Phase II Lot 16B Block 1
  - Dena'ina
  - Shalom Acres

9. BOARD COMMENTS.

- Member Kreger - No comment
- Member Traxler – No comment

- Member Gillson – No comment
- Member Chiavetta – No comment
- Member Salmon – Thank the board and the staff good work, they should put us in charge of more stuff.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **2:24** PM.

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

KAYLA SMITH
Platting Board Clerk

DRAFT

UNFINISHED BUSINESS


4A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 18, 2025

PROJECT NAME:	BEAR STREET AGAPE PUBLIC USE EASEMENT VACATION
LEGAL DESCRIPTION:	SECTIONS 28, T18N, R01E, SEWARD MERIDIAN, AK
PETITIONER:	AGAPE FELLOWSHIP
SURVEYOR:	HANSON LAND SOLUTIONS
REVIEWED BY:	CHRIS CURLIN CASE #: 2025-056

REQUEST: The request is to vacate the Right of Way for E. Bear Cub Court, eliminate the common lot lines between lots 17A, 17B, 16A, & 16B, and eliminate the screening easement between Lots 16A & 16B, of LOTS 16A, 16B, 17A, & 17B, BLOCK 2 BARRY'S ACRES NO.2 SUBDIVISION (Plat#84-142)to be known as **BEAR STREET AGAPE**, containing 4.10 acres +/-. The property is located directly east of N. Bear Street and directly north of E. Bogard Road; within the SW ¼ Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #6. **This case is continued from the August 21, 2025 Platting Board hearing.**

EXHIBITS

Vicinity Map and Aerial Photos	**EXHIBIT A** – 4 pgs
Petition for Vacation of Right of Way	**EXHIBIT B** – 2 pgs
Posting Photos & Affidavit	**EXHIBIT C** – 2 pgs
AGENCY COMMENTS	
ADOT&PF	**EXHIBIT D** – 3 pgs
MSB DPW Pre-Design & Engineering	**EXHIBIT E** – 2 pgs
MSB Permit Center	**EXHIBIT F** – 1 pg
Utilities	**EXHIBIT G** – 4 pgs

DISCUSSION: N. Bear Cub Court is no longer needed as designed. The petitioner owns all lots around the cul-de-sac.
Pursuant to MSB 43.15.035(B) A dedication to public use of land or interests in land may be vacated if the dedication is no longer necessary for present or future public use. The platting board shall review applications for vacations as follows: (1) The platting board shall ordinarily approve vacations of public rights-of-way if: (c) the right of way is not being used, a road is impossible or impractical to construct, and alternative access has been provided.
Pursuant to MSB 43.15.035(B)(2)(d) No objections to the vacation are made by persons with an interest in land adjacent to or affected by the vacation, or by any government agency or department which has a responsibility to the public which may be affected by the vacation.

SOILS: A soils report was not required, pursuant to MSB 43.15.035.

Comments:
ADOT&PF (Exhibit D) No objection to the proposed lot consolidation.
Add plat note "No direct access to Bogard Road."
This plat falls within the boundary of the Mat-Su Borough's Bogard/Seldon Corridor Access Management Plan (CAMP), which is currently scheduled for review by the Borough Assembly on June 3rd, 2025.
DOT&PF supports the Mat-Su Borough's planning efforts through the CAMP to utilize Bear Cub Court as a frontage or backage road. If the public right of way established through Bear Cub Court is removed, provide alternate right of way to replace the public's interest in Bear Cub Court.
This plat is within the boundary of an active DOT&PF construction project: Bogard Road Pavement Preservation Trunk Road to Wasilla-Fishhook Road. For further information contact project manager Ericka Moore at ericka.moore@alaska.gov or (907) 269-0450.
This plat is within the boundary of an active DOT&PF design project: Bogard Road Safety & Capacity Improvements. For further information contact project manager Chris Bentz at chris.bentz@alaska.gov or (907) 707-1912.
Platting staff notes this is Recommendation #3.

MSB DPW Pre-Design and Engineering **(Exhibit E)** PD&E recommends a condition of approval that Bear Cub Ct. be decertified and removed from the RSA maintenance contract.
Platting staff notes this is Recommendation # 5.

MSB Permit Center **(Exhibit F)** Each access or encroachment constructed during subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing – Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout.
No other comments from the Permit Center.

Utilities: **(Exhibit G)** ENSTAR has no comments. GCI will maintain their easements. MTA and MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard, MSB Community Development, Capital Projects, Assessments, Planning, Development Services; MTA , MEA; or the public.

CONCLUSION: A dedication to public use of land or interests in land may be vacated if the dedication is no longer necessary for present or future public use. The right of way is not being used and alternative access has been provided. Approval from the Assembly will be required prior to recording.

FINDINGS OF FACT for PRELIMINARY PLAT

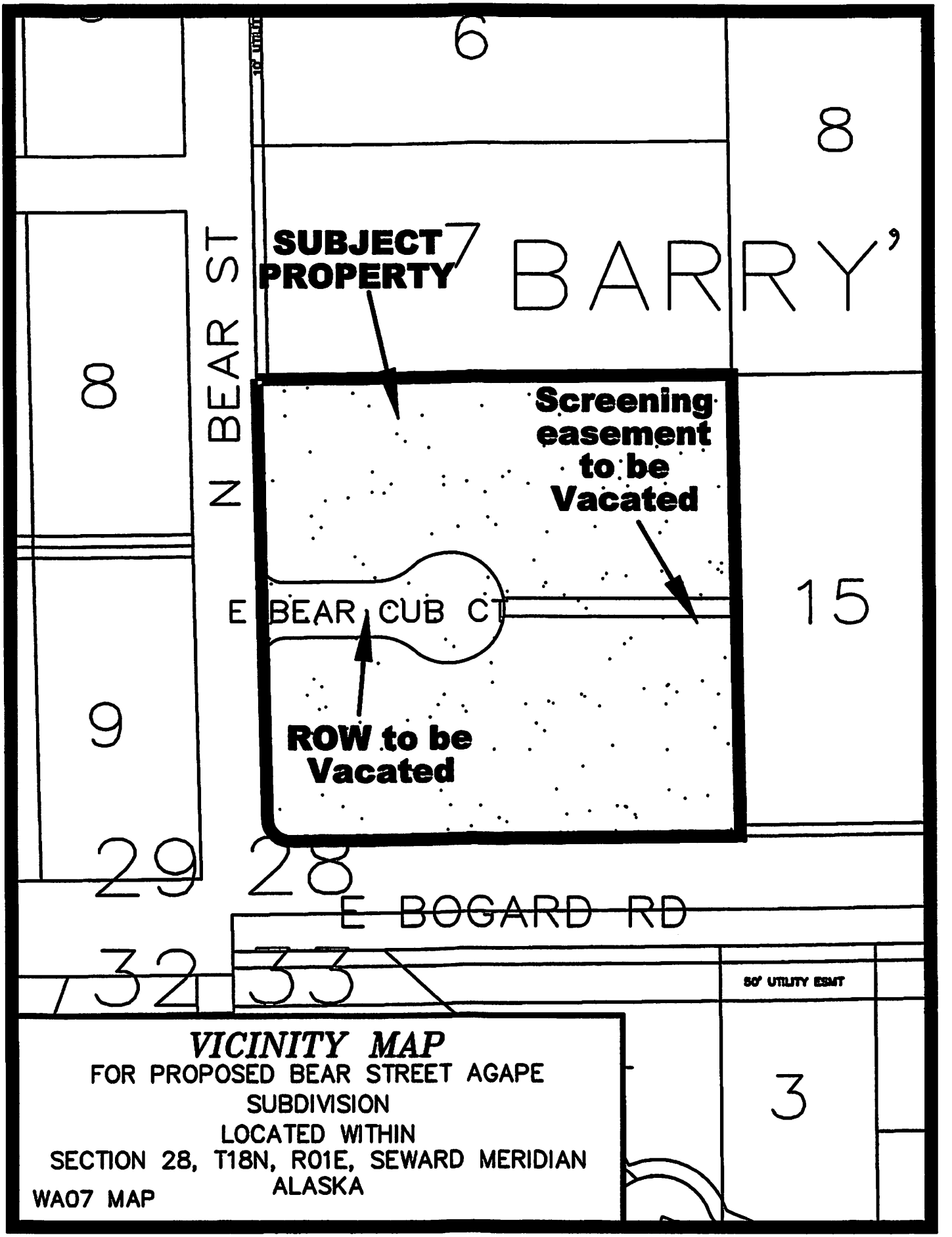
1. The vacation of portions of the Easement is consistent with MSB 43.15.035 Vacations.
2. Pursuant to MSB 43.10.065(G), petitioner has provided an Affidavit of Posting of the Public Notice of Vacation of the Easement after the 30-day requirement has been met.
3. Approval from the Assembly will be required prior to recording, pursuant to MSB 43.15.035(D).
4. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard, MSB Community

Development, Capital Projects, Assessments, Planning, Development Services; MTA, MEA; or the public.
5. The Bogard – Seldon C.A.M.P. will take needed Right-of-Way through the Right-of-Way Acquisition process.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Suggested motion: I move to approve the vacation of the Screening Easement and the ROW for E. Bear Cub Court in Section 28, Township 17 North, Range 01 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. Add plat note "No direct access to Bogard Road unless otherwise approved by the permitting authority.."
4. Obtain Assembly Approval of the vacation within 30 days of Platting Board approval.
5. Decertify N. Bear Cub Court and remove from RSA.
6. Pay postage and advertising fees.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43 and State of Alaska requirements.

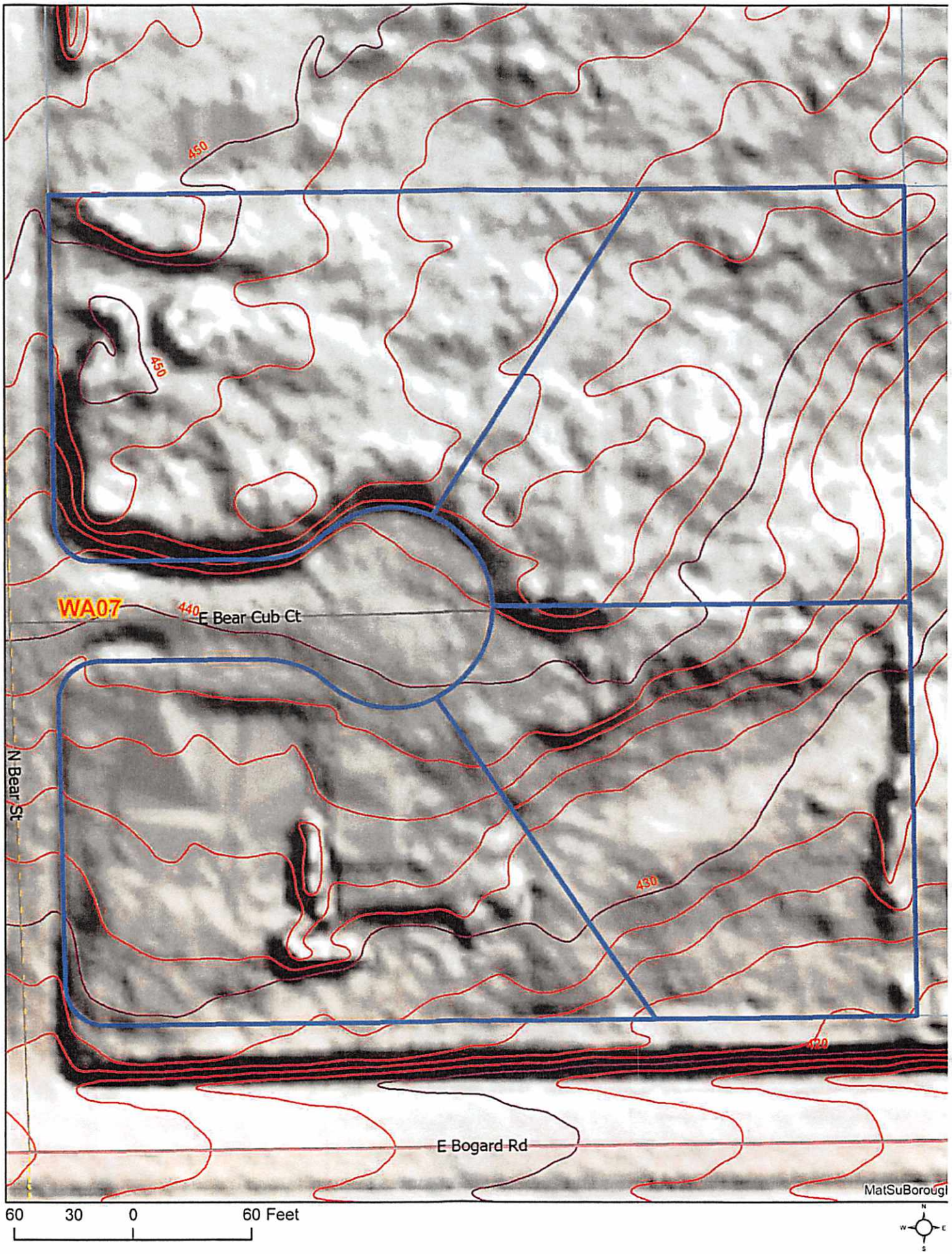


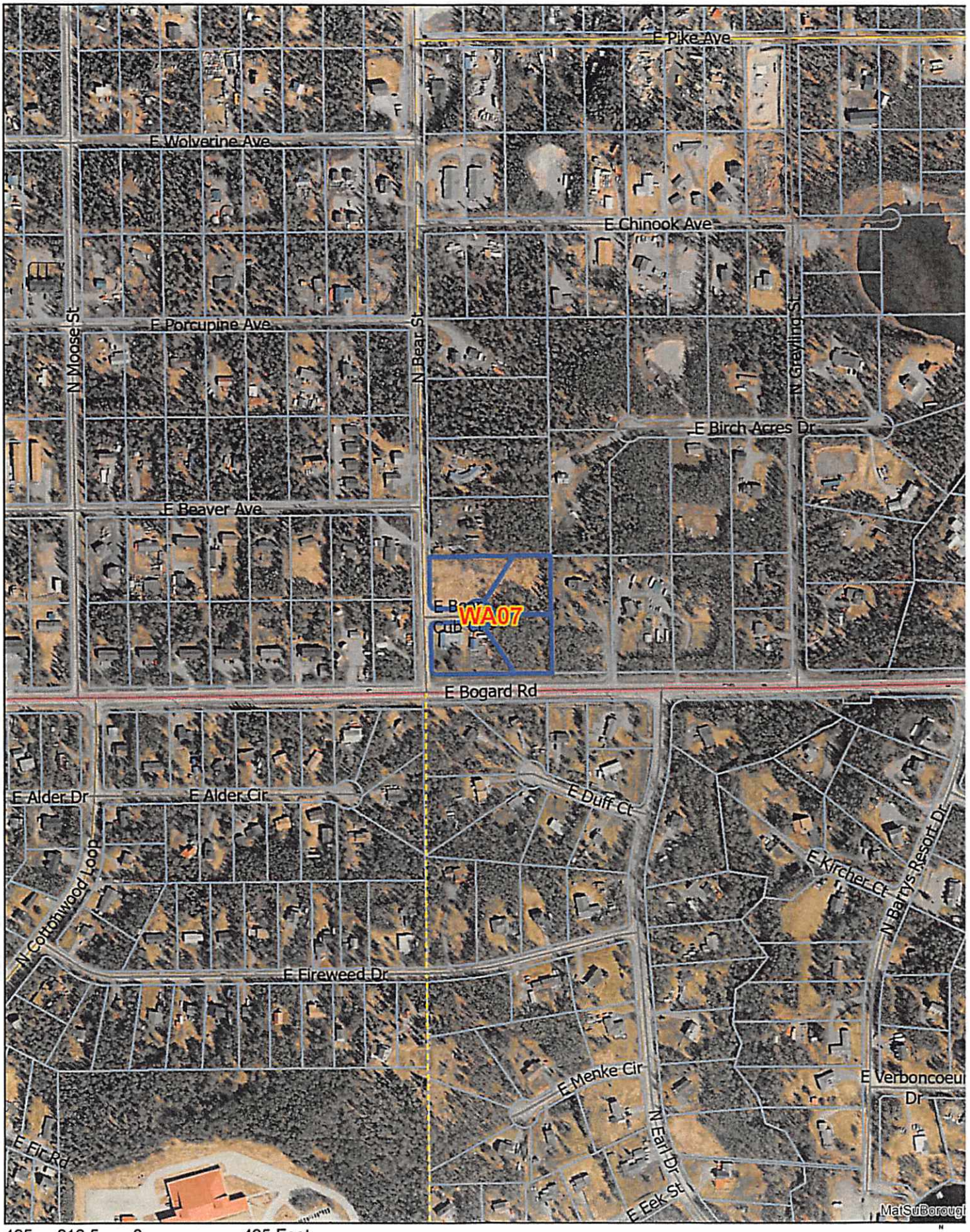
VICINITY MAP

FOR PROPOSED BEAR STREET AGAPE SUBDIVISION
LOCATED WITHIN
SECTION 28, T18N, R01E, SEWARD MERIDIAN
ALASKA

WA07 MAP


WA07
E Bear Cub Ct
N Bear St
E Bogard Rd
MatSuBorough
60 30 0 60 Feet


450
450
WA07
440
E Bear Cub Ct
N Bear St
430
420
E Bogard Rd
MatSuBorough
60 30 0 60 Feet
N
W
E
S


E Pike Ave
E Wolverine Ave
E Chinook Ave
N Moose St
E Porcupine Ave
N Bear St
N Greyling St
E Birch Acres Dr
E Beaver Ave
WA07
E Bogard Rd
E Alder Dr
E Alder Cir
E Duff Ct
E Kircher Ct
N Barrys Resort Dr
N Cottonwood Loop
E Fireweed Dr
E Menke Cir
E Verboncoeur Dr
N Earl Dr
E Elk Rd
E Eek St
MatSuBorough
425 212.5 0 425 Feet

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, Craig Hanson, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:

ROW IN Barry's Acres # 2

Said right-of-way being more fully described as: a short Road + Culdesac cutting into the existing Barrys Acres #2 Sub

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

Submitted herewith are the following:

1. A copy of the plat showing the right-of-way to be vacated; or
2. A recorded public easement creating the public right-of-way; and
3. **$250.00** Right-of-Way Vacation Fee with Regular Plat; or
4. **$500.00** for Stand Alone Vacation.

The action sought by this petition is for the following reason(s): ***(ATTACH PAGES, IF NEEDED)***

INCREASE USABILITY OF land

APPLICANT Name: Agape Fellowship Email:

OR Mailing Address: 6000 Bear Cub CT Zip: 99654

OWNER Contact Person: Nathaniel Buck Phone:

SURVEYOR Name (FIRM): Hanson Land Solution Email: ceh@HLS.com

EXHIBIT B-1

Mailing Address: 305 E. Fireweed Ave Palmer, AK Zip: 99654

Contact Person: Craig Hanson Phone: (907) 746-7739

SIGNATURES OF PETITIONER(S):

Craig Hanson

NOTE: In accordance with MSB 43.15.035(D), vacations of public rights-of-way are subject to consent of the City Council or Borough Assembly. The City Council or Borough Assembly has 30 days from the date of Platting Board written decision in which to veto the action.

THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

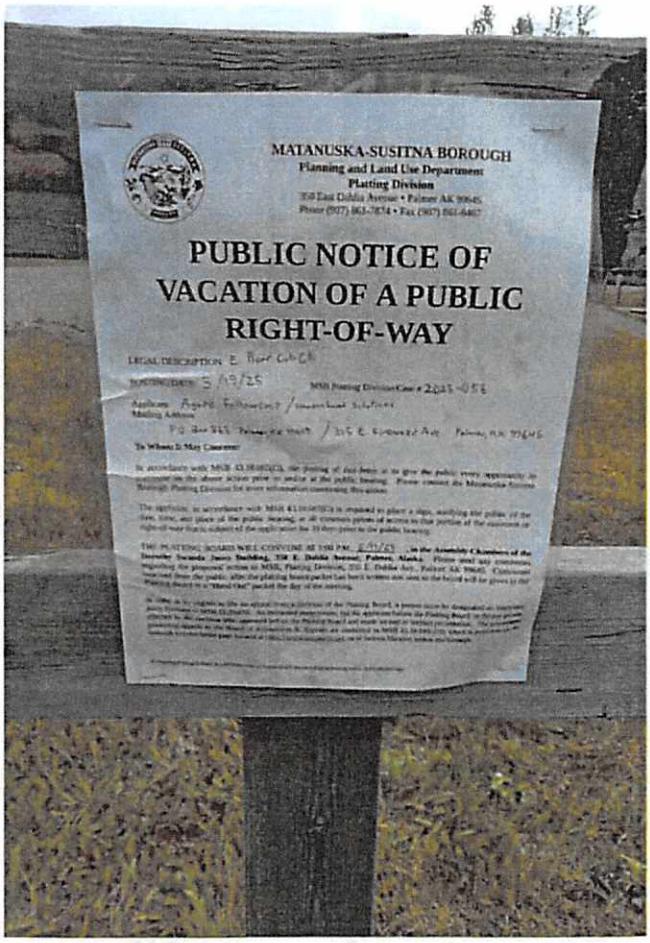
THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

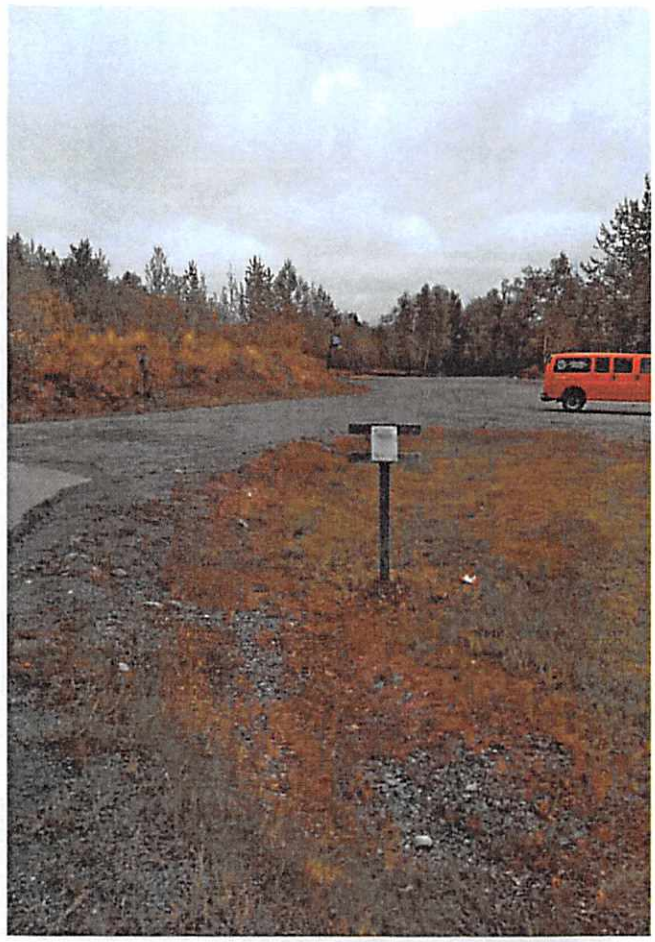
6/11/2025
DATE

PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: June 19, 2025

EXHIBIT B-2


MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Platting Division
PUBLIC NOTICE OF VACATION OF A PUBLIC RIGHT-OF-WAY



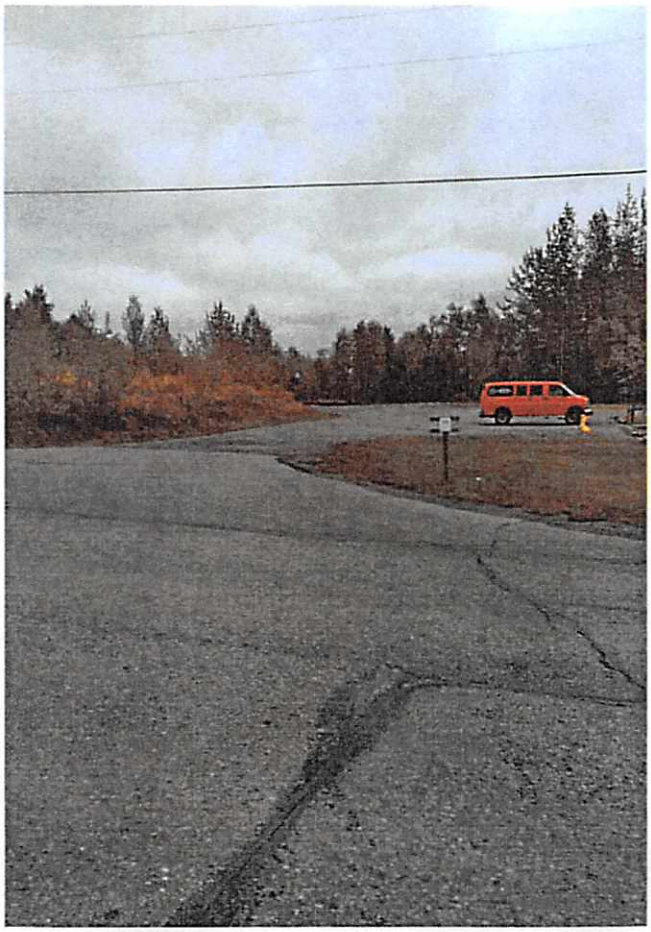


EXHIBIT C-1

RECEIVED
JUN 18 2025
PLATTING

RIGHT-OF-WAY VACATION POSTING AFFIDAVIT

In accordance with MSB 43.10.065(G), I hereby certify that I posted the prescribed vacation notice for 30 days prior to the public hearing along the boundary of the property at all common points of access to that portion of the proposed right-of-way vacation.

Date Posted: 5/19/2025

Platting Case #: 2025-056

Public Hearing date: 6/19/2025

Craig Hanson
Printed Name

Craig Hanson
Signature

305 E. Fireweed Ave.
Mailing Address

(907)-746-7738
Phone Number

Palmer, AK Zip: 99645

NOTARY CERTIFICATION

State of Alaska)
)ss
Third Judicial District)

SUBSCRIBED and SWORN to (or affirmed) before me this 18th day of June

20 25, by Craig Hanson
(name of signers(s))

HANNAH HANSON
Notary Public
State of Alaska
My Commission Expires May 3, 2028

(signature and seal of notary)
My commission expires: 05/03/28

This form must be signed, notarized and subm
prior to the public hea

HANDOUT #1
BEAR STREET AGAPE
CASE # 2025-05
MEETING DATE

EXHIBIT C-2

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

May 12, 2025

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **Cottini Lots 1 & 3 RSB Pre-Application; Plat #2025-5; Cottini Farm (Palmer-Fishhook Road)**
  - No direct access to Palmer-Fishhook Road for Lot 3A. Add as plat note.
  - Shared access via common access easement for Lots 3A and 1A to Palmer-Fishhook Road. Add as plat note.
  - Recommend reviewing common access easement to ensure that it meets platting regulation requirements, MSB code, and allows for sufficient queuing and geometry for access to Palmer-Fishhook Road for both lots that it is accommodating.
  - Platting actions invalidate existing access permits. Apply for shared driveway permit for lot 3A and 1A. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
  - All new utility connects and access through Tex-Al Drive.
  - Further development of all lots should focus internal circulation through Tex-Al Road.
  - Please be advised of future traffic changes at the Trunk Road and Palmer-Fishhook Road intersection, which will become a roundabout. For further information contact project manager Galen Jones at galen.jones@alaska.gov or 907-269-0550.
  - Please be advised that these lots are within the boundary of the Palmer-Fishhook Separated Pathway project. For further information contact project manager Aaron Hunting at aaron.hunting@alaska.gov of 907-269-0546.

- **KGB Rd Recon Ph 2 Right of Way Acquisition Plat (Knik-Goose Bay Road)**
  - DOT&PF supports this Right of Way acquisition package in support of the DOT&PF Knik-Goose Bay Road Reconstruction Phase 2 project.

- **KG 06 Hester Pre-Application; KG 06 North Star Law Group; Plat #99-125 & Plat #79-231 (Knik River Road)**
  - No objection to changing lot lines or retainment of easement for access from Lot 2 to Dock Circle.
  - Shared access to Knik River Road is required as shown through shared access easement. If not recorded already, record shared access easement.
  - Required plat note that says the following or similar: "Single access for both lots to Knik River Road."
  - Subsequent development of either lot will require continued access through shared access easement or through Dock Circle.
  - Platting actions invalidate existing access permits. Apply for 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.

- **Bear Street Agape Preliminary Plat; Plat #84-142; WA 07 Hall (Bogard Road)**
  - No objection to the proposed lot consolidation.
  - Add plat note "No direct access to Bogard Road."
  - This plat falls within the boundary of the Mat-Su Borough's Bogard/Seldon Corridor Access Management Plan (CAMP), which is currently scheduled for review by the Borough Assembly on June 3rd, 2025.
  - DOT&PF supports the Mat-Su Borough's planning efforts through the CAMP to utilize Bear Cub Court as a frontage or backage road. If the public right of way established through Bear Cub Court is removed, provide alternate right of way to replace the public's interest in Bear Cub Court.
  - This plat is within the boundary of an active DOT&PF construction project: Bogard Road Pavement Preservation Trunk Road to Wasilla-Fishhook Road. For further information contact project manager Ericka Moore at ericka.moore@alaska.gov or (907) 269-0450.
  - This plat is within the boundary of an active DOT&PF design project: Bogard Road Safety & Capacity Improvements. For further information contact project manager Chris Bentz at chris.bentz@alaska.gov or (907) 707-1912.

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

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

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

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

Sincerely,

Kristina Huling
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Matt Walsh, 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: Monday, June 9, 2025 4:00 PM
To: Chris Curlin; Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: 24-239 BEAR ST. AGAPE

Hello,

PD&E comments the plat provided dedicates a 50' public use easement. PD&E would support a 60' public use easement dedication.

Thank you.

PD&E Review Team

-----Original Message-----
From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Monday, June 9, 2025 2:27 PM
To: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: FW: 24-239 BEAR ST. AGAPE

Hello,

A 60' public use easement has been added to the agenda plat.
The staff report is due today so there's not much time for comments.
If adding the easement is an issue, please let me know.

Sincerely,

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

-----Original Message-----
From: HLS PLATTING <platting@hlsalaska.com>
Sent: Monday, June 9, 2025 1:37 PM
To: Chris Curlin <Jesse.Curlin@matsugov.us>
Subject: 24-239 BEAR ST. AGAPE

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

EXHIBIT E-1

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, May 20, 2025 2:57 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons
Subject: RE: RFC Bear Street Agape (CC)

Hello,

PD&E recommends a condition of approval that Bear Cub Ct. be decertified and removed from the RSA maintenance contract.

Thank you.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Monday, May 5, 2025 3:36 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Fonov <Fonov@matsugov.us>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Bob Keiner <bob.keiner@alaska.gov>; David Post <david.post@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 Bear Street Agape (CC)

Hello,

The following link is a request for comments for the proposed Bear Street Agape Subdivision.
Please ensure all comments have been submitted by May 23, 2025, so they can be incorporated into the staff report that will be presented to the Platting Board.

Bear Street Agape

Sincerely,

EXHIBIT E-2

Chris Curlin

From: Permit Center
Sent: Tuesday, May 6, 2025 11:03 AM
To: Chris Curlin
Subject: RE: RFC Bear Street Agape (CC)

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

No other comments from the Permit Center.

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Monday, May 5, 2025 3:36 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Fonov <Fonov@matsugov.us>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Bob Keiner <bob.keiner@alaska.gov>; David Post <david.post@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 Bear Street Agape (CC)

Hello,

The following link is a request for comments for the proposed Bear Street Agape Subdivision.
Please ensure all comments have been submitted by May 23, 2025, so they can be incorporated into the staff report that will be presented to the Platting Board.

Bear Street Agape

EXHIBIT F

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

May 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 the following preliminary plat and has no comments or recommendations.

- **BEAR STREET AGAPE**
  (MSB Case # 2025-056)

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

Sincerely,

James Christopher

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

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: _____
(PLATTING CLERK)

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	31.40	20.00	89°56'57"	28.28	S44° 51' 54"E	19.99
(C1)	(31.40)	(20.00)	(89°56'40")	(28.27)		(19.98)

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.

NATHANIEL BUCK(AUTHORIZED SIGNER) DATE
AGAPE FELLOWSHIP
P.O. BOX 865
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 THE SOUTHEAST CORNER OF LOT 1. A RECOVERED PLASTIC CAP ON REBAR WITH A NETWORK GNSS GEODETIC POSITION OF 61°35'50.73"N 149°17'49.11"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 A M.E.A. BLANKET EASEMENT RECORDED ON APRIL 20, 1958 IN BOOK 25, PAGE 282.

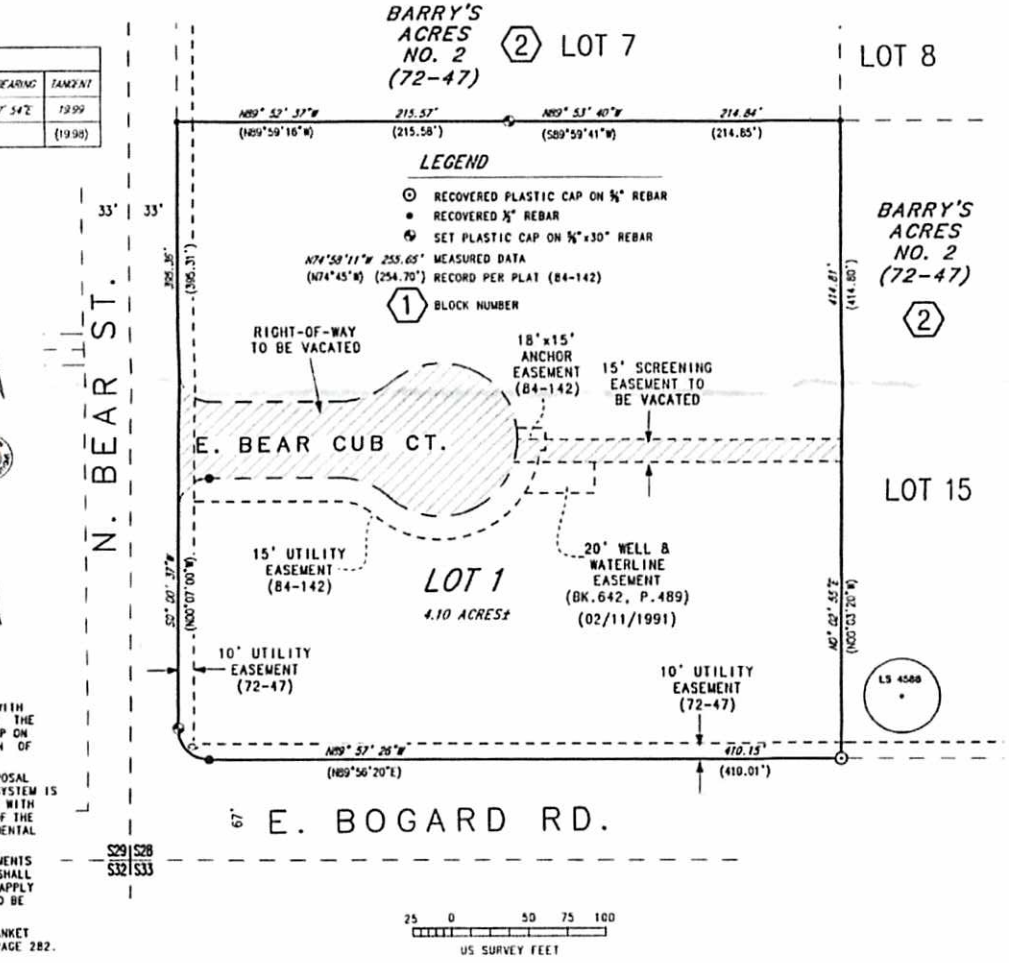
SDN

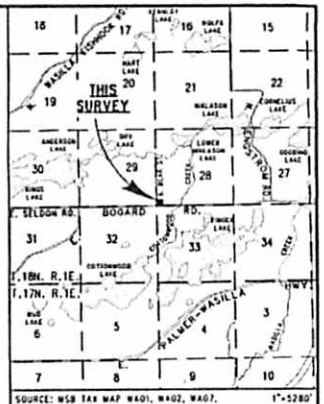
HANSON LAND SOLUTIONS 2025 LS 12312
TYPICAL SET 1¾" PLASTIC CAP

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

STATE OF ALASKA 49TH CRAIG L. HANSON LS 12312 REGISTERED PROFESSIONAL LAND SURVEYOR

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

RECEIVED APR 2 1 2025 PLATTING

Agenda Copy

A PLAT OF
BEAR STREET AGAPE
A REPLAT OF
LOTS 16A, 16B, 17A, & 17B, BLOCK 2 BARRYS ACRES No. 2 LOTS 16 & 17, BLOCK 2 (PLAT 84-142)
AND VACATING E. BEAR CUB CT.
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW¼ SEC. 28, T.18N. R.1E. SM, AK
CONTAINING 4.10 ACRES MORE OR LESS

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

FILE: FB24-239 | CK: CEH | SCALE: 1"=50' | 01/27/25 | 1 OF 1

EXHIBIT G - 2

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, May 20, 2025 5:34 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Bear Street Agape (CC)
Attachments: Agenda Plat (35).pdf

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

In review GCI will maintain our easements for Bear Street Agape Lot 1 as designated on the attached signed plat.

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, May 5, 2025 3:36 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Fonov <Fonov@matsugov.us>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Bob Keiner <bob.keiner@alaska.gov>; David Post <david.post@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 Bear Street Agape (CC)

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

Hello,

The following link is a request for comments for the proposed Bear Street Agape Subdivision.
Please ensure all comments have been submitted by May 23, 2025, so they can be incorporated into the staff report that will be presented to the Platting Board.

EXHIBIT G-3

EXHIBIT G-4

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)

CURVE TABLE						
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CERTIFICATE OF OWNERSHIP

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NATHANIEL BUCK (AUTHORIZED SIGNER) DATE
AGAPE FELLOWSHIP
P.O. BOX 865
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

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2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 1, A RECOVERED PLASTIC CAP ON REBAR WITH A NETWORK GNSS GEODETIC POSITION OF 61°36'50.73"N 149°17'49.11"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 A M.E.A. BLANKET EASEMENT RECORDED ON APRIL 20, 1958 IN BOOK 25, PAGE 282.

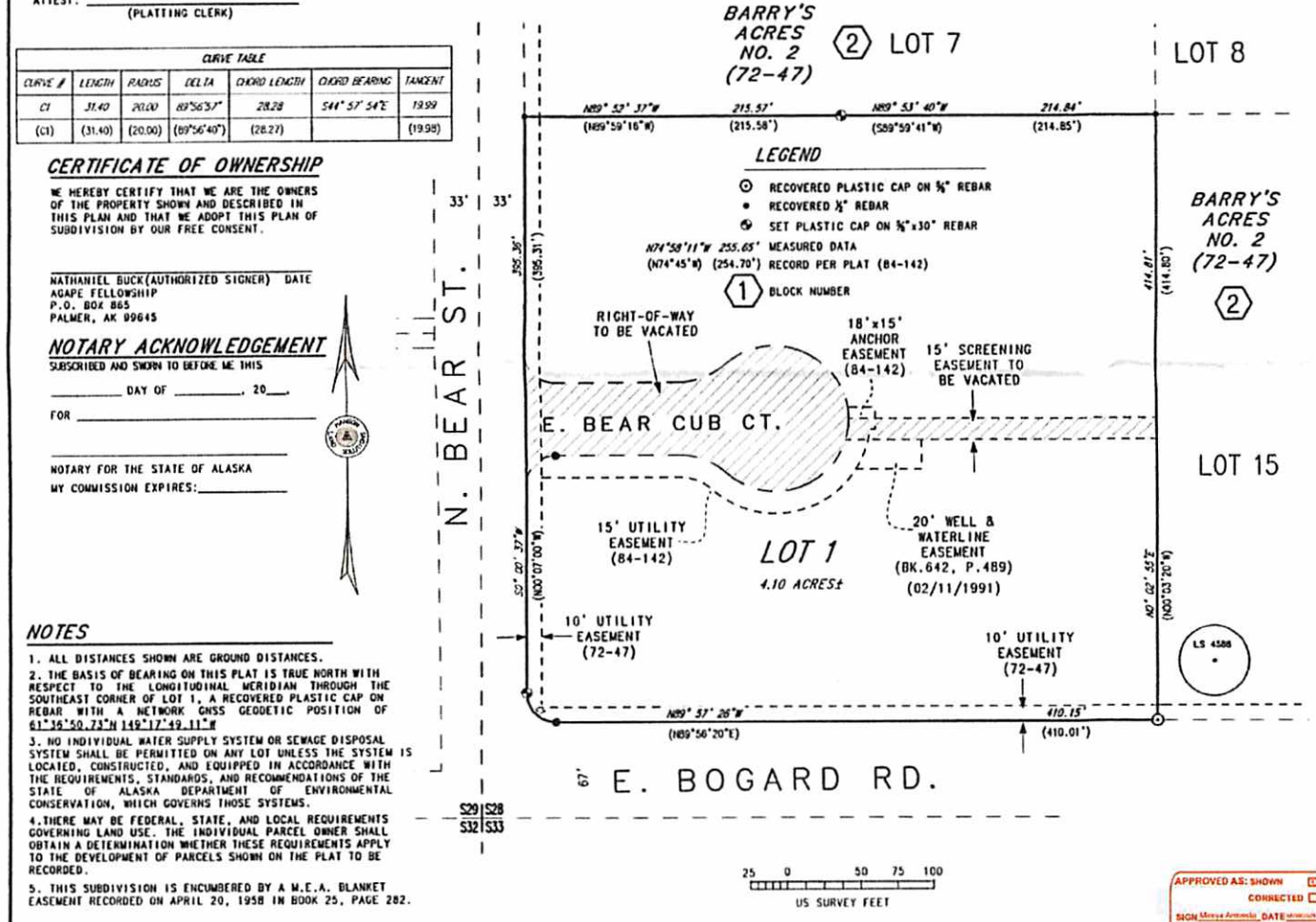
SDN

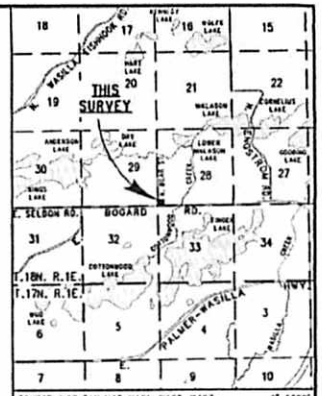
CERTIFICATE OF PAYMENT OF TAXES

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)

HANSON LAND SOLUTIONS 2025 LS 12312
TYPICAL SET 1¾" PLASTIC CAP





SURVEYOR'S CERTIFICATE

STATE OF ALASKA 49TH CRAIG E. HANSON LS 12312 REGISTERED PROFESSIONAL LAND SURVEYOR

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

RECEIVED APR 2 1 2025 PLATTING

Agenda Copy

A PLAT OF
BEAR STREET AGAPE
A REPLAT OF
LOTS 16A, 16B, 17A, & 17B, BLOCK 2
BARRYS ACRES No. 2 LOTS 16 & 17, BLOCK 2
(PLAT 84-142)
AND VACATING E. BEAR CUB CT.
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW¼ SEC. 28, T.18N. R.1E. SM, AK
CONTAINING 4.10 ACRES MORE OR LESS

APPROVED AS: SHOWN ☐
CORRECTED ☐
SIGN _____ DATE _____
GCI ENGINEERING & DESIGN

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

FILE: FB24-239 | DK: CEH | SCALE: 1"=50' | 01/27/25 | 1 OF 1

4B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 18, 2025

PRELIMINARY PLAT:	HATCHER CREEK ESTATES MSP
LEGAL DESCRIPTION:	SEC 3, T18N, R01E, SEWARD MERIDIAN AK
PETITIONERS:	RUVIM SHEVCHUK, DAVID RUDENKIY
SURVEYOR/ENGINEER:	HANSON LAND SOLUTIONS
ACRES: 39.99 ±	PARCELS: 35
REVIEWED BY:	CHRIS CURLIN CASE #: 2025-79

REQUEST: The request is to create 35 lots by a four-phase master plan from Tax Parcel C1, to be known as **HATCHER CREEK ESTATES**, containing 39.00 acres +/-. The property is located directly east of N. Covington Street, directly south of N. Wasilla Fishhook Road, and directly west of N. New Hope Farm Road; within the SW ¼ Section 3, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.
This case was continued at the August 21, 2025 Platting Board Hearing.

EXHIBITS

Vicinity Map and Aerial Photos	**EXHIBIT A** – 4 pgs
Geotechnical Report	**EXHIBIT B** – 16 pgs
Topography	**EXHIBIT C** – 1 pg
Average Daily Traffic Count	**EXHIBIT D** – 2 pgs
Preliminary Drainage Plan	**EXHIBIT E** – 1 pg

AGENCY COMMENTS

USACE	**EXHIBIT F** – 1 pg
ADOT&PF	**EXHIBIT G** – 6 pgs
MSB Pre-Design & Engineering	**EXHIBIT H** – 1 pg
MSB Permit Center	**EXHIBIT I** – 1 pg
Utilities	**EXHIBIT J** – 5 pgs
Public	**EXHIBIT K** – 18 pgs

DISCUSSION: The proposed Hatcher Creek Estates Master Plan is creating 35 lots by a four-phase master plan. Lot sizes will range from .92 acres to 1.41 acres. Access for all lots will be from the proposed internal streets. Access for the subdivision will be from N. New Hope Road, a Borough owned road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). William Klebesadel, P.E. notes that the soils investigation consisted of 13 test holes dug to a depth of twelve feet. No groundwater was encountered in any of the test holes. Soil specifications for each test hole are noted on

the Soil Inspection Log Sheets. Based on Title 43.20.281 of the Matanuska-Susitna Borough Code all lots contain sufficient overall area. All lots have at least 10,000 square feet of useable building area. All lots have at least 10,000 square feet of contiguous useable septic area.
Topography is at **Exhibit C.**
Average Daily Traffic (ADT) count is at **Exhibit D.**
Preliminary drainage plan is at **Exhibit E.**

Comments:

US Army Corps of Engineers **(Exhibit F)** A cursory review of publicly available information including the Mat Su Wetlands Viewer indicates that there are no wetlands or other waters present at the proposed Hatcher Creek Estates development site. Hence, no authorization from the U.S. Army Corps of Engineers Regulatory Division is necessary for construction of the proposed project.
ADOT&PF: **(Exhibit G)** Required to add plat note: "No direct access to Wasilla-Fishhook Road for all lots."
Platting staff notes this is condition # 7.
No utility access through Wasilla-Fishhook Road.
Please be advised that the Mat-Su Borough's Official Streets and Highways Plan indicates a future intersection at Wasilla-Fishhook Road and Covington St, development of Independence Avenue and New Hope Street through the E/W section line easement, and Convington St functioning as a major collector through the N/S section line easement.
Please find attached right of way research and documentation establishing the right of way corridor 100' on both sides of the Wasilla-Fishhook Road centerline.
MSB PD&E: **(Exhibit H)** Access: The public portion of New Hope Farm Road is certified to residential sub collector standard, however it has not been accepted for Borough maintenance yet. The turn around at the end of the public road needs to be reshaped to SCM standards before the road is accepted for maintenance.
Since Covington Street is on the OSHP as a major collector, a note should be placed on the plat that no access should be taken from Covington Street. Since the Independence Ave / New Hope Street Corridor is on the OSHP as a minor collector, a note should be placed on the plat that no access should be taken from that Corridor.
Soils: No Comment.
Drainage: A drainage easement should be dedicated between Lots11 and 12, Block 1, depending on the results of the drainage study.
Phase Lines: Temporary cul-de-sacs will need to be dedicated and constructed at the phase line boundaries.
Dedication: Please reference any easements that exists for Wasilla-Fishhook Road. PD&E suggests dedication of the ROW. Tract A needs to be designated as a utility lot and all restriction for this lot shall be shown on the plat since it does not meet the minimum lot size requirement.
Platting staff notes the easements are condition # 5. The revised agenda plat has no Tract A.
MSB Permit Center: **(Exhibit I)** Each access or encroachment constructed during subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing – Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout.
No other comments from the Permit Center.

Utilities: **(Exhibit J)** ENSTAR has no comments or recommendations. GCI has no comments or objections. MTA has reviewed Hatchers Creek Estates and would just like to request the UE note be added or the footage shown on the plat. I see what appears to be utility easements but can't find if it's 15' or 10'. MEA did not respond.
Platting staff notes this is condition # 7.
Public: (Exhibit K) At the time this report was written there were eight public comments received. None were in favor of the subdivision.

At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #10 Fishhook; Road Service Area #16 South Colony; MSB Community Development or Assessments; MEA.

CONCLUSION: The preliminary master plan of Hatchers Creek Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. 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 geotechnical report was submitted, pursuant to MSB 43.20.281(A).

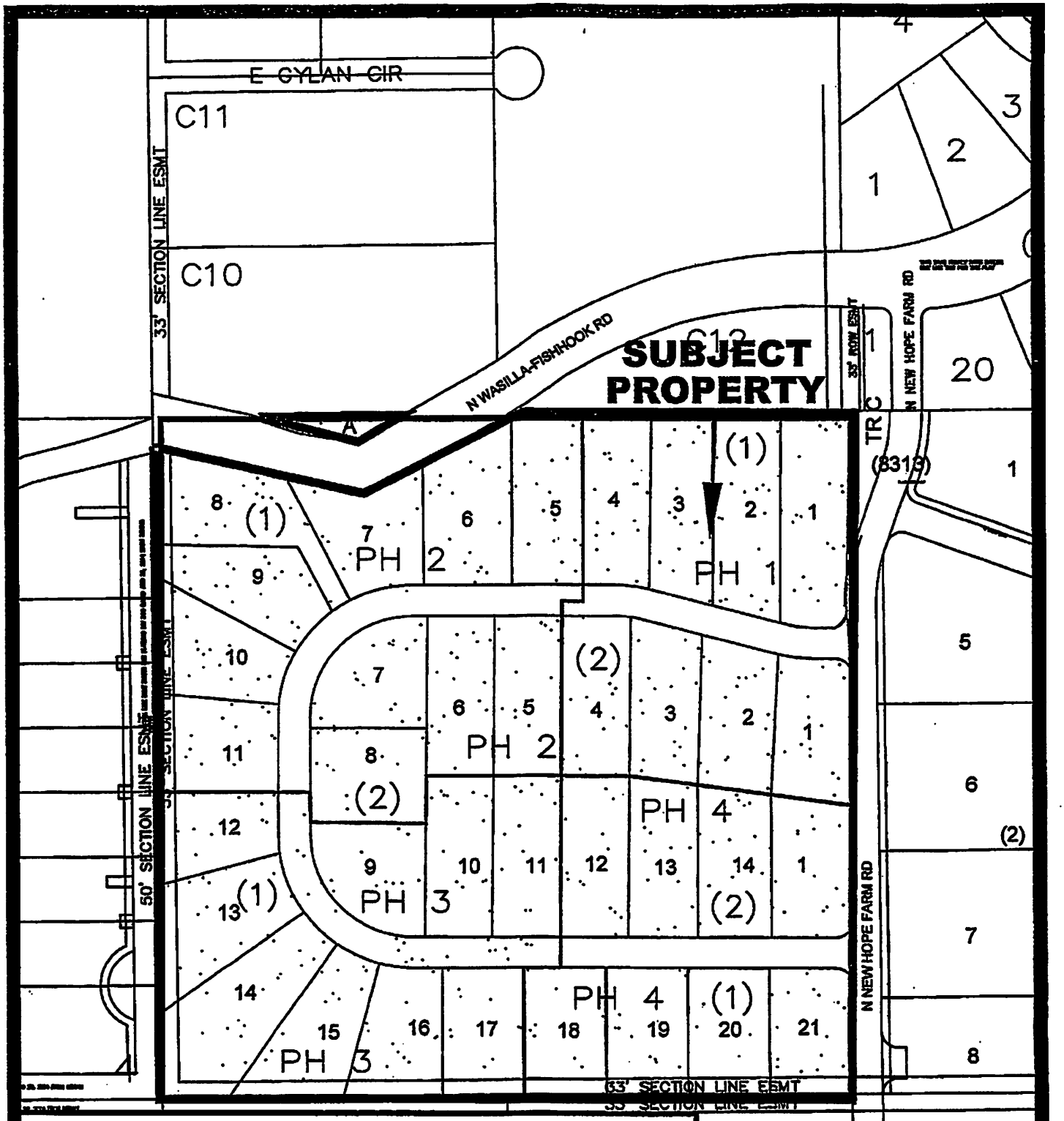
FINDINGS OF FACT

1. The plat of Hatchers Creek Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A geotechnical report was submitted, pursuant to MSB 43.20.281(A). All lots will have the required usable area.
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #10 Fishhook; Road Service Area #16 South Colony; MSB Community Development or Assessments; or MEA.
5. There were no objections from any federal or state agencies, or Borough departments or utilities.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary master plan of Hatchers Creek Estates, Section 3, Township 18 North, Range 01 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. Construct internal roads and cul-de-sacs to residential street standards according to the 2022 Subdivision Construction Manual (SCM):
   a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
   b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
   c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
   d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
   e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
   f) Obtain approval of street names from Platting Assistant.
5. Add a plat note to state no direct access to N. Covington Street unless authorized by the permitting authority.
6. Add plat note: No direct access to Wasilla-Fishhook Road for all lots unless authorized by the permitting authority.
7. Show all easements of record on final plat for each phase of the master plan.
8. Submit recording fees, payable to Department of Natural Resources (DNR) for each phase of the master plan.
9. Submit plat in full compliance with Title 43 for each phase of the master plan.



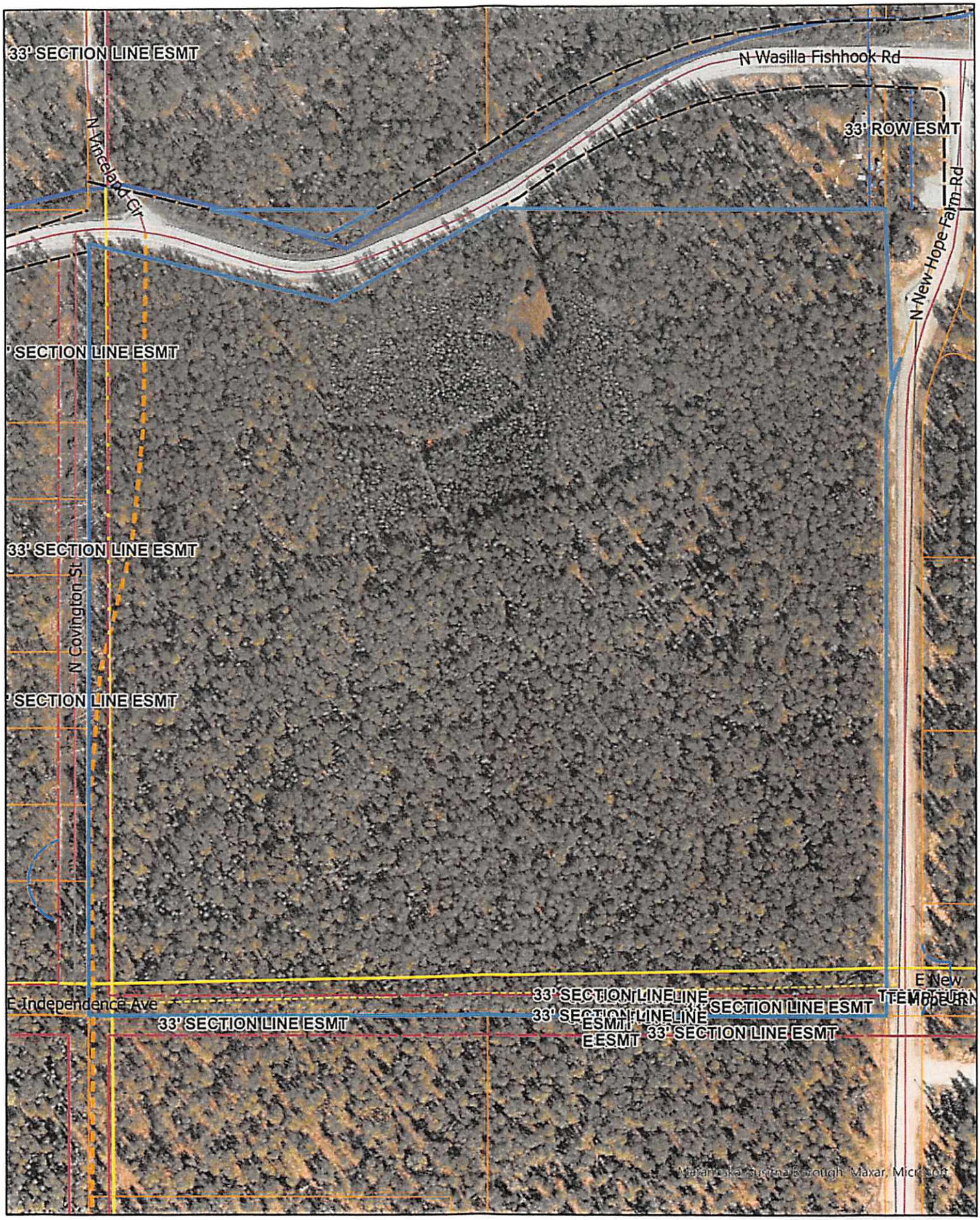
VICINITY MAP

FOR PROPOSED HATCHER CREEK ESTATES SUBDIVISION
LOCATED WITHIN
SECTION 3, T18N, R01E, SEWARD MERIDIAN
ALASKA

WA01 MAP

OPE EST PH 1

EXHIBIT A-1



N
W E
S

0 245

EXHIBIT A-2

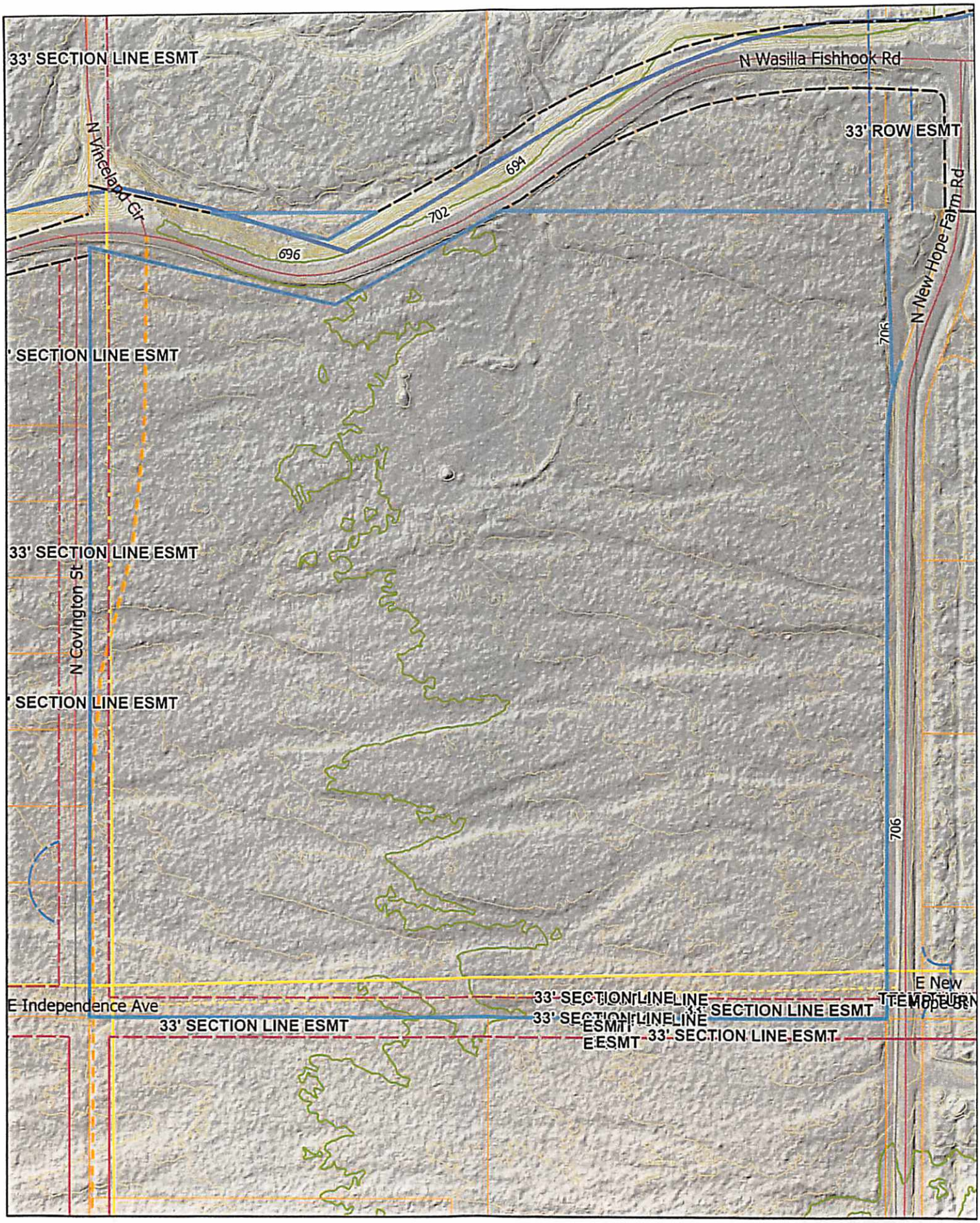
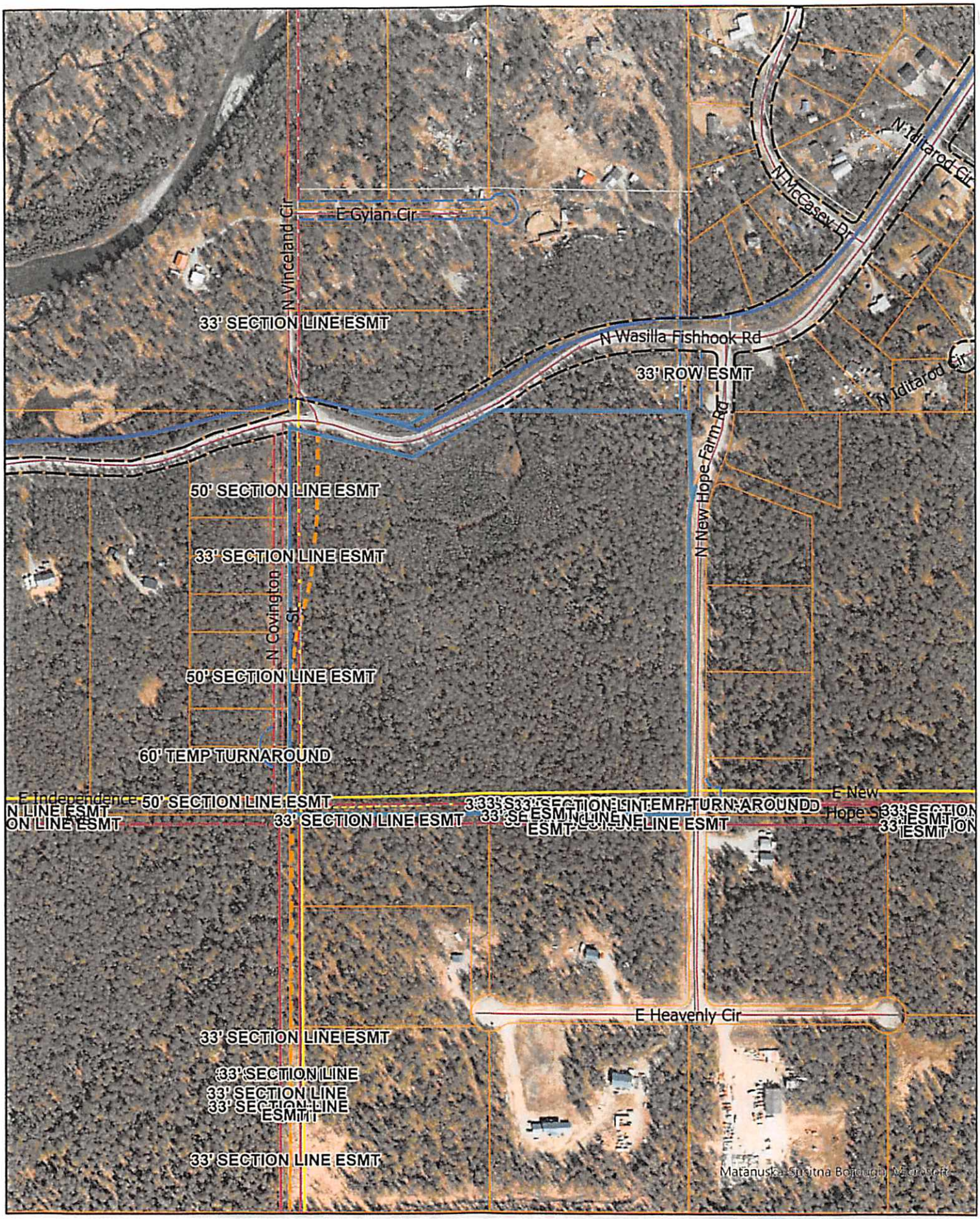

33' SECTION LINE ESMT
N Wasilla Fishhook Rd
33' ROW ESMT
N Vineland Cir
694
702
696
N New Hope Farm Rd
706
' SECTION LINE ESMT
33' SECTION LINE ESMT
N Covington St
' SECTION LINE ESMT
706
E Independence Ave
33' SECTION LINE ESMT
33' SECTION LINE ESMT
33' SECTION LINE ESMT
33' SECTION LINE ESMT
E New
Hope Dr
N
W
E
S
0
245

EXHIBIT A-3



N
W E
S

0 475

EXHIBIT A-4

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

RECEIVED
MAY 2 1 2025
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USEABLE AREA CERTIFICATION

HATCHER CREEK ESTATES

A SUBDIVISION OF

SW1/4 SW ¼ SECTION 3, T. 18N. R. 1E. SEWARD MERIDIAN

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): _____

EXHIBIT B - 1

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

SOIL CLASSIFICATIONS

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

(GW) TEST HOLES:	1,2,5,6,13	(GP) TEST HOLES:	3,10
(SW) TEST HOLES:	2,3,4,5,6,7,8,9,10,11,12,13	(SP) TEST HOLES:	1,8

☐ 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 3-13-25

WILLIAM KLEBESADEL P.E. *Date*

Professional Engineer



EXHIBIT B-2

HANSON LAND SOLUTIONS

SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES

305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	NEW COVENANT	TEST HOLE NO.	Date:	10-24-24
Insp. By:	PIONEER	1	Job #	24-278

TEST HOLE EXCAVATION ANALYSIS

1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
2ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.
3ft		
4ft		
5ft		
6ft		
7ft		
8ft		
9ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES
10ft		
11ft		
12ft		
13ft		
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

TEST HOLE LOCATION MAP

See attached

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep



COMMENTS:

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING

Date	WATER LEVEL

EXHIBIT B - 3

HANSON LAND SOLUTIONS

SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES

305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	NEW COVENANT	TEST HOLE NO.	Date:	10-24-24
Insp. By:	PIONEER	2	Job #	24-278

TEST HOLE EXCAVATION ANALYSIS

1ft – 2ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
3ft – 5ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.
6ft – 12ft	SW	WELL-GRADED SANDS,GRAVELLY SANDS, LITTLE/NO FINES
13ft – 20ft		

TEST HOLE LOCATION MAP

See attached

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep



COMMENTS:

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING

Date	WATER LEVEL

EXHIBIT B-4

HANSON LAND SOLUTIONS

SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES

305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	NEW COVENANT	TEST HOLE NO.	Date:	10-24-24
Insp. By:	PIONEER	3	Job #	24-278

TEST HOLE EXCAVATION ANALYSIS

	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
1ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES
2ft		
3ft		
4ft		
5ft		
6ft	SW	WELL-GRADED SANDS,GRAVELLY SANDS, LITTLE/NO FINES
7ft		
8ft		
9ft		
10ft		
11ft		
12ft		
13ft		
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

TEST HOLE LOCATION MAP

See attached

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep



COMMENTS:

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING

Date	WATER LEVEL

EXHIBIT B-5

HANSON LAND SOLUTIONS

SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES

305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	NEW COVENANT	TEST HOLE NO.	Date:	10-24-24
Insp. By:	PIONEER	4	Job #	24-278

TEST HOLE EXCAVATION ANALYSIS

1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
2ft		
3ft		
4ft		
5ft		
6ft		
7ft	SW	WELL-GRADED SANDS,GRAVELLY SANDS, LITTLE/NO FINES
8ft		
9ft		
10ft		
11ft		
12ft		
13ft		
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

TEST HOLE LOCATION MAP

See attached

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep



COMMENTS:

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING

Date	WATER LEVEL

EXHIBIT B - 6

HANSON LAND SOLUTIONS

SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES

305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	NEW COVENANT	TEST HOLE NO.	Date:	10-24-24
Insp. By:	PIONEER	5	Job #	24-278

TEST HOLE EXCAVATION ANALYSIS

1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
2ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.
3ft		
4ft		
5ft		
6ft	SW	WELL-GRADED SANDS,GRAVELLY SANDS, LITTLE/NO FINES
7ft		
8ft		
9ft		
10ft		
11ft		
12ft		
13ft		
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

TEST HOLE LOCATION MAP

See attached

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep



COMMENTS:

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING

Date	WATER LEVEL

EXHIBIT B-7

HANSON LAND SOLUTIONS

SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES

305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	NEW COVENANT	TEST HOLE NO.	Date:	10-24-24
Insp. By:	PIONEER	6	Job #	24-278

TEST HOLE EXCAVATION ANALYSIS

1ft – 2ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
3ft – 5ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.
6ft – 12ft	SW	WELL-GRADED SANDS,GRAVELLY SANDS, LITTLE/NO FINES
13ft – 20ft		

TEST HOLE LOCATION MAP

See attached

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep

STATE OF ALASKA
49 TH
Bill Klebesadel
WILLIAM S. KLEBESADEL
CE-9135
3-13-25
REGISTERED PROFESSIONAL ENGINEER

COMMENTS:

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING

Date	WATER LEVEL

EXHIBIT B-8

HANSON LAND SOLUTIONS

SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES

305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	NEW COVENANT	TEST HOLE NO.	Date:	10-24-24
Insp. By:	PIONEER	7	Job #	24-278

TEST HOLE EXCAVATION ANALYSIS

1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
2ft		
3ft		
4ft	SW	WELL-GRADED SANDS,GRAVELLY SANDS, LITTLE/NO FINES
5ft		
6ft		
7ft		
8ft		
9ft		
10ft		
11ft		
12ft		
13ft		
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

TEST HOLE LOCATION MAP

See attached

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep



COMMENTS:

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING

Date	WATER LEVEL

EXHIBIT B - 9

HANSON LAND SOLUTIONS

SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES

305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	NEW COVENANT	TEST HOLE NO.	Date:	10-24-24
Insp. By:	PIONEER	8	Job #	24-278

TEST HOLE EXCAVATION ANALYSIS

1ft – 2ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
3ft – 4ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES
5ft – 12ft	SW	WELL-GRADED SANDS,GRAVELLY SANDS, LITTLE/NO FINES
13ft – 20ft		

TEST HOLE LOCATION MAP

See attached

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep



COMMENTS:

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING

Date	WATER LEVEL

EXHIBIT B-10

HANSON LAND SOLUTIONS

SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES

305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	NEW COVENANT	TEST HOLE NO.	Date:	10-24-24
Insp. By:	PIONEER	9	Job #	24-278

TEST HOLE EXCAVATION ANALYSIS

1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
2ft	SW	WELL-GRADED SANDS,GRAVELLY SANDS, LITTLE/NO FINES
3ft		
4ft		
5ft		
6ft		
7ft		
8ft		
9ft		
10ft		
11ft		
12ft		
13ft		
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

TEST HOLE LOCATION MAP

See attached

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep



COMMENTS:

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING

Date	WATER LEVEL

EXHIBIT B -//

HANSON LAND SOLUTIONS

SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES

305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	NEW COVENANT	TEST HOLE NO.	Date:	10-24-24
Insp. By:	PIONEER	10	Job #	24-278

TEST HOLE EXCAVATION ANALYSIS

1ft – 2ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
3ft – 5ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES
6ft – 12ft	SW	WELL-GRADED SANDS,GRAVELLY SANDS, LITTLE/NO FINES
13ft – 20ft		

TEST HOLE LOCATION MAP

See attached

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep



COMMENTS:

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING

Date	WATER LEVEL

EXHIBIT B -12

HANSON LAND SOLUTIONS

SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES

305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	NEW COVENANT	TEST HOLE NO.	Date:	10-24-24
Insp. By:	PIONEER	11	Job #	24-278

TEST HOLE EXCAVATION ANALYSIS

1ft – 2ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
3ft – 12ft	SW	WELL-GRADED SANDS,GRAVELLY SANDS, LITTLE/NO FINES
13ft – 20ft		

TEST HOLE LOCATION MAP

See attached

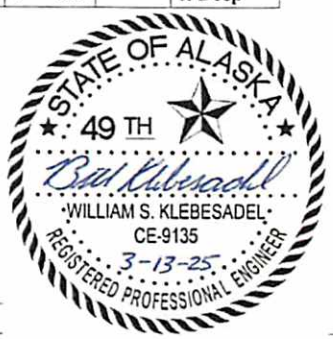
PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep



COMMENTS:

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING

Date	WATER LEVEL

EXHIBIT B - 13

HANSON LAND SOLUTIONS

SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES

305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	NEW COVENANT	TEST HOLE NO.	Date:	10-24-24
Insp. By:	PIONEER	12	Job #	24-278

TEST HOLE EXCAVATION ANALYSIS

1ft – 2ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
3ft – 12ft	SW	WELL-GRADED SANDS,GRAVELLY SANDS, LITTLE/NO FINES
13ft – 20ft		

TEST HOLE LOCATION MAP

See attached

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep



COMMENTS:

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING

Date	WATER LEVEL

EXHIBIT B -14

HANSON LAND SOLUTIONS

SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES

305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	NEW COVENANT	TEST HOLE NO.	Date:	10-24-24
Insp. By:	PIONEER	13	Job #	24-278

TEST HOLE EXCAVATION ANALYSIS

1ft – 2ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
3ft – 5ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.
6ft – 12ft	SW	WELL-GRADED SANDS,GRAVELLY SANDS, LITTLE/NO FINES
13ft – 20ft		

TEST HOLE LOCATION MAP

See attached

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep



COMMENTS:

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING

Date	WATER LEVEL

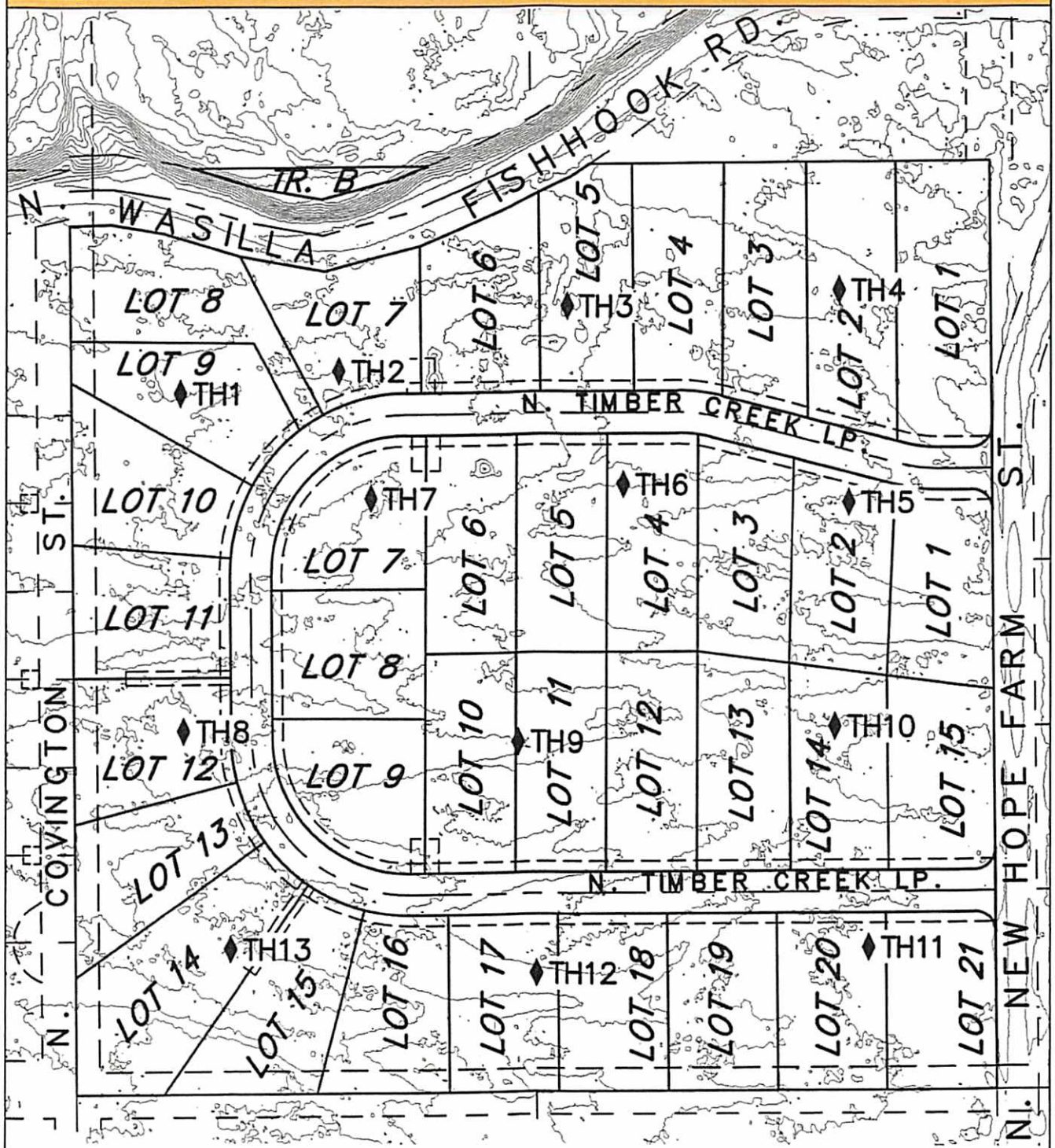
EXHIBIT B-15

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

♦ TEST HOLE

NEW COVENANT/(HATCHER CREEK ESTATES)		
FILE: 24-278	DRAWN: ELF	03/13/25

EXHIBIT A

Page 1 of 1

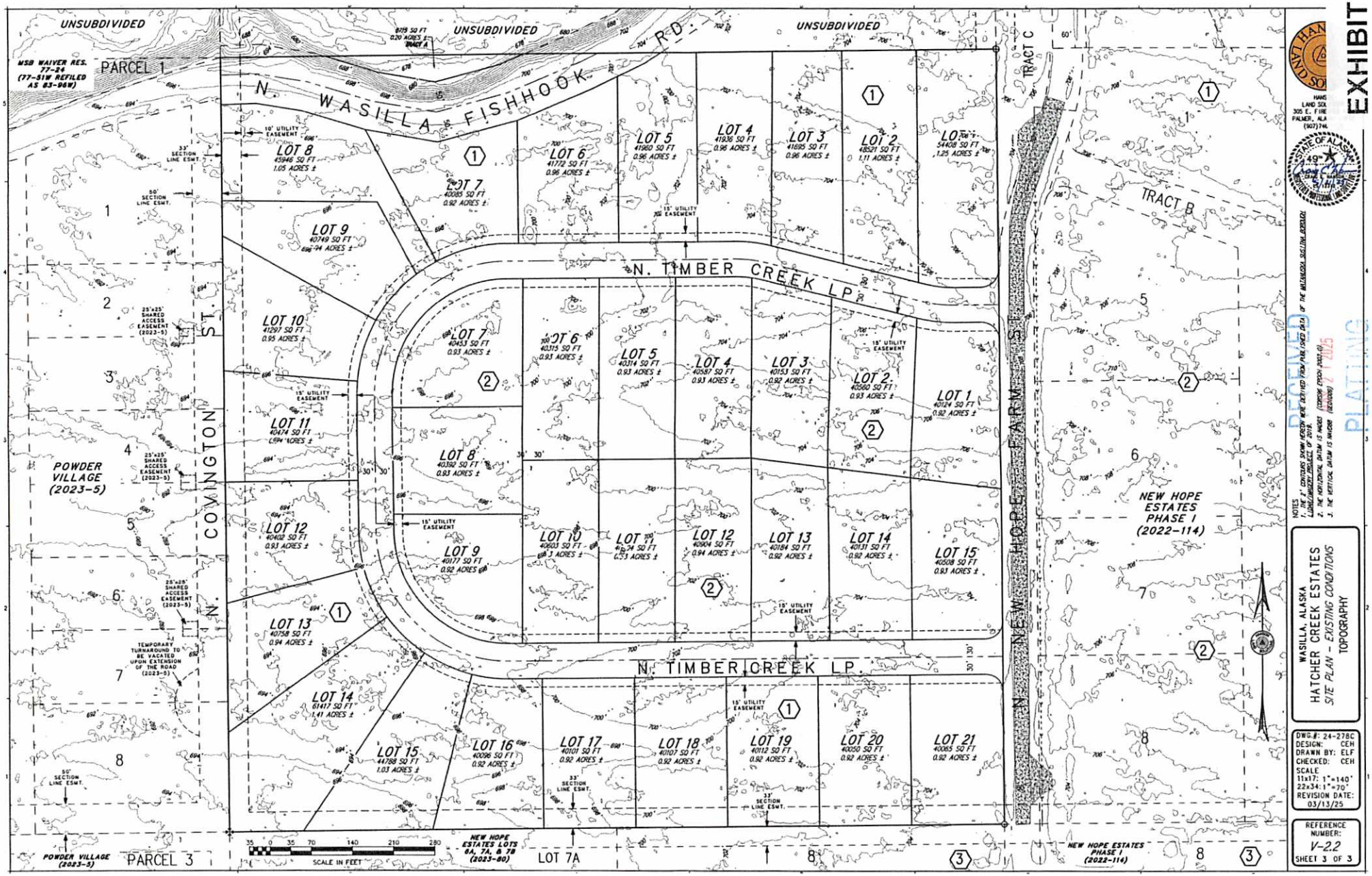


EXHIBIT C

HANS LAND SOL 305 E. FIRE PALMER, ALA (907)74

STATE OF ALASKA

RECEIVED 7 2025

PLATTING

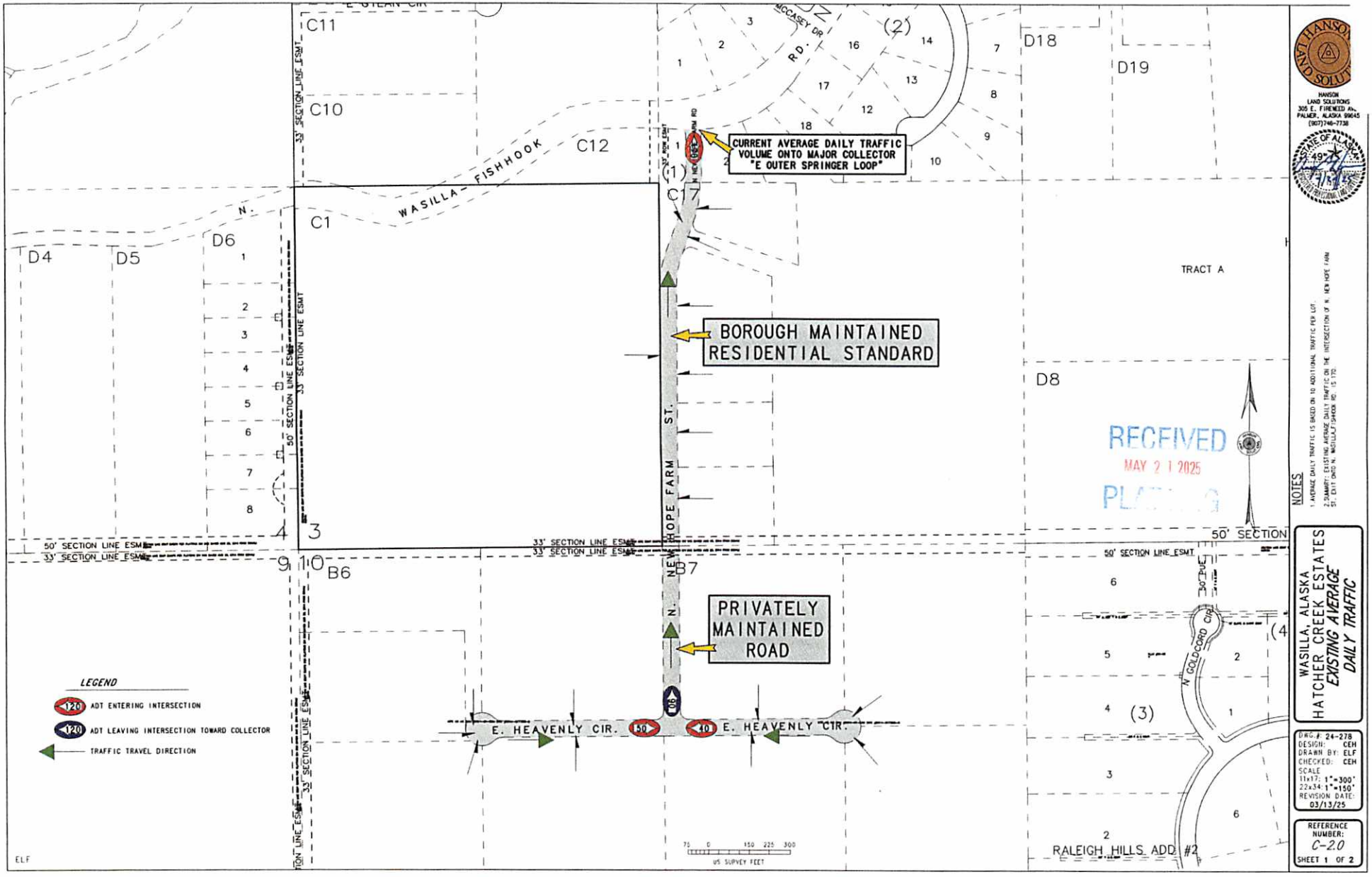
NOTES:
1. 1' CONTOURS SHOWN HEREON WERE DERIVED FROM LIDAR DATA OF THE WILLOW/PALMER AREA FLOWN IN 2019.
2. THE HORIZONTAL DATUM IS NAD83 (CORS96 EPOCH 2002.0).
3. THE VERTICAL DATUM IS NAVD88 (GEOID18).

WASILLA, ALASKA
HATCHER CREEK ESTATES
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG.#: 24-278C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=140'
22x34: 1"=70'
REVISION DATE: 03/13/25

REFERENCE NUMBER: V-2.2
SHEET 3 OF 3

EXHIBIT D - 1



NOTES

1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.
2. SUMMARY: EXISTING AVERAGE DAILY TRAFFIC ON THE INTERSECTION OF N. NEW HOPE FARM ST. EXIT ONTO N. WASILLA FISHHOOK RD.: 15 170.

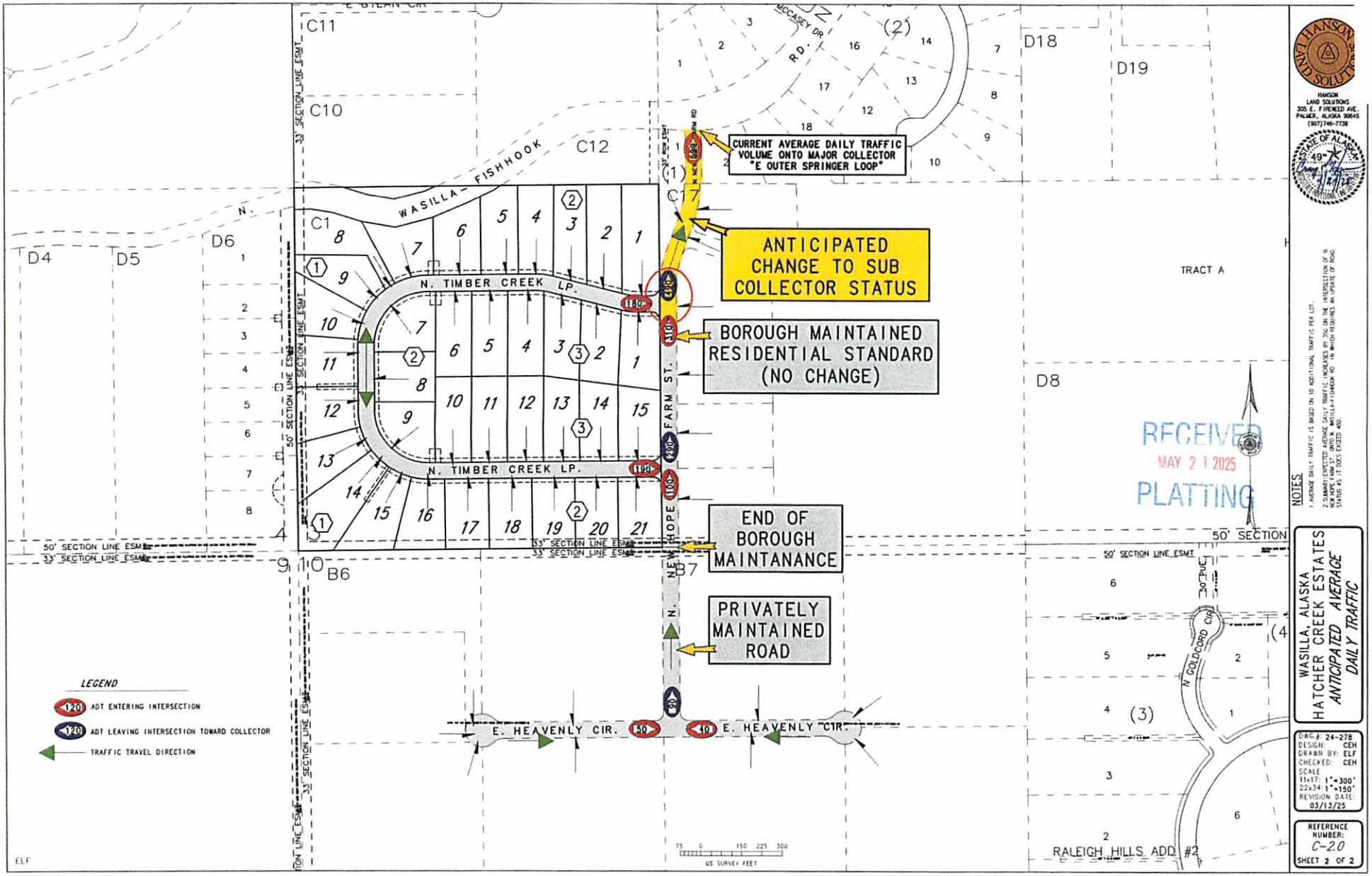
WASILLA, ALASKA
HATCHER CREEK ESTATES
EXISTING AVERAGE DAILY TRAFFIC

DWG.#: 24-278
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=300'
22x34: 1"=150'
REVISION DATE: 03/13/25

REFERENCE NUMBER: C-2.0
SHEET 1 OF 2

ELF

EXHIBIT D-2



NOTES

1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.
2. SUMMARY: EXPECTED AVERAGE DAILY TRAFFIC INCREASES BY 35% ON THE INTERSECTION OF N. NEW HOPE / FARM ST. ONTO N. WASILLA-FISHHOOK RD. (N. WATOH REQUIRES AN UPDATE OF ROAD STATUS AS IT DOES EXCEED 400.

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

STATE OF ALASKA
49TH
CHRISTOPHER E. HANSON
LAND SURVEYOR

WASILLA, ALASKA
HATCHER CREEK ESTATES
ANTICIPATED AVERAGE DAILY TRAFFIC

DWG.#: 24-278
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=300'
22x34: 1"=150'
REVISION DATE:
03/13/25

REFERENCE NUMBER:
C-2.0
SHEET 2 OF 2

ELF

EXHIBIT E

RECEIVED
JUN 2 1 2025
PLATTING

NOTES
1. ELEVATIONS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 1' INTERVAL AND REPRESENT THE DESIGNED TOP OF THE SUBBASE (24" MSS) AND THE DITCH BACKSLOPES.
2. THE 1' BACKGROUND CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
3. PROJECT HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH GPS POST-PROCESSED POSITIONING CONSTRAINED WITH AN OPUS SOLUTION OF A GPS STATIC OCCUPATION.
4. THE HORIZONTAL DATUM IS NAD83(EPOCH 2010)

WASILLA, ALASKA
HATCHER CREEK ESTATES
SITE PLAN - DESIGN
GRADING-DRAINAGE PLAN

DWG.#: 24-278C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=100'
22x34: 1"=50'
REVISION DATE:
05/21/25

REFERENCE NUMBER:
C-2.4
SHEET 1 OF 1

Chris Curlin

From: Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>
Sent: Thursday, June 5, 2025 11:12 AM
To: Chris Curlin
Subject: RE: RFC Hatcher Creek Estates

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]
Hi Chris,

I'm responding to the request for comments on the proposed Hatcher Creek Estates project. Department of the Army authorization from the U.S. Army Corps of Engineers Regulatory Division is required for placement of dredged and/or fill material into waters of the U.S. including wetlands as regulated by Section 404 of the Clean Water Act and/or performing work in waters as regulated by the Rivers and Harbors Act. Information about USACE permitting as well as access to a permit application and detailed instructions for preparing and submitting a complete application can be found online at www.poa.usace.army.mil/Missions/Regulatory.

A cursory review of publicly available information including the Mat Su Wetlands Viewer indicates that there are no wetlands or other waters present at the proposed Hatcher Creek Estates development site. Hence, no authorization from the U.S. Army Corps of Engineers Regulatory Division is necessary for construction of the proposed project.

V/r, Greg

US Army Corps of Engineers®

Greg Mazer
Project Manager, North Central Section | Regulatory Division | U.S. Army Corps of Engineers | Alaska District
Cell: 907.347.9059 | Regulatory Main Line: 907.753.2717
Website: www.poa.usace.army.mil/missions/regulatory

RRS beta REGULATORY REQUEST SYSTEM

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

rrs.usace.army.mil

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, June 5, 2025 9:33 AM
To: Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>
Subject: [Non-DoD Source] RFC Hatcher Creek Estates

Hello,

Link below.

Hatcher Creek Estates

Sincerely,

EXHIBIT F

THE STATE of ALASKA
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and Public Facilities

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907-269-0520
Fax: 907-269-0521
dot.alaska.gov

June 16, 2025

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **WA 06 Keystone (Wasilla-Fishhook Road)**
  - Required to add plat note: "No direct access to Wasilla-Fishhook Road for Lot 2."
  - Recommend shared access for lots with access to Paradise Lane.
  - Recommend dedicate Paradise Lane right of way.
  - No new utility connections through Wasilla-Fishhook Road.
  - Future circulation may be required through the section line easement.
  - Attached diagram and right of way research history dimension existing 33' section line easements and 100' PLO right of way along Wasilla-Fishhook Road to be shown on plat.

- **Hatcher Creek Estates; WA 01 HLS; Shevchuk & Rudenkiy (Wasilla-Fishhook Road)**
  - Required to add plat note: "No direct access to Wasilla-Fishhook Road for all lots."
  - No utility access through Wasilla-Fishhook Road.
  - Please be advised that the Mat-Su Borough's Official Streets and Highways Plan indicates a future intersection at Wasilla-Fishhook Road and Covington St, development of Independence Avenue and New Hope Street through the E/W section line easement, and Convington St functioning as a major collector through the N/S section line easement.
  - Please find attached right of way research and documentation establishing the right of way corridor 100' on both sides of the Wasilla-Fishhook Road centerline.

- **Husky Ridge; Plat #2017-114, Plat #2011-79, Plat #2019-24 (Parks Highway MP 78.5) (revised)**
  - Required plat note: "No direct access to Parks Highway for Lot 3."

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

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

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

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

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

Sincerely,

Kristina Huling

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

Hatcher Creek Estates

Due to entry date and Secretarial Order No. 2665 the Right of Way in this portion of the corridor is 100' either side of the road centerline. To establish this section of ROW the surveyor will need to collect data following the centerline of the Wasilla/Fishhook Road. The data should include the apparent Point of Curvature and the Point of Tangency + stations to establish exactly where the road is. Tangential curves should be established and a 100' offset from the center line should be applied on either side. Once this information is gathered the Department of Transportation will want to verify the locations and offsets before accepting the plat.

Documents:

Patent: 1171996 Daniel A. Fosnaugh purchased the 40 acres in the SW ¼ SW ¼.

ACRES number 033930.

ACRES: Application was Received March 20th, 1957.

PLO 2665: As of October 20th, 1951, the Public Land Order went into effect. In the attached PLO document under Section 2 (2) the **"Glenn Highway Junction to Fishhook Junction to Wasilla to Knik Road,"** is a named feeder road. **"Road shall each extend 100 feet on each side of the center line thereof."**

I have included all the documents listed above to aid in retracing these findings.

EXHIBIT G-3

Reference No. 1139

Federal Register Data

Published: 10/20/51
No. : 205
Volume: 16
Page: 10752

SECRETARIAL ORDER No. 2665
Part Affected: Hwy Rights-of-Way
Date Signed: 10/16/51

Office of the Secretary

[Order 2665]

RIGHTS-OF-WAY FOR HIGHWAYS IN ALASKA

OCTOBER 16, 1951.

SECTION 1. *Purpose.* (a) The purpose of this order is to (1) fix the width of all public highways in Alaska established or maintained under the jurisdiction of the Secretary of the Interior and (2) prescribe a uniform procedure for the establishment of rights-of-way or easements over or across the public lands for such highways. Authority for these actions is contained in section 2 of the act of June 30, 1932 (47 Stat. 446, 48 U. S. C. 321a).

SEC. 2. *Width of public highways.* (a) The width of the public highways in Alaska shall be as follows:

(1) For through roads: The Alaska Highway shall extend 300 feet on each side of the center line thereof. The Richardson Highway, Glenn Highway, Haines Highway, Seward-Anchorage Highway, Anchorage-Lake Spenard Highway and Fairbanks-College Highway shall extend 150 feet on each side of the center line thereof.

(2) For feeder roads: Abbert Road (Kodiak Island), Edgerton Cutoff, Elliott Highway, Seward Peninsula Tram road, Steese Highway, Sterling Highway, Taylor Highway, Northway Junction to Airport Road, Palmer to Matanuska to Wasilla Junction Road, Palmer to Finger Lake to Wasilla Road, Glenn Highway Junction to Fishhook Junction to Wasilla to Knik Road, Slana to Nabesna Road, Kenai Junction to Kenai Road, University to Ester Road, Central to Circle Hot Springs to Portage Creek Road, Manley Hot Springs to Eureka Road, North Park Boundary to Kantishna Road, Paxson to McKinley Park Road, Sterling Landing to Ophir Road, Iditarod to Flat Road, Dillingham to Wood River Road, Ruby to Long to Poorman Road, Nome to Council Road and Nome to Bessie Road shall each extend 100 feet on each side of the center line thereof.

(3) For local roads: All public roads not classified as through roads or feeder roads shall extend 50 feet on each side of the center line thereof.

SEC. 3. *Establishment of rights-of-way or easements.* (a) A reservation for highway purposes covering the lands embraced in the through roads mentioned in section 2 of this order was made by Public Land Order No. 601 of August 10, 1949, as amended by Public Land Order No. 757 of October 16, 1951. That order operates as a complete segregation of the land from all forms of appropriation under the public-land laws, including the mining and the mineral leasing laws.

(b) A right-of-way or easement for highway purposes covering the lands embraced in the feeder roads and the local roads equal in extent to the width of such roads as established in section 2 of this order, is hereby established for such roads over and across the public lands.

(c) The reservation mentioned in paragraph (a) and the rights-of-way or easements mentioned in paragraph (b) will attach as to all new construction involving public roads in Alaska when the survey stakes have been set on the ground and notices have been posted at appropriate points along the route of the new construction specifying the type and width of the roads.

SEC. 4. *Road maps to be filed in proper Land Office.* Maps of all public roads in Alaska heretofore or hereafter constructed showing the location of the roads, together with appropriate plans and specifications, will be filed by the Alaska Road Commission in the proper Land Office at the earliest possible date for the information of the public.

OSCAR L. CHAPMAN,
Secretary of the Interior.

[F. R. Doc. 51-12586; Filed, Oct. 19, 1951; 8:46 a. m.]

EXHIBIT G-4

Form 4-1219
(Sept. 1954)

Anchorage 033930

The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, a certificate of the Land Office at Anchorage, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the act of Congress of October 17, 1940 (54 Stat. 1191),

[redacted], the claim of Daniel A. Fosnaugh,

has been established and that the requirements of law pertaining to the claim have been met, for the following-described land:

Seward Meridian, Alaska.

T. 18 N., R. 1 E.,

Sec. 3, SW¼SW¼.

The area described contains 40.00 acres, according to the official plat of the survey of the said land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, DOES HEREBY GRANT unto the said claimant and to the heirs of the said claimant the tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; (2) the reservation of a right-of-way for ditches or canals constructed by the authority of the United States, in accordance with the act of August 30, 1890 (26 Stat., 391, 43 U. S. C. sec. 945), and (3) the reservation of a right-of-way for roads, roadways, highways, tramways, trails, bridges, and appurtenant structures constructed or to be constructed by or under authority of the United States or by any State created out of the Territory of Alaska, in accordance with the act of July 24, 1947 (61 Stat., 418, 48 U. S. C. sec. 321d). There is also reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines, in accordance with section 1 of the act of March 12, 1914 (38 Stat., 305, 48 U. S. C. sec. 305)

Reserving, also, to the United States all the oil, gas, and other mineral deposits, together with the right to prospect for, mine, and remove the same under such regulations as the Secretary of the Interior may prescribe.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the THIRTY-FIRST day of MAY in the year of our Lord one thousand nine hundred and FIFTY-SEVEN and of the Independence of the United States the one hundred and EIGHTY-FIRST.

[SEAL]

For the Director, Bureau of Land Management.

By Rose M. Beadle
Chief, Patents Section

Patent Number 1171996

U. S. GOVERNMENT PRINTING OFFICE 16—66252-4

EXHIBIT G-5

SPATIAL DATA MANAGEMENT SYSTEM

Alaska Case Retrieval Enterprise System (ACRES)

Case Abstract for: AKA 033930

CASE DATA

Case Serial Num:	AKA 033930	**FRC Site Code:**	SEA
Case Type:	277100 Sale- Ak Pub Sale Act	**Accession Num:**	--
Case Status:	Closed	**Box Num:**	-- (of) --
Case Status Actn:	Case Closed	**Disp Date:**	--
Case Status Date:	24-JAN-1977	**Location Code:**	--
SM Acres:	0.0000	**Abnd Yr:**	--
Claim Name:	--		

CUSTOMER DATA

Cust ID:	000006032		
Customer Name:	FOSNAUGH DANIEL A	**Interest Relationship:**	Applicant
Customer Address:	Withheld	**Percent Interest:**	0.0000

ADMINISTRATIVE/STATUS ACTION DATA

Date	Code Description:	Remarks	Doc ID	Ofc	Emp	Doc Img *
20-MAR-1957	001 Apln Recd/Case Establi	APPLICATION RECEIVED	--	PSA	CC	--
31-MAY-1957	879 Patent Issued	--	PA0001171996	PSA	CC	Not Available
24-JAN-1977	970 Case Closed	TITLE TRSF	--	PSA	CC	--
27-AUG-1992	996 Converted To Prime	--	--	940	BKM	--

EXHIBIT G - 6

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, June 24, 2025 2:39 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC - Hatcher Creek Estates (CC)

Hello,

Access: The public portion of New Hope Farm Road is certified to residential subcollector standard, however it has not been accepted for Borough maintenance yet. The turn around at the end of the public road needs to be reshaped to SCM standards before the road is accepted for maintenance. Since Covington Street is on the OSHP as a major collector, a note should be placed on the plat that no access should be taken from Covington Street. Since the Independence Ave / New Hope Street Corridor is on the OSHP as a minor collector, a note should be placed on the plat that no access should be taken from that Corridor.

Soils: No Comment.

Drainage: A drainage easement should be dedicated between Lots11 and 12, Block 1, depending on the results of the drainage study.

Phase Lines: Temporary cul-de-sacs will need to be dedicated and constructed at the phase line boundaries.

Dedication: Please reference any easements that exists for Wasilla-Fishhook Road. PD&E suggests dedication of the ROW. Tract A needs to be designated as a utility lot and all restriction for this lot shall be shown on the plat since it does not meet the minimum lot size requirement.

Thank you.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, June 4, 2025 2:57 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; stark@mtaonline.net; timhaledistrict1@gmail.com; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way

EXHIBIT H

Chris Curlin

From: Permit Center
Sent: Thursday, June 5, 2025 8:31 AM
To: Chris Curlin
Subject: RE: RFC - Hatcher Creek Estates (CC)

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

No other comments from the Permit Center.

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, June 4, 2025 2:57 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; stark@mtaonline.net; timhaledistrict1@gmail.com; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC - Hatcher Creek Estates (CC)

Hello,

The following link is a request for comments on the proposed Hatcher Creek Estates.
Please ensure all comments have been submitted by June 25, 2025 so they can be incorporated in the staff report that will be presented to the Platting Board.

Hatcher Creek Estates

Sincerely,

EXHIBIT I

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

June 5, 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.

- **HATCHER CREEK ESTATES**
  (MSB Case # 2025-079)

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 J - 1

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

STATE OF ALASKA 49TH — CRAIG E. HANSON — LS 12312 — REGISTERED LAND SURVEYOR

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

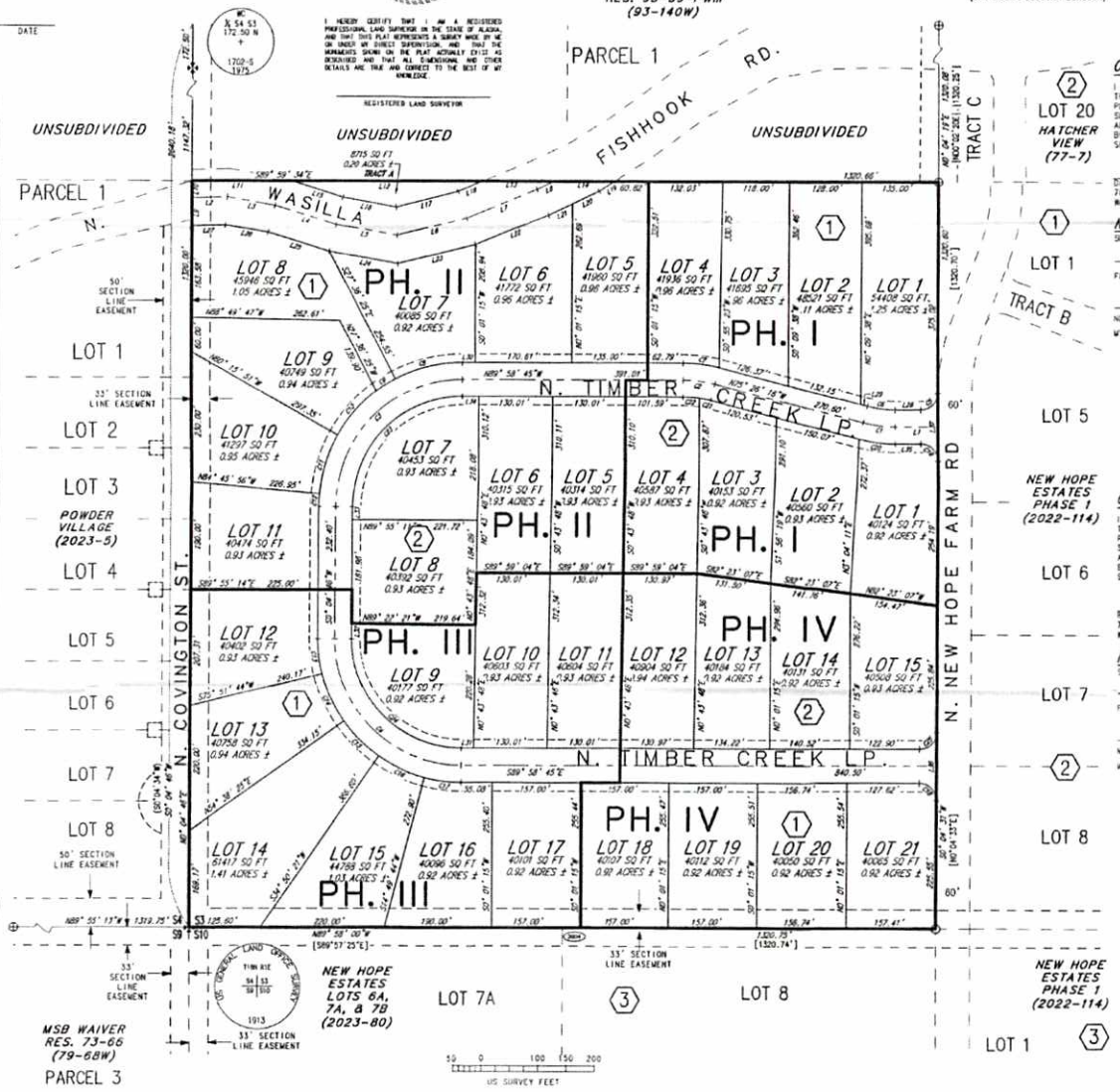
CERTIFICATE OF PAYMENT OF TAXES

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)

MSB WAIVER RES. 93-39-PWm (93-140W)

MC X 54,53 172.50 N + 1702-S 1975



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DAVID RUDENKEIT _____ DATE
781 E. HEATHER WAY
WASILLA AK, 99654

NOTARY ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

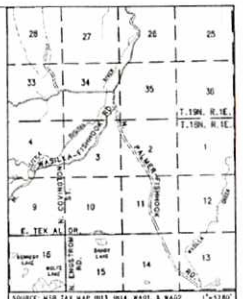
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

RUVIM SHEVCHUK _____ DATE
781 E. HEATHER WAY
WASILLA AK, 99654

NOTARY ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____



SOURCE: MSB TAX MAP MI3, MI4, MI9I, & MI92 — 1"=3280'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	57.05	225.00	14°31'44"	56.90	N82° 42' 08"W	28.68
C2	57.10	225.00	14°32'29"	56.95	N82° 42' 31"W	28.71
C3	353.20	225.00	89°56'29"	318.04	S45° 03' 00"W	224.77
C4	353.69	225.00	90°03'31"	318.36	S44° 57' 00"E	225.23
C5	47.15	30.00	89°57'29"	42.41	N45° 03' 15"E	29.98
C6	46.45	195.00	14°39'44"	46.31	S82° 42' 08"E	24.86
C7	64.72	255.00	14°32'29"	64.54	N82° 42' 31"W	32.53
C8	122.96	255.00	27°37'40"	121.77	S76° 12' 25"W	62.70
C9	40.17	255.00	9°01'29"	40.12	S57° 52' 50"W	20.12
C10	105.18	255.00	23°37'51"	104.43	N41° 33' 01"E	53.35
C11	109.05	255.00	24°30'05"	108.22	N17° 29' 06"E	55.37
C12	22.94	255.00	5°09'18"	22.94	N2° 39' 25"E	11.48
C13	63.27	255.00	14°13'02"	63.11	N7° 01' 45"W	31.80
C14	94.43	255.00	21°13'16"	93.91	N24° 44' 36"W	47.72
C15	98.13	255.00	19°45'04"	97.59	S45° 15' 37"E	44.51
C16	86.05	255.00	25°07'37"	85.61	N65° 09' 58"W	44.99
C17	65.90	255.00	14°48'25"	65.72	N82° 34' 30"W	33.14
C18	47.15	30.00	90°03'31"	42.45	S44° 57' 01"E	30.03
C19	47.15	30.00	90°02'31"	42.44	S44° 56' 44"E	30.02
C20	64.68	255.00	14°32'44"	64.49	S82° 42' 08"E	32.51
C21	20.03	195.00	5°53'10"	20.02	N78° 22' 51"W	10.03
C22	29.46	195.00	8°39'19"	29.43	N85° 39' 06"W	14.78
C23	306.11	195.00	89°56'29"	275.63	N45° 03' 00"E	194.80
C24	306.50	195.00	90°03'31"	275.91	S44° 57' 00"E	195.20
C25	47.10	30.00	89°56'43"	42.41	N45° 02' 53"E	29.97

LINE TABLE

LINE #	LENGTH	BEARING
L1	74.96	N85° 58' 00"W
L2	62.77	N86° 47' 02"E
L3	85.37	S80° 10' 44"E
L4	113.57	S72° 29' 15"E
L5	109.81	S79° 39' 36"E
L6	126.86	N75° 49' 43"E
L7	134.25	N63° 23' 04"E
L8	33.08	N64° 26' 07"E
L9	50.01	N0° 04' 46"E
L10	30.29	N0° 05' 11"E
L11	178.29	S86° 52' 23"E
L12	338.07	N89° 59' 34"W
L13	125.56	S89° 53' 34"E
L14	106.89	S86° 59' 34"E
L15	95.31	S72° 29' 15"E
L16	95.81	S79° 39' 36"E
L17	112.30	N75° 49' 43"E
L18	47.70	N63° 23' 04"E
L19	32.15	N53° 32' 07"E
L20	52.18	N64° 26' 07"E
L21	46.69	S64° 26' 07"W
L22	139.23	S61° 23' 04"W
L23	141.41	N75° 49' 43"E
L24	123.80	S79° 39' 36"E
L25	113.34	S72° 29' 15"E
L26	77.18	S80° 10' 44"E
L27	59.07	N88° 47' 02"E
L28	45.00	S89° 58' 00"E
L29	12.07	S75° 26' 15"E
L30	22.61	N89° 58' 45"W
L31	21.93	S89° 58' 45"E
L32	27.29	S0° 04' 46"W
L33	23.03	N0° 04' 46"E
L34	29.40	S89° 58' 45"E
L35	44.91	S89° 58' 00"E

LEGEND

- RECOVERED BLM/USLO BRASS CAP ON IRON PIPE
- RECOVERED ALUMINUM CAP ON ½" REBAR
- RECOVERED PLASTIC CAP ON ½" REBAR
- RECOVERED ½" REBAR
- SET PLASTIC CAP ON ½"x30" REBAR

N74°58'11"W 255.65' MEASURED DATA
(N74°45'W) (254.70') RECORD PER PLAT (2023-5)
[N74°45'W] [254.70'] RECORD PER PLAT (2022-114)
[N74°45'W] [254.70'] RECORD PER PLAT (77-7)
(1) BLOCK NUMBER
(5004) SURVEY POINT NUMBER

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 14, BLOCK 2 (SURVEYED POINT 3001), A SET PLASTIC CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 40' 17.93"N 149° 15' 56.08"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.

A MASTER PLAN OF
HATCHER CREEK ESTATES
A SUBDIVISION OF
SW¼ SW¼ SECTION 3, T. 18N. R. 1E., SEWARD MERIDIAN
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW¼ SEC. 3, T.18N., R.1E., SM., AK
CONTAINING 39.00 ACRES MORE OR LESS

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

FILE: FB24-278 | CK: CDH | SCALE: 1"=100' | 05/21/25 | 1 OF 1

Agenda Copy

RECEIVED
MAY 2 1 2025
PLATTING

LF

EXHIBIT J-2

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, June 23, 2025 6:43 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC - Hatcher Creek Estates (CC)
Attachments: Agenda Plat.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

Thanks,
GCI | OSP Design
1001 Northway Dr., 1st Floor, Anchorage, AK 99508
e: OSPDesign@gci.com | w: www.gci.com

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, June 4, 2025 2:57 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; stark@mtaonline.net; timhaledistrict1@gmail.com; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC - Hatcher Creek Estates (CC)

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

Hello,

The following link is a request for comments on the proposed Hatcher Creek Estates.
Please ensure all comments have been submitted by June 25, 2025 so they can be incorporated in the staff report that will be presented to the Platting Board.

Hatcher Creek Estates

EXHIBIT J-3

EXHIBIT J-4

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

STATE OF ALASKA 49 — CRAIG C. HANSON — LS 12312 — REGISTERED LAND SURVEYOR

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

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)

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DAVID RUDERKITT _____ DATE
781 E. HEATHER WAY
MASILLA AK, 99654

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

RUSTIK SHEVCHUK _____ DATE
781 E. HEATHER WAY
MASILLA AK, 99654

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

APPROVED AS SHOWN ☐
CORRECTED ☐
SIGN Melinda Armenta DATE 05/21/2025
GCI ENGINEERING & DESIGN

Agenda Copy

RECEIVED
MAY 21 2025
PLATTING

CURVE TABLE

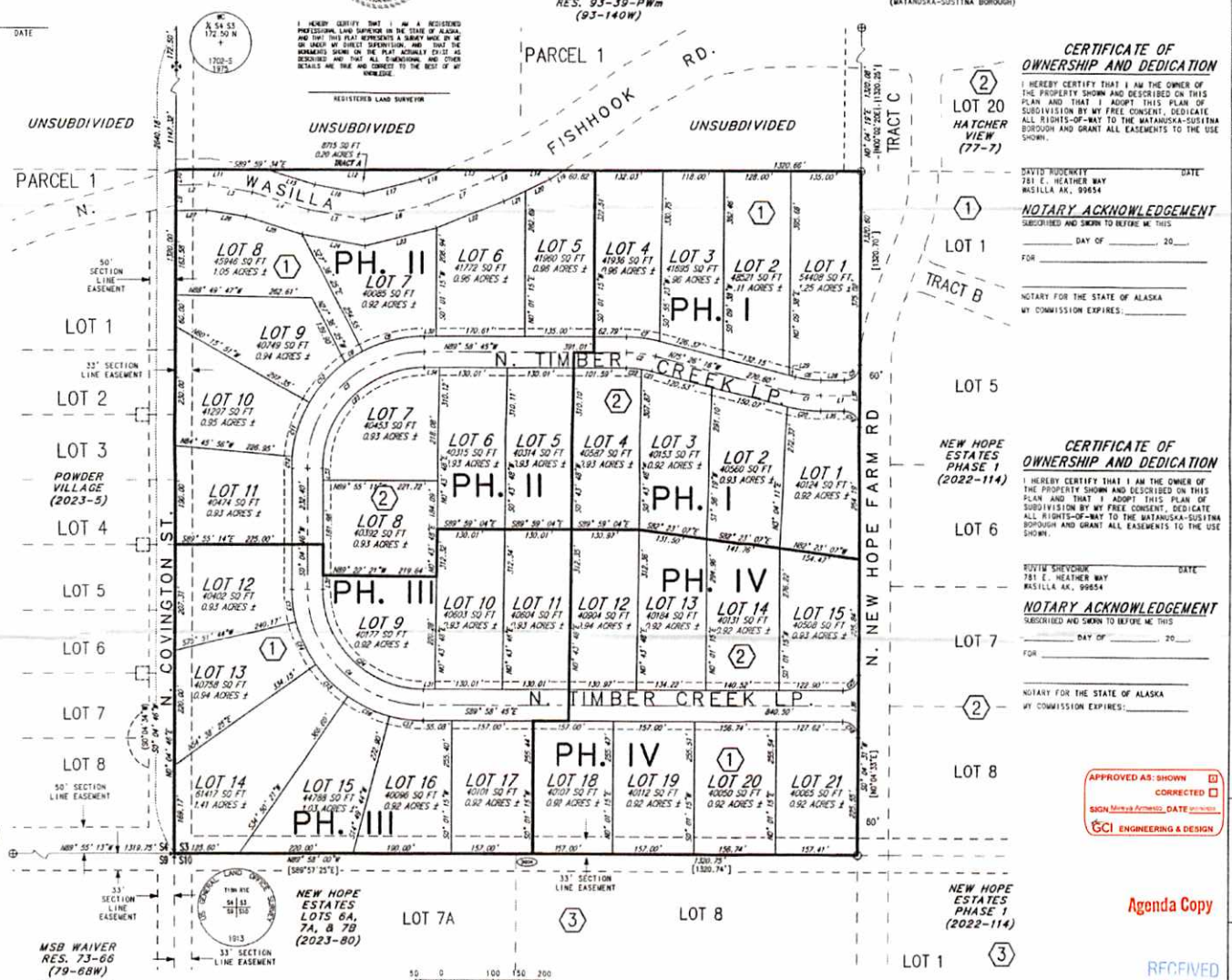
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	57.05	225.00	14°31'44"	56.90	N82° 42' 05"W	28.68
C2	57.10	225.00	14°32'29"	56.95	N82° 42' 31"W	28.71
C3	353.20	225.00	89°56'29"	318.04	S45° 03' 00"W	224.77
C4	353.66	225.00	90°03'31"	318.36	S44° 57' 00"E	225.23
C5	47.15	30.00	89°57'29"	42.41	N45° 03' 16"E	29.98
C6	49.45	195.00	14°31'44"	49.31	S82° 42' 08"E	24.86
C7	64.72	255.00	14°32'29"	64.54	N82° 42' 31"W	32.53
C8	122.98	255.00	27°37'40"	121.77	S76° 12' 25"W	62.79
C9	40.17	255.00	9°01'29"	40.12	S57° 52' 50"W	20.12
C10	105.18	255.00	23°37'51"	104.43	N41° 33' 01"E	53.35
C11	109.05	255.00	24°30'05"	108.22	N67° 29' 06"E	55.37
C12	22.94	255.00	5°09'18"	22.94	N2° 39' 25"E	11.48
C13	63.27	255.00	14°13'00"	63.11	N7° 01' 45"W	31.80
C14	94.45	255.00	21°13'16"	93.91	N24° 44' 56"W	47.77
C15	88.13	255.00	19°48'04"	87.69	S45° 15' 37"E	44.51
C16	66.06	255.00	20°00'37"	68.61	N65° 09' 58"W	44.99
C17	65.90	255.00	14°48'29"	65.72	N82° 34' 31"W	33.14
C18	47.15	30.00	90°03'17"	42.45	S44° 57' 07"E	30.03
C19	47.13	30.00	90°02'31"	42.44	S44° 56' 44"E	30.02
C20	64.66	255.00	14°31'44"	64.49	S82° 42' 08"E	32.51
C21	20.03	195.00	5°53'10"	20.02	N78° 27' 51"W	10.03
C22	29.46	195.00	8°39'19"	29.43	N85° 39' 06"W	14.76
C23	306.11	195.00	89°56'29"	275.63	N45° 03' 00"E	194.80
C24	306.50	195.00	90°03'31"	275.91	S44° 57' 00"E	195.20
C25	47.10	30.00	89°56'43"	42.41	N45° 02' 53"E	29.97

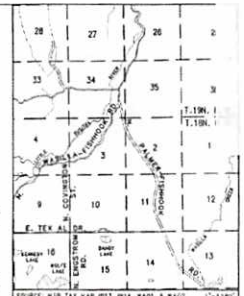
LEGEND

- RECOVERED BLM/GLO BRASS CAP ON 1RON PIPE
- RECOVERED ALUMINUM CAP ON ½" REBAR
- RECOVERED PLASTIC CAP ON ½" REBAR
- RECOVERED ½" REBAR
- SET PLASTIC CAP OR ½"x30" REBAR
- N74°58'11"W 255.65' MEASURED DATA
- (N74°45'W) [254.70'] RECORD PER PLAT (2023-5)
- [N74°45'W] [254.70'] RECORD PER PLAT (2022-114)
- |N74°45'W| |254.70'| RECORD PER PLAT (77-7)
- (1) BLOCK NUMBER
- (SP01) SURVEY POINT NUMBER

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 14, BLOCK 2 (SURVEYED POINT 3001), A SET PLASTIC CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 40' 17.93"N 149° 15' 56.08"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.





LINE TABLE

LINE #	LENGTH	BEARING
L1	74.95	N89° 58' 00"W
L2	62.77	N88° 47' 02"E
L3	85.37	S80° 10' 44"E
L4	113.57	S72° 29' 15"E
L5	109.81	S76° 36' 36"E
L6	126.86	N75° 45' 43"E
L7	134.25	N67° 23' 04"E
L8	33.08	N64° 26' 07"E
L9	50.01	N0° 04' 46"E
L10	30.29	N0° 05' 11"E
L11	176.29	S86° 52' 23"E
L12	338.07	N89° 59' 34"W
L13	125.56	S89° 59' 34"E
L14	106.89	S86° 56' 34"E
L15	95.31	S72° 22' 15"E
L16	95.89	S79° 39' 36"E
L17	112.30	N75° 49' 43"E
L18	47.70	N67° 23' 04"E
L19	32.15	N57° 32' 07"E
L20	52.18	N64° 26' 07"E
L21	46.69	S64° 26' 07"W
L22	139.23	S67° 23' 04"W
L23	141.41	N75° 49' 43"E
L24	123.80	S79° 39' 36"E
L25	113.34	S72° 29' 15"E
L26	77.18	S80° 10' 44"E
L27	59.97	N88° 47' 02"E
L28	45.00	S89° 58' 00"E
L29	12.07	S75° 26' 18"E
L30	22.61	N89° 58' 45"W
L31	21.93	S89° 58' 45"E
L32	27.29	S0° 04' 46"E
L33	23.03	N0° 04' 46"E
L34	29.40	S89° 58' 45"E
L35	44.91	S89° 58' 00"E

A MASTER PLAN OF
HATCHER CREEK ESTATES
A SUBDIVISION OF
SW¼ SW¼ SECTION 3, T. 18N. R. 1E., SEWARD MERIDIAN
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW¼ SEC. 3, T.18N. R.1E. SM, AK
CONTAINING 39.00 ACRES MORE OR LESS

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

FILE: FB24-278 | CK: CEH | SCALE: 1"=100' | 05/21/25 | 1 OF 1

ELF

Chris Curlin

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Thursday, June 12, 2025 2:00 PM
To: Chris Curlin
Subject: RE: RFC - Hatcher Creek Estates (CC)

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]
Hi Chris,

Thank you. MTA has reviewed Hatchers Creek Estates and would just like to request the UE note be added or the footage shown on the plat. I see what appears to be utility easements, but can't find if its 15' or 10'

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: Wednesday, June 4, 2025 2:57 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; stark@mtaonline.net; timhaledistrict1@gmail.com; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC - Hatcher Creek Estates (CC)

Hello,

The following link is a request for comments on the proposed Hatcher Creek Estates.

EXHIBIT J-5

Chris Curlin

From: Coleen Mielke <coleen_mielke@hotmail.com>
Sent: Monday, July 21, 2025 12:34 AM
To: Platting
Subject: MAT-SU PLATTING BOARD - HATCHER CREEK ESTATES

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

WE STRONGLY OBJECT TO HATCHER CREEK ESTATES SUBDIVISION ON NEW HOPE FARM ROAD

Attention: Platting Technician Chris Curlin

My husband and I have lived at 8485 Wasilla Fishhook Road for 47 years...very near New Hope Farm Road, so we know this area very well.

The (uphill/downhill) curve in the road (right at New Hope) is already dangerous for MORE than one reason. First, the only "straight stretch" on this end of Wasilla Fishhook starts at Timb Road and (heading back towards Wasilla) it ends just before New Hope Farm Road (so people really step on the gas on this stretch of road) and we hear rubber tires squealing (daily) when the curve creeps up on them as they approach New Hope Farm Road.... and..... in the winter, cars are always sliding into the ditch on that downhill curve as well. We cannot imagine what a DANGEROUS MESS there would be with the ADDED TRAFFIC that HATCHER CREEK ESTATES subdivision would create. Seriously!! It would be a nightmare!!!

Please, I pray that you do not approve the Hatcher Creek Estates Subdivision, it would be a true nightmare, not only for people driving past New Hope Road, but for people living in that proposed subdivision. Like I said, we have lived a stone's throw from the proposed subdivision for 47 years.....we truly know what we are talking about. We would love to come speak with the committee in person; however, we are both handicapped and cannot leave our home.

John and Coleen Mielke
8485 Wasilla Fishhook Road
Wasilla, Alaska 99654
907-745-2733

EXHIBIT K - 1

Chris Curlin

From: Cydney A. Weseman <Cydney.Weseman@mea.coop>
Sent: Monday, July 21, 2025 8:15 AM
To: Platting
Cc: Cydney Weseman; Nicholas Weseman
Subject: Objection to Hatcher Creek Estates
Attachments: Scan_20250718_070537 (002).pdf; Scan_20250718_070553.pdf

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]
Good Morning,

I realized that I mis-understood the Platt and wanted to re-clarify what my objection is. My objection is still to do with the water supply and the roads. I see now that Covington is run along the far end of the proposed subdivision but given how the loop is set in the new sub, we would still be bottle necked on New Hope Farm and that is a safety concern with this amount of people still yet. However, it is still the water tables that concern me mostly. Our water here is a deep water and a limited water. With Byler's subdivision down the road, it is already extremely evident how the number of homes there have devastated the local water. I have friends that live in a couple of those units and they are not able to run laundry and the dishwasher at the same time because of how the water pressure drops off. They aren't able to even run a power washer by itself because the pressure is not great enough. If this sub must exist, have their entry and exit be off of the fishhook but also please please please limit the amount of lots. This deeply concerns me on water. There are a lot of proposed lots here and they are going to drain our wells. If this sub must exist, please limit the amount of lots to 12 or something similar. All the trees with these properties are going to be knocked down, the water supply is going to dwindle at a remarkable rate as proven locally and our self maintained little dirt road is going to be terribly destroyed with all these drivers coming from Covington and this new sub. We want no joint road with Covington, this is too much traffic. Please understand that I want to raise my family here and the water cant sustain all of us, entertaining as such is foolish and so I plead with you to not allow this again as it had been with Byler's sub down the road behind Turners corner.

Best Regards,

Cydney A. Weseman

From: Cydney A. Weseman
Sent: Friday, July 18, 2025 9:14 AM
To: 'platting@matsugov.us' <platting@matsugov.us>
Cc: Cydney Weseman <cydneyendyc@gmail.com>; Nicholas Weseman <n.weseman@me.com>
Subject: Objection to Hatcher Creek Estates

Good morning,

The included attachments contain my response for Hatcher Creek Estates as well as my comments on why I object.

EXHIBIT K -2

I have CC'd my husbands and my personal emails so that you can have them if necessary.

Thank you guys for the opportunity to submit my say on this matter,

Have a good weekend!

Best Regards,

Cydney A. Weseman

This email and any files transmitted with it are the property of the sender and are intended solely for the use of the individual or entity to whom this email is addressed and should not be copied or forwarded to others without the permission of the sender. If you are not one of the named recipients or otherwise have reason to believe that you have received this message in error, please notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing, or copying of this message is strictly prohibited. Information contained herein is my opinion and view and not necessarily those of MEA unless specifically stated.

EXHIBIT K -2

If this Sub must exist - the entry and exit should only be from Wasilla Fishook.

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

RECEIVED
JUL 18 2025
PLATTING

8313B02L005 31
WESEMAN NICHOLAS & CYDNEY
PO BOX 2036
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: Ruvim Shevchuk & David Rudenkiy

REQUEST: The request is to create 36 lots and 1 tract by a four-phase master plan from Tax Parcel C1, (Tax ID# 18N01E03C001), to be known as **HATCHER CREEK ESTATES**, containing 39.00 acres +/-. The property is located directly east of N. Covington Street, directly south of N. Wasilla Fishhook Road, and directly west of N. New Hope Farm Road; within the SW ¼ Section 3, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

The Matanuska-Susitna Borough **Platting Board** 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 7, 2025,** starting at 1:00p.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 Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, ***Chris Curlin*** at (907) 861-7873.
To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[ ] No Objection [X] Objection [ ] Concern

Wasilla, AK

Name: Nicholas & Cydney Weseman ***Address:*** 8009 N. New Hope Farm Rd

Comments: There will be * far * to much traffic on N. New Hope Farm Rd and the available water in this area is a very limited resource. N. New Hope Farm Rd has only ever been maintained by the current residents and this much traffic will wear it down and cause many issues. The continuation of N. Covington St is not happening - that is private land without an easement for that proposed road. The entry and exit for this Sub is a danger and the threat to our water supply is a danger to the existing residents

Case # 2025-079 CC *Note: Vicinity map Located on Reverse Side*

EXHIBIT K - 3

Chris Curlin

From: Megan Knutson <getlostak@gmail.com>
Sent: Wednesday, July 23, 2025 4:04 PM
To: Platting
Subject: Opposition to Proposed Hatcher Creek Estates Subdivision Development

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

Dear Platting Division,

I am writing as a property owner in the Matanuska-Susitna Borough to formally express my opposition to the proposed development of 36 lots and 1 tract, as part of a four-phase master plan from Tax Parcel C1, to be known as Hatcher Creek Estates, encompassing approximately 39 acres.

A similar subdivision was previously developed behind Turner's Corner, and the resulting impacts have been significant and ongoing for many surrounding property owners. Among the most pressing issues have been low water pressure due to the high concentration of wells, and inadequately planned septic systems that have caused serious sanitation concerns, including sewage backups for multiple residents.

The current proposal, which includes zero lot line parcels, raises multiple red flags for those of us invested in the area. While I fully recognize and respect the rights of property owners to develop their land, the pace and density of this proposed project appear rushed and potentially harmful to the long-term health of the surrounding community.

I urge the Borough to thoroughly evaluate the following concerns:

1. **Infrastructure Capacity**: Can the existing road systems safely accommodate the increase in traffic? Is the area's water table capable of sustaining additional wells without impacting neighboring properties?
2. **Public Health and Environmental Impact**: The close proximity of the new MEA substation warrants a full disclosure of any known or potential health implications. The environmental effects of zero lot line development, including loss of wildlife habitat, land clearing, and an increase in air pollution from traffic, must be weighed against the lack of current air quality issues.
3. **Public Services and Schools**: With more homes come more demands on our already overextended emergency services and educational institutions. It is vital to determine whether these systems can absorb additional growth without compromising service to current residents.

The cumulative effect of these concerns suggests that the proposed development, in its current form, could lead to significant negative consequences for the surrounding community. I respectfully request that the Platting Division reconsider this proposal and conduct a more comprehensive review of its potential impacts.

Thank you so much for your time,

EXHIBIT K - 4

Chris Curlin

From: Kirsty The Grethe <eventsinthegreatland@gmail.com>
Sent: Thursday, August 7, 2025 4:00 PM
To: Platting
Subject: 36 One Acre Lots; Wasilla Fishhook & N. Covington

RECEIVED
AUG 07 2025
PLATTING

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

To: Matanuska-Susitna Borough Planning Department
Subject: Public Comment – August 7, 2025 Meeting | Opposition to Proposed Subdivision Near Hatcher Pass

This comment is submitted in **strong opposition** to the proposed subdivision at North Covington and Wasilla Fishhook Road in the Hatcher Pass triangle—an area already suffocating from unchecked development, collapsing infrastructure, and tone-deaf leadership.

Let's stop pretending this is about "planning." It's not. It's about greed.

The two owners of this parcel appear to own property off of Schrock Road. So what's the real motive here? They don't live out here. They don't rely

EXHIBIT K-5

on the roads. They're not raising kids here. Did they specifically purchase this land just to flip it. Either way, they stand to make their money and walk away—**while we're the ones left to deal with the wreckage**. That is not community-minded development. That is opportunism, plain and simple.

For decades now, Mat-Su has been Alaska's fastest-growing region. And instead of acting responsibly, this Borough has repeatedly caved to developers—without one ounce of foresight. In the *March 16, 2025* Alaska Business article *"Unending Potential in the Mat-Su,"* Planning Director Alex Strawn even admits, "growth is all that we know... and we have no indication that it's going to slow down anytime soon." Yet here we are—stacking subdivisions like Tetris blocks in an already fragile corridor.

And what's the cost? If this subdivision goes the way many others have—with detached fourplexes—we're staring down the barrel of **360+ additional vehicles** on roads that are already dangerous and outdated. West Fishhook is narrow, shoulderless, curvy, and deadly in winter. It was never built for this

volume of traffic. And let's not pretend upgrades are coming—they aren't.

Emergency services? Strained to the breaking point. The *same article* reports that Mat-Su emergency personnel now respond to **more than 11,000 calls annually**, often with just 6–8 ambulances on duty and a workforce that's largely part-time and on-call. You want to add more families, more emergencies, more risk—without any plan to meet the increased demand?

Schools? Bursting. Mat-Su now has nearly **20,000 students** in 49 schools, and we just passed a **$58 million bond** to expand three charter campuses. We're at capacity, and you're approving yet more rooftops with **zero contribution to school construction** or educational improvement.

And these new subdivisions offer no green space, no trails, no parks, no walkability. Kids play in the street because that's all they've got. Developers want every square inch squeezed for profit. We've seen this before—in Anchorage—and the result was

EXHIBIT K-5

dense, ugly, unlivable neighborhoods that people now regret buying into.

Let's be honest: your argument that new homes generate tax revenue to fund schools is a sick joke. Alaska ranks **dead last in national academic performance**. Where's all that revenue going if we can't even teach basic literacy and math? The truth is, this Borough isn't planning for families. It's cashing in on them.

This is not sustainable development. This is **reckless profiteering**—and the people who actually live here are paying the price.

We are not your testing ground. We are not your sacrifice zone. If you approve this proposal, knowing full well the burdens it will bring to traffic, emergency services, and education—you are complicit.

Say NO to this subdivision. For once, put the public before the pocketbooks.

Sincerely,
Kirsten Pedersen

Supporting Data Packet — Opposition to Proposed 36-Lot / 4-Homes-per-Acre Development

Location: Wasilla Fishhook Road, N. Covington (Little Susitna/Little Su corridor)
Prepared for: Mat-Su Borough Planning Commission / Assembly
Prepared by: Kirsten Pedersen — Submitted with letter opposing the proposal
Date: August 7, 2025

Key conservative calculations & impacts (all figures rounded for clarity)

1) Housing & vehicle inventory

- **Homes added (developer plan):** 36 lots × 4 homes/lot = **144 homes**.
- **Vehicle ownership (developer's 2.5 cars/home assumption):** 144 × 2.5 = **360 vehicles owned** tied to the development.

2) Daily vehicle trip estimate (ITE-based)

- ITE Trip Generation (Single-Family Detached average daily trips ≈ **9.43 trips/unit/day**; AM peak ≈ **0.75 trips/unit**, PM peak ≈ **0.99 trips/unit**). Join in Jerichodsforms.cctexas.com
- **Daily trips added (conservative):** 144 units × 9.43 = **≈ 1,357 vehicle trips/day**.
- **AM peak hour trips (conservative):** 144 × 0.75 ≈ **108 vehicle trips (AM peak hour)**.
- **PM peak hour trips (conservative):** 144 × 0.99 ≈ **143 vehicle trips (PM peak hour)**.

Why this matters: Wasilla-Fishhook Road is narrow with limited shoulders and known local congestion points; adding >100 peak-hour trips will materially degrade safety and increase collision risk, and will create queuing/backups at key intersections. Use of ITE rates is standard practice for traffic impact assessments. Join in Jerichodsforms.cctexas.com

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3) Emergency response capacity & exposure

- The Mat-Su Borough Department of Emergency Services documents a high call volume and staffing mix that still relies heavily on paid-on-call/volunteer responders in outlying areas; the Borough has acknowledged strain from growth. The DES public report documents staffing and call volumes consistent with current capacity concerns. matsugov.us+1

EXHIBIT K-5

- **Conservative EMS response risk:** Volunteer and on-call models in rural Mat-Su commonly yield **response intervals of tens of minutes** for remote sections; adding 144 homes (with higher vehicle counts and wood-heat/fire risk) raises the probability of multi-structure fire or serious medical call where local response will be delayed.

Why this matters: Long response times combined with narrow road geometry and high ignition potential (multiple homes clustered) increases risk of preventable fatalities and large losses—exactly the scenario local planners must avoid. matsugov.us

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4) Moose / wildlife collision risk

- Alaska Fish & Game data and regional reporting show the Mat-Su Valley contains a disproportionate share of recorded moose-vehicle collisions (Mat-Su accounted for ~31.6% of documented collisions in a recent summary period). Collisions are concentrated in winter and low-light hours but occur year-round. Alaska Department of Fish and GameAnchorage Daily News

Why this matters: Narrow, shoulderless roads next to wooded/riverine habitat + increased local daily driving produces more driver/km exposure and a meaningful increase in injury and vehicle-damage incidents.

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5) Water supply & aquifer vulnerability

- USGS and Alaska DGGS hydrogeologic work in the Mat-Su area documents shallow groundwater systems influenced by local geology (including coal-bearing formations in the Talkeetna/Chickaloon units). Shallow aquifers in the valley can be sensitive to increased well development and to contamination from near-surface effluent. U.S. Geological SurveyAlaska Geological Surveys

Why this matters: Adding up to 144 residences (typical design flows per home) risks lowering local groundwater levels and increasing draw on limited wells. If some parcels must drill deeper/worse quality wells, residents will face higher costs and water reliability problems.

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6) On-site wastewater (septic) capacity & footprint

- ADEC and standard design guidance use **150 gpd per bedroom** (ADEC assumes ~2 occupants/bedroom × 75 gpd/person). Municipal codes often size leach fields by bedrooms and perc rates. For a 3-bedroom home that's commonly **≈450 gpd**, with typical leach field area requirements often in the **~500–1,000+ sq ft** range (site/soil dependent). A developer plan calling for **four septic systems per acre** must demonstrate (via percolation/soil/fill analysis) that adequate primary and reserve disposal areas with required setbacks exist for every unit. Goldstream Technical ServicesAlaska DECUNL Water

EXHIBIT K-5

- **Illustrative requirement:** If each new home needs ~750 sq ft of effective leach area (midrange), 4 homes require ~3,000 sq ft—plus setbacks, reserve area, and separation from wells/river. On one acre (43,560 sq ft) this *may*physically fit in raw square footage, but in many Mat-Su sites soils, high water tables, shallow bedrock, coal seams, and required setbacks (from lot lines, streams, wells) **make reliable, permitted systems infeasible** without engineered alternative systems and collective wastewater solutions.

Why this matters: Clustered septic loads next to a river and sensitive shallow groundwater are a contamination risk to private wells and to the Little Susitna River—an environmental, public-health, and regulatory liability.

Top 5 load-bearing citations (supporting the core facts above)

1. **Trip generation / peak hour rates (ITE)** — single-family detached: average daily ≈ 9.43 trips/unit; AM ≈ 0.75; PM ≈ 0.99. Join in Jerichodsforms.cctexas.com
2. **Moose-vehicle collisions — Mat-Su high incidence** (Alaska Dept. Fish & Game reporting; Mat-Su accounts for high share of collisions). Alaska Department of Fish and GameAnchorage Daily News
3. **Mat-Su Borough Department of Emergency Services** — DES documentation on staffing and call volumes, showing reliance on paid-on-call staffing and the strain from growth. matsugov.us+1
4. **USGS / DGGS shallow groundwater and local coal seams** — hydrology reports indicating aquifer sensitivity in the Matanuska-Susitna Valley. U.S. Geological SurveyAlaska Geological Surveys
5. **ADEC onsite wastewater / septic design guidance** (design flow assumptions, requirement for engineer for multiple-building systems). Alaska DECGoldstream Technical Services

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Recommended evidence / technical studies the Borough must require before any approval

(ordered by priority — these are non-waivable in a responsible review)

1. **Formal Traffic Impact Study (TIS)** using ITE standards that:
   - Models AM/PM peak hour operations at affected intersections, sight-distance, queuing, and turn lanes;
   - Quantifies proposed mitigation (turn lanes, widened shoulders, deceleration lanes, intersection signal changes);
   - Includes seasonal peaks (summer recreation traffic to Hatcher Pass/Government Peak) and moose-collision risk factors.
   Rationale: the projected AM/PM peak additions (≈108–143 peak-hour trips) will change LOS and safety — precise modeling is required. Join in Jerichodsforms.cctexas.com
2. **Hydrogeologic & Water Availability Assessment** (licensed hydrogeologist):
   - Well yield testing for proposed lots and regional well interference modeling;
   - Impact on shallow aquifer and recommended well spacing/setbacks;

EXHIBIT K-5

- Potability testing (minerals/coal seam-related issues).
  Rationale: USGS/DGGS work shows Mat-Su shallow groundwater and coal-bearing units that can limit well yields and water quality. U.S. Geological SurveyAlaska Geological Surveys

3. **Comprehensive On-Site Wastewater Feasibility Study** (ADEC-qualified engineer):
   - Percolation and soil testing on every lot; primary + reserve leach field designs; setbacks to wells/river; cumulative nitrogen loading estimates and groundwater transport modeling; alternative collective systems (cluster or community septic) analysis.
     Rationale: ADEC requires engineered systems for multiple buildings; cumulative effect of four septic systems/acre must be proven safe. Alaska DECGoldstream Technical Services
4. **EMS/First-Responder Impact Analysis** (in consultation with Mat-Su DES and local fire districts):
   - Modeled additional EMS demand, projected response times, and funding plan for any required paid stations or equipment; developer mitigation (SIF, contribution to station/rescue assets, mandatory sprinkler standards).
     Rationale: Borough DES already reports strain and heavy call volumes—approval without funded EMS mitigation is unsafe. matsugov.us
5. **Riverbank / Geomorphic Risk Assessment** (Little Susitna River proximity):
   - Identify past lateral migration/erosion risk to roadway and lots; setbacks; scour and floodplain mapping.
     Rationale: Little Susitna and other local rivers have active bank movement in places—development adjacent to a migrating river is risky. Alaska Department of Natural Resourcesmatsugov.us
6. **Wildlife & Vegetation Impact Study with Mitigation Plan** (ADFG coordination):
   - Focused study on moose movement corridors and seasonal collision hotspots; proposed fencing, lighting, and driver-warning systems. Alaska Department of Fish and Game

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Practical, enforceable mitigation conditions (if Borough wishes to advance *any* development)

If the Borough is willing to consider a redesigned project, it must condition approval on:

1. **Maximum units reduced to a density that matches existing one-acre zoning** (i.e., one house per acre) or require a community sewer/water system sized for the full buildout and guaranteed by escrow/bond.
2. **Road improvements fully funded by developer** (paved shoulders both directions, widened sightlines, turn lanes at project access, wildlife mitigation fencing, developer-funded pullouts and formalized bus stops).
3. **On-site wastewater:** No new permits until ADEC-approved engineered septic or community wastewater system with primary + reserve drainfields is documented; prohibit conventional septic where percolation/water table indicates failure risk. Alaska DECGoldstream Technical Services
4. **Water:** Developer guarantees potable supply (engineered well field or connection to MEA/municipal system) with demonstrated sustainable yield and water-quality testing. U.S. Geological Survey

EXHIBIT K-5

5. **EMS funding & response:** Developer posts bond or SIF to pay for (a) additional emergency vehicles, (b) required increase in staffed responders, or (c) onsite sprinklering/hardening for cluster housing to reduce risk. matsugov.us
6. **Public park/open space minimum:** Minimum community open space & playground (no less than X acres depending on final unit count) and prohibition on children being forced to play on driveways/road shoulders.

Closing

This packet provides conservative, standards-based calculations (traffic and wastewater) and cites the region's documented vulnerabilities (moose collisions, shallow aquifer/coal seam geology, DES capacity). Approving a high-density plan in this corridor without the studies and firm mitigation listed above is unsafe and exposes the Borough and future residents to predictable harm and liability.

EXHIBIT K – 5

Chris Curlin

From: Eric Robinson <theecrmann@gmail.com>
Sent: Wednesday, August 6, 2025 5:36 PM
To: Platting
Subject: New Fishhook Development

Follow Up Flag: Follow up
Flag Status: Flagged

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]
There is a proposal to develop 36 acres near the top of the Fishhook triangle. Zoning and rules should be in place that any development there be planned so as not to degrade the quality of living for those in this area or affected by this area. Fishhook is hard enough already to drive in the dark and snow. Bottle necking it with traffic is not good for obvious reasons. The aquifer that provides well water to this area is already under stress. There is a limit to how many houses should be added to this area, and that number needs to be carefully considered. There should be no multi-dwelling buildings, and lots should be 2 acres or more.

I urge you to use common sense and carefully consider any new developments in this area.

Respectfully,
Eric Robinson
Local Palmer resident off of Fishhook Road.

EXHIBIT K-6

RECEIVED
AUG 18 2025
PLATTING

Darcy and Rene Rehkopf (property owners) 7662 E Heavenly Circle, Wasilla AK

Concerns Regarding Hatcher Creek Estates Proposed Development

- We feel an environmental impact review needs to be looked into regarding the probable impact to the existing aquifer.

- We also feel the lot sizes should not be less than 2-5 acres.

- We also feel that primary access/egress should not be utilizing New Hope Farm Rd.

- All lots within Hatcher Creek Estates should be restricted to single family dwellings.

Justification:

1. Water availability is sketchy. Our next door neighbor has multiple dry holes, and now has only approx 2-3gpm. Our well is rated by the driller at 5gpm, but we have not utilized it on a daily basis as yet... we are still building. If these 39 lots and 1 tract have only one residency each, this will likely put an unforeseen, additional, and potentially irreparable load on the aquifer; potentially causing neighboring wells to run dry. I would suggest 2-5 acre parcels.

2. The access/egress points utilize a single, common (and currently private) road. All traffic for both subdivisions will be utilizing New Hope Farm Rd exclusively. This road is currently maintained by the land owners of New Hope Estates. Approved plans exist for further development of New Hope Estates which will also be utilizing New Hope Farm road as their primary access/egress. Additionally, a secondary access/egress road is in the plan and will tie into (future) New Hope Rd. Covington Rd is also adjacent to proposed Hatcher Creek Estates. Covington Rd is also a public road. Covington Rd is also closer to Wasilla than New Hope Farm Rd. We would suggest to "Flip" the plot plan to utilize Covington Rd as the primary access/egress points, with New Hope Rd as a secondary access/egress.

3. The intersection of New Hope Farm Rd and Wasilla Fishhook Rd is located on/near a hill and a corner. Leaving New Hope Farm Rd and turning left (toward Wasilla) is dangerous. I, personally, have had multiple occurrences of somebody

coming around the corner and up behind me rapidly. The other driver has needed to brake to avoid running into the back of my vehicle. Consider the addition of 39+ vehicles (if the lots are single family dwellings with only one vehicle per household) to this scenario as people are heading off to work. I foresee multiple accidents with injuries in the future if New Hope Farm Rd is used as a primary access/egress for this amount of traffic. Covington Rd has far better line of sight vision regarding traffic. Flipping the plot plan to incorporate Covington as the primary access/egress to/from the proposed Hatcher Creek Estates will possibly save lives.

Conclusion:

We are not against development and encourage people to purchase their own piece of land. We are against development without considering how this affects current/adjacent land owners. Hatcher Creek Estates, as proposed, appears to be attempting to squeeze as many lots/houses into a 40 acre parcel as possible without regard to other land owners and their needs/visions. The additional burden of 100-200 people in such close proximity, all utilizing the same access/egress road; and drawing on our aquifer is not reasonable. All land owners should exercise consideration toward their neighbors prior to making monumental changes to their property. Would you be happy with me running my chainsaw at 2am? Or maybe working on my dragster, testing my new motor during the wee hours of the morning?... Of course not. Most of us show a reasonable amount of consideration to our neighbors. Increase the acreage to 2-5 acres per lot with single family dwellings and change the primary access/egress to Covington.

Thank you for your time.

Darcy and Rene Rehkopf

D Rehkopf

R Rehkopf

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

RECEIVED
AUG 04 2025
PLATTING

1280B02L009 19
WARD MATTHEW
8189 N IDITAROD CIR
WASILLA, AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: Ruvim Shevchuk & David Rudenkiy

REQUEST: The request is to create 36 lots and 1 tract by a four-phase master plan from Tax Parcel C1, (Tax ID# 18N01E03C001), to be known as **HATCHER CREEK ESTATES**, containing 39.00 acres +/-. The property is located directly east of N. Covington Street, directly south of N. Wasilla Fishhook Road, and directly west of N. New Hope Farm Road; within the SW ¼ Section 3, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

The Matanuska-Susitna Borough **Platting Board** 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 7, 2025,** starting at 1:00p.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 Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, ***Chris Curlin*** at (907) 861-7873.
To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[ ] No Objection [X] Objection [X] Concern

Name: Matthew Ward *Address:* 8189 N. Iditarod Cir Wasilla, AK 99654

Comments: Our family unit, consisting of 2 - Matthew & Melissa Ward strongly object to the request. It will take away from the rustic, nature & beauty of this part of the Mat-Su Borough. Additionally, I have marked ~~as~~ concern, as there is a sign of ~~the~~ ~~career~~ endangerment to the wildlife/habitat.

Case # 2025-079 CC *Note: Vicinity map Located on Reverse Side*

EXHIBIT K-8

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)

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	57.05	225.00	14°31'44"	56.90	N82° 42' 08"W	28.68
C2	57.10	225.00	14°32'29"	56.95	N82° 42' 31"W	28.71
C3	353.20	225.00	89°56'29"	318.04	S45° 03' 00"W	224.77
C4	353.66	225.00	90°03'31"	318.36	S44° 57' 00"E	225.23
C5	47.10	30.00	89°57'29"	42.41	N45° 03' 16"E	29.98
C6	49.45	195.00	14°31'44"	49.31	S82° 42' 08"E	24.86
C7	64.72	255.00	14°32'29"	64.54	N82° 42' 31"W	32.53
C8	122.96	255.00	27°37'40"	121.77	S76° 12' 25"W	62.70
C9	40.17	255.00	9°01'29"	40.12	S57° 52' 50"W	20.12
C10	105.18	255.00	23°37'57"	104.43	N41° 33' 07"E	53.35
C11	109.05	255.00	24°30'05"	108.22	N17° 29' 06"E	55.37
C12	22.94	255.00	5°09'18"	22.94	N2° 39' 25"E	11.48
C13	63.27	255.00	14°13'02"	63.11	N7° 01' 45"W	31.80
C14	94.45	255.00	21°13'19"	93.91	N24° 44' 56"W	47.77
C15	88.13	255.00	19°48'04"	87.69	S45° 15' 37"E	44.51
C16	89.06	255.00	20°00'37"	88.61	N65° 09' 58"W	44.99
C17	65.90	255.00	14°48'29"	65.72	N82° 34' 31"W	33.14
C18	47.15	30.00	90°03'17"	42.45	S44° 57' 07"E	30.03
C19	47.15	30.00	90°02'31"	42.44	S44° 56' 44"E	30.02
C20	64.66	255.00	14°31'44"	64.49	S82° 42' 08"E	32.51
C21	20.03	195.00	5°53'10"	20.02	N78° 22' 51"W	10.03
C22	29.46	195.00	8°39'19"	29.43	N85° 39' 06"W	14.76
C23	306.11	195.00	89°56'29"	275.63	N45° 03' 00"E	194.80
C24	306.50	195.00	90°03'31"	275.91	S44° 57' 00"E	195.20
C25	47.10	30.00	89°56'43"	42.41	N45° 02' 53"E	29.97

LEGEND

- RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- RECOVERED ALUMINUM CAP ON ⅝" REBAR
- RECOVERED PLASTIC CAP ON ⅝" REBAR
- RECOVERED ⅝" REBAR
- SET PLASTIC CAP ON ⅝"x30" REBAR

N74°58'11"W 255.65' MEASURED DATA
(N74°45'W) (254.70') RECORD PER PLAT (2023-5)
[N74°45'W] [254.70'] RECORD PER PLAT (2022-114)
{N74°45'W} {254.70'} RECORD PER PLAT (77-7)
(1) BLOCK NUMBER
(3004) SURVEY POINT NUMBER

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 14, BLOCK 2 (SURVEYED POINT 3001), A SET PLASTIC CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 40' 17.93"N 149° 15' 56.08"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.

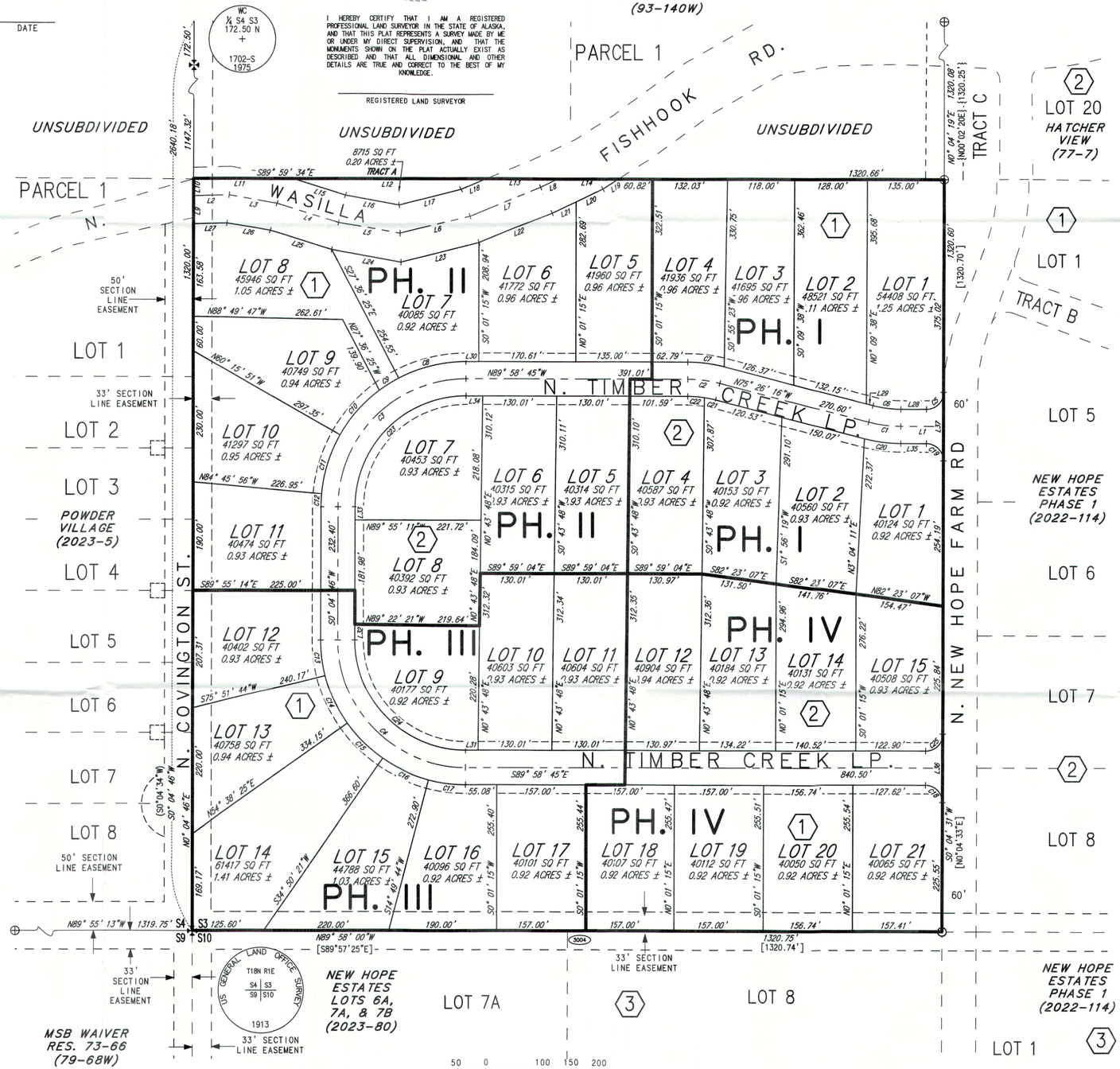
ELF

SURVEYOR'S CERTIFICATE

STATE OF ALASKA 49TH · CRAIG E. HANSON · LS 12312 · HANSON LAND SOLUTIONS PROFESSIONAL LAND SURVEYING

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



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)

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

_____
DAVID RUDENKIY DATE
781 E. HEATHER WAY
WASILLA AK, 99654

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS
_____ DAY OF _____, 20___,
FOR _____
_____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES:_____

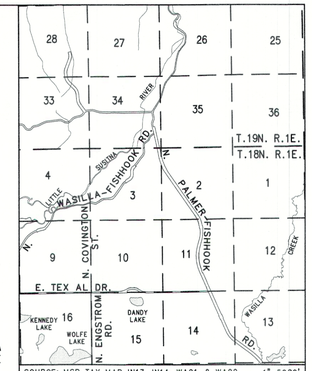
CERTIFICATE OF OWNERSHIP AND DEDICATION

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

_____
RUVIM SHEVCHUK DATE
781 E. HEATHER WAY
WASILLA AK, 99654

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS
_____ DAY OF _____, 20___,
FOR _____
_____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES:_____



SOURCE: MSB TAX MAP IN13, IN14, WA01, & WA02 1"=5280'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	74.96	N89° 58' 00"W
L2	62.77	N88° 47' 02"E
L3	85.37	S80° 10' 44"E
L4	113.57	S72° 29' 15"E
L5	109.81	S79° 39' 36"E
L6	126.86	N75° 49' 43"E
L7	134.25	N67° 23' 04"E
L8	33.08	N64° 26' 07"E
L9	50.01	N0° 04' 46"E
L10	30.29	N0° 05' 11"E
L11	176.29	S89° 52' 23"E
L12	338.07	N89° 59' 34"W
L13	125.56	S89° 59' 34"E
L14	106.89	S89° 59' 34"E
L15	95.31	S72° 29' 15"E
L16	95.81	S79° 39' 36"E
L17	112.30	N75° 49' 43"E
L18	47.70	N67° 23' 04"E
L19	32.15	N57° 32' 07"E
L20	52.18	N64° 26' 07"E
L21	46.69	S64° 26' 07"W
L22	139.23	S67° 23' 04"W
L23	141.41	N75° 49' 43"E
L24	123.80	S79° 39' 36"E
L25	113.34	S72° 29' 15"E
L26	77.18	S80° 10' 44"E
L27	59.07	N88° 47' 02"E
L28	45.00	S89° 58' 00"E
L29	12.07	S75° 26' 16"E
L30	22.61	N89° 58' 45"W
L31	21.93	S89° 58' 45"E
L32	27.39	S0° 04' 46"W
L33	23.03	N0° 04' 46"E
L34	29.40	S89° 58' 45"E
L35	44.91	S89° 58' 00"E

A MASTER PLAN OF
HATCHER CREEK ESTATES
A SUBDIVISION OF
SW¼ SW¼ SECTION 3, T. 18N. R. 1E., SEWARD MERIDIAN
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW¼ SEC. 3, T.18N. R.1E. SM, AK
CONTAINING 39.00 ACRES MORE OR LESS

Agenda Copy

RECEIVED
MAY 2 1 2025
PLATTING

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

FILE: FB24-278 | CK: CEH | SCALE:1"=100' | 05/21/25 | 1 OF 1

4C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 18, 2025

PRELIMINARY PLAT: DENA'INA

LEGAL DESCRIPTION: SEC 13, T17N, R02W, SEWARD MERIDIAN AK

PETITIONERS: KNIK TRIBE

SURVEYOR/ENGINEER: BOUTET

ACRES: 9.14 ± PARCELS: 8

REVIEWED BY: CHRIS CURLIN CASE #: 2025-093

REQUEST: The request is to create 8 lots from Tax Parcel D10 to be known as **DENA'INA**, containing 9.14 acres +/-. The lots will take access from a proposed internal road. The subject property is located directly west of S. Clapp Street; within the SE 1/4 of Section 13, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4.
This case is being continued from the August 21, 2025 Platting Board hearing.

EXHIBITS

Vicinity Map and Aerial Photos	**EXHIBIT A** – 4 pgs
Geotechnical Report	**EXHIBIT B** – 24 pgs
Average Daily Traffic Count	**EXHIBIT C** – 1 pg
Plan & Profile	**EXHIBIT D** – 1 pg
Grading & Drainage	**EXHIBIT E** – 1 pg
AGENCY COMMENTS	
MSB Department of Public Works	**EXHIBIT F** – 1 pg
MSB Permit Center	**EXHIBIT G** – 1 pg
Utilities	**EXHIBIT H** – 4 pgs
Public	**EXHIBIT I** – 1 pg

DISCUSSION: The proposed DENA'INA is creating 8 lots. Lot sizes will range from 1.02 acres to 1.25 acres. All lots will access S. Clapp Street via a proposed internal private road. Another platting action is occurring next door to this property. Both parties attended a meeting with PD&E to find a way to coordinate access spacing. Despite a heroic effort by all parties, an agreement could not be reached. This project has limitations due to funding sources and is unable to redesign.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Tim Alley, P.E. notes the applicant Knik Tribal Council is proposing to subdivide their 10 acre parcel into 8 lots for residential development. The tract is located at 1940 Clapp Street, Wasilla, AK having legal description Township 17N range 2W section 13 Lot 010, Seward Meridian.

The subject property is within the Matanuska-Susitna Borough Core Area and located outside any city limits. Tracts will be serviced by individual well and septic systems. A preliminary soils investigation was completed in June 2015 as detailed by the attached letter dated June 15, 2025. Since the time of this letter, the planned subdivision has been updated in order to access Clapp Street from the existing approach constructed with the MSB's 2014 Mack Drive/Clapp Street Improvements project. The test hole locations are shown on the updated proposed subdivision site plan.
The investigation completed 5 test holes dug 12' below existing ground surface with percolation tests completed to verify infiltration rates of the GM soils found in each location. No groundwater was discovered within the excavations. Soils were found to be consistent across the site and characterized as follows:
0.0' to 0.50' consisted of heavy organic mat.
0.5' to 2.5' are brown sandy gravel, dry to moist and loose to medium dense. (SM) 2.5' to 5.0' are gray sandy gravel, moist and medium to very dense. (SM)
5.0' to 12.0' are gray silty, gravelly sand, dry and very dense. (GM)
Based on the findings of this investigation, all eight proposed lots have the required 10,000 square feet (SF) usable septic and additional 10,000 SF of usable building area.
Average Daily Traffic (ADT) count is at **Exhibit C.**
Preliminary Grading & Drainage plan is at **Exhibit E.**
Plan and Profile is at **Exhibit D.**

Agency Comments:
MSB Pre-Design & Engineering: (Exhibit F) Clapp street is classified as a minor arterial. Per SCM A09.2 the minimum intersection spacing is 650'. Per MSB DCM Chapter 1 1.5.1.2 the distance between intersection should be maximized and at least one-quarter mile apart. Since intersection spacing of one-quarter mile is not possible between Laurie Ave. and a road that would access 17N02W13D010, the intersection spacing should be maximized to the extent possible. If an approach road to lot D010 is developed this will preclude the ability of D008 to access Clapp Road with an approach road, therefore access through D010 must be dedicated to allow D008 access to Clapp Road.
An ADT estimate will need to be provided.
Staff notes an ADT is at ***(Exhibit C)***
Who will be maintaining the road in the future? Is the road proposed to be a private road? If it is intended to be a Borough maintained road additional comments will need to be acquired from O&M Division.
Staff notes the road will be private.
How does the storm water flow from the end of the cul-de-sac to the drainage easement?
Staff notes Grading and Drainage Plan is at **(Exhibit E)**

MSB Permit Center: (Exhibit G) 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 H)** ENSTAR has no comments or recommendations. GCI has no comments or objections. MTA & MEA did not respond.
Public: (Exhibit I) Jim Partridge is concerned the airport will have to move if housing is built nearby.

At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #1 Meadow Lakes; Road Service Area #17 Knik; MSB Community Development or Assessments; MTA or MEA; or the public.

CONCLUSION: The preliminary master plan of Dena'ina is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, 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 geotechnical report was submitted, pursuant to MSB 43.20.281(A).

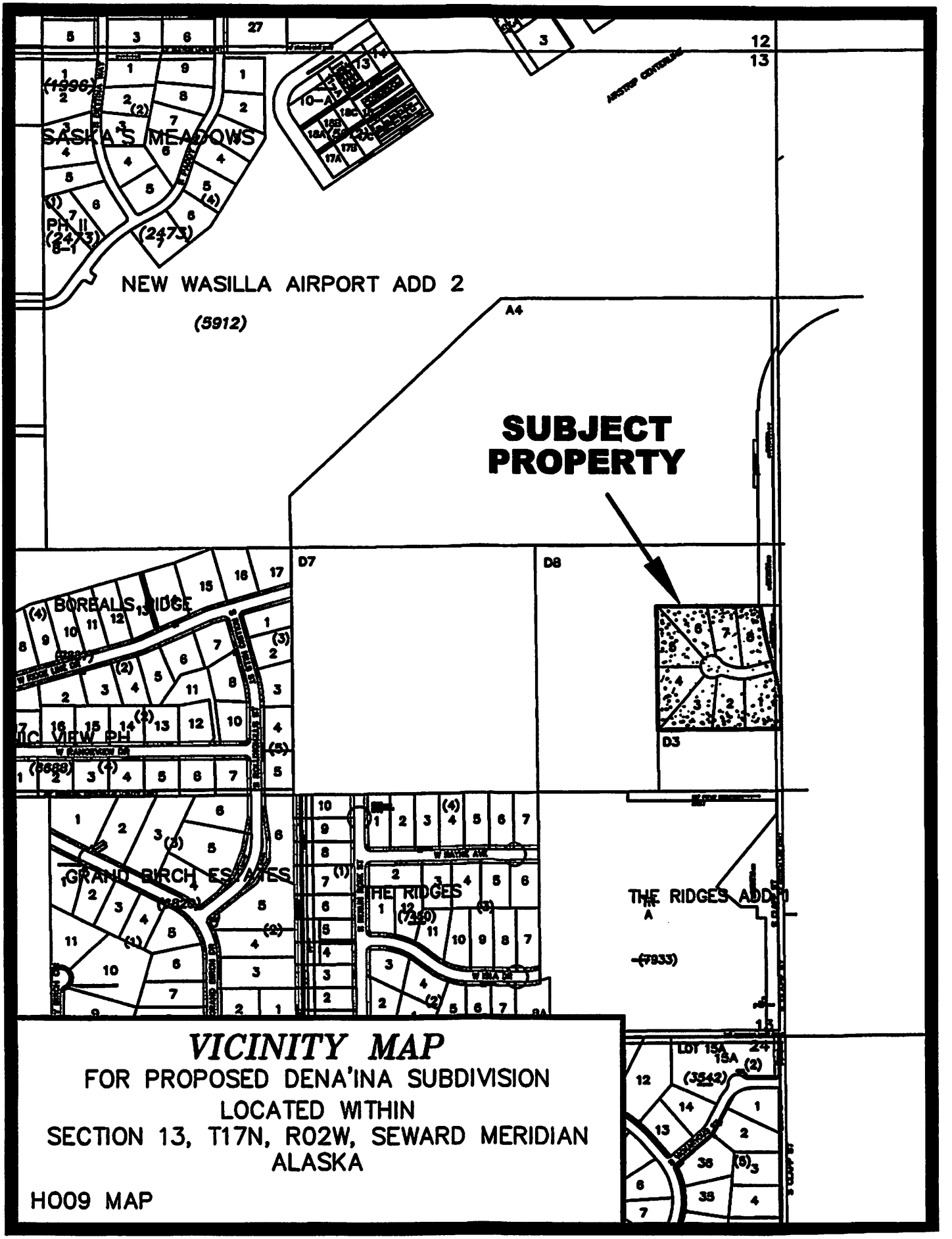
FINDINGS OF FACT

1. The plat of Dena'ina is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A geotechnical report was submitted, pursuant to MSB 43.20.281(A).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #1 Meadow Lake; Road Service Area #17 Knik; MSB Community Development or Assessments; MTA or MEA.
6. There were no objections from any federal or state agencies, or utilities.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Dena'ina, Section 13, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

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



VICINITY MAP

FOR PROPOSED DENA'INA SUBDIVISION

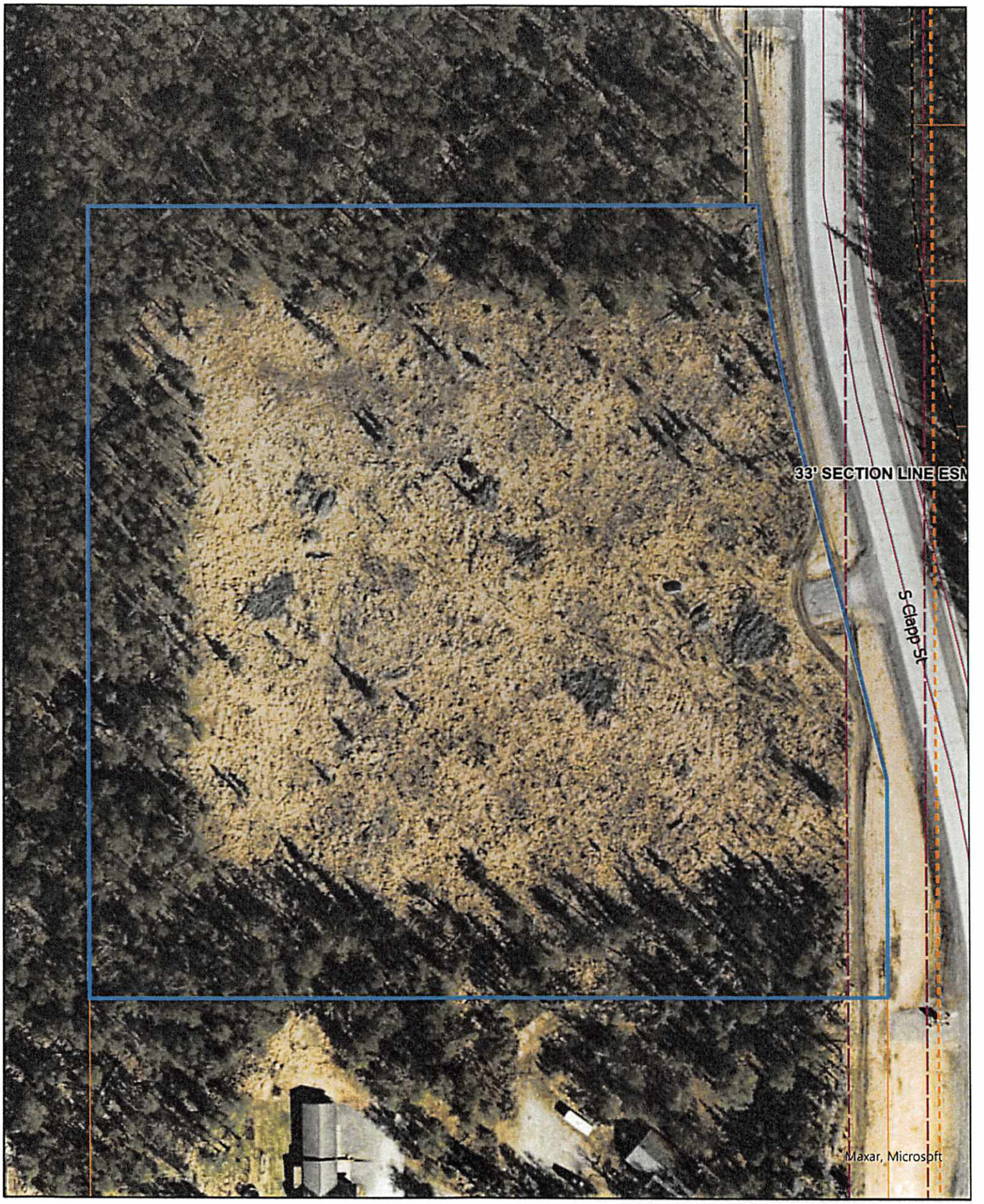
LOCATED WITHIN

SECTION 13, T17N, R02W, SEWARD MERIDIAN

ALASKA

H009 MAP

EXHIBIT A - 1



N
W E
S

0 120

EXHIBIT A - 2

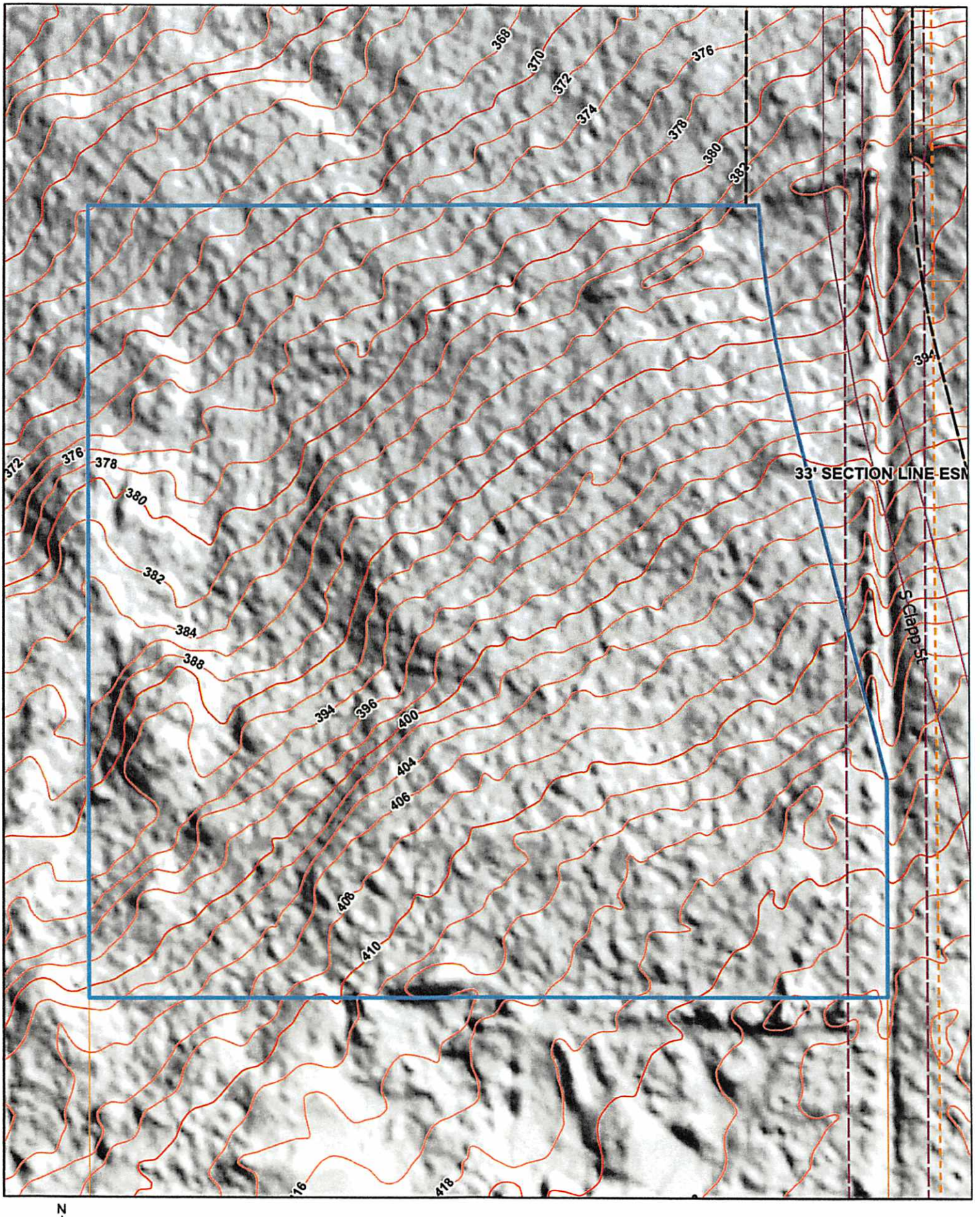

368
370
372
374
376
378
380
382
384
388
394
396
400
404
406
408
410
418
33' SECTION LINE ESM
S Clapp St
N
W
E
S
0
120

EXHIBIT A-3

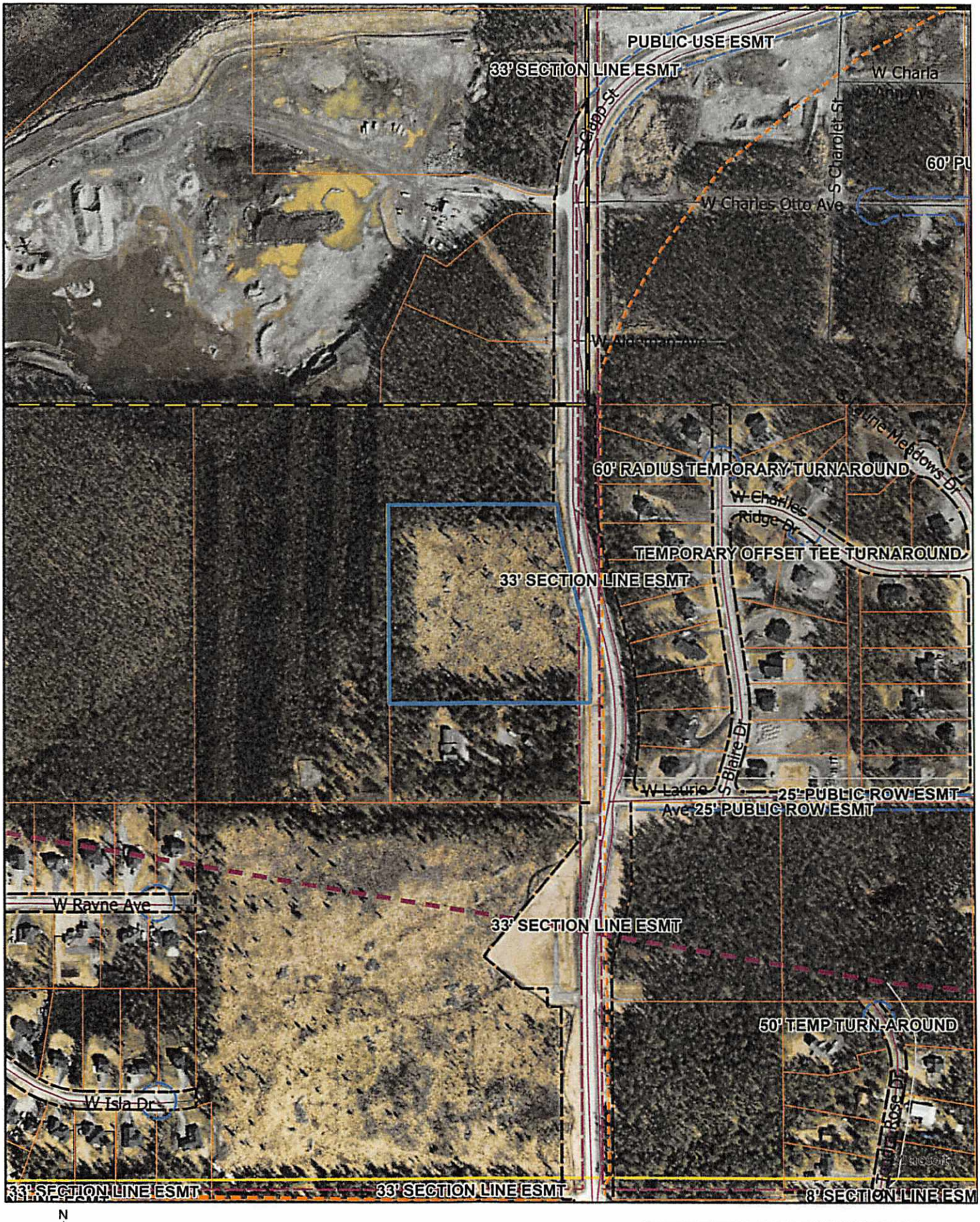

PUBLIC USE ESMT
33' SECTION LINE ESMT
S Gadd St
W Charla Ann Ave
S Charolet St
60' PU
W Charles Otto Ave
W Alderman Ave
S Laurie Meadows Dr
60' RADIUS TEMPORARY TURNAROUND
W Charles Ridge Dr
TEMPORARY OFFSET TEE TURNAROUND
33' SECTION LINE ESMT
S Blaire Dr
W Laurie Ave
25' PUBLIC ROW ESMT
25' PUBLIC ROW ESMT
W Rayne Ave
33' SECTION LINE ESMT
50' TEMP TURN-AROUND
W Isla Dr
33' SECTION LINE ESMT
33' SECTION LINE ESMT
8' SECTION LINE ESM
N
W
E
S
0
475
1,900 Feet

EXHIBIT A-4

The Boutet Company, Inc.
1174 N. Leatherleaf Lp, Ste. B
Wasilla, Alaska 99654

Phone 907.357.6770
www.tbcak.com

July 9, 2025

RECEIVED
JUL 09 2025
PLATTING

Jesse Curlin
Matanuska-Susitna Borough
Platting Department
350 E. Dahlia Avenue
Palmer, Alaska 99645

RE: Usable Area Report
KTC Clapp Street Residential Development

Dear Mr. Curlin,

The applicant Knik Tribal Council is proposing to subdivide their 10 acre parcel into 8 lots for residential development. The tract is located at 1940 Clapp Street, Wasilla, AK having legal description Township 17N range 2W section 13 Lot D10, Seward Meridian.

The subject property is within the Matanuska-Susitna Borough Core Area and located outside any city limits. Tracts will be serviced by individual well and septic systems. A preliminary soils investigation was completed in June 2015 as detailed by the attached letter dated June 15, 2025. Since the time of this letter, the planned subdivision has been updated in order to access Clapp Street from the existing approach constructed with the MSB's 2014 Mack Drive/Clapp Street Improvements project. The test hole locations are shown on the updated proposed subdivision site plan.

The investigation completed 5 test holes dug 12' below existing ground surface with percolation tests completed to verify infiltration rates of the GM soils found in each location. No groundwater was discovered within the excavations. Soils were found to be consistent across the site and characterized as follows:

0.0' to 0.50' consisted of heavy organic mat.

0.5' to 2.5' are brown sandy gravel, dry to moist and loose to medium dense. (SM)

2.5' to 5.0' are gray sandy gravel, moist and medium to very dense. (SM)

5.0' to 12.0' are gray silty, gravelly sand, dry and very dense. (GM)

Based on the findings of this investigation, all eight proposed lots have the required 10,000 square feet (SF) usable septic and additional 10,000 SF of usable building area.

If you have any questions, please contact me with any questions you may have.

Sincerely,

Timothy Alley, PE
Principal/Vice President
The Boutet Company, Inc
1508 E. Bogard Rd #7
Wasilla, AK 99654
(907) 357-6760
talley@tbcak.com



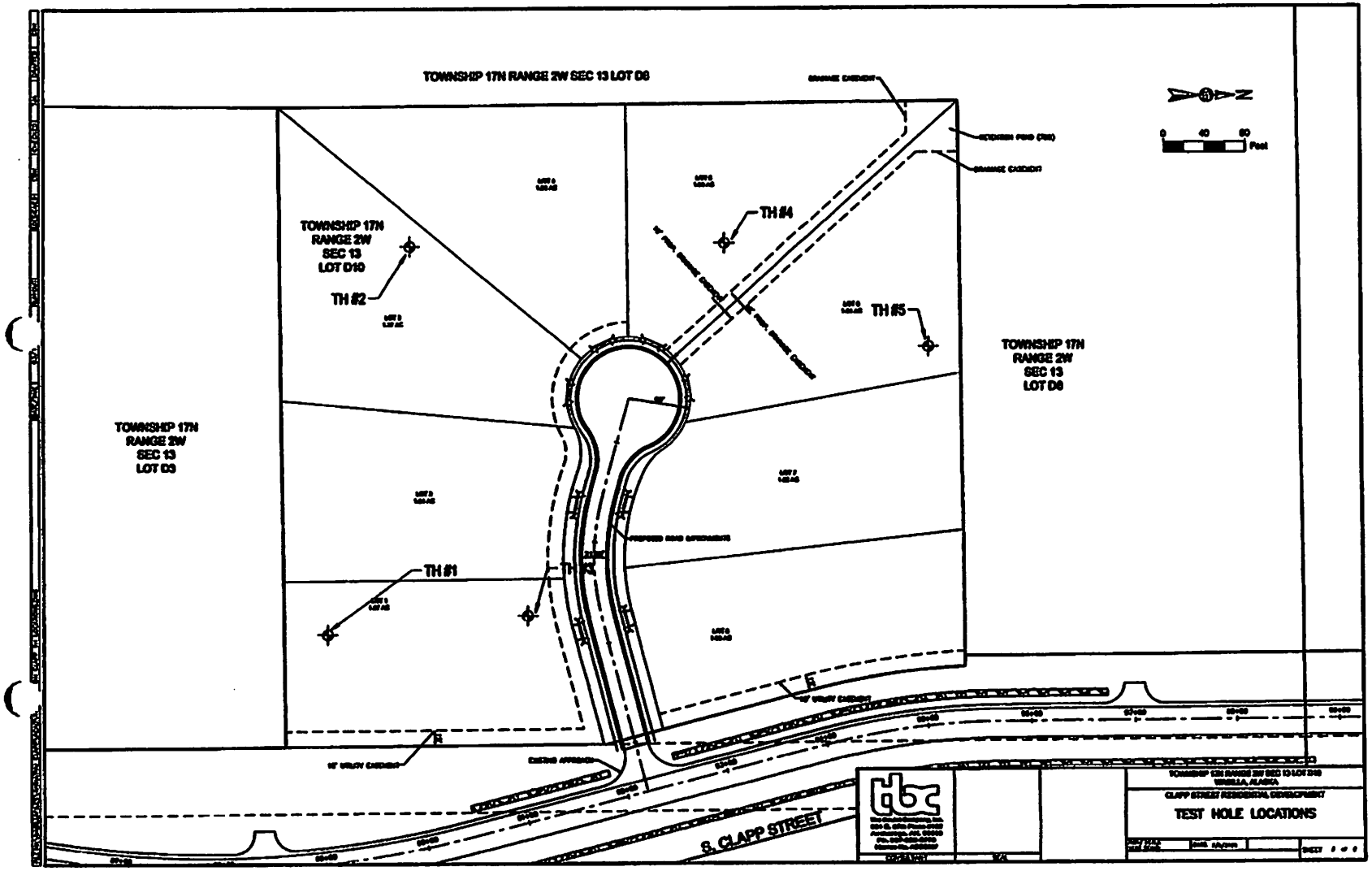

TOWNSHIP 17N RANGE 2W SEC 13 LOT D8
TOWNSHIP 17N
RANGE 2W
SEC 13
LOT D10
TH #2
TH #4
TH #5
TOWNSHIP 17N
RANGE 2W
SEC 13
LOT D8
TOWNSHIP 17N
RANGE 2W
SEC 13
LOT D3
TH #1
S. CLAPP STREET
TEST HOLE LOCATIONS

EXHIBIT B3

The Boutet Company, Inc.
1075 Check Street, Suite 211
Wasilla, Alaska 99654

Phone 907.357.6770
www.tbcak.com

June 15, 2015

Mr. Tom Harris
Knikatnu, INC.
P.O. Box 872130
Wasilla, AK 99687-2130

RE: Clapp Street Conceptual Residential Development
Preliminary Soils Investigation

Legal Description: T17N R2W S13, Lot D10

Ownership: Knikatnu Inc., Native Corp

INTRODUCTION:

The report to follow is in support of a conceptual residential development of a 10 acre parcel located on Clapp Street. See Figure 1. More specifically our focus was to verify the requirements of Mat-Su Borough Code (MSB) 43.20.281, constructible area. The code requires a minimum of 10,000 square feet of usable building area and 10,000 square feet of contiguous usable septic area. Additionally, this report addresses soil and groundwater conditions.

On June 3, TBC hired Tier Development to perform test hole excavation services on the subject parcel. A total of five test pits were excavated and observed. Figure 2 shows a preliminary site layout and test hole locations.

EXISTING LITERATURE:

Our investigation began with obtaining the Geotechnical Report South Mack Drive Extension City of Wasilla prepared by Hattenburg Dilley & Linnell (HDL) dated June 15, 2011. In their study, soil borings were taken along the Clapp Street alignment. Specifically BX-11 taken at the eastern property line of the subject parcel. See Figure 3. BX-11 is indicative of what we witnessed in our test holes.

PROJECT DESCRIPTION:

The subject parcel is proposed to be subdivided into eight (8) multifamily lots accessed by a residential road connecting into S Clapp Street. The road will be designed to MSB Residential Standards requiring 2-feet of non-frost-susceptible (NFS), (0 to 6 percent passing the #200 sieve) subgrade material below the pavement section. The lots, as noted above require a

minimum of 10,000 square feet of usable building area and 10,000 square feet of contiguous usable septic area to be certified by a licensed professional Engineer.

FIELD EXPLORATION:

Five test holes were excavated to a depth of 12-feet using a tracked DOOSAN 225X Excavator with a 42-inch wide toothed bucket. Locations of the test holes were determined based on topography and the conceptual layout. An engineer or engineering representative from TBC was present continuously during excavation to locate the test holes and to observe excavation efforts, collect samples, log subsurface conditions and monitor groundwater encountered. Soils were classified in the field and samples were taken for future testing.

SUBSURFACE CONDITIONS:

The subsurface conditions within the parcel are best depicted on Figure 2 of this report. Figure 2 is referenced from the HDL report which shows BX-11. The soils encountered were typically sands and gravel with high levels of silts. Groundwater was not encountered in any of the five test holes nor was it encountered in BX-11.

Soils from 0.0' to 0.50' consisted of heavy organic mat.

Soils from 0.5' to 2.5' are brown sandy gravel, dry to moist and loose to medium dense. (SM)

Soils from 2.5' to 5.0' are gray sandy gravel, moist and medium to very dense. (SM)

Soils from 5.0' to 12.0' are gray silty, gravelly sand, dry and very dense. (GM)

Soils throughout the parcel were consistent in each of the five test holes. The subsurface is best characterized as 'Hard Pan' which with high levels of silt and very dense making excavation difficult. Samples were kept for future laboratory testing and final soil classification based on the Unified Soil Classification System.

TESTING:

Following excavation of the test holes, Perc tests were performed at test holes (TH) 1, 3 and 4. The tests were performed in accordance with DEC standards and policies. TH #1 was performed at 3-4 feet below ground surface (BGS) and yielded a rate of 5.64 minutes/inch. TH#3 was performed at 5-6 feet below ground surface (BGS) and yielded a rate of 12.63 minutes/inch. TH#4 was performed at 4-5 feet below ground surface (BGS) and yielded a rate of 11.16 minutes/inch.

Based on the Perc tests, soil rating for septic design is recommended at 190 SF per bedroom for Shallow Bed systems and 255 SF per bedroom for Deep Trench systems. See Appendix A.

RECOMMENDATIONS:

Provided the existing soils do not support the required NFS subgrade for roadway improvements, it is recommended that 28-inches of material is excavated below the finished grade of the paved road surface and replaced with classified fill meeting the NFS standards. The following pavement section is recommended to support the proposed residential road:

2-inches	Hot Mix Asphalt, Type IIB
2-inches	D-1 Aggregate Base Course
24-inches	Select 'A' classified fill (NFS)

Geotextile Fabric, Separation

CONCLUSIONS AND LIMITATIONS:

The findings of our investigation supports the proposed residential development. No major grading efforts or over-excavation for the conceptual residential road is anticipated. The parcel and conceptual layout supports the required constructible area as defined by MSB 43.20.281. Standard septic design using either Shallow Bed or Deep Trench systems are supported. Further laboratory testing of materials will be required to accompany a submittal to MSB supporting a preliminary plat.

Sincerely,

THE BOUTET COMPANY, INC.

Tyson Johnson
Vice President

Enclosures:	Figure 1	Vicinity Map
	Figure 2	Conceptual Layout and Test Hole Locations
	Figure 3	BX-11 referenced from HDL Geotechnical Report for S. Mack
	Appendix A	Perc Test Results
	Appendix B	Preliminary Septic Field Sizing worksheets
	Appendix C	Photos

cc: Cameron Johnson, AMG & Associates, LLC

1075 Check ST., Suite 211, Wasilla, Alaska Phone: 907-357-6770 Fax: 907-357-6750 Email: tjohnson@tbcak.com

FIGURES

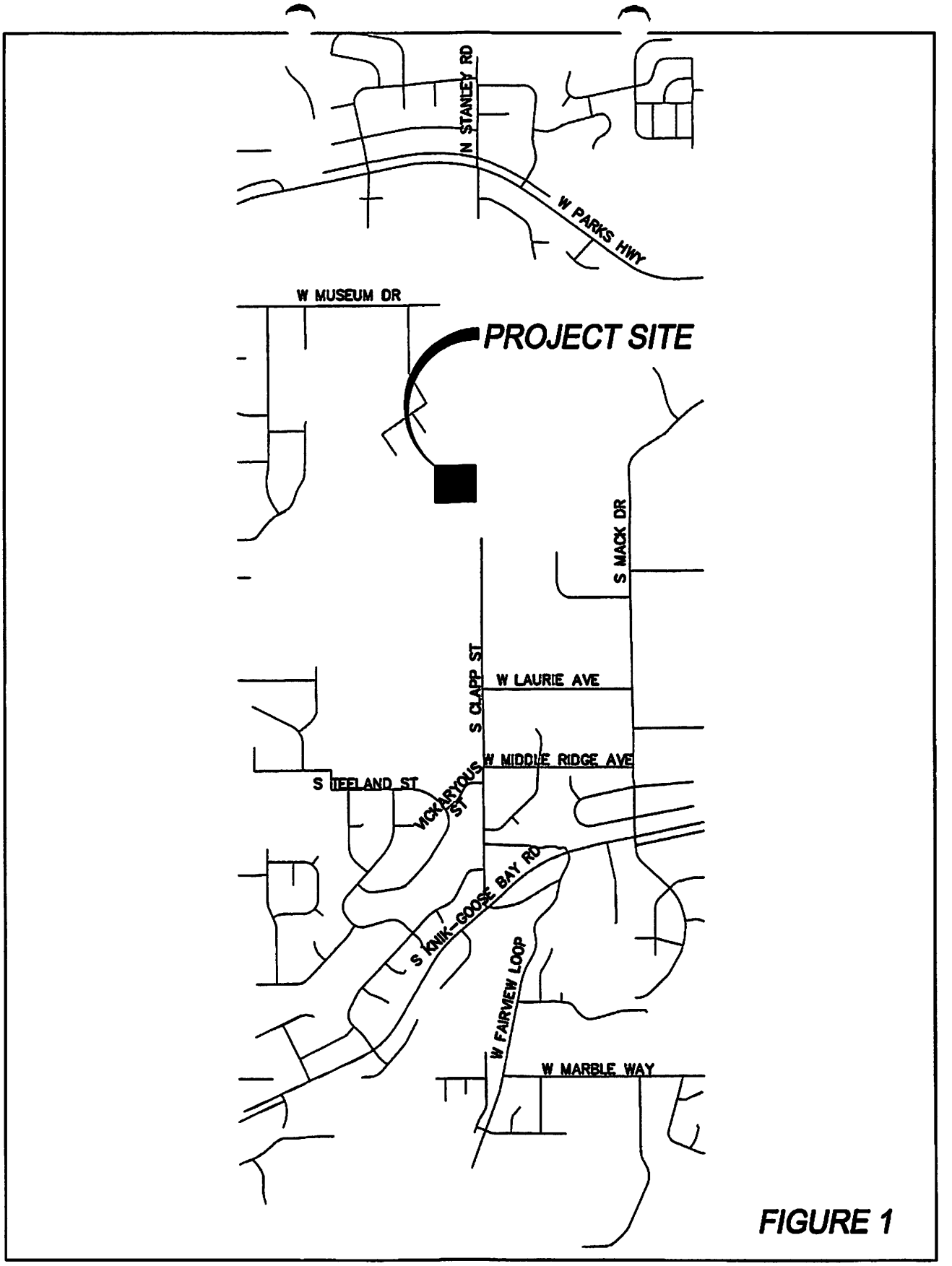


FIGURE 1

EXHIBIT B8

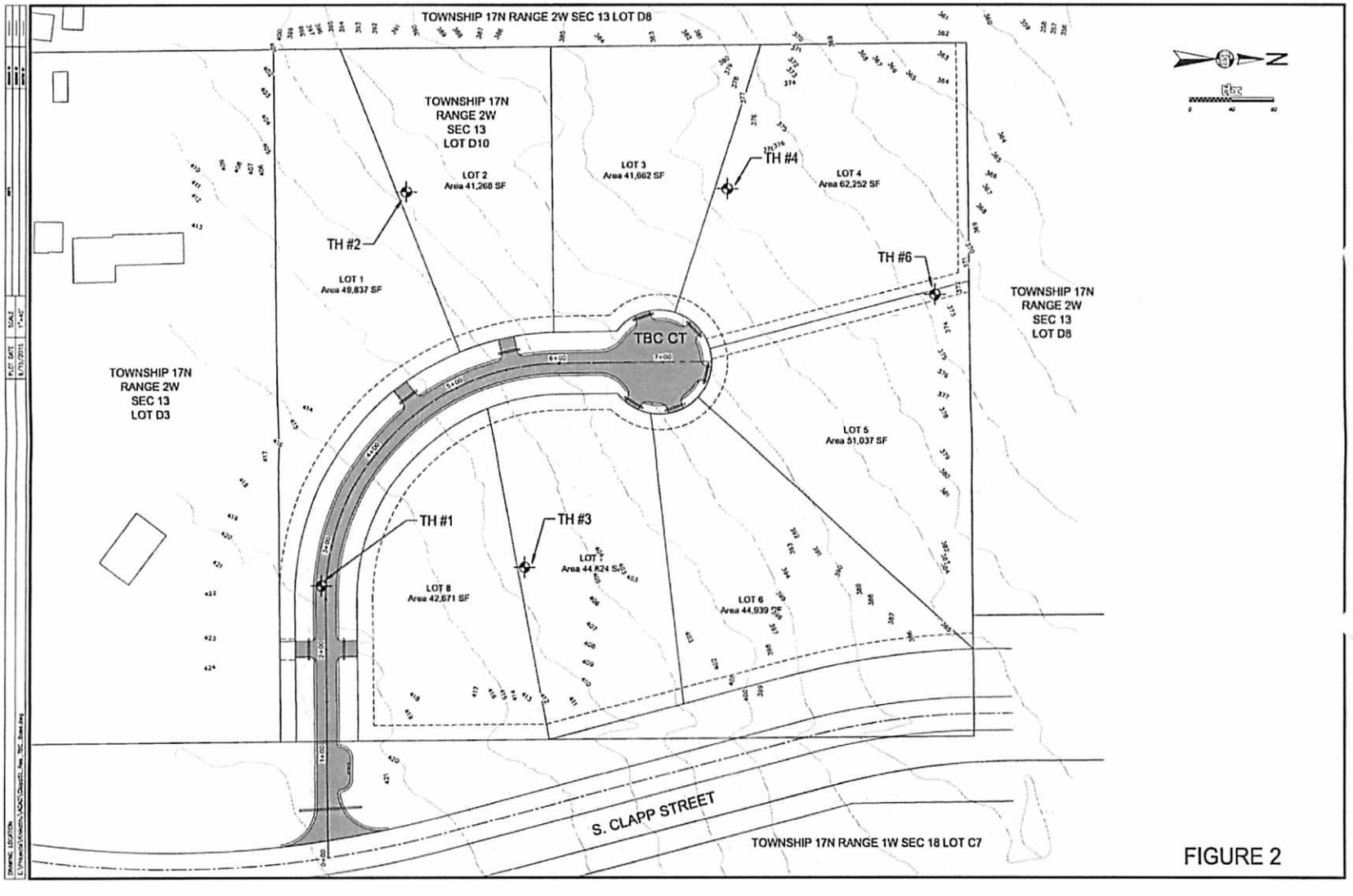


FIGURE 2

EXHIBIT B9

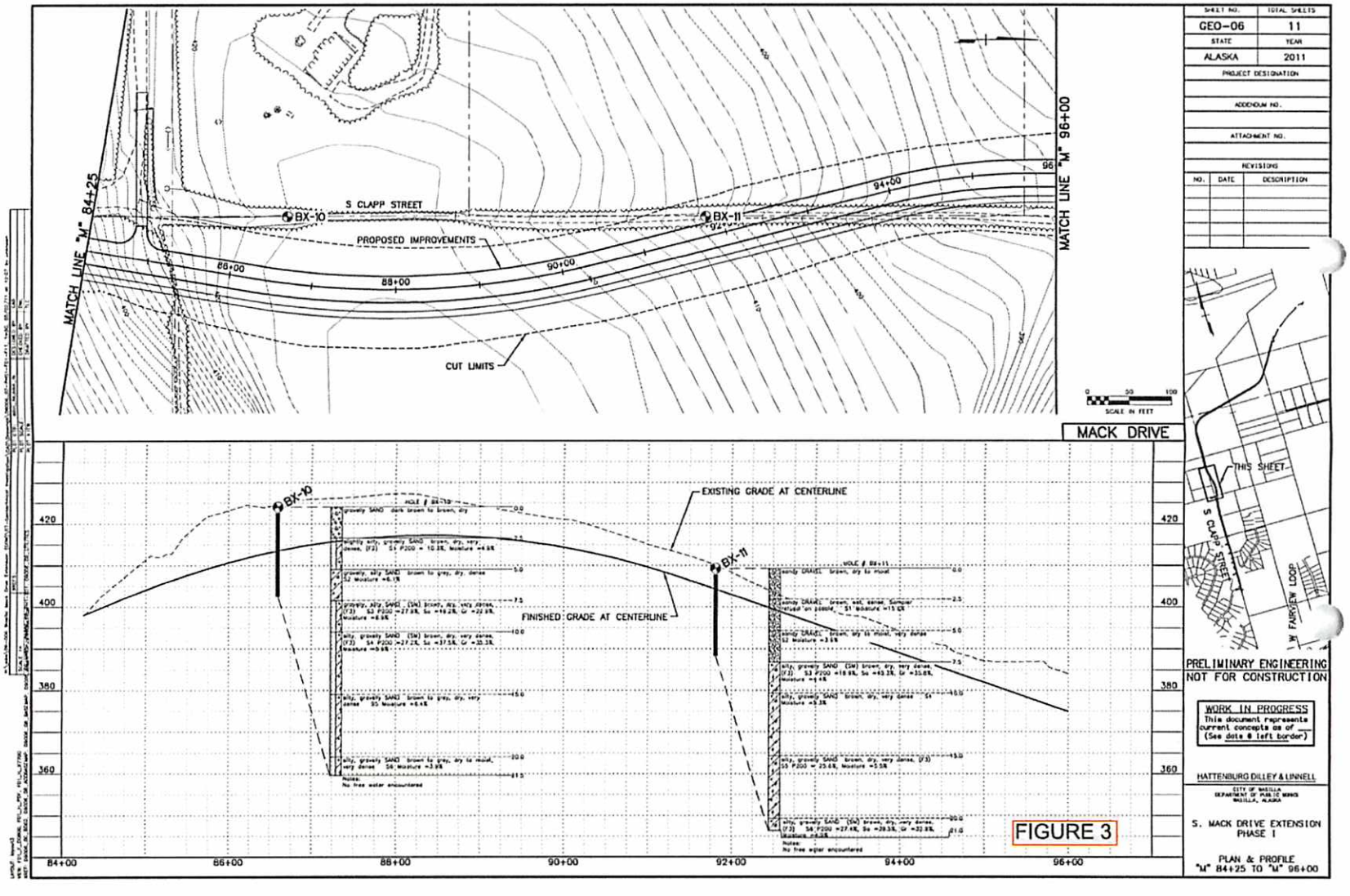


FIGURE 3

EXHIBIT B10

APPENDIX A

Perc Test

Location/Legal: Wasilla, Alaska 99654
T17N R2W SEC 13 Lot D10

Date: 06/07/15

Project #: 15-023

Location: TH 1 * map attached

Inspector: Robert Walden

Test Top Level: 9 (in) top of water level

Soak start: 6/6/2015 12:56

Depth location: 3 - 4 feet

Soak end: 6/6/2015, 4:56

Perc Test							
Time	Water Level	Water reading	Drop	perc rate (min/in)			Comments
15:06:00	9						
15:36:00	9	2.75	6.25	4.8			
16:06:00	9	3.25	5.75	5.217391			
16:36:00	9		5.3125	5.647059			

Comments: Soile rating 6-15 is 190 and 16-30 is 250
I would conservatively use 190 for my shallower bed designs.

Review by: Robert L Walden
Date: 6/7/2015

Perc Test

Location/Legal: Wasilla, Alaska 99654
T17N R2W SEC 13 Lot D10

Date: 06/07/15

Project #: 15-023

Location: TH 3 * map attached

Inspector: Robert Walden

Test Top Level: 8 (in) top of water level

Soak start: 6/6/2015 12:56

Depth location: 5 - 6 feet

Soak end: 6/6/2015, 4:56

Perc Test							
Time	Water Level	Water reading	Drop	perc rate (min/in)			Comments
15:09:00	8						
15:39:00	8	4.875	3.125	9.60			0.875
16:09:00	8	5.25	2.75	10.91			
16:39:00	8	5.5625	2.4375	12.31			0.5625
17:09:00	8	5.625	2.375	12.63			0.625

Comments: Soile rating 6-15 is 190 and 16-30 is 250
I would conservatively use 225 for my design.

Review by: Robert L Walden
Date: 6/7/2015

Perc Test

Location/Legal: Wasilla, Alaska 99654
T17N R2W SEC 13 Lot D10

Date: 06/07/15

Project #: 15-023

Location: TH 4 * map attached

Inspector: Robert Walden

Test Top Level: 8 (in) top of water level

Soak start: 6/6/2015 12:12

Depth location: 4 - 5 feet

Soak end: 6/6/2015, 4:12

Perc Test							
Time	Water Level	Water reading	Drop	perc rate (min/in)			Comments
15:00:00	8						
15:30:00	8	5.3125	2.6875	11.16			
16:00:00	8	5.25	2.75	10.90909			0.3125
16:30:00	8	5.3125	2.6875	11.16279			

Comments: Soile rating 6-15 is 190 and 16-30 is 250
I would conservatively use 225 for my design.

Review by: Robert L Walden
Date: 6/7/2015

APPENDIX B

Options for subdivision Knikatnu at T17N R2W Sec 13 Lot D10

Minimums for site selection, actually size can be increased for longevity

Soil rating	225	190	
12	2700	sft	2,000 gallon tank (2 each) in tandom
12	2280		

12 bedroom Deep trench

Field size

	L	D	W	sft	Septic rock	
**	193	7	2	2700	100 CY	
**	180	7.5	2	2700		
**	169	8	2	2700		
**	159	8.5	2	2700		
*	150	9	2	2700		
*	142	9.5	2	2700		
	135	**10**	**2**	**2700**	**Two trenchs 68 foot long 20 foot apart**	

12 bedroom Shallow Bed

Field size

	L	D	W	sft	Septic rock	
**	95	1	24	2280	84 CY	4 leg
**	91	1	25	2280		5 leg
**	76	1	30	2280		5 leg

* Could run two trenchs parallel with a tee if needed two times the (D)depth for seperation

** Over 50 ft long recommend coming into the middle of the system.

10' D and 100' L is max recommended by ADEC

Prepared by: Robert L Walden 6/9/2015

Walden Construction Consulting and Engineering, LLC

Options for subdivision Knikatnu at T17N R2W Sec 13 Lot D10

Minimums for site selection, actually size can be increased for longevity

Soil rating				
	225	190		
8	1800	sft	2,500	gallon tank
8	1520			

8 bedroom Deep trench
Field size

	L	D	W	sft	Septic rock	
*	150	6	2	1800	67 CY	
*	138	6.5	2	1800		
*	129	7	2	1800		
*	120	7.5	2	1800		
*	113	8	2	1800		
*	106	8.5	2	1800		
	100	9	2	1800		
	95	9.5	2	1800		
	90	10	2	1800	**Recommend T enter at middle**	

8 bedroom Shallow Bed
Field size

	L	D	W	sft	Septic rock	
**	84	1	18	1520	56 CY	3 leg
**	76	1	20	1520		4 leg
**	63	1	24	1520		4 leg

* Could run two trenchs parallel with a tee if needed two times the (D)depth for seperation
** Shallow beds over 50 ft long recommend coming into the middle of the system.
10' D and 100' L is max recommended by ADEC

Prepared by: Robert L Walden 6/7/2015
Walden Construction Consulting and Engineering, LLC

APPENDIX C



EXHIBIT B19

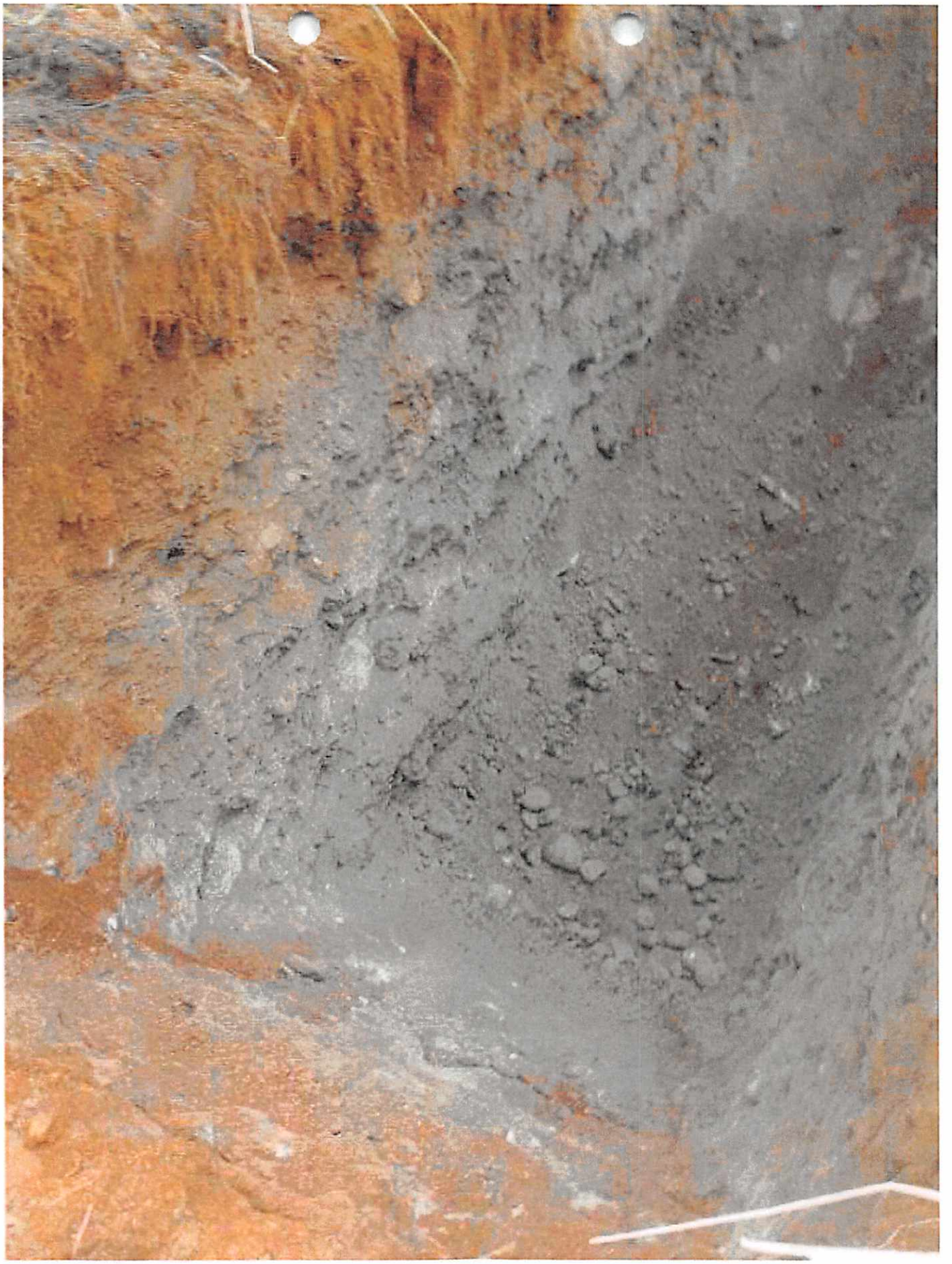


EXHIBIT B20



EXHIBIT B21



EXHIBIT B22

The Boutet Company, Inc.
601 E 57th Place
Suite 102
Anchorage, AK 99518-1311
Tel: 907-522-6776
www.tbcak.com

Statement

Printed on: 6/3/2025

Nikita Wells
10600 E. Max Drive
Palmer, AK 99645-

Nikita Wells Nikita Wells

Project	Invoice Number	Invoice Date	Bill Amount	Amount Paid	Last Pay Date	Invoice Balance
P22-019:Road Desig - *E. Max Drive Access to Smokeout Point: Road Design*						
	P22-019-08	10/16/2023	$3,110.00	$550.00	4/11/2024	$2,560.00
	P22-019-09	10/8/2024	$280.00	$0.00		$280.00
	P22-019-11	2/20/2025	$1,530.00	$0.00		$1,530.00
	P22-019-10r	6/3/2025	$4,575.00	$0.00		$4,575.00
					P22-019:Road Desig **Balance:**	$8,945.00
P22-019:Survey - *E. Max Drive Access to Smokeout Point: Survey*						
	P22-019-07	8/24/2023	$440.00	$0.00		$440.00
	P22-019-09	10/8/2024	$892.50	$0.00		$892.50
					P22-019:Survey **Balance:**	$1,332.50
					Nikita Wells **Balance:**	$10,277.50

PAID
AMOUNT _____
RECEIVED BY _____
DATE _____

BillQuick Standard Report Copyright © BQE Software Inc

EXHIBIT B23

The Boutet Company, Inc.
601 E 57th Place, Suite 102
Anchorage, AK 99518-1311
Tel: 907-522-6776
www.tbcak.com

Invoice

Nikita Wells
10600 E. Max Drive
Palmer, AK 99645

Invoice Date: Jun 3, 2025

Invoice Num: P22-019-10r

Billing Through: Nov 9, 2024

E. Max Drive Access to Smokeout Point (P22-019:) - Managed by (Alley, T)

Professional Services:

Date	Employee	Staff Type	Description	Hours	Rate	Amount
9/18/2024	Alley, T	RT:Sr Engineer/Sur	Sr Engineer/Surveyor/Planner/LA	1.00	$155.00	$155.00
9/23/2024	Alley, T	RT:Sr Engineer/Sur	Sr Engineer/Surveyor/Planner/LA	1.00	$155.00	$155.00
9/25/2024	Alley, T	RT:Sr Engineer/Sur	Sr Engineer/Surveyor/Planner/LA	1.00	$155.00	$155.00
9/27/2024	Jackson, S	RT:Engineer/Survey	Engineer/Surveyor/Planner/LA	4.00	$145.00	$580.00
9/30/2024	Jackson, S	RT:Engineer/Survey	Engineer/Surveyor/Planner/LA	2.00	$145.00	$290.00
10/1/2024	Jackson, S	RT:Engineer/Survey	Engineer/Surveyor/Planner/LA	3.00	$145.00	$435.00
10/2/2024	Jackson, S	RT:Engineer/Survey	Engineer/Surveyor/Planner/LA	4.00	$145.00	$580.00
10/2/2024	Alley, T	RT:Sr Engineer/Sur	Sr Engineer/Surveyor/Planner/LA	2.00	$155.00	$310.00
10/3/2024	Jackson, S	RT:Engineer/Survey	Engineer/Surveyor/Planner/LA	4.00	$145.00	$580.00
10/3/2024	Alley, T	RT:Sr Engineer/Sur	Sr Engineer/Surveyor/Planner/LA	1.00	$155.00	$155.00
10/25/2024	Jackson, S	RT:Engineer/Survey	Engineer/Surveyor/Planner/LA	2.00	$145.00	$290.00
10/25/2024	Alley, T	RT:Sr Engineer/Sur	Sr Engineer/Surveyor/Planner/LA	1.00	$155.00	$155.00
10/28/2024	Alley, T	RT:Sr Engineer/Sur	Sr Engineer/Surveyor/Planner/LA	1.00	$155.00	$155.00
10/28/2024	Jackson, S	RT:Engineer/Survey	Engineer/Surveyor/Planner/LA	4.00	$145.00	$580.00

Total Services: $4,575.00

Project (P22-019:Road Desig) **Total Amount Due:** $4,575.00

Amount Due This Invoice: $4,575.00

This invoice is due on 7/3/2025

BillQuick Standard Report Copyright © BQE Software, Inc.

EXHIBIT B24

Chris Curlin

From: Tim Alley <talley@tbcak.com>
Sent: Tuesday, September 9, 2025 11:07 AM
To: Tony Hoffman; Chris Curlin
Subject: RE: Dena'ina - One more thing

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]
Good Morning Chris,

Per the SCM, the trip generation is 10 trips per day per residential lot. We will be creating 8 lots for a total of 80 trips per day at the proposed access onto Clapp Street.

Please let me know if you need anything further.

Thank you,
Tim

TBC, Inc. Project Management & Development - Engineering - Surveying - Landscape Architecture

Tim Alley, P.E.
Principal/Vice President

talley@tbcak.com

visit us at www.tbcak.com

The Boutet Company, Inc.
1174 N Leatherleaf Lp, Ste. B
Wasilla, AK 99654

Direct: 907.357.6760
Mobile: 907.830.2821
Main: 907.357.6770
Fax: 907.357.6750

From: Tony Hoffman <thoffman@tbcak.com>
Sent: Wednesday, September 3, 2025 1:29 PM
To: Chris Curlin <Chris.Curlin@matsugov.us>
Cc: Tim Alley <talley@tbcak.com>
Subject: RE: Dena'ina - One more thing

Hey Chris
We'll ask the boss Tim....

TBC Inc. Planning - Programming - Engineering – Surveying-Landscape Architecture

Tony Hoffman, Professional Land Surveyor, AK., N.D.
Survey Manager

thoffman@tbcak.com

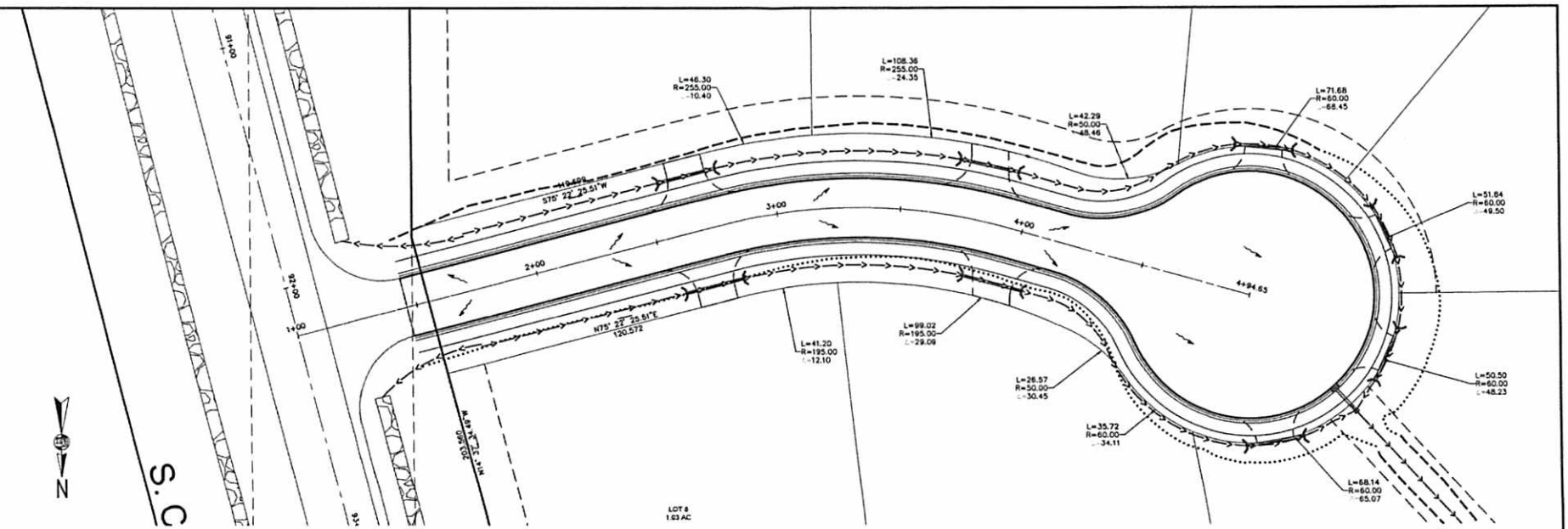
visit us at www.tbcak.com

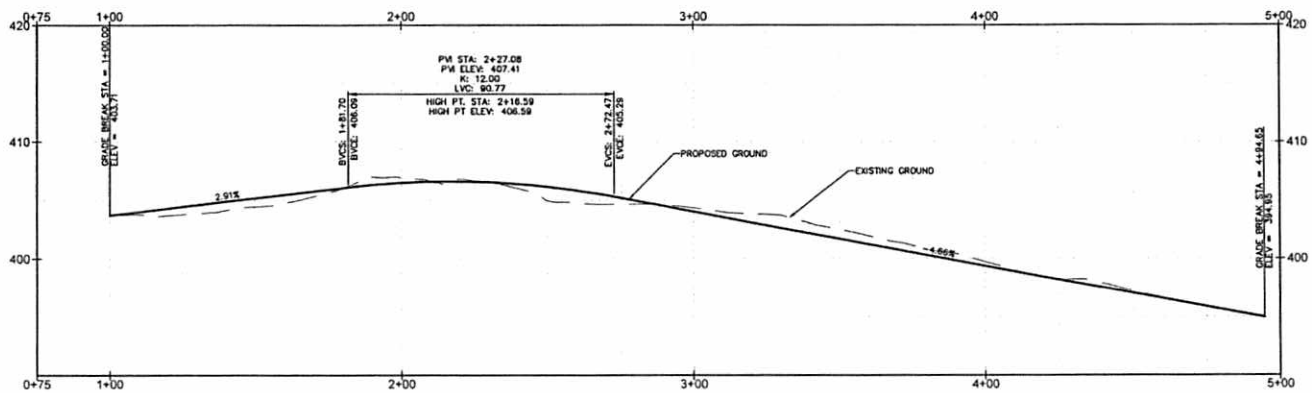
The Boutet Company Inc.
601 East 57th Place, Suite 102
Anchorage, Alaska 99518

direct tel: 907.270.6764
main tel: 907.522.6776
fax: 907.522.6779
mobile: 907.317.7724

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, September 3, 2025 12:33 PM

EXHIBIT C





RECEIVED
JUN 25 2025
PLATTING

The Boutet Company, Inc. 601 E. 57th Place #102 Anchorage, AK. 99518 Ph. 907-522-6776 License No. AECC957 CONSULTANT	35% REVIEW SEAL	TOWNSHIP 17N RANGE 2W SEC 13 LOT D10 WASILLA, ALASKA CLAPP STREET RESIDENTIAL DEVELOPMENT **PLAN AND PROFILE** HORZ SCALE: VERT SCALE: DATE: 4/29/2025 SHEET 1 of 1

DRAWN | CBW | CHECKED | TJA | DESIGNED | CBW | LAYOUT | DATE/TIME | 03/18/2021
J:\PROJECTS\KNIKATNU ON CLAPP SKU 5.7 2025.DWG

EXHIBIT D

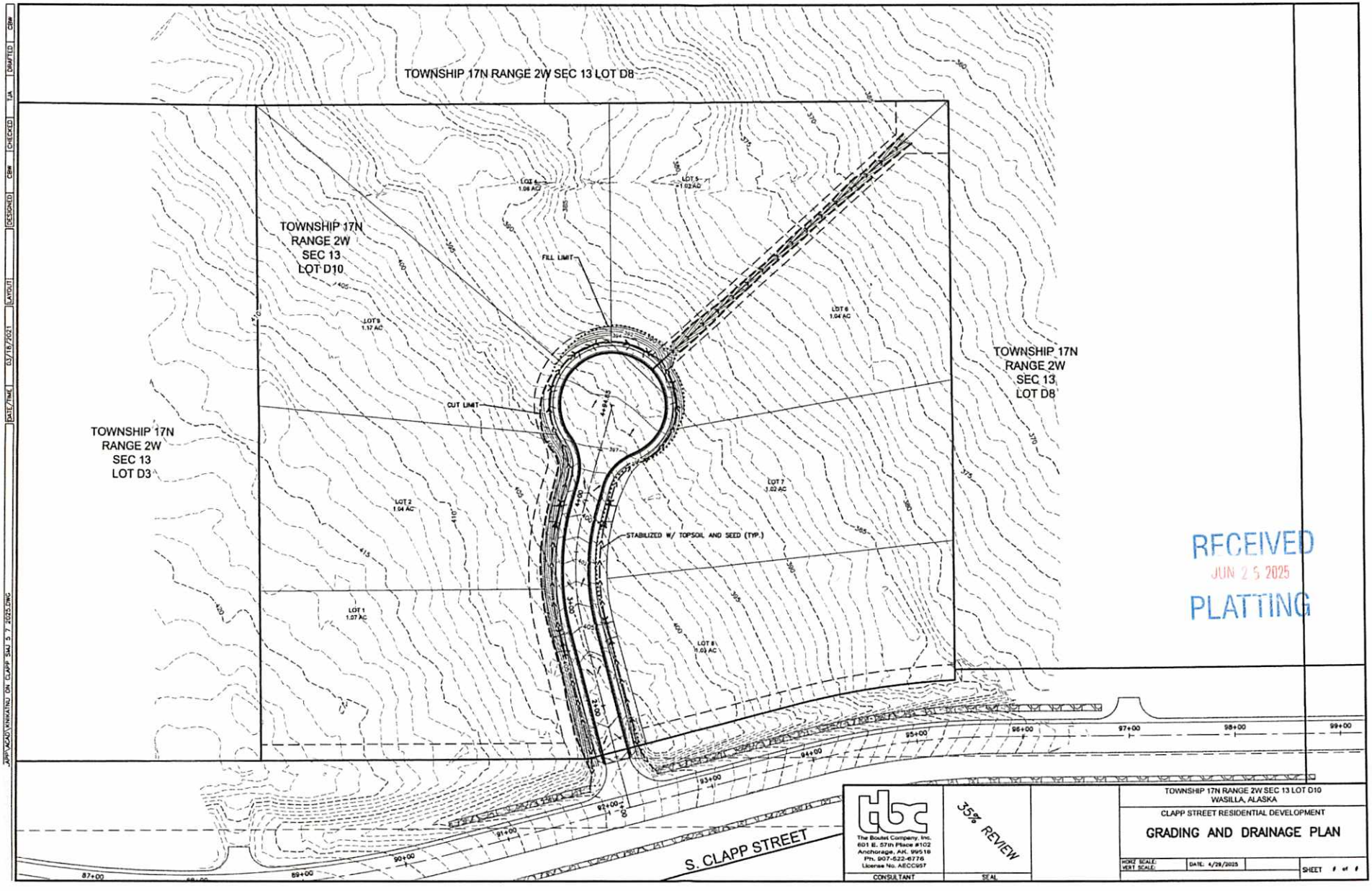

TOWNSHIP 17N RANGE 2W SEC 13 LOT D8
TOWNSHIP 17N RANGE 2W SEC 13 LOT D10
TOWNSHIP 17N RANGE 2W SEC 13 LOT D3
TOWNSHIP 17N RANGE 2W SEC 13 LOT D8
FILL LIMIT
CUT LIMIT
STABILIZED W/ TOPSOIL AND SEED (TYP.)
LOT 1 1.07 AC
LOT 2 1.04 AC
LOT 3 1.02 AC
LOT 4 1.02 AC
LOT 5 1.02 AC
LOT 6 1.04 AC
LOT 7 1.02 AC
LOT 8 1.03 AC
LOT 9 1.17 AC
S. CLAPP STREET
87+00
88+00
89+00
90+00
91+00
92+00
93+00
94+00
95+00
96+00
97+00
98+00
99+00
RECEIVED
JUN 25 2025
PLATTING
The Boutet Company, Inc.
601 E. 57th Place #102
Anchorage, AK 99518
Ph. 907-522-6776
License No. AECC957
CONSULTANT
35% REVIEW
SEAL
TOWNSHIP 17N RANGE 2W SEC 13 LOT D10
WASILLA, ALASKA
CLAPP STREET RESIDENTIAL DEVELOPMENT
GRADING AND DRAINAGE PLAN
HORZ SCALE:
VERT SCALE:
DATE: 4/29/2025
SHEET

EXHIBIT E

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, July 15, 2025 3:16 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Dena'ina (CC)

Hello,

Clapp street is classified as a minor arterial. Per SCM A09.2 the minimum intersection spacing is 650'. Per MSB DCM Chapter 1 1.5.1.2 the distance between intersection should be maximized and at least one-quarter mile apart. Since intersection spacing of one-quarter mile is not possible between Laurie Ave. and a road that would access 17N02W13D010, the intersection spacing should be maximized to the extent possible. If an approach road to lot D010 is developed this will preclude the ability of D008 to access Clapp Road with an approach road, therefore access through D010 must be dedicated to allow D008 access to Clapp Road.

An ADT estimate will need to be provided.

Who will be maintaining the road in the future? Is the road proposed to be a private road? If it is intended to be a Borough maintained road additional comments will need to be acquired from O&M Division.

How does the storm water flow from the end of the cul-de-sac to the drainage easement?

Thank you.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, July 10, 2025 11:14 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Maxwell Sumner <maxwell@sumnercohomes.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Dena'ina (CC)

EXHIBIT F

Chris Curlin

From: Permit Center
Sent: Thursday, July 10, 2025 11:19 AM
To: Chris Curlin
Subject: RE: RFC Dena'ina (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: Thursday, July 10, 2025 11:14 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Maxwell Sumner <maxwell@sumnercohomes.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Dena'ina (CC)

Hello,

The following link is a request for comments for the proposed Dena'ina Subdivision.
Please ensure all comments have been submitted by July 24, 2025, so they can be incorporated into the staff report that will be presented to the Platting Board.

Dena'ina

EXHIBIT G

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 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.

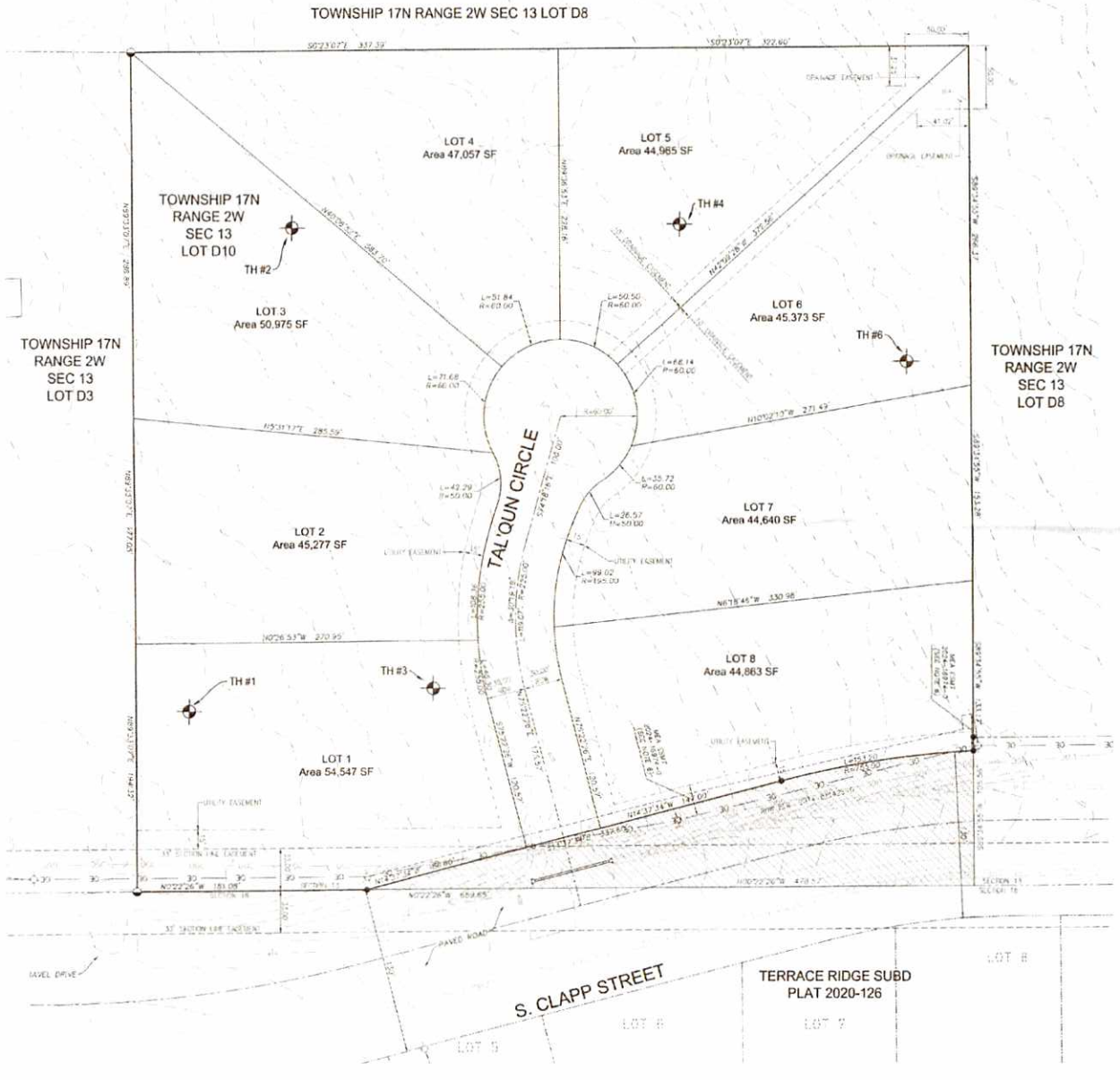
- **DENA'INA SUBDIVISION LOTS 1-8**
  (MSB Case # 2025-093)

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

Sincerely,

James Christopher

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



PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

_____ 20___

_____

PLANNING AND LAND USE DIRECTOR

ATTEST

_____

PLATTING CLERK

FLOOD HAZARD INFORMATION

FEMA FIRM Panel #5970
Matanuska-Susitna Borough, Alaska
No Flood Hazard Exists per FEMA FIRM
No Base Flood Elevation has been established

GENERAL NOTES:

1. THE PROPERTY IS SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT PER TEMPORARY CONSTRUCTION EASEMENT RECORDED ON 6/23/2014 AS SERIAL NUMBER 2014-011426-0.
2. DIRECT LOT ACCESS ONTO S. CLAPP STREET SHALL BE PROHIBITED.
3. 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.
4. DISTANCES SHOWN ARE IN FEET. DISTANCES SHOWN TO THE FOOT ARE TO THAT FOOT (I.E. 30'=30.00').
5. 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.
6. THE PROPERTY IS SUBJECT TO MEA ESMT 2/N 2024-78674-0. THAT EASEMENT IS PLOTTED AS SHOWN ON THE DRAWING REFERENCED IN THE DOCUMENT PAGE 2). HOWEVER, THE WRITTEN LEGAL DESCRIPTION DOES NOT MATCH THE LOCATION OF THE EASEMENT AS GRAPHICALLY DEPICTED IN THE RECORDED DOCUMENT.

CERTIFICATE OF OWNERSHIP

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

_____

KIRK TROBE

DATE

LEGEND

- TH #6 — TESTHOLE
- CONTOUR (2' INTERVAL)
- ALUMINUM CAP MONUMENT
- 5/8" REBAR
- ROCK LINED DITCH
- CULVERT
- UGC — UNDERGROUND COMMUNICATIONS LINE, PER LOCATES
- OE — OVERHEAD UTILITY LINE
- UTILITY POLE
- ANCHOR

Agenda Copy

RECEIVED
JUN 2 0 2025
PLATTING

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.

_____ 20___

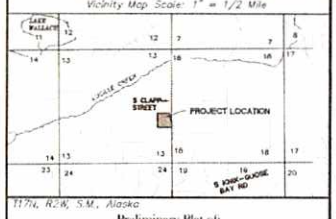
TAX COLLECTION OFFICIAL (BOROUGH)

SURVEYORS CERTIFICATE

I, ANTHONY HOFFMAN, LS-9020, 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.

STATE OF ALASKA — 4918 — Anthony Hoffman LS-9020

Vicinity Map Scale: 1" = 1/2 Mile



T17N, R2W, S.M., Alaska

Preliminary Plat of:

Dena'ina Subdivision

Lots 1-8

A Subdivision of the S1/2 NE1/4 NE1/4 SE1/4 and the N1/2 SE1/4 NE1/4 SE1/4 of Section 13, Township 17 North, Range 2 West, Seward Meridian Palmer Recording District, Third Judicial District, State of Alaska.

Excepting that portion conveyed to the City of Wasilla as Serial Number 2014-011425-0 Containing 8 Lots in 9.14 Acres.

Case No:	
FB/PG:	2025-1/46
Grid:	
Scale:	1"=40'
Drawn By:	TH
Checked:	TA
Date:	6/16/25
SHEET:	1 of 1

The Boutet Co.
1079 Check Street #211
Wasilla, Alaska, 99654
PHONE (907) 357-6713 FAX (907) 357-6710

EXHIBIT H-2

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, July 21, 2025 6:43 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Dena'ina (CC)
Attachments: Agenda Plat (58).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: Thursday, July 10, 2025 11:14 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Maxwell Sumner <maxwell@sumnercohomes.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Dena'ina (CC)

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

Hello,

The following link is a request for comments for the proposed Dena'ina Subdivision.
Please ensure all comments have been submitted by July 24, 2025, so they can be incorporated into the staff report that will be presented to the Platting Board.

Dena'ina

EXHIBIT H-3

Chris Curlin

From: Jim P. <jpartr7@gmail.com>
Sent: Wednesday, August 20, 2025 11:20 AM
To: Platting
Subject: Public hearing comments
Attachments: Image_20250820_0001.pdf

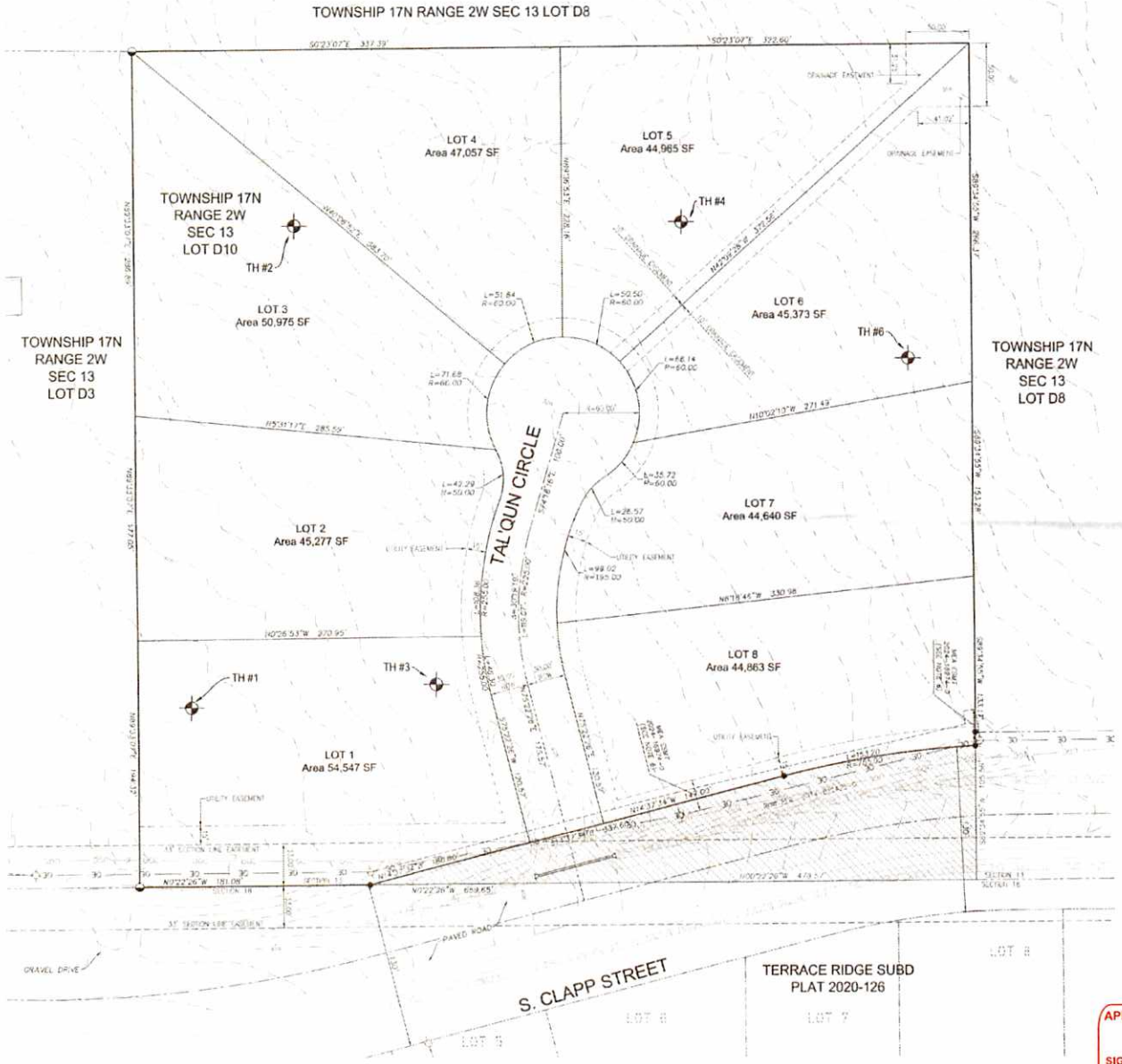
[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]

Here is my concern about the proposed Dena'ina subdivision. Very poor planning to allow housing developments to go up next to an airport. Many airports have been forced to move to another location due to noise complaints.

Best Regards, Jim Partridge jpartr7@gmail.com
503-320-9841

EXHIBIT I

EXHIBIT H-4



PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT 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.

_____ 20____

_____
PLANNING AND LAND USE DIRECTOR

ATTEST:

_____
PLATTING CLERK

FLOOD HAZARD INFORMATION

FEMA FIRM Panel #8070
Matanuska-Susitna Borough, Alaska
No Flood Hazard Exists per FEMA FIRM
No Base Flood Elevation has been established

GENERAL NOTES:

1. THE PROPERTY IS SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT PER TEMPORARY CONSTRUCTION EASEMENT RECIPCED ON 6/23/2014 AS SERIAL NUMBER 2014-011426-0.
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3. 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.
4. DISTANCES SHOWN ARE IN FEET. DISTANCES SHOWN TO THE FOOT ARE TO THAT FOOT (I.E. 30'=30.00').
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6. THE PROPERTY IS SUBJECT TO MEA ESMT.S/N 2024-16078-0. THAT EASEMENT IS PLOTTED AS SHOWN ON THE DRAWING REFERENCED IN THE DOCUMENT (PAGE 2). HOWEVER, THE WRITTEN LEGAL DESCRIPTION DOES NOT MATCH THE LOCATION OF THE EASEMENT AS GRAPHICALLY DEPICTED IN THE RECORDED DOCUMENT.

CERTIFICATE OF OWNERSHIP

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

_____
KNIK TRIBE

_____
DATE

LEGEND

- TH #6 — TESTHOLE
- CONTOUR (2' INTERVAL)
- ALUMINUM CAP MONUMENT
- 5/8" REBAR
- ROCK LINED DITCH
- CULVERT
- UGC — UNDERGROUND COMMUNICATIONS LINE PER LOCATES
- OE — OVERHEAD UTILITY LINE
- UTILITY POLE
- ANCHOR

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.

_____ 20____

_____
TAX COLLECTION OFFICIAL (BOROUGH)

SURVEYORS CERTIFICATE

I, ANTHONY HOFFMAN, LS-9220, 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.

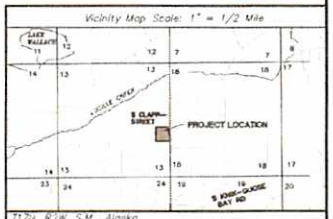
STATE OF ALASKA — 49TH — Anthony Hoffman LS-9220

APPROVED AS: SHOWN [X]
CORRECTED [ ]
SIGN Mireya Armesto DATE 07/21/2025
GCI ENGINEERING & DESIGN

Agenda Copy

RECEIVED
JUN 2 2025
PLATTING

Vicinity Map Scale: 1" = 1/2 Mile



T17N, R2W, S.M., Alaska

Preliminary Plat of:

Dena'ina Subdivision

Lots 1-8

A Subdivision of the S1/2 NE1/4 NE1/4 SE1/4 and the N1/2 SE1/4 NE1/4 SE1/4 of Section 13, Township 17 North, Range 2 West, Seward Meridian Palmer Recording District, Third Judicial District, State of Alaska.

Excepting that portion conveyed to the City of Wasilla as Serial Number 2014-011425-0

Containing 8 Lots in 9.14 Acres.

Case No:	
File/P.D.	2025-1/46
Qtd.	
Scale:	1"=40'
Drawn By:	th
Checked:	TA
Date:	6/16/25
SHEET:	1 of 1

The Boutet Co.
1070 Chuck Street #211
Wasilla, Alaska, 99654
PHONE (907) 357-6113 FAX (907) 357-6759


4D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 18, 2025

PRELIMINARY PLAT: SHALOM ACRES

LEGAL DESCRIPTION: SEC 27, T18N, R01W, SEWARD MERIDIAN AK

PETITIONERS: JEFFREY KEWIN

SURVEYOR/ENGINEER: LAVENDER SURVEY & MAPPING / PIONEER ENGINEERING

ACRES: 4.0 ± PARCELS: 2

REVIEWED BY: MATTHEW GODDARD CASE #: 2025-095

REQUEST: The request is to create 2 lots from Tract B, Antoni Estates Add 1, Plat #2017-54, to be known as **SHALOM ACRES,** containing 4.0 acres +/-. The property is located west of E. Schrock Road, north of N. Lucille Street, and directly east of N. Dartmoore Street (Tax ID #7646000T00B); within the NW ¼ Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6.

EXHIBITS:

SUPPORTING DOCUMETATION:

Vicinity Map and Aerial Photos	**PAGES** – 1-4
Topographic Map and As-Built	**PAGE** – 5
Geotechnical Report	**PAGES** – 6-9
August 21, 2025, Staff Report Packet	**PAGES** – 10-65
August 21, 2025, Platting Board Action Letter	**PAGES** – 66
Section Line Easement Determination	**PAGES** – 67-76

DISCUSSION: Shalom Acres was originally heard during the August 21, 2025 Platting Board meeting. The original design included a variance request for legal and physical access. The proposed variance was denied and the case was continued so a new design could be submitted. An updated agenda has since been submitted. The proposed subdivision is creating two lots from Tract B, Antoni Estates Addition 1. Access for both lots is from N. Dartmoor Street with proposed Lot 1 being a flag lot.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Both proposed lots would have legal and physical access to a Borough standard road.

Soils Report: A geotechnical report was submitted (**Exhibit Pages 6-9**), pursuant to MSB 43.20.281(A). William Klebesadel, Registered Professional Engineer, notes that a soils investigation was performed in coordination with the owners and Lavender Surveying. Two new test holes were dug on May 13, 2025. For

both test holes, well-graded sand (SW) was encountered throughout each test hole. Groundwater was noted at 8.75 feet in test hole #1 and 9' in test hole #2.
"based on the available soils and water table information, topography, MSB Title 43 Code definitions, and my observations at the site, each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA."
An as-built and topographic mapping were submitted and can be found at **Exhibit Page 5**.

Section Line Easement Determination (SLE): A section line easement determination was submitted and is at E**xhibit Pages 67-76**.

Comments: (**Exhibit Pages 57-64**) As this is a continuation from the August 21, 2025, meeting, all comments received are found in the August 21st staff report packet.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #9 Tanaina; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Emergency Services, Community Development, or Assessments; or MEA.

CONCLUSION: The preliminary plat of Shalom Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary 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 will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

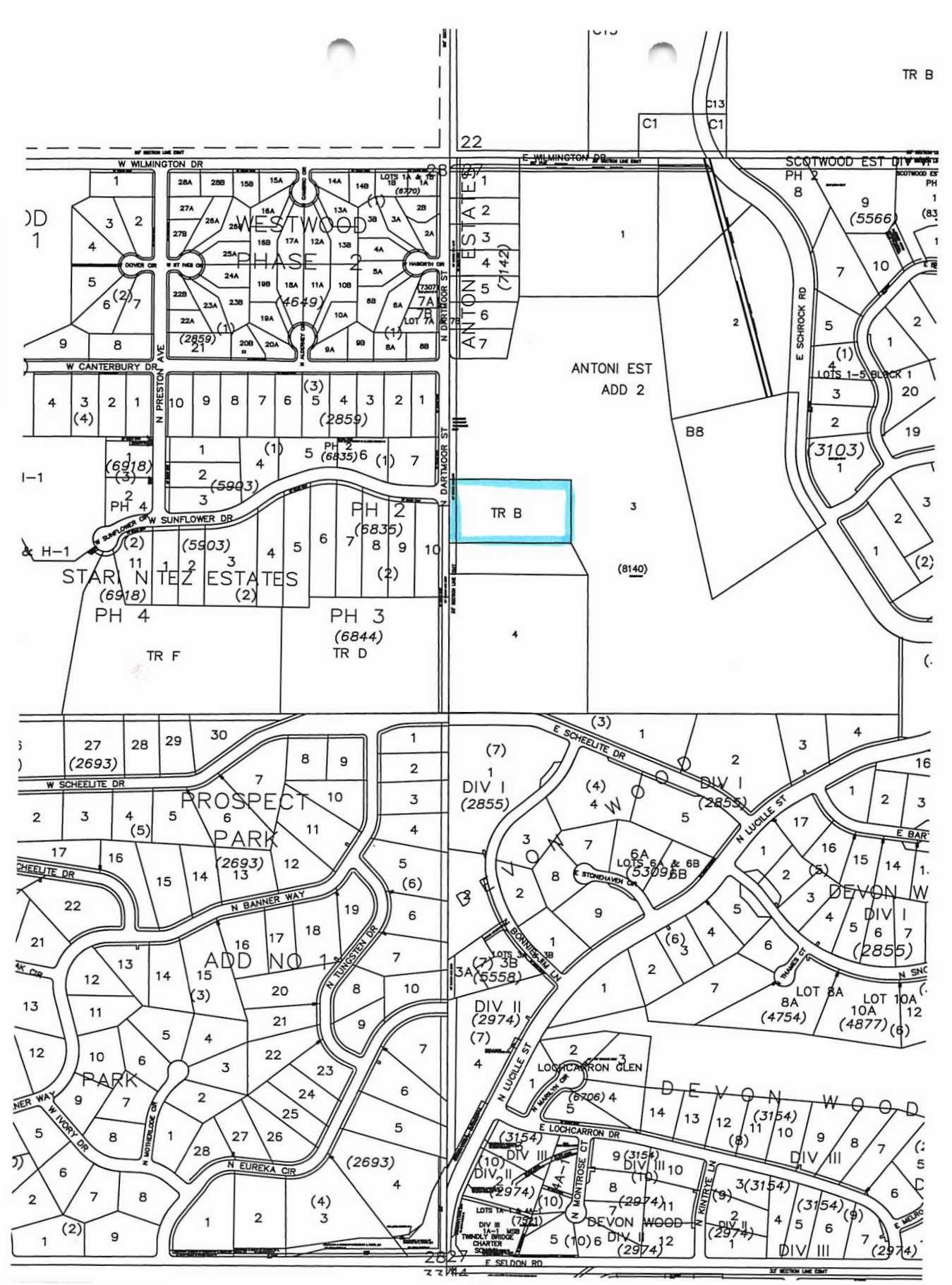
FINDINGS OF FACT

1. The plat of Shalom Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A variance request from legal and physical access was denied by the Platting Board during the August 21, 2025, Platting Board Meeting.
3. Shalom Acres was continued during the August 21, 2025, Platting Board Meeting.
4. A revised design was submitted providing legal and physical access to both proposed lots.
5. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
6. The 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; USACE; Community Council #9 Tanaina; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Emergency Services, Community Development, or Assessments; or MEA.
8. There were no objections from any federal or state agencies, or utilities.
9. There were no objections from any federal or state agencies, Borough departments, or utilities.
10. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

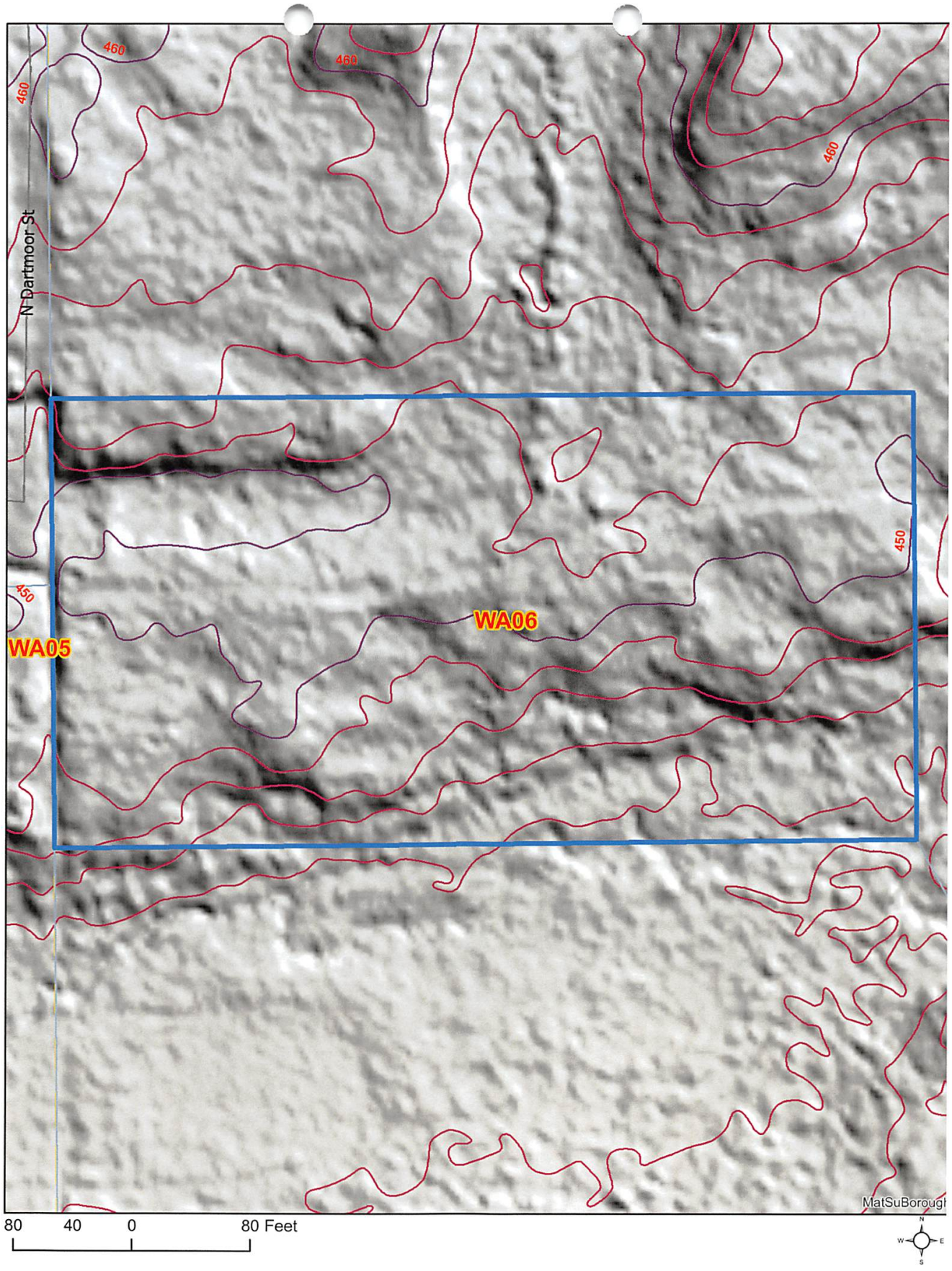
Suggested motion: I move to approve the preliminary plat of Shalom Acres, Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations

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



SHALOM ACRES 2025-095
EXHIBIT PAGE 1 of 76


N Parmoor St
WA05
WA06
MatSuBorough
80
40
0
80 Feet
N
W
E
S


460
460
460
460
N Dartmoor St
450
450
WA05
WA06
MatSuBorough
80
40
0
80 Feet
N
W
E
S



SHALOM ACRES 2025-095
EXHIBIT PAGE 4 of 76

LOT 3

30' DRIVEWAY EASEMENT PER SERIAL NO. 2022-018777-0

(N 89°54'15" E 580.80')

N 89°18'06" E 580.68'

279.34'

301.34' 15' NATURAL GAS EASEMENT PER SERIAL NO. 2023-016035-0

N. DARTMOOR ST
50' RIGHT-OF-WAY

GRAVEL DRIVEWAY

ASPHALT DRIVEWAY

21.0'±

121.1'±

N 89°21'22" E 40.00'

121.1'±

150.0'±

75.8'±

39.2'±

142.5'±

2-STORY FRAME HOUSE

DECK

1-STORY FRAME HOUSE

DECK

PLANTER

20.2' SHED

100' WELL RADIUS

100' WELL RADIUS

LEAN-TO

20.1' SHED

72.9'±

18.1'±

8' x 8' SHED

LOT 2
1.61 ACRES

LOT 1
2.38 ACRES

PLAYHOUSE

185.3'±

106.9'±

N 00°38'38" W 299.58'
(N 0°05'45" W 300.00')

33' SECTION LINE EASEMENT

N 00°38'38" W 199.57'

N 00°40'00" W 258.82'

157.0'±

171.2'±

N 00°41'16" W 300.05'
(N 0°05'45" W 300.00')

LOT 3

LOT 10
BLOCK 2
STARI NITEZ ESTATES
PHASE 2
(PLAT 2008-87)

33' SECTION LINE EASEMENT

N 89°20'55" E 261.44'

N 89°20'55" E 580.91'
(N 89°54'15" E 580.80')

LOT 4
ANTONI ESTATES
ADDITION 2
PLAT 2021-74

RECEIVED
AUG 28 2025
PLATTING

NOTES
1. DIMENSIONS ARE MEASURED.
2. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.
3. ALL VISIBLE ABOVE GROUND FEATURES OF THE EXISTING SEPTIC SYSTEM WERE LOCATED AT THE TIME OF SURVEY AND SHOWN HERE ON.
4. TOPOGRAPHY IS A COMBINATION OF MSB 2019 LIDAR AND DRONE PHOTOGRAMETRY ACQUIRED AUGUST 14, 2024.

LEGEND
- FOUND REBAR
- SEPTIC RISER
- WELL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- COMMUNICATIONS PEDESTAL
- CONCRETE
- PAVERS
- CULVERT
- RETAINING WALL
- 450 5' MAJOR CONTOUR
- 451 1' MINOR CONTOUR

LAVENDER SURVEY & MAPPING
720 N. YETI STREET, PALMER, AK 99645
DAYNA@LAVENDERSURVEY.COM (907)301-5177

60' 30' 0
NORTH
SCALE: 1" = 30'

STATE OF ALASKA
49 TH
Dayna M. Rumfelt
No. LS 13322
REGISTERED PROFESSIONAL LAND SURVEYOR

ASBUILT – NO CORNERS SET THIS DATE

I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF

TRACT B, ANTONI ESTATES ADDITION NO. 1, PLAT No. 2017-54, PALMER RECORDING DISTRICT, ALASKA,

AND THAT THE IMPROVEMENTS AS DEPICTED HEREON EXIST AS SHOWN IN RELATION TO THE PROPERTY LINES. EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON RECORDED PLAT No. 2017-54 ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED.

DATE: 8/28/2025	FB: 2024-4 & 5
GRID: WA06	DRAWN: DJ/SPK
ORIGINAL SIZE: 18x24	SCALE: 1" = 30' FILE: 24-242AB



Pioneer Engineering LLC
Professional, Reliable, Local

RECEIVED
JUN 25 2025
PLATTING

June 25, 2025

RE: Usable Area Report
Antoni Estates Addition 1, Tract B
101 & 105 W Sunflower Drive

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

Dear Mr. Wagner,

Description: Working on behalf of the owners and in coordination with Lavender Surveying, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide the 3.77 acre parent parcel into 2 lots.

Test Holes:
Two new test holes were dug on 5-13-25. For both test holes, well-graded sand (SW) was encountered throughout each test hole. No percolation tests were warranted. A copy of the soil logs are attached. Groundwater was noted at 8.75 feet in test hole #1 and at 9' in test hole #2.

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

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

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

Sincerely,



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

SOIL LOG

Job Number: **2024-SW-211**

Project Location: **Antoni Estates Addition #1 Tract B**
105 W Sunflower Drive

Logged By: **Jac Dietze** Date: **5-13-25**

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	**Well-graded sand (SW)**
2	
3	
4	
5	
6	
7	
8	
9	**Groundwater @ 8.75'**
10	**Well-graded sand (SW)**
11	
12	**Bottom of test hole**
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:
See test hole map

COMMENTS:
Soils can support a conventional onsite wastewater system.

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

Pioneer Engineering LLC

SOIL LOG

Job Number: **2024-SW-211**

Project Location: **Antoni Estates Addition #1 Tract B**
101 W Sunflower Drive

Logged By: **Jac Dietze** Date: **5-13-25**

TEST HOLE NO. 2

Depth (feet)	Description
0	
1	**Well-graded sand (SW)**
2	
3	
4	
5	
6	
7	
8	
9	
10	**Groundwater @ 9'**
11	**Well-graded sand (SW)**
12	**Bottom of test hole**
13	
14	
15	
16	
17	
18	
19	
20	
21	



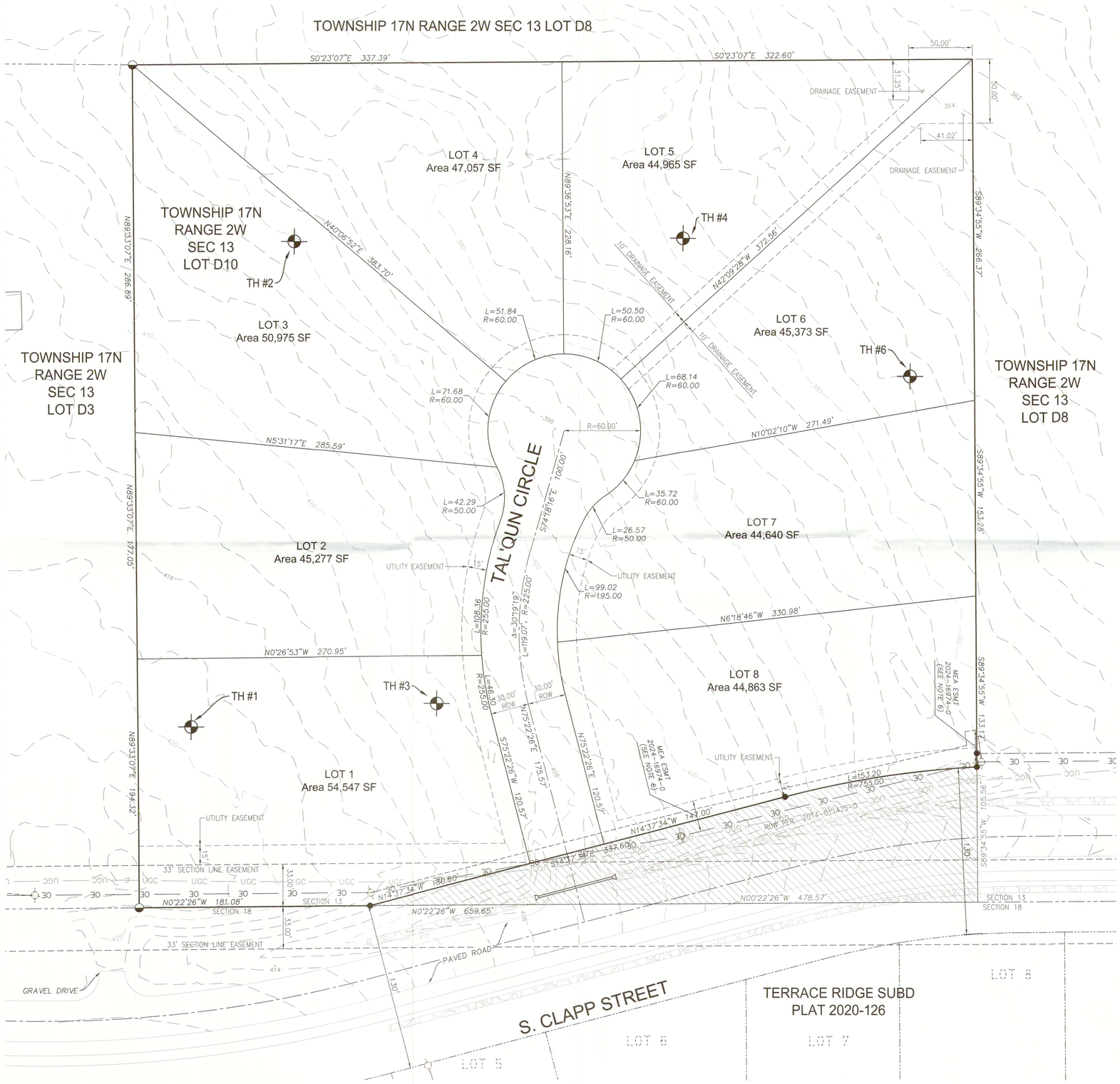
TEST HOLE LOCATION:
See test hole map

COMMENTS:
Soils can support a conventional onsite wastewater system.

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

Pioneer Engineering LLC

NORTH
SCALE: 1" = 50'
LOT 1
2.01 ACRES
LOT 2
2.02 ACRES
TEST HOLE #1
5-13-25
TEST HOLE #2
5-13-25
TEST HOLE #1
7-31-17
TEST HOLE #2
12-21-22
N 00°41'16" W 300.05'
S 89°18'05" W 580.65'
N 89°41'17" E 580.91'
S 00°38'48" E 304.07'
LAVENDER
SURVEY & MAPPING
ASBUILT - NO CORNERS SET THIS DATE
I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF
TRACT B, ANTONI ESTATES ADDITION NO. 1, PLAT No. 2017-54, PALMER RECORDING DISTRICT, ALASKA,
AND THAT THE IMPROVEMENTS AS DEPICTED HEREON EXIST AS SHOWN IN RELATION TO THE PROPERTY LINES AND THAT THERE ARE NO OTHER THAN THOSE SHOWN ON RECORDED PLAT No. 2017-54 ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED.
DATE: 12/3/2024
FB: 2024-
CRD: X
DRAWN: DJ/DPK
ORIGINAL SIZE: 18x24
SCALE: 1" = '
FILE: 24-AB
STATE OF ALASKA
49TH
Daryn M. Powell
No. LS 13332
REGISTERED PROFESSIONAL LAND SURVEYOR



PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

_____, 20___

_____

PLANNING AND LAND USE DIRECTOR

ATTEST:

_____

PLATTING CLERK

FLOOD HAZARD INFORMATION

FEMA FIRM Panel #8070
Matanuska-Susitna Borough, Alaska
No Flood Hazard Exists per FEMA FIRM
No Base Flood Elevation has been established

GENERAL NOTES:

1. THE PROPERTY IS SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT PER TEMPORARY CONSTRUCTION EASEMENT RECORDED ON 6/23/2014 AS SERIAL NUMBER 2014-011428-0.
2. DIRECT LOT ACCESS ONTO S. CLAPP STREET SHALL BE PROHIBITED.
3. 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.
4. DISTANCES SHOWN ARE IN FEET. DISTANCES SHOWN TO THE FOOT ARE TO THAT FOOT (I.E. 30'=30.00').
5. 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.
6. THE PROPERTY IS SUBJECT TO MEA ESMT.S/N 2024-16974-0. THAT EASEMENT IS PLOTTED AS SHOWN ON THE DRAWING REFERENCED IN THE DOCUMENT (PAGE 2). HOWEVER, THE WRITTEN LEGAL DESCRIPTION DOES NOT MATCH THE LOCATION OF THE EASEMENT AS GRAPHICALLY DEPICTED IN THE RECORDED DOCUMENT.

CERTIFICATE OF OWNERSHIP

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

_____
KNIK TRIBE

_____
DATE

LEGEND

- TH #6 — TESTHOLE
- 416 — CONTOUR (2' INTERVAL)
- ALUMINUM CAP MONUMENT
- 5/8" REBAR
- ROCK LINED DITCH
- CULVERT
- UGC — UNDERGROUND COMMUNICATIONS LINE PER LOCATES
- OE — OVERHEAD UTILITY LINE
- UTILITY POLE
- ANCHOR

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.

_____, 20___

TAX COLLECTION OFFICIAL (BOROUGH)

SURVEYORS CERTIFICATE

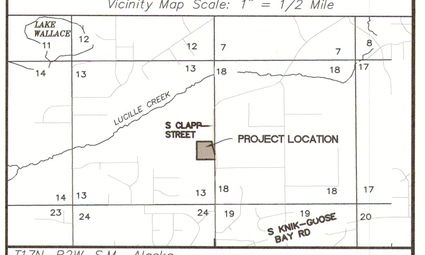
I, ANTHONY HOFFMAN, LS-9020, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF ALASKA
49TH
Anthony Hoffman
LS-9020
Registered Professional Land Surveyor
6/16/21025

Agenda Copy

RECEIVED
JUN 2 0 2025
PLATTING

Vicinity Map Scale: 1" = 1/2 Mile



T17N, R2W, S.M., Alaska

Preliminary Plat of:

Dena'ina Subdivision

Lots 1-8

A Subdivision of the S1/2 NE1/4 NE1/4 SE1/4 and the N1/2 SE1/4 NE1/4 SE1/4 of Section 13, Township 17 North, Range 2 West, Seward Meridian Palmer Recording District, Third Judicial District, State of Alaska.
Excepting that portion conveyed to the City of Wasilla as Serial Number 2014-011425-0
Containing 8 Lots in 9.14 Acres.

Case No:	
FB/PG:	2025-1/46
Grid:	
Scale:	1"=40'
Drawn By:	th
Checked:	TA
Date:	6/16/25
SHEET:	1 of 1

The Boutet Co.
1075 Check Street #211
Wasilla, Alaska, 99654
PHONE (907) 357-6770 FAX (907) 357-6750

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 21, 2025

PRELIMINARY PLAT:	SHALOM ACRES
LEGAL DESCRIPTION:	SEC 27, T18N, R01W, SEWARD MERIDIAN AK
PETITIONERS:	JEFFREY KEWIN
SURVEYOR/ENGINEER:	LAVENDER SURVEY & MAPPING / PIONEER ENGINEERING
ACRES: 4.0 ±	PARCELS: 2
REVIEWED BY:	MATTHEW GODDARD CASE #: 2025-095

REQUEST: The request is to create 2 lots from Tract B, Antoni Estates Add 1, Plat #2017-54, to be known as **SHALOM ACRES,** containing 4.0 acres +/-. The petitioner is requesting a variance from legal and physical access. The property is located west of E. Schrock Road, north of N. Lucille Street, and directly east of N. Dartmoore Street (Tax ID #7646000T00B); within the NW ¼ Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6.

EXHIBITS:

SUPPORTING DOCUMETATION:	
Vicinity Map and Aerial Photos	**PAGES** – 1-5
Topographic Map and As-Built	**PAGE** – 6
Geotechnical Report	**PAGES** – 7-10
Variance Application	**PAGES** – 11-15
Driveway Easement Documentation	**PAGES** – 16-29
Section Line Easement Determination	**PAGES** – 30-39
AGENCY COMMENTS	
MSB Department of Public Works Pre-Design and Engineering Division	**PAGE** – 40
MSB Planning Department	**PAGE** – 41
MSB Development Services	**PAGE** – 42
Utilities	**PAGES** – 43-47

DISCUSSION: The proposed subdivision is creating two lots from Tract B, Antoni Estates Addition 1. The petitioner is requesting a variance to MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. The request is due to Propose Lot 1 not having the required legal and physical access to a Borough standard street. If the variance were approved, proposed Lot 1 would take access through a private driveway easement located on Lot 3, Antoni Estates Addition 2, accessing N. Dartmoor Street. Platting staff notes that the variance will need to apply to MSB 43.20.100 Access Required and 43.20.320 Frontage as this design will not meet these sections of Title 43.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements are currently met for proposed Lot 2. The petitioner has requested a variance to Legal and physical access for proposed Lot 1.

Soils Report: A geotechnical report was submitted (**Exhibit Pages 7-10**), pursuant to MSB 43.20.281(A). William Klebesadel, Registered Professional Engineer, notes that a soils investigation was performed in coordination with the owners and Lavender Surveying. Two new test holes were dug on May 13, 2025. For both test holes, well-graded sand (SW) was encountered throughout each test hole. Groundwater was noted at 8.75 feet in test hole #1 and 9' in test hole #2.
"based on the available soils and water table information, topography, MSB Title 43 Code definitions, and my observations at the site, each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA."
An as-built and topographic mapping were submitted and can be found at **Exhibit Page 6**.

Variance Application: The petitioner has submitted a variance application pursuant to MSB 43.15.075 with supporting criteria A-C answered (**Exhibit pages 11-15**) The request is from MSB 43.20.120 Physical Access and MSB 43.20.140 Legal Access for proposed Lot 1. If approved, Proposed Lot 1 will also need a Variance from MSB 43.20.100 Access Required and MSB 43.20.320 Frontage.
Variance Request Description:
We request a variance from MSB 43.20.120 - Legal Access Requirements, which generally require a minimum 60' wide legal access by public right-of-way (or 45' for a single pole portion). The proposed access to the subdivision is via a recorded 30-foot driveway easement. A driveway permit has been issued and approved for this access point.

A. The granting of the variance shall not be detrimental to the public health, safety, or welfare, or injurious to adjacent property.

Granting this variance will not be detrimental to public health, safety, or welfare. The 30' wide driveway easement has been legally recorded and is supported by an approved driveway permit. The access route is sufficient for utility service, emergency response, and general use by future residents. No adverse impact to adjacent properties or public infrastructure is anticipated.

B. The variance request is based upon conditions of the property that are atypical to other properties.

The subject parcel is uniquely constrained due to surrounding development and existing easements. Unlike many undeveloped or more flexibly configured lots, this tract cannot be expanded to meet the standard 45' flagpole access width. The property's configuration and surrounding improvements create a condition that is not typical of similar parcels in the borough.

C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property; and

Strict enforcement of the 45' legal access requirement would impose an undue hardship on the owner. Specifically, expansion of the access is not feasible because the owners of Lot 3-whose property lies adjacent to the access corridor-are unwilling to sell or convey the area needed to widen the access to the standard flagpole width. As a result, the only viable access remains the existing 30' easement, which is already legally established and permitted. Denial of the variance would prevent reasonable use and subdivision of the property without providing a corresponding public benefit.

D. Physical Access Conditions
The existing driveway access provides practical and economical access to the property. It is already in use, permitted, and functional for residential development and emergency vehicle use. Strict application of MSB 43.20.140 would require construction of a road that is not feasible within the constraints of the 30' recorded easement, nor is it necessary to ensure safe and reasonable access to the site. Granting this variance would allow the project to proceed without unnecessary disturbance or cost, while maintaining access that meets the intent of the code.

A letter explaining the reasons for the variance request was submitted by the petitioner as a part of the variance application, this letter is at **Exhibit Pages 14-15.**

A copy of the recorded private driveway easement was submitted and is at **Exhibit Pages 16-29.**

Section Line Easement Determination (SLE): A section line easement determination was submitted and is at **Exhibit Pages 30-39.**

Comments:

Department of Public Works Pre-Design and Engineering Division (**Exhibit Page 40**) objects to the variance to legal and physical access. The private driveway easement could be revoked, leaving proposed lot 1 landlocked. Since the parent parcel has legal and physical access, there are options to subdivide it in a way that provides legal and physical access to each of the lots, which may require road construction. This is not an atypical situation for subdividing in the MSB. With a flagpole design for Lot 1, it would not be necessary to construct a physical driveway in the flagpole.

Planning Department (**Exhibit Page 41**) staff strongly objects to the request for a variance to MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. The petitioner's variance fails to meet the requirements of MSB 43.15.075 in all three instances:
(1). *The granting of the variance shall not be detrimental to the public health, safety, or welfare, or injurious to adjacent property.* The granting of this variance request will result in a property that is land locked which would be injurious to adjacent property. A private driveway easement fails to meet the requirements of MSB 43.20.100 Access required as it would create a lot that has no legal physical access as defined by code. It also fails to meet the requirements of MSB 43.20.120 Legal Access as there is no right-of-way connecting the proposed lot to an unrestricted, public right-of-way. The private driveway easement cannot be considered "unrestricted." This also fails to meet the requirements of MSB 43.20.140 Physical Access as the private driveway easement does not conform to the requirements of the Subdivision Construction Manual and is not located within a dedicated or legal right-of-way. Lastly this request also fails to meet the requirements of MSB 43.20.320 Frontage as the proposed lot has no frontage.

(2) *The Variance request is based upon conditions of the property that are atypical to other properties.* There is nothing atypical about this property. It is a typical 4 acre parcel that has the same restrictions as most properties within the Matanuska-Susitna Borough. This lot could easily be subdivided in a manner that meets all aspects of the MSB Title 43 Subdivisions by constructing the road and providing a flag lot to the southern portion of the lot. Poor planning by the petitioner's should not be used as an excuse to provide a variance from code that the rest of the borough's citizenry must follow.
(3) *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.* There is nothing preventing the petitioner from constructing the road to provide for access for a flag portion on the southern boundary of the parent parcel. The loss of economic benefit has been uniformly rejected as a basis for a variance.

Development Services (**Exhibit Page 42**) has no specific comments.

Utilities: (**Exhibit Pages 43-47**) ENSTAR has no comments or recommendations. GCI has no comments or objections to the plat. MTA requests a 15' utility easement be granted to serve/access Lot 1. MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #9 Tanaina; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Emergency Services, Community Development, or Assessments; or MEA.

CONCLUSION: A variance was submitted pursuant to MSB 43.15.075. If the variance is approved the preliminary plat of Shalom Acres will be consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, or utilities. There were objections received from MSB Department of Public Works, Pre-Design and Engineering Division and MSB Planning Department. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lot 2, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for proposed Lot 2 exists, pursuant to MSB 43.20.320 Frontage. A variance from Frontage, Legal Access and Physical access was requested for proposed Lot 1. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

FINDINGS OF FACT FOR APPROVAL OF THE VARIANCE:

1. The petitioner submitted a variance application pursuant to MSB 43.15.075 with supporting criteria A-C answered (**Exhibit Pages**).

We request a variance from MSB 43.20.120 - Legal Access Requirements, which generally require a minimum 60' wide legal access by public right-of-way (or 45' for a single pole portion). The proposed access to the subdivision is via a recorded 30-foot driveway easement. A driveway permit has been issued and approved for this access point.

A. The granting of the variance shall not be detrimental to the public health, safety, or welfare, or injurious to adjacent property.

Granting this variance will not be detrimental to public health, safety, or welfare. The 30' wide driveway easement has been legally recorded and is supported by an approved driveway permit. The access route is

sufficient for utility service, emergency response, and general use by future residents. No adverse impact to adjacent properties or public infrastructure is anticipated.

B. The variance request is based upon conditions of the property that are atypical to other properties.

The subject parcel is uniquely constrained due to surrounding development and existing easements. Unlike many undeveloped or more flexibly configured lots, this tract cannot be expanded to meet the standard 45' flagpole access width. The property's configuration and surrounding improvements create a condition that is not typical of similar parcels in the borough.

C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property; and

Strict enforcement of the 45' legal access requirement would impose an undue hardship on the owner. Specifically, expansion of the access is not feasible because the owners of Lot 3-whose property lies adjacent to the access corridor-are unwilling to sell or convey the area needed to widen the access to the standard flagpole width. As a result, the only viable access remains the existing 30' easement, which is already legally established and permitted. Denial of the variance would prevent reasonable use and subdivision of the property without providing a corresponding public benefit.

D. Physical Access Conditions

The existing driveway access provides practical and economical access to the property. It is already in use, permitted, and functional for residential development and emergency vehicle use. Strict application of MSB 43.20.140 would require construction of a road that is not feasible within the constraints of the 30' recorded easement, nor is it necessary to ensure safe and reasonable access to the site. Granting this variance would allow the project to proceed without unnecessary disturbance or cost, while maintaining access that meets the intent of the code.

2. The plat of Shalom Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
3. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
4. Proposed Lot 2 has the required frontage pursuant to MSB 43.20.320.
5. Proposed Lot 2 has Legal and Physical access pursuant to MSB 43.20.100, 43.20.120, & 43.20.140.
6. A variance from Legal and Physical Access was requested for proposed Lot 1.
7. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #9 Tanaina; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Emergency Services, Community Development, or Assessments; or MEA.
8. There were no objections from any federal or state agencies, or utilities.
9. There were two objections received from Borough departments.
10. At the time the staff report was written there were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL OF THE VARIANCE:

Suggested motion: I move to approve the variance being requested as a part of Shalom Acres, Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations

FINDINGS OF FACT FOR DENIAL OF THE VARIANCE:

1. The petitioner submitted a variance application pursuant to MSB 43.15.075 with supporting criteria A-C answered **(Exhibit Pages).**

We request a variance from MSB 43.20.120 - Legal Access Requirements, which generally require a minimum 60' wide legal access by public right-of-way (or 45' for a single pole portion). The proposed access to the subdivision is via a recorded 30-foot driveway easement. A driveway permit has been issued and approved for this access point.

E. The granting of the variance shall not be detrimental to the public health, safety, or welfare, or injurious to adjacent property.

Granting this variance will not be detrimental to public health, safety, or welfare. The 30' wide driveway easement has been legally recorded and is supported by an approved driveway permit. The access route is sufficient for utility service, emergency response, and general use by future residents. No adverse impact to adjacent properties or public infrastructure is anticipated.

F. The variance request is based upon conditions of the property that are atypical to other properties.

The subject parcel is uniquely constrained due to surrounding development and existing easements. Unlike many undeveloped or more flexibly configured lots, this tract cannot be expanded to meet the standard 45' flagpole access width. The property's configuration and surrounding improvements create a condition that is not typical of similar parcels in the borough.

G. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property; and

Strict enforcement of the 45' legal access requirement would impose an undue hardship on the owner. Specifically, expansion of the access is not feasible because the owners of Lot 3-whose property lies adjacent to the access corridor-are unwilling to sell or convey the area needed to widen the access to the standard flagpole width. As a result, the only viable access remains the existing 30' easement, which is already legally established and permitted. Denial of the variance would prevent reasonable use and subdivision of the property without providing a corresponding public benefit.

H. Physical Access Conditions

The existing driveway access provides practical and economical access to the property. It is already in use, permitted, and functional for residential development and emergency vehicle use. Strict application of MSB 43.20.140 would require construction of a road that is not feasible within the constraints of the 30' recorded easement, nor is it necessary to ensure safe and reasonable access to the site. Granting this variance would allow the project to proceed without unnecessary disturbance or cost, while maintaining access that meets the intent of the code.

2. The plat of Shalom Acres is not consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
3. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
4. Proposed Lot 2 has the required frontage pursuant to MSB 43.20.320.
5. Proposed Lot 2 has Legal and Physical access pursuant to MSB 43.20.100, 43.20.120, & 43.20.140.
6. A variance from Legal and Physical Access was applied for and denied by the Platting Board for proposed Lot 1.
7. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #9 Tanaina; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Emergency Services, Community Development, or Assessments; or MEA.
8. There were no objections from any federal or state agencies, or utilities.

9. Objections to the variance were received from MSB DPW Pre-Design and Engineering Division and MSB Planning Department.
10. The private driveway easement does not meet the requirements of MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, MSB 43.20.140 Physical Access, and MSB 43.20.320 Frontage as it would create a lot that has no legal and physical access as defined by code.
11. The property is not atypical and could be subdivided in such a way that code requirements can be met.
12. At the time the staff report was written there were no objections from the public in response to the Notice of Public Hearing.

FINDINGS OF FACT FOR APPROVAL OF SHALOM ACRES WITH THE VARIANCE:

1. The plat of Shalom Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A variance from MSB 43.20.120 and MSB 43.20.140 was applied for and approved by the Platting Board to allow for Lot 1 to be created without the required Legal and Physical access to a Borough standard road.
3. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
4. Proposed Lot 2 has the required frontage pursuant to MSB 43.20.320.
5. Proposed Lot 2 has Legal and Physical access pursuant to MSB 43.20.100, 43.20.120, & 43.20.140.
6. A variance from Legal and Physical Access was applied for and approved by the Platting Board for proposed Lot 1.
7. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #9 Tanaina; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Emergency Services, Community Development, or Assessments; or MEA.
8. There were no objections from any federal or state agencies, or utilities.
9. Objections were received from MSB DPW Pre-Design and Engineering Division and MSB Planning Department for the Variance from Legal and Physical access requirements.
10. At the time the staff report was written there were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL OF SHALOM ACRES WITH THE VARIANCE:

Suggested motion: I move to approve the preliminary plat of Shalom Acres, Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Grant a 15' wide utility easement to Lot 1 sufficient to provide utility access.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit plat in full compliance with Title 43.

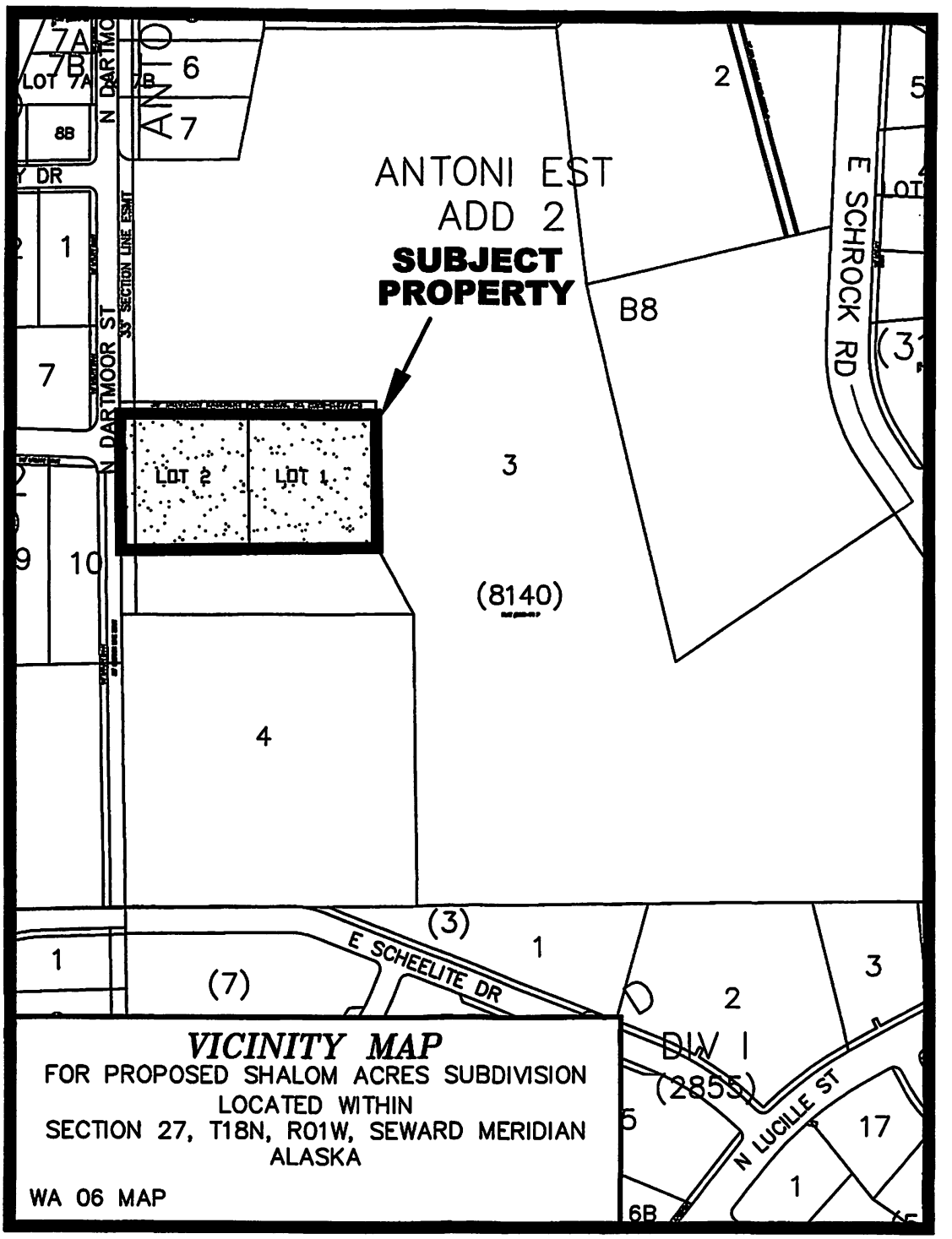
FINDINGS OF FACT FOR APPROVAL OF SHALOM ACRES WITHOUT THE VARIANCE TO LEGAL AND PHYSICAL ACCESS:

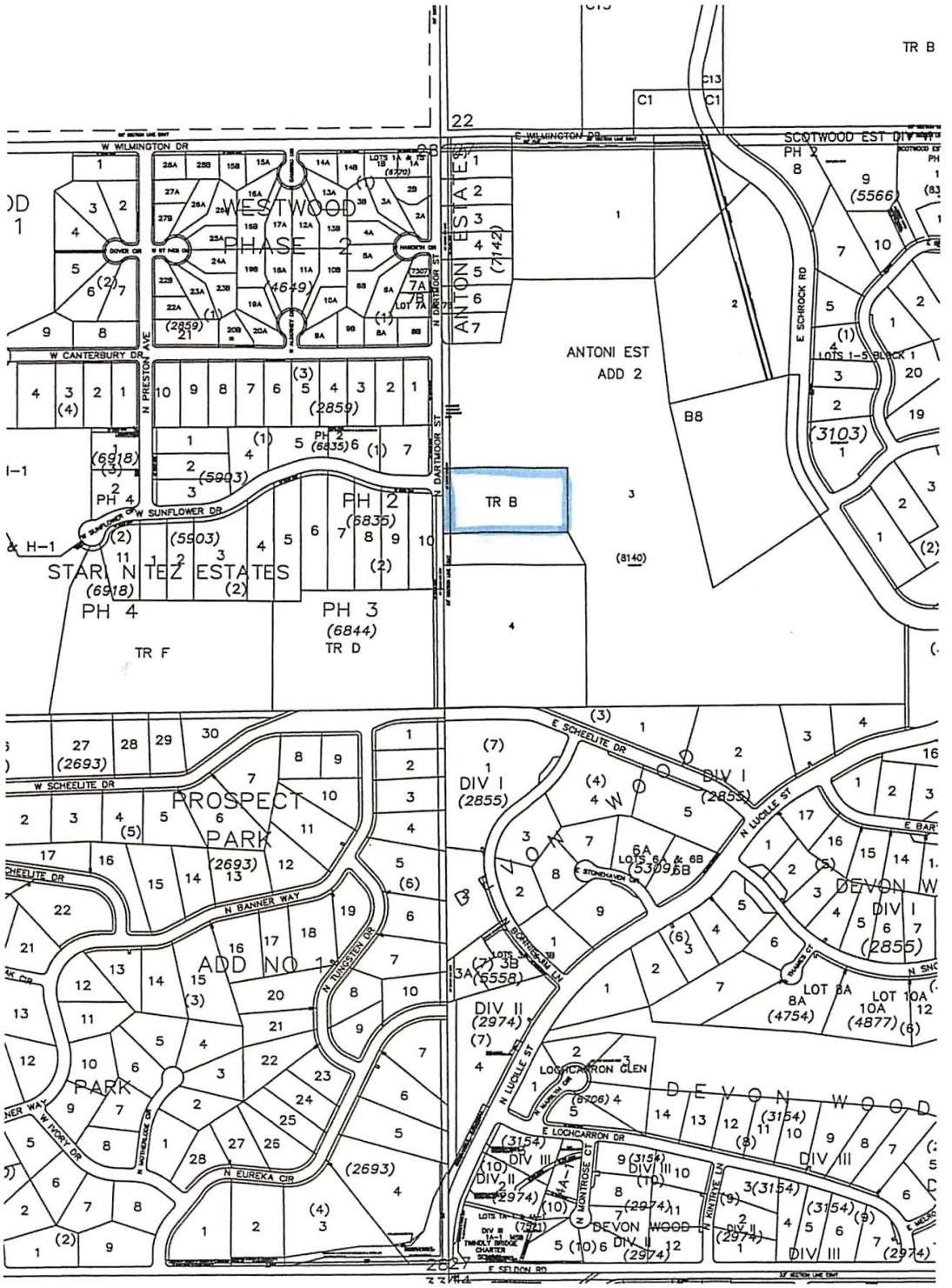
1. The plat of Shalom Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The variance request to Legal and Physical Access was denied by the Platting Board.
3. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
4. The lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #9 Tanaina; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Emergency Services, Community Development, or Assessments; or MEA.
6. There were no objections from any federal or state agencies, or utilities.
7. Objections to the variance were received from MSB DPW Pre-Design and Engineering Division and MSB Planning Department.
8. At the time the staff report was written there were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL OF SHALOM ACRES WITHOUT THE VARIANCE TO LEGAL AND PHYSICAL ACCESS:

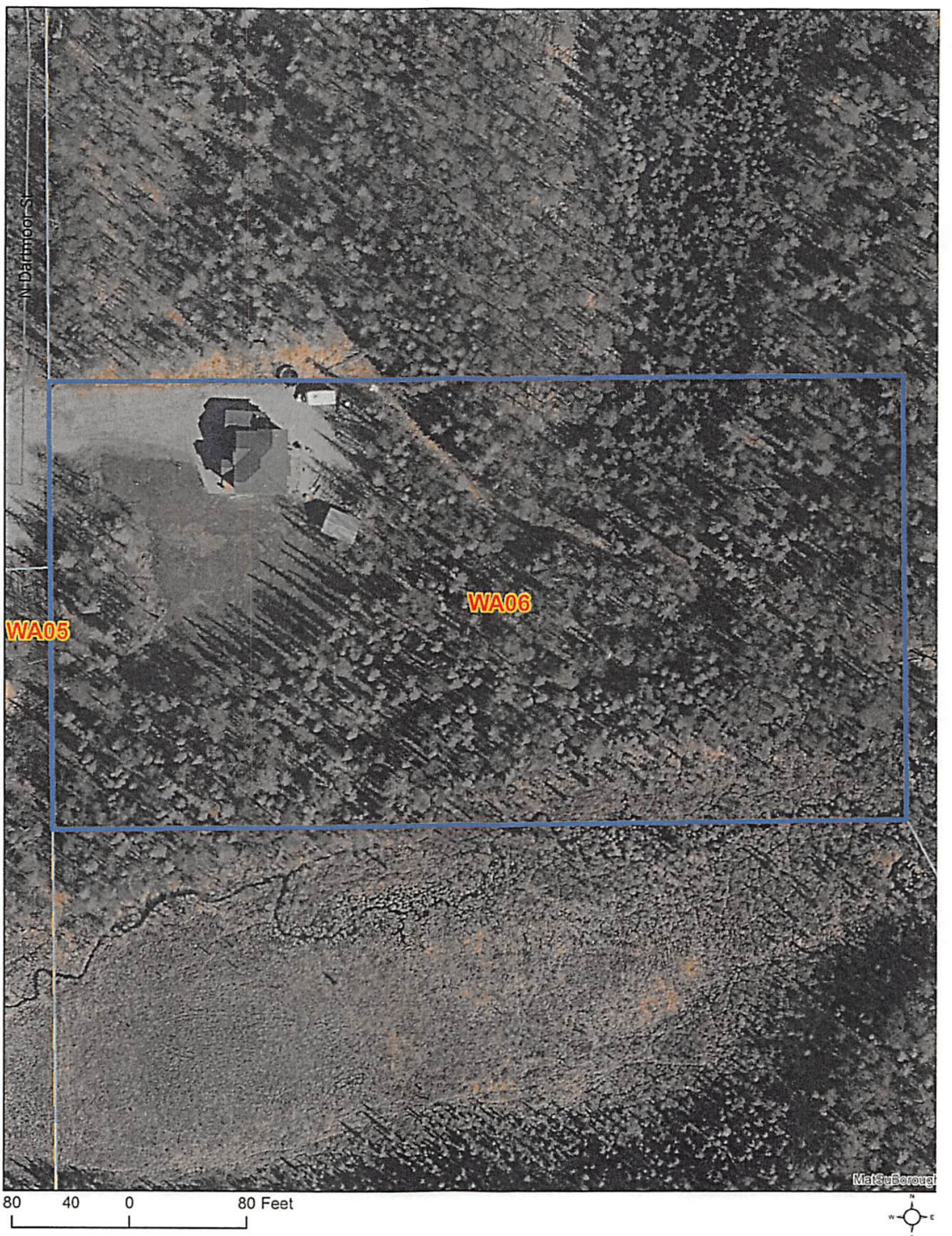
Suggested motion: I move to approve the preliminary plat of Shalom Acres, Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Redesign proposed lots to include a 40' flagpole portion for proposed Lot 1, running along the southern boundary of the parent parcel.
5. Construct N. Dartmoor Street to the southern property boundary. Dedicate and construct a temporary cul-de-sac at the southern boundary of the parent parcel. Construct that portion of N. Dartmoor Street lying between the newly created cul-de-sac and the currently certified portion of N. Dartmoor Street.
6. Construct the access road and cul-de-sac to a minimum pioneer standard according to the 2022 Subdivision Construction Manual (SCM):
   a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
   b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
   c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
   d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
   e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
   f) Obtain approval of street names from Platting Assistant.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit plat in full compliance with Title 43.

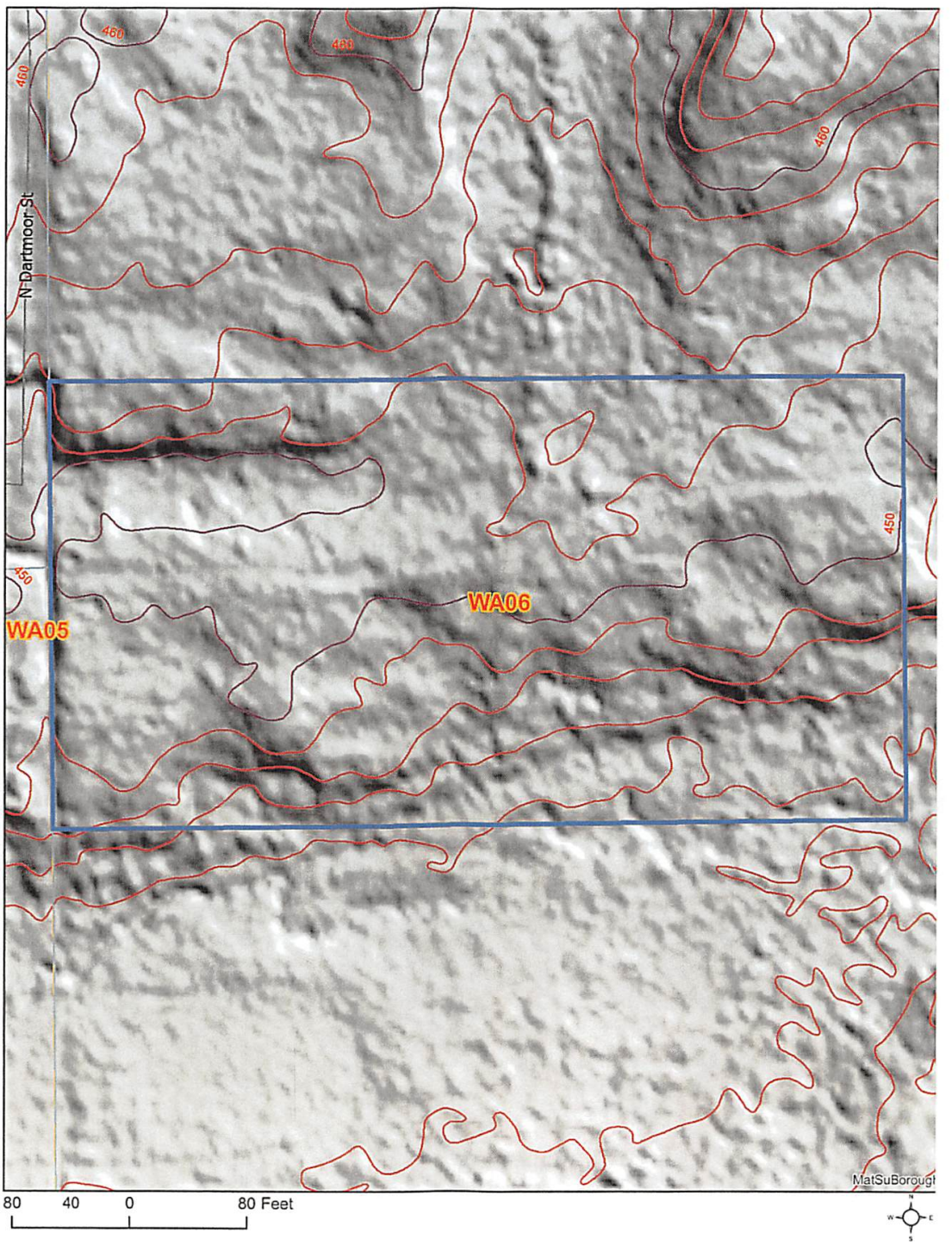

ANTONI EST
ADD 2
SUBJECT
PROPERTY
LOT 2
LOT 1
3
(8140)
4
B8
2
5
7A
7B
6
7
88
1
7
9
10
N DARTMOOR ST
33' SECTION LINE ESMT
E SCHROCK RD
(3)
1
(7)
E SCHEELITE DR
2
3
DIV I
(2855)
N LUCILLE ST
17
6B
VICINITY MAP
FOR PROPOSED SHALOM ACRES SUBDIVISION
LOCATED WITHIN
SECTION 27, T18N, R01W, SEWARD MERIDIAN
ALASKA
WA 06 MAP



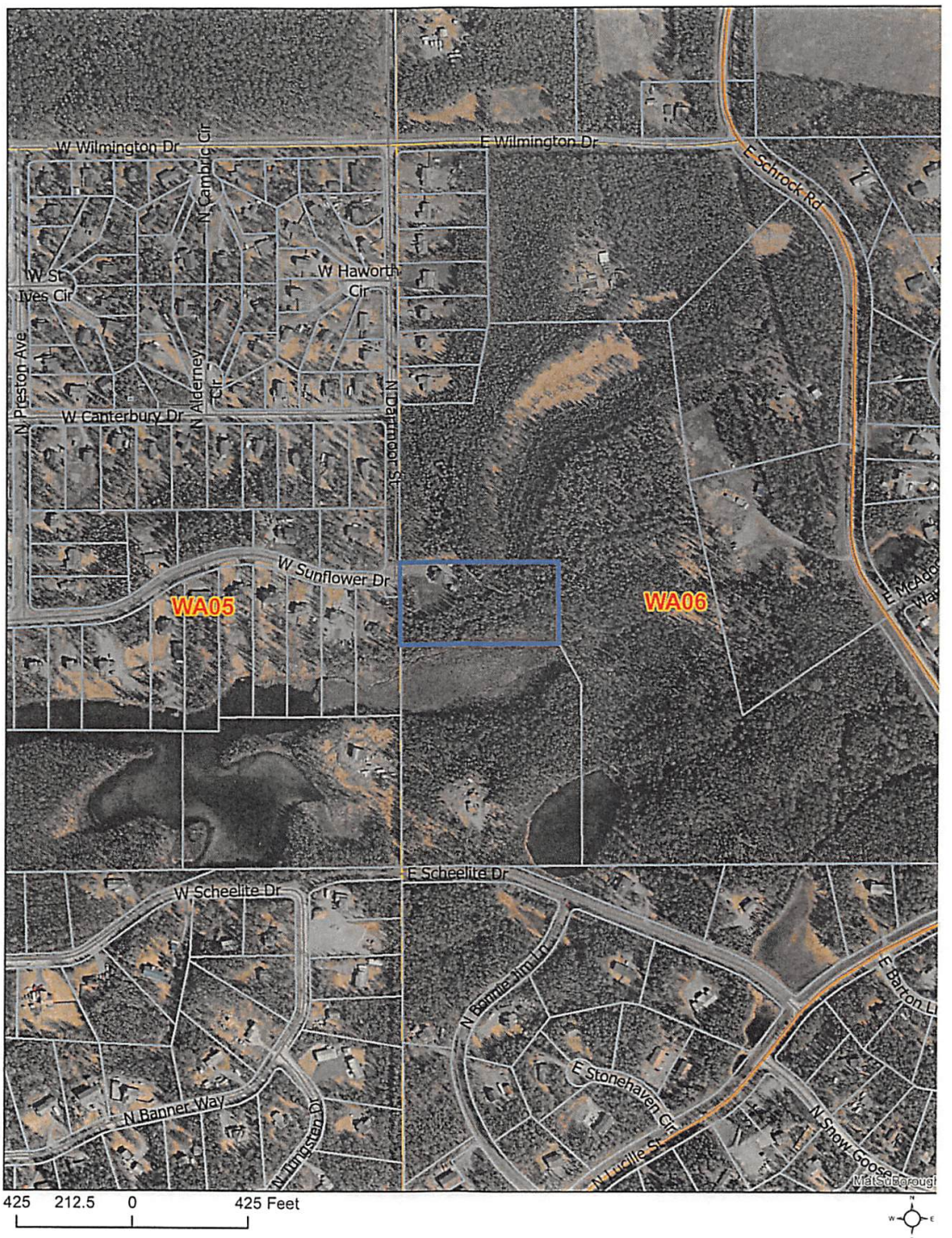
Shalom Acres 2025-095
Exhibit Page 2 of 47



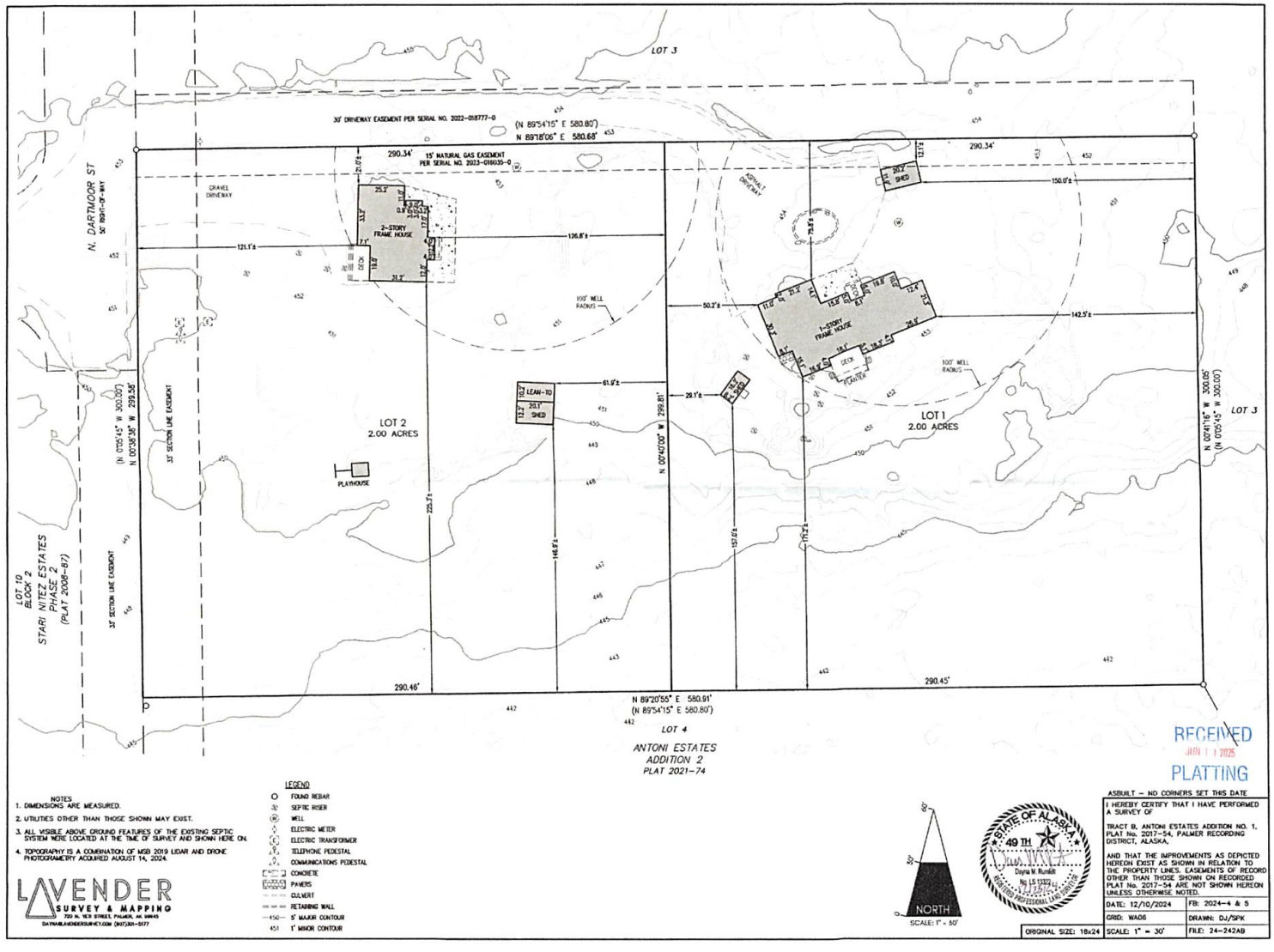
Shalom Acres 2025-095
Exhibit Page 3 of 47



Shalom Acres 2025-095
Exhibit Page 4 of 47



Shalom Acres 2025-095
Exhibit Page 5 of 47


LOT 3
30' DRIVEWAY EASEMENT PER SERIAL NO. 2022-018777-0
(N 89°54'15" E 580.80')
N 89°18'06" E 580.68'
290.34'
15' NATURAL GAS EASEMENT PER SERIAL NO. 2023-016035-0
N. DARTMOOR ST
50' RIGHT-OF-WAY
GRAVEL DRIVEWAY
2-STORY FRAME HOUSE
DECK
121.1'±
126.8'±
100' WELL RADIUS
ASPHALT DRIVEWAY
20.2' SHED
150.0'±
1-STORY FRAME HOUSE
50.2'±
142.5'±
LOT 2
2.00 ACRES
LOT 1
2.00 ACRES
LEAN-TO
20.1' SHED
61.8'±
29.1'±
PLAYHOUSE
33' SECTION LINE EASEMENT
(N 0°05'45" W 300.00')
N 00°08'38" W 299.58'
N 00°40'00" W 298.81'
N 00°41'16" W 300.05'
(N 0°05'45" W 300.00')
LOT 3
LOT 10
BLOCK 2
STARI NITEZ ESTATES
PHASE 2
(PLAT 2008-81)
225.3'±
168.8'±
153.0'±
175.2'±
290.46'
290.45'
N 89°20'55" E 580.91'
(N 89°54'15" E 580.80')
LOT 4
ANTONI ESTATES
ADDITION 2
PLAT 2021-74
RECEIVED
JUN 11 2025
PLATTING
NOTES
1. DIMENSIONS ARE MEASURED.
2. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.
3. ALL VISIBLE ABOVE GROUND FEATURES OF THE EXISTING SEPTIC SYSTEM WERE LOCATED AT THE TIME OF SURVEY AND SHOWN HERE ON.
4. TOPOGRAPHY IS A COMBINATION OF MSB 2019 LIDAR AND DRONE PHOTOGRAMETRY ACQUIRED AUGUST 14, 2024.
LAVENDER
SURVEY & MAPPING
LEGEND
FOUND REBAR
SEPTIC RISER
WELL
ELECTRIC METER
ELECTRIC TRANSFORMER
TELEPHONE PEDESTAL
COMMUNICATIONS PEDESTAL
CONCRETE
PAVERS
CULVERT
RETAINING WALL
5' MAJOR CONTOUR
1' MINOR CONTOUR
NORTH
SCALE: 1" = 50'
STATE OF ALASKA
49TH
Dayna M. Rundell
No. LS 13323
REGISTERED PROFESSIONAL LAND SURVEYOR
ASBUILT – NO CORNERS SET THIS DATE
I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF
TRACT B, ANTONI ESTATES ADDITION NO. 1, PLAT No. 2017-54, PALMER RECORDING DISTRICT, ALASKA,
AND THAT THE IMPROVEMENTS AS DEPICTED HEREON EXIST AS SHOWN IN RELATION TO THE PROPERTY LINES. EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON RECORDED PLAT No. 2017-54 ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED.
DATE: 12/10/2024
FB: 2024-4 & 5
GRID: WAD6
DRAWN: DJ/SPK
ORIGINAL SIZE: 18x24
SCALE: 1" = 30'
FILE: 24-242AB



Pioneer Engineering LLC
Professional, Reliable, Local

RECEIVED
JUN 25 2025
PLATTING

June 25, 2025

RE: Usable Area Report
Antoni Estates Addition 1, Tract B
101 & 105 W Sunflower Drive

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

Dear Mr. Wagner,

Description: Working on behalf of the owners and in coordination with Lavender Surveying, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide the 3.77 acre parent parcel into 2 lots.

Test Holes:
Two new test holes were dug on 5-13-25. For both test holes, well-graded sand (SW) was encountered throughout each test hole. No percolation tests were warranted. A copy of the soil logs are attached. Groundwater was noted at 8.75 feet in test hole #1 and at 9' in test hole #2.

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

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

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

Sincerely,



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

SOIL LOG

Job Number: **2024-SW-211**

Project Location: **Antoni Estates Addition #1 Tract B**
105 W Sunflower Drive

Logged By: **Jac Dietze** Date: **5-13-25**

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	**Well-graded sand (SW)**
2	
3	
4	
5	
6	
7	
8	
9	**Groundwater @ 8.75'**
10	**Well-graded sand (SW)**
11	
12	**Bottom of test hole**
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:
See test hole map

COMMENTS:
Soils can support a conventional onsite wastewater system.

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

Pioneer Engineering LLC

SOIL LOG

Job Number: **2024-SW-211**

Project Location: **Antoni Estates Addition #1 Tract B**
101 W Sunflower Drive

Logged By: **Jac Dietze** Date: **5-13-25**

TEST HOLE NO. 2

Depth (feet)	Description
0	
1	**Well-graded sand (SW)**
2	
3	
4	
5	
6	
7	
8	
9	
10	**Groundwater @ 9'**
11	**Well-graded sand (SW)**
12	**Bottom of test hole**
13	
14	
15	
16	
17	
18	
19	
20	
21	

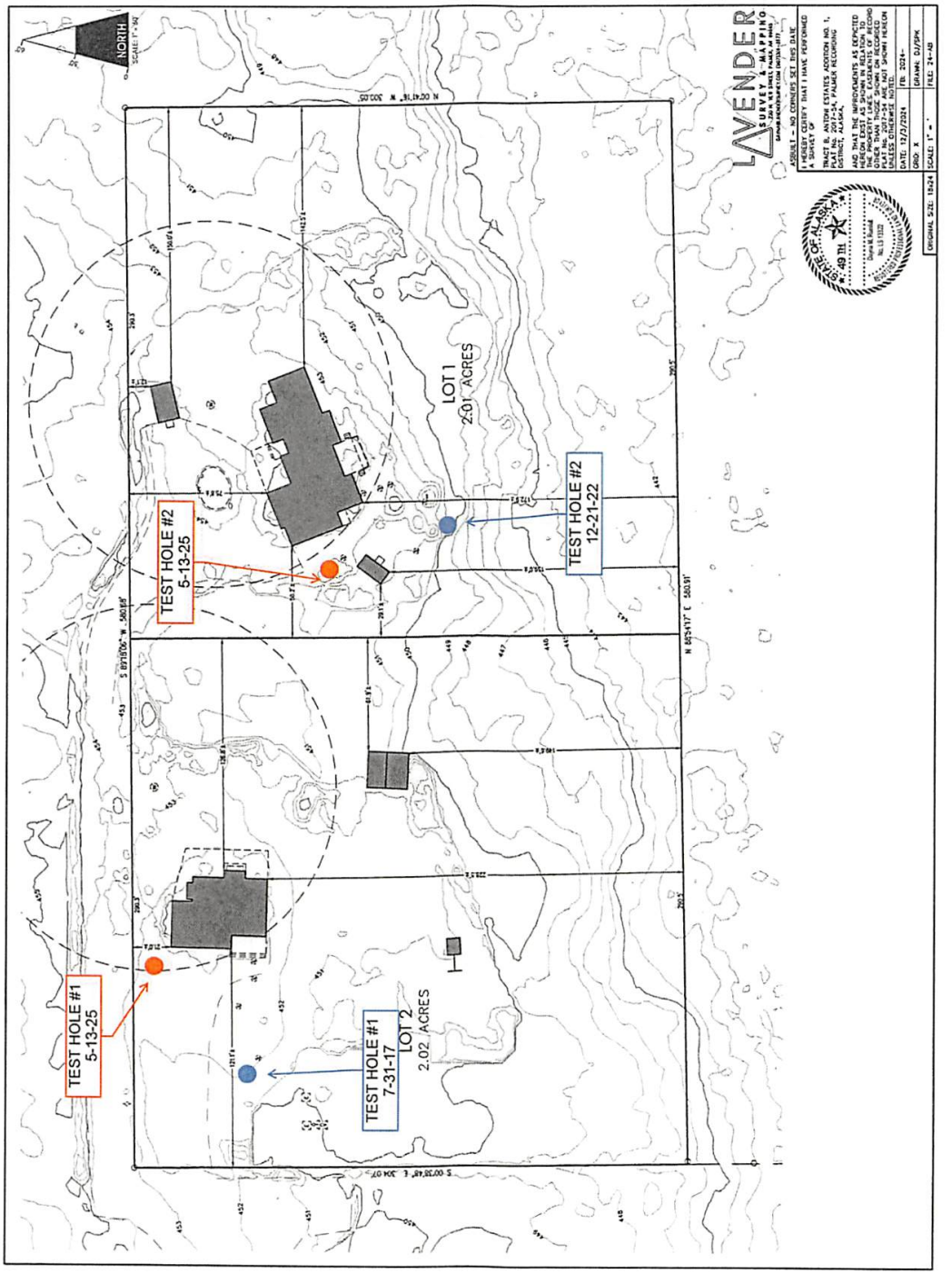


TEST HOLE LOCATION:
See test hole map

COMMENTS:
Soils can support a conventional onsite wastewater system.

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

Pioneer Engineering LLC


TEST HOLE #1
5-13-25
TEST HOLE #2
5-13-25
TEST HOLE #1
7-31-17
LOT 2
2.02 ACRES
LOT 1
2.01 ACRES
TEST HOLE #2
12-21-22
NORTH
LAVENDER
SURVEY & MAPPING

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

VARIANCE APPLICATION

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43. The application must include all of the information listed below. Incomplete applications will not be processed.

RECEIVED
JUN 11 2025
PLATTING

Legal description of property: Tract B, Antoni Estates Addition 1

An application for a variance from a requirement of Title 43 shall contain:

1. The preliminary plat to which the variance pertains or, if presented separately, a graphic representation of what the future platting project would entail;

2. A description of the variance requested including the code section reference;

3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.
   - *A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and*
   - *B. The variance request is based upon conditions of the property that are atypical to other properties; and*
   - *C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.*

I, JEFF KEWIN the owner (or owner's representative) of the above described property apply for a variance from Section 43.20.120/.140 of the Borough Code in order to allow:
Legal and Physical access to be via recorded 30' Driveway Easement and approved driveway permit.

See Attached.

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

APPLICANT OR OWNER	Name: JEFF KEWIN	Email: ~~KEWINGSegci.net~~ kewins@gci.net
	Mailing Address: 105 W Sunflower Dr, Wasilla, AK	Zip: 99654
	Signature: Jeff Kewin	Phone: 907-229-2358
SURVEYOR	Name (FIRM): Lavender Survey & Mapping	Email: dayna@lavendersurvey.com
	Mailing Address: 720 N Yeti St, Palmer, AK	Zip: 99645
	Contact Person: Dayna Rumfelt	Phone: 907-301-5177

VARIANCE APPLICATION (Legal Access – 43.20.120 and Physical Access 43.20.140)

Legal Description of Property:
Tract B, Antoni Estates Addition 1

Variance Request Description:
We request a variance from **MSB 43.20.120 – Legal Access Requirements**, which generally require a minimum 50' wide legal access by public right-of-way (or 45' for a single pole portion). The proposed access to the subdivision is via a **recorded 30-foot driveway easement**. A **driveway permit** has been issued and approved for this access point.

A. Public Health, Safety, and Welfare
Granting this variance will not be detrimental to public health, safety, or welfare. The 30' wide driveway easement has been legally recorded and is supported by an approved driveway permit. The access route is sufficient for utility service, emergency response, and general use by future residents. No adverse impact to adjacent properties or public infrastructure is anticipated.

B. Atypical Property Conditions
The subject parcel is uniquely constrained due to surrounding development and existing easements. Unlike many undeveloped or more flexibly configured lots, this tract cannot be expanded to meet the standard 45' flagpole access width. The property's configuration and surrounding improvements create a condition that is not typical of similar parcels in the borough.

C. Undue Hardship from Strict Application
Strict enforcement of the 45' legal access requirement would impose an undue hardship on the owner. Specifically, expansion of the access is not feasible because the owners of Lot 3—whose property lies adjacent to the access corridor—are unwilling to sell or convey the area needed to widen the access to the standard flagpole width. As a result, the only viable access remains the existing 30' easement, which is already legally established and

permitted. Denial of the variance would prevent reasonable use and subdivision of the property without providing a corresponding public benefit.

D. Physical Access Conditions

The existing driveway access provides practical and economical access to the property. It is already in use, permitted, and functional for residential development and emergency vehicle use. Strict application of MSB 43.20.140 would require construction of a road that is not feasible within the constraints of the 30' recorded easement, nor is it necessary to ensure safe and reasonable access to the site. Granting this variance would allow the project to proceed without unnecessary disturbance or cost, while maintaining access that meets the intent of the code.

Matanuska-Susitna Borough, Platting Board
350 East Dahlia Avenue
Palmer, Alaska 99645

Dear Members of the Platting Board,

This letter accompanies our application for a variance to subdivide the co-owned 4-acre property located in Wasilla, AK. We seek to divide this property into two equal lots. When the Kewins and Matthews purchased the property, it included one established house located on the northwest corner. Since then, a second home has been constructed on the eastern half, aligning with their long-term intent to create two separate lots, enabling independent decisions regarding future changes and needs.

As outlined in the current plat, the placement of the original home created significant challenges in constructing a driveway to the back portion of the property. With the home situated approximately 22 feet from the northern boundary, constructing a driveway around the western and southern borders to access the back lot was prohibitively expensive and impractical. To address this, the Kewins reached an agreement with the owners of the adjoining 46-acre parcel, Sean and Jennifer Sullivan, to purchase a strip of land measuring approximately one-third of an acre (800 feet along the northern boundary). Although the Sullivans were unwilling to formally subdivide this portion of their property, they agreed to an easement purchase, which the Kewins secured at full market value.

The existing driveway, constructed along the most logical and efficient route using the purchased easement, was permitted by the Borough under Permit #21037, with the final inspection completed in September 2024. This confirms its compliance with Borough standards and regulations.

We are now prepared to proceed with the subdivision but must address a variance request due to discrepancies between the legal easement access and the Borough's driveway requirements. While the property has established physical access via the permitted driveway, concerns remain regarding the legal technicalities of easement recognition.

We respectfully request a variance based on the following:

- The Borough has already permitted, inspected, and approved the existing driveway.
- The easement was purchased from the neighboring property owners and is recognized as a formal driveway.
- The proposed subdivision ensures functional and fair use of both lots without undue tax or practical burdens.

We believe a flag plot design is unnecessary. The current driveway, built using the easement, is fully functional and compliant. Implementing the flagpole design would reduce the legally usable land of the front lot, impose additional tax burdens on the back lot, and provide no practical benefits to any parties involved.

We understand the Borough's preference for both legal and physical access to ensure emergency services, school buses, and general accessibility. We firmly believe that the existing permitted driveway and easement fulfill these requirements and should be recognized as compliant.

We appreciate your time and consideration of our variance request.

Sincerely,
Jeffery & Emily Kewin
Joshua & Charissa Matthews
101 & 105 W Sunflower Dr
Wasilla, Alaska, 99654
kewins@gci.net, Joshua.b.matthews44@gmail.com
Kewins cell:(907)-229-2358
Matthews cell:(405)-326-3852

RECEIVED
JUN 1 1 2025
PLATTING

ALASKA
2022 – 025529 – 0
Recording District 311 Palmer CC
11/03/2022 02:30 PM Page 1 of 6

THIS COVER SHEET IS ADDED AS
THE FIRST PAGE OF THE DOCUMENT
TO PROVIDE SPACE FOR RE-RECORDING TO
INCLUDE THE ATTACHED EXHIBIT A.

RECORD IN THE PALMER RECORDING DISTRICT

RETURN TO:
JEFFREY B. KEWIN & EMILY L. KEWIN
10360 SCHNEITER DR.,
ANCHORAGE, AK. 99507

ALASKA

2022-018777-0

Recording District 311 Palmer CC
08/15/2022 09:00 AM Page 1 of 4

[redacted]

EASEMENT FOR DRIVEWAY

This easement for driveway is made this 8th day of August, 2022, by SEAN R. SULLIVAN and JENNIFER D. SULLIVAN, husband and wife, whose address is 6474 N. Kettle Drive, Palmer, AK. 99645, "GRANTORS" and JEFFREY B. KEWIN and EMILY L. KEWIN, husband and wife, whose address is 10360 Schneiter Dr., Anchorage, AK. 99507, "GRANTEES".

This agreement is based upon the following premises:

A. The parties are the owners of adjoining real estate parcels:

GRANTORS own:

LOT 3, ANTONI ESTATES ADDITION 2, according to the official plat thereof, filed under Plat No. 2021-74, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

GRANTEES own:

Tract B, ANTONI ESTATES ADDITION 1, according to the official plat thereof, filed under Plat No. 2017-54, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

B. GRANTORS wish to grant access for ingress and egress over and along a certain strip of property across GRANTORS' parcel for use as a driveway for the use and benefit of GRANTEES' parcel. This easement area is described on the attached Exhibit A.

NOW THEREFORE, in exchange for mutual promises and other valuable consideration, the receipt whereof is hereby acknowledged, the parties do hereby establish an easement for a driveway on said GRANTORS' parcel, for the use and benefit of GRANTEES' parcel as set forth on Exhibit A. GRANTORS give GRANTEES exclusive use and enjoyment of the easement area for driveway purposes and shall not impair or

Page 2 of 6
311-2022-025629-0

impede that use in any respect.

It is agreed and understood between the owners of both parcels that the benefit and burden of this easement shall run with the lands described herein and such easement is to be appurtenant to and run with ownership of the parcels.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year hereinabove set forth.

GRANTORS:

8/11/2022
DATE

SEAN R. SULLIVAN

8/11/22
DATE

JENNIFER D. SULLIVAN

GRANTEES:

8/18/2022
DATE

JEFFREY B. KEWIN

8/18/2022
DATE

EMILY L. KEWIN

Page 3 of 6
311-2022-025529-0

Page 2 of 4
311-2022-018777-0

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 11th day of August, 2022, by SEAN R. SULLIVAN.

Notary Public in and for Alaska
My Commission Expires: 12-25-2022

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 11th day of August, 2022, by JENNIFER D. SULLIVAN.

Notary Public in and for Alaska
My Commission Expires: 12-25-2022

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 8th day of August, 2022, by JEFFREY B. KEWIN.

Notary Public in and for Alaska
My Commission Expires: 12-25-2022

EASEMENT FOR DRIVEWAY
PAGE 3 OF 4

Page 4 of 6
311-2022-025829-0

Page 3 of 4
311-2022-013777-0

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 8th day of August, 2022, by EMILY L. KEWIN.

Notary Public in and for Alaska
My Commission Expires: 12-25-2022

RECORD IN THE PALMER RECORDING DISTRICT
RETURN TO: JEFFREY B. KEWIN AND EMILY L. KEWIN
10360 SCHNEITER DR., ANCHORAGE, AK. 99507

Page 6 of 6
311-2022-025529-0

Driveway Permit Approval | Tax ID: 8140000L003

Permit Center <Permit.Center@matsugov.us>
Thu 11/30/2023 2:11 PM
To:seansullivan30@gmail.com <seansullivan30@gmail.com>

RECEIVED
JUN 1 1 2025
PLATTING

DRIVEWAY PERMIT

PERMIT # **28982**

Tax ID # **8140000L003**

The Matanuska-Susitna Borough has performed the Final Inspection of the existing driveway. The driveway has been adequately constructed to Borough standards and to the conditions outlined by the initial driveway inspector. **Your Approved Driveway Permit Number is listed above.**

Please keep this letter.

Any changes in land use or modifications of the driveway may require additional permitting. It is the property owner's responsibility to keep the culvert ends clear of rocks and debris. If you have any questions or concerns about your driveway or this permit, you may contact the Permit Center at 907-861-7822.

Sincerely,

Michelle Olsen, CFM
Right-of-Way Coordinator

J-14-11

RECEIVED
AUG 10 2017
PERMIT CENTER

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue, Palmer, Alaska 99645
(907) 861-7822 Fax (907) 861-8158
E-mail: PermitCenter@matsugov.us

021037

Driveway Permit Application

Permit Fee $50 PERMIT NO. D017359

Property Owner: (Name)	Applicant/Agent: (Name)
Sumner Company	
Mailing Address: P.O Box 872992	Mailing Address
City: WASILLA State: AK Zip Code: 99687	City State Zip Code
Phone: 376-8398 Cell (optional) Fax (optional)	Phone Cell (optional) Fax (optional)
E-mail (optional): ~~sumnercompany~~@hotmail.com	E-mail (optional)
Site Address: 101 Sunflower	Driveway Location Will Be Marked With: SPRAY PAINT
Property Tax ID #: 7646000T00B [7142000T00A]	Expected Completion Date: 11/2017 Driveway Surface Type: ASPHALT
Applying for Access Onto: W. Sunflower Dr	IF ACCESS IS ONTO A PAVED ROAD, APRON LENGTH TO BE 2' MINIMUM

OFFICE USE ONLY

Driveway Inspector Approval Date: 9/11/17		Tax Map:	TRS / / RSA
Right-of-Way Coordinator Approval Date: /			
Is Culvert Needed? ☑ Yes ☐ No		Distances:	
Culvert Length:	Size: 12" installed	Left:	Width: Right:
Culvert Type:	Ditch Depth: 2-3		

Special Provisions Upon Approval:	Inspection #'s
Drive slopes away from Rd	33497

The Permittee certifies that he/she is the owner, lessee, or authorized agent of the property, that the conditions, restrictions and regulations of the borough will be complied with and that he/she will maintain the driveway in accordance with the provisions and standards attached to this permit, and any applicable code. I hereby certify that the information submitted on this application is complete and accurate to the best of my knowledge and that I am the applicant or agent of the same as stated in the attached documentation. By signing this permit I acknowledge and agree to accept the Driveway Standards and Provisions attached to this permit..

PERMITEE: _____ DATE: 8/10/2017
Signature of Permitee

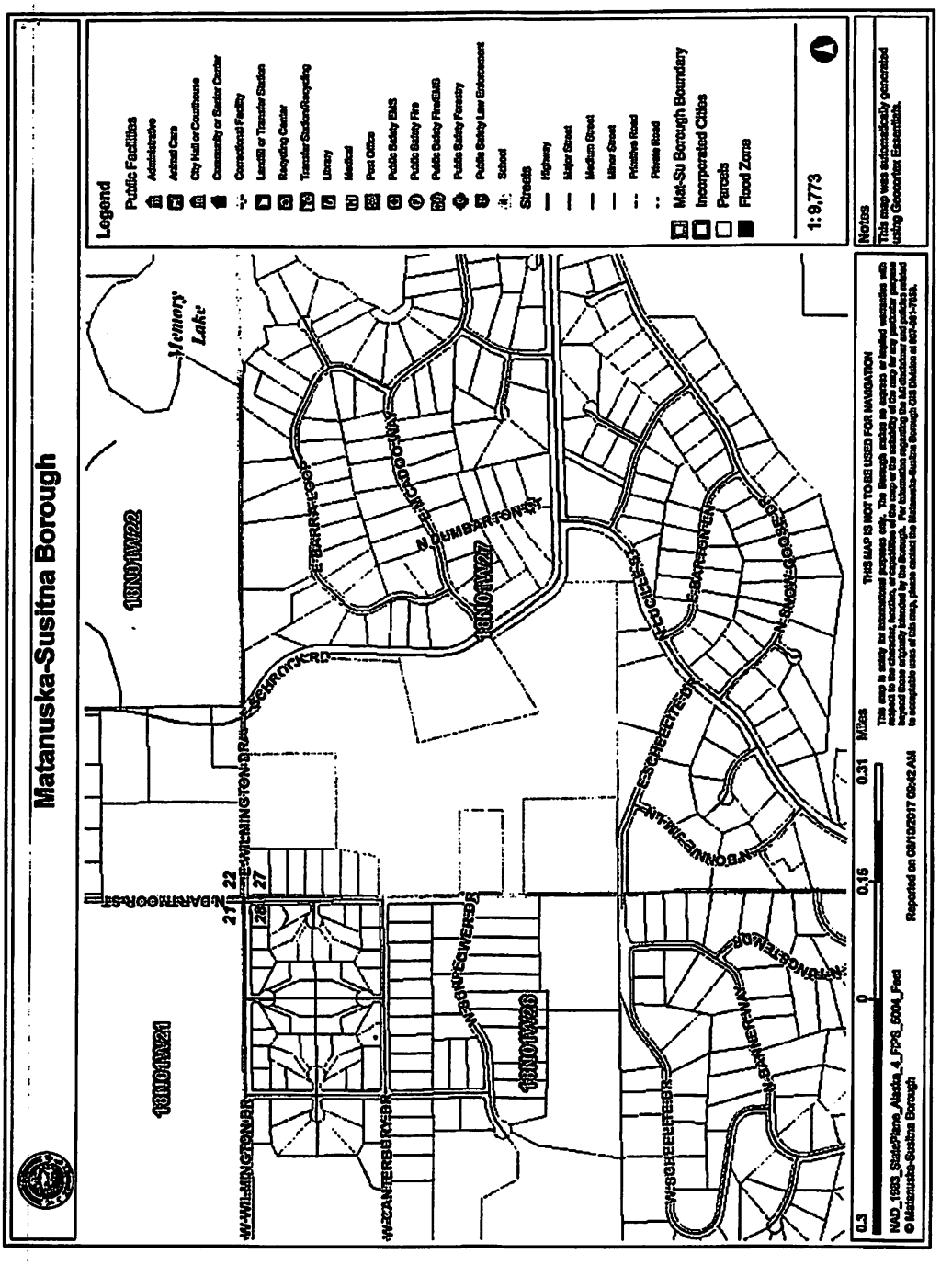
PERMIT GRANTED BY: _____ DATE: _____
Borough Representative

Revised 6/30/15

CMP-7-6-3-4543
PLN - DVS - Permits - 7142000T00A - Driveway -

SCANNED

Matanuska-Susitna Borough
Legend
Public Facilities
Administrative
Animal Care
City Hall or Courthouse
Community or Senior Center
Correctional Facility
Landfill or Transfer Station
Recycling Center
Transfer Station/Recycling
Library
Medical
Post Office
Public Safety EMS
Public Safety Fire
Public Safety Facilities
Public Safety Forestry
Public Safety Law Enforcement
School
Streets
Highway
Major Street
Medium Street
Minor Street
Primitive Road
Private Road
Mat-Su Borough Boundary
Incorporated Cities
Parcels
Flood Zone
1:1,221
Notes
This map was automatically generated using Geocortex Essentials.
THIS MAP IS NOT TO BE USED FOR NAVIGATION
Miles
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NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet
© Matanuska-Susitna Borough
Reported on 05/10/2017 02:43 AM
TR B 16N01W27
16N01W28
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139
W SUNFLOWER DR


Matanuska-Susitna Borough
Legend
Public Facilities
Administrative
Animal Care
City Hall or Courthouse
Community or Senior Center
Correctional Facility
Landfill or Transfer Station
Recycling Center
Transfer Station/Recycling
Library
Medical
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Public Safety EMS
Public Safety Fire
Public Safety Fire/EMS
Public Safety Forestry
Public Safety Law Enforcement
School
Streets
Highway
Major Street
Medium Street
Minor Street
Privative Road
Private Road
Mat-Su Borough Boundary
Incorporated Cities
Parcels
Flood Zone
1:9,773
Notes
This map was automatically generated using Geocortex Essentials.
Henry Lake
18N01W22
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18N01W28
N BARTLETT ST
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E BURMICH CIR
E BARRETT CIR
N DUMBARTON CT
E BARTLETT CIR
E SCHREEDER CIR
N MONTGOMERY CIR
N BONNIE VIEW LN
N WILMINGTON DR
N ZANTERBURY DR
N ABERDEEN DR
N STRATFORD DR
N GLASGOW DR
N EDINBURGH DR
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Miles
THIS MAP IS NOT TO BE USED FOR NAVIGATION
NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet
© Matanuska-Susitna Borough
Reported on 08/10/2017 09:42 AM

09/11/2017 13:48

09/11/2017 13:48

09/11/2017 13:48
INSPECTOR

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue □ Palmer, AK 99645
Phone (907) 861-7822 □permitcenter@matsugov.us

AUTHORIZATION TO CONSTRUCT DRIVEWAY
PERMIT #I017359
TAX PARCEL ID # 57646000T00B

September 27, 2017

The Matanuska Susitna Borough has authorized the construction of your driveway. Please construct your driveway in accordance with the conditions below, and provisions and standards listed on the Acknowledgement of Application. Please reference these provisions to determine required culvert size and type.

This authorization to construct your driveway will expire one year from the date of this letter. If you are unable to construct the driveway within that time frame, please call the office to request an extension of the permit.

Please be aware that if this property is in a Special Flood Hazard Area a Flood Plain Development Permit is required. Please contact the Permit Center to help determine if you are in a designated Special Flood Hazard Area.

When driveway construction is complete, please call the Inspection Request Line at 861-7822 option 2 or email PermitCenter@matsugov.us to request a final inspection. Be sure to reference the permit number shown above.

CULVERT REQUIRED

NOTES:
Driveways must be located a minimum of 40 from the return radius of a roadway intersection. Presently, the maximum width allowed for a driveway at the property line is 25ft. and a 10ft. minimum, if a larger or smaller width is needed an engineer approved and stamped drawing must be submitted to permitting. If the driveway is to be paved, then 3 foot of gravel shoulder past the width of pavement is allowed. The first 2 foot of the driveway along the roadway must be paved if the roadway is paved. A 6ft. min. to a 20ft. max turnout radii are allowed at the roadway, run-off must not drain into the roadway, a negative 2% grade away from roadway for the first 10ft. of driveway or a swale is needed to allow drainage away from our roadway. Driveways surfaces need to be a gravel mix with fines to facilitate compaction at the first 10ft. from the roadway to stop tracking out into the roadway.

Culvert must be a minimum 16 gage corrugated metal pipe with a 12" minimum diameter with 12" non-frost susceptible gravel coverage or culvert will collapse. Hydrology engineering for determining larger culvert size and maintenance costs are the permitees' expense. 1ft. of culvert should be exposed from both sides of the driveway. Ditch and culvert ends must be clear of large rocks and debris to receive a final, only Corrugated Metal Pipe (CMP) culverts are allowed in the Mat Su Borough. Any dented culvert ends must be opened to original shape for efficient working capacities.

Please call for final inspection when completed.

If you have any questions or concerns you may contact the Permit Center at 861-7822.

Sincerely,

Michelle Olsen, CFM
Permit Technician

LAVENDER
SURVEY & MAPPING

RECEIVED
JUN 11 2025
PLATTING

720 N Yeti Street
Palmer, AK 99645

December 23, 2024

Re: Section Line Determination for Tract B Antoni Estates Addition No. 1

Mr. Goddard,

The following is the results of my research on Section Line Easements along the west boundary of the SW ¼ Section 27, Township 18 North, Range 1 West, Seward Meridian.

SW ¼ Section 27:
Survey approved: May 3, 1915
Data of Entry: December 08, 1959
Patent No.: 50-66-0149
Patented from Federal Government to Antoni on October 14, 1965.

33' SECTION LINE EASEMENT

SE ¼ Section 28:
Survey approved: May 3, 1915
Data of Entry: June 20, 1957
Patent No.: 50-78-0069
Patented from Federal Government to Jones on June 29, 1978.

33' SECTION LINE EASEMENT

Current Plats 2017-54, 2021-74 and 2008-87 also show a 33' section line easement on both sides of this section line.

Sincerely,

Dayna Rumfelt, PLS CFedS
Lavender Survey & Mapping
Owner

Form 1850–22
(June 1964)
(formerly 4–121)
Anchorage 048282

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS, a certificate of the Land Office at Anchorage, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the Act of Congress of May 20, 1862 (12 Stat. 392),
and the acts supplemental thereto, the claim of John A. Antoni

has been established and that the requirements of law pertaining to the claim have been met, for the following described land:

Seward Meridian, Alaska.

T. 18 N., R. 1 W.,

Sec. 27, NW¼.

The area described contains 160.00 acres, according to the official plat of the survey of the said land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, DOES HEREBY GRANT unto the said claimant and to the heirs of the said claimant the tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and (2) the reservation of a right-of-way for ditches or canals constructed by the authority of the United States, in accordance with the Act of August 30, 1890 (26 Stat. 391; 43 U.S.C. Sec. 945). There is also reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines, in accordance with Section 1 of the Act of March 12, 1914 (38 Stat. 305; 43 U.S.C. Sec. 305).

Excepting and reserving, also, to the United States all the coal, oil and gas in the lands so patented, and to it, or persons authorized by it, the right to prospect for, mine and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of March 8, 1922 (42 Stat. 415).

This entry is made under Section 29 of the Act of February 25, 1920 (41 Stat. 437) and the Act of March 4, 1933 (47 Stat. 1570) and the patent is issued subject to the rights of prior permittees or lessees to use so much of the surface of said land as is required for mining operations without compensation to the patentee for damages resulting from proper mining operations.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in Anchorage, Alaska the FOURTEENTH day of OCTOBER in the year of our Lord one thousand nine hundred and SIXTY-FIVE and of the Independence of the United States the one hundred and NINETIETH.

[SEAL]

By _____
Alaska State Director

Patent Number 50-66-0149

GPO 843-755

Bureau of Land Management - Alaska LIS-Online Reports
Case Abstract for: AKA 048282

Case Serial Num: AKA 048282 FRC Site Code: ANC
Case Type: 256700 He Alaska Accession Num: 49
Case Status: Closed Box Num: 625 of
Case Status Actn: Case Closed Disp Date:
Case Status Date: 14-OCT-1965 Location Code: RIP

Customer Data

Custid: 000023871 Int Rel: Applicant Pct Int: 0.0000
Cust Name: ANTONI JOHN A
Cust Address: Withheld

Administrative/Status Action Data

Date	Code/Description	Remarks	Doc ID	Ofc	Emp
06-APR-1959	001 Application Filed	--	--	AJA	LH
04-JUL-1959	906 Location Date	--	--	AJA	LH
09-NOV-1959	006 Apln Rej/Denied	--	--	AJA	LH
08-DEC-1959	176 Authorization Issued	ENTRY ALLOWED	--	AJA	LH
28-SEP-1964	244 Final Proof Filed	--	--	AJA	LH
02-OCT-1964	244 Final Proof Filed	--	--	AJA	LH
16-OCT-1964	244 Final Proof Filed	--	--	AJA	LH
14-OCT-1965	879 Patent Issued	--	PA0050660149	PSA	MER
14-OCT-1965	970 Case Closed	TITLE TRSF	--	AJA	LH
27-AUG-1992	996 Converted To Prime	--	--	940	BKM

No Financial Actions Found

No Case Remarks Found

No Geographic Names Found

Land Description

Mr	Twp	Rng	Sec	Aliquot	Survey ID	Tr	Blk	Lot	Di	Bor	NR	LS	Acres
28	018N	001W	027	NW	- -	--	--	--	AA	170	07	PA	160.0000

Doc ID: PA0050660149 14-OCT-1965 USR: 105 145 570 754
Patented: 160.0000 Conveyed: 160.0000

Total Case Acres: 160

End of Case: AKA 048282

No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data. Refer to specific BLM case files for

official land status information.

Reports are generated from a replicated database.Information can be one week old.

Property of the United States Government
This Document Contains Sensitive But Unclassified Information
Category 1 (A) BLM Records that do not contain protected information and can be released in whole.

Form 1860–9
(March 1965)
(formerly 4–1043)

Anchorage 034339

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS

Lyle Travis Jones

is entitled to a Land Patent pursuant to the Homestead Laws, Revised Statute 2291, as amended and supplemented; 43 U.S.C. 164 (1970), for the following described land:

Seward Meridian, Alaska
T. 18 N., R. 1 W.
Sec. 28, SE¼.

Containing 160.00 acres.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES, unto the above named claimant the land above described; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant, his successors and assigns, forever;

EXCEPTING AND RESERVING TO THE UNITED STATES

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States. Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945;

2. A right-of-way thereon for the construction of railroads, telegraph, and telephone lines, as prescribed and directed by the Act of March 12, 1914, 38 Stat. 305; and

Patent Number 50-78-0069

GPO 841-060

Form 1860-10
(July 1975)
Anchorage 034339

3. All the coal, oil and gas in the land so patented, and to it, or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of March 8, 1922, 42 Stat. 415, as amended and supplemented.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in Anchorage, Alaska
the TWENTY-NINTH day of JUNE in the year
of our Lord one thousand nine hundred and SEVENTY-EIGHT
and of the Independence of the United States the two hundred
and SECOND.

[SEAL]

By _____
Chief, Branch of Lands
and Minerals Operations

Patent Number 50-78-0069

Bureau of Land Management - Alaska LIS-Online Reports
Case Abstract for: AKA 034339

Case Serial Num: AKA 034339 FRC Site Code: ANC
Case Type: 256700 He Alaska Accession Num: 49810092
Case Status: Closed Box Num: 001 of 006
Case Status Actn: Case Closed Disp Date:
Case Status Date: 29-JUN-1978 Location Code: 14/05/12(1)

Customer Data

Custid: 000009005 Int Rel: Applicant Pct Int: 0.0000
Cust Name: JONES LYLE TRAVIS
Cust Address: Withheld

Administrative/Status Action Data

Date	Code/Description	Remarks	Doc ID	Ofc	Emp
16-MAY-1957	001 Application Filed	--	--	PSA	JT
20-JUN-1957	176 Authorization Issued	ENTRY ALLOWED	--	PSA	JT
20-JUN-1957	906 Location Date	--	--	AJA	LH
18-MAY-1960	700 Appeal Filed	--	--	AJA	LH
07-APR-1966	700 Appeal Filed	--	--	AJA	LH
22-JAN-1976	244 Final Proof Filed	--	--	AJA	LH
29-JUN-1978	879 Patent Issued	--	PA0050780069	AJA	RE
29-JUN-1978	970 Case Closed	TITLE TRSF	--	AJA	LH
16-JUN-1981	962 Case Sent To Nara	--	--	DAL	GDH
27-AUG-1992	996 Converted To Prime	--	--	940	BKM

No Financial Actions Found

No Case Remarks Found

No Geographic Names Found

Land Description

Mr	Twp	Rng	Sec	Aliquot	Survey ID	Tr	Blk	Lot	Di	Bor	NR	LS	Acres
28	018N	001W	028	SE	- -	--	--	--	AA	170	07	PA	160.0000

Doc ID: PA0050780069 29-JUN-1978 USR: 105 570 754
Patented: 160.0000 Conveyed: 160.0000

Total Case Acres: 160

End of Case: AKA 034339

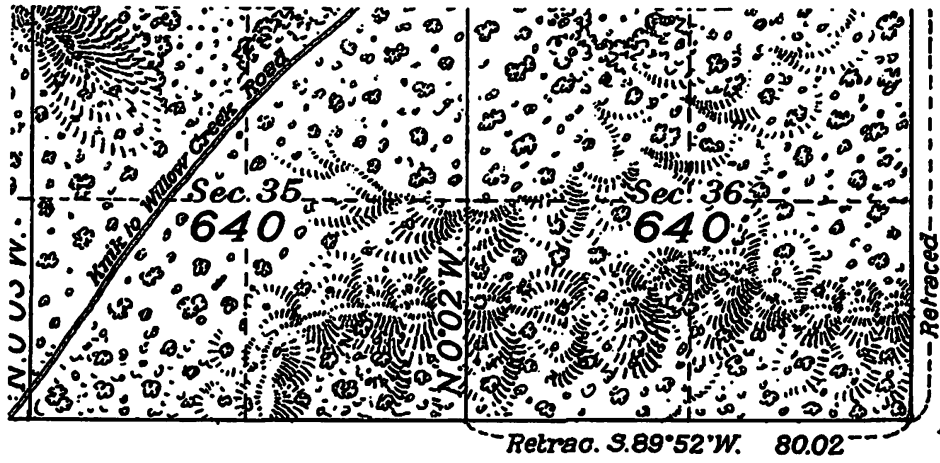
No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data. Refer to specific BLM case files for

official land status information.

Reports are generated from a replicated database.Information can be one week old.

Property of the United States Government
This Document Contains Sensitive But Unclassified Information
Category 1 (A) BLM Records that do not contain protected information and can be released in whole.

Township No. 18 North, Range No. 1 West of the Seward Meridian, Alaska.
SEWARD MERIDIAN
NORTH
WEST
Areas in Acres
Public Land 22,808.41
Indian Reservation
Indian Allotments
Mineral Claims
Water Surface 131.11
Total Area 22,939.52
Mean Magnetic Declination 28°30'E.
The above map of Township No. 18 NORTH, Range No. 1 WEST of the SEWARD Meridian ALASKA is strictly conformable to the field notes of the survey thereof on file in this office, which have been examined and approved
U.S. Surveyor-General's Office.
JUNEAU, ALASKA, May 3, 1915
Surveyor General.



Indian Allotments	
Mineral Claims	
Water Surface	
Total Area	2

t

LAT: 61°35'49"N.
LONG: 149°21'53.1"W.

0 10 20

Scale 40 Chai

Mean Magnetic Declination 26

R r S s T

The above map of Township No. 18 NORTH, Range No. 1 WEST of the SEW Meridian ALASKA is strictly conformable to the field notes of the surve in this office, which have been examined and approved

U. S. Surveyor General's Office.

JUNEAU, ALASKA, May 3, 1915

Charles E. J.

Surveyc

Matthew Goddard

From: Jamie Taylor
Sent: Tuesday, July 8, 2025 3:18 PM
To: Matthew Goddard
Cc: Brad Sworts; Tammy Simmons
Subject: Re: RFC Shalom Acres (MG)

Hi Matthew,

PD&E objects to the variance to legal and physical access. The private driveway easement could be revoked, leaving proposed lot 1 landlocked. Since the parent parcel has legal and physical access, there are options to subdivide it in a way that provides legal and physical access to each of the lots, which may require road construction. This is not an atypical situation for subdividing in the MSB. With a flagpole design for lot 1, it would not be necessary to construct a physical driveway in the flagpole.

Thank you,
PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, June 26, 2025 11:20 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; TCC <tanainacommunity@gmail.com>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; mschoming@crweng.com <mschoming@crweng.com>; Fonov <Fonov@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 <eric.r.schuler@usps.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop <mearow@mea.coop>
Subject: RFC Shalom Acres (MG)

Hello,

The following link is a request for comments for the proposed Shalom Acres.
Please ensure all comments have been submitted by July 17, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting Board.

Shalom Acres

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

From: Fred Wagner
Sent: Wednesday, August 6, 2025 10:02 AM
To: Matthew Goddard
Subject: RE: RFC Shalom Acres (MG)

Planning staff strongly objects to the request for a variance to MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

The petitioner's variance fails to meet the requirements MSB 43.15.075 in all three instances:

(1). *The granting of the variance shall not be detrimental to the public health, safety, or welfare, or injurious to adjacent property.* The granting of this variance request will result in a property that is land locked which would be injurious to adjacent property. A private driveway easement fails to meet the requirements of MSB 43.20.100 Access required as it would create a lot that has no legal physical access as defined by code. It also fails to meet the requirements of MSB 43.20.120 Legal Access as there is no right-of-way connecting the proposed lot to an unrestricted, public right-of-way. The private driveway easement cannot be considered "unrestricted." This also fails to meet the requirements of MSB 43.20.140 Physical Access as the private driveway easement does not conform to the requirements of the Subdivision Construction Manual and is not located within a dedicated or legal right-of-way. Lastly this request also fails to meet the requirements of MSB 43.20.320 Frontage as the proposed lot has no frontage.

(2) *The Variance request is based upon conditions of the property that are atypical to other properties.* There is nothing atypical about this property. It is a typical 4 acre parcel that has the same restrictions as most properties within the Matanuska-Susitna Borough. This lot could easily be subdivided in a manner that meets all aspects of the MSB Title 43 Subdivisions by constructing the road and providing a flag lot to the southern portion of the lot. Poor planning by the petitioner's should not be used as an excuse to provide a variance from code that the rest of the borough's citizenry must follow.

(3) *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.* There is nothing preventing the petitioner from constructing the road to provide for access for a flag portion on the southern boundary of the parent parcel. The loss of economic benefit has been uniformly rejected as a basis for a variance.

Sincerely,

Fred Wagner, PLS
MSB Platting Officer
(907)861-7870 Office
(907)355-8507 Cell

Matthew Goddard

From: Permit Center
Sent: Thursday, June 26, 2025 11:23 AM
To: Matthew Goddard
Subject: RE: RFC Shalom Acres (MG)

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

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

No other comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, June 26, 2025 11:21 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; TCC <tanainacommunity@gmail.com>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; mschoming@crweng.com; Fonov <Fonov@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>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Shalom Acres (MG)

Hello,

The following link is a request for comments for the proposed Shalom Acres.
Please ensure all comments have been submitted by July 17, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting Board.

Shalom Acres

Feel free to contact me if you have any questions.

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 2, 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.

- **SHALOM ACRES**
  (MSB Case # 2025-095)

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

RECEIVED
Agenda Copy
PLATTING
SHALOM ACRES
LAVENDER
LOT 1
2.00 ACRES
LOT 2
2.00 ACRES
ANTOM ESTATES
ADDITION 2
PLAT 2020-34
LOT 3
LOT 1
ANTOM ESTATES
ADDITION 2
PLAT 2020-34
N. DAIRYDOOR ST
W. SUNFLOWER DR
LOT 7
BLOCK 1
LOT 10
BLOCK 2
STAR NITZ
ESTATES PHASE 3
PLAT 2008-47
TRACT B
STAR NITZ
ESTATES PHASE 3
PLAT 2008-47
LOT 9
CERTIFICATE OF OWNERSHIP
NOTARY ACKNOWLEDGMENT
CERTIFICATE OF OWNERSHIP
NOTARY ACKNOWLEDGMENT
CERTIFICATE OF OWNERSHIP
NOTARY ACKNOWLEDGMENT
CERTIFICATE OF OWNERSHIP
NOTARY ACKNOWLEDGMENT
PLANNING & LAND USE DIRECTOR'S CERTIFICATE
CERTIFICATION OF PAYMENT OF TAXES
SURVEYOR'S CERTIFICATE
NOTES
LEGEND

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, July 15, 2025 6:28 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Shalom Acres (MG)
Attachments: Agenda Plat (51).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: Thursday, June 26, 2025 11:21 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; TCC <tanainacommunity@gmail.com>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; mschoming@crweng.com; Fonov <Fonov@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>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Shalom Acres (MG)

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

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Shalom Acres

Feel free to contact me if you have any questions.

Thank you,

RECEIVED
Agenda Copy
PLATTING
SHALOM ACRES
LAVENDER
LOT 1
2.500 ACRES
LOT 2
2.500 ACRES
ANSEM ESTATES
ADDITION 2
PLAT 2021-74
N. OAKWOOD ST
N. SUNFLOWER DR
STAR NITZ
ESTATES PHASE 2
PLAT 2008-93
STAR NITZ
ESTATES PHASE 3
PLAT 2008-93
APPROVED AS SHOWN
CORRECTED
GCI ENGINEERING & DESIGN

Matthew Goddard

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Wednesday, July 2, 2025 2:33 PM
To: Matthew Goddard
Subject: RE: RFC Shalom Acres (MG)

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

MTA has reviewed Shalom Acres and would like to request a 15' UE in order to serve/access lot 1.

Thank you,

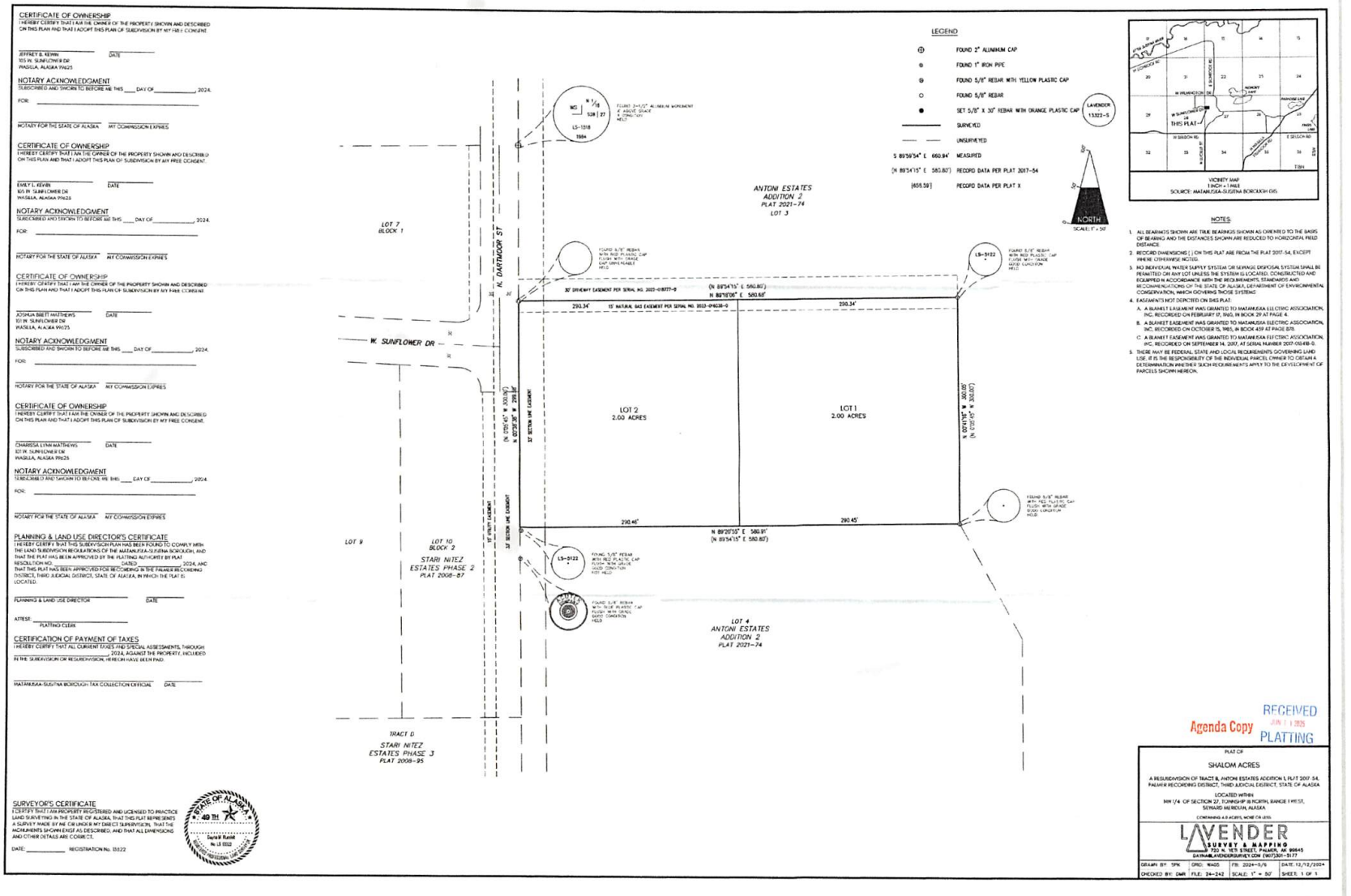
Cayla Ronken, Right of Way Agent
1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2465 | www.mtasolutions.com

Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, June 26, 2025 11:21 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; TCC <tanainacommunity@gmail.com>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; mschoming@crweng.com; Fonov <Fonov@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>; ROW <row@enstarnaturalgas.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Shalom Acres (MG)

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


CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.
JEFFREY B. KEVIN
105 W. SUNFLOWER DR
WASILLA, ALASKA 99625
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF _____, 2024.
FOR: _____
NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES
CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.
EMILY L. KEVIN
105 W. SUNFLOWER DR
WASILLA, ALASKA 99625
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF _____, 2024.
FOR: _____
NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES
CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.
JOSHUA BRETT MATTHEWS
101 W. SUNFLOWER DR
WASILLA, ALASKA 99625
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF _____, 2024.
FOR: _____
NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES
CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.
CHARISSA LYNN MATTHEWS
101 W. SUNFLOWER DR
WASILLA, ALASKA 99625
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF _____, 2024.
FOR: _____
NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES
PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____, DATED _____, 2024, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.
PLANNING & LAND USE DIRECTOR DATE
ATTEST: PLATTING CLERK
CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 2024, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.
MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL DATE
SURVEYOR'S CERTIFICATE
I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.
DATE: _____ REGISTRATION No. 13322
STATE OF ALASKA
No. 49 711
Derrick Reindl
No. LS 13322
LEGEND
FOUND 2" ALUMINUM CAP
FOUND 1" IRON PIPE
FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
FOUND 5/8" REBAR
SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP
SURVEYED
UNSURVEYED
S 89°59'54" E 660.94' MEASURED
(N 89°54'15" E 580.80') RECORD DATA PER PLAT 2017-54
(656.58') RECORD DATA PER PLAT X
LAVENDER 13322-S
NORTH
SCALE: 1" = 50'
VICINITY MAP
1 INCH = 1 MILE
SOURCE: MATANUSKA-SUSITNA BOROUGH GIS
THIS PLAT
NOTES
1. ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS GIVEN TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
2. RECORD DIMENSIONS ( ) ON THIS PLAT ARE FROM THE PLAT 2017-54, EXCEPT WHERE OTHERWISE NOTED.
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 GOVERNING THOSE SYSTEMS.
4. EASEMENTS NOT DEPICTED ON THIS PLAT.
A. A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED ON FEBRUARY 17, 1965, IN BOOK 29 AT PAGE 4.
B. A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED ON OCTOBER 15, 1985, IN BOOK 459 AT PAGE 875.
C. A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED ON SEPTEMBER 14, 2017, AT SERIAL NUMBER 2017-010418-0.
5. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
ANTONI ESTATES ADDITION 2 PLAT 2021-74 LOT 3
LOT 7 BLOCK 1
N. DARTMOOR ST
W. SUNFLOWER DR
LOT 2 2.00 ACRES
LOT 1 2.00 ACRES
290.34'
290.46'
290.45'
N 89°20'55" E 580.91'
(N 89°54'15" E 580.80')
30' DRIVEWAY EASEMENT PER SERIAL NO. 2021-018777-0
15' WATER, GAS EASEMENT PER SERIAL NO. 2023-019628-0
15' UTILITY EASEMENT
30' SECTION LINE EASEMENT
LOT 9
LOT 10 BLOCK 2
STARI NITEZ ESTATES PHASE 2 PLAT 2008-87
LOT 4 ANTONI ESTATES ADDITION 2 PLAT 2021-74
TRACT D STARI NITEZ ESTATES PHASE 3 PLAT 2008-95
LS-5122
LS-1318
1984
RECEIVED
JAN 1 1 2025
PLATTING
Agenda Copy
PLAT OF
SHALOM ACRES
A RESUBDIVISION OF TRACT B, ANTONI ESTATES ADDITION 1, PLAT 2017-54, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN
NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA
CONTAINING 4.0 ACRES, MORE OR LESS
LAVENDER SURVEY & MAPPING
700 N. YES STREET, PALMER, AK 99645
DAYNA@LAVENDERSURVEY.COM (907)301-5177
DRAWN BY: TPN | GRID: NAD5 | FB: 2024-0/6 | DATE: 12/12/2024
CHECKED BY: DMR | FILE: 24-242 | SCALE: 1" = 50' | SHEET: 1 OF 1

MATANUSKA-SUSITNA BOROUGH

Platting Division

350 East Dahlia Avenue • Palmer AK 99645

Phone (907) 861-7874 • Email: platting@matsugov.us

PLATTING BOARD ACTION LETTER

August 22, 2025

Jeff Kewin
105 W. Sunflower Dr.
Wasilla AK 99654

Case #: **2025-095**

Case Name: **SHALOM ACRES**

Action taken by the Platting Board on August 21, 2025, is as follows:

THE VARIANCE FOR PRELIMINARY PLAT FOR **SHALOM ACRES** WAS DENIED.

THE PRELIMINARY PLAT FOR SHALOM ACRES WAS CONTINUED TO SEPTEMBER 18th 2025.

Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Mr. Fred Wagner, PLS
Platting Officer

ks
cc:

Lavender Survey & Mapping
720 N. Yeti St
Palmer AK 99645

Pioneer Engineering
16547 E. Smith Rd
Palmer AK 99645

LAVENDER
SURVEY & MAPPING

RECEIVED
JUN 11 2025
PLATTING

720 N Yeti Street
Palmer, AK 99645

December 23, 2024

Re: Section Line Determination for Tract B Antoni Estates Addition No. 1

Mr. Goddard,

The following is the results of my research on Section Line Easements along the west boundary of the SW ¼ Section 27, Township 18 North, Range 1 West, Seward Meridian.

SW ¼ Section 27:
Survey approved: May 3, 1915
Data of Entry: December 08, 1959
Patent No.: 50-66-0149
Patented from Federal Government to Antoni on October 14, 1965.

33' SECTION LINE EASEMENT

SE ¼ Section 28:
Survey approved: May 3, 1915
Data of Entry: June 20, 1957
Patent No.: 50-78-0069
Patented from Federal Government to Jones on June 29, 1978.

33' SECTION LINE EASEMENT

Current Plats 2017-54, 2021-74 and 2008-87 also show a 33' section line easement on both sides of this section line.

Sincerely,

Dayna Rumfelt, PLS CFedS
Lavender Survey & Mapping
Owner

Form 1860-22
(June 1964)
(formerly 4-1217)
Anchorage 048282

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS, a certificate of the Land Office at Anchorage, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the Act of Congress of May 20, 1862 (12 Stat. 392), and the acts supplemental thereto, the claim of John A. Antoni

has been established and that the requirements of law pertaining to the claim have been met, for the following described land:

Seward Meridian, Alaska.

T. 18 N., R. 1 W.,

Sec. 27, NW¼.

The area described contains 160.00 acres, according to the official plat of the survey of the said land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, DOES HEREBY GRANT unto the said claimant and to the heirs of the said claimant the tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and (2) the reservation of a right-of-way for ditches or canals constructed by the authority of the United States, in accordance with the Act of August 30, 1890 (26 Stat. 391; 43 U.S.C. Sec. 945). There is also reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines, in accordance with Section 1 of the Act of March 12, 1914 (38 Stat. 305; 43 U.S.C. Sec. 305).

Excepting and reserving, also, to the United States all the coal, oil and gas in the lands so patented, and to it, or persons authorized by it, the right to prospect for, mine and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of March 8, 1922 (42 Stat. 415).

This entry is made under Section 29 of the Act of February 25, 1920 (41 Stat. 437) and the Act of March 4, 1933 (47 Stat. 1570) and the patent is issued subject to the rights of prior permittees or lessees to use so much of the surface of said land as is required for mining operations without compensation to the patentee for damages resulting from proper mining operations.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in Anchorage, Alaska the FOURTEENTH day of OCTOBER in the year of our Lord one thousand nine hundred and SIXTY-FIVE and of the Independence of the United States the one hundred and NINETIETH.

[SEAL]

By _____
Alaska State Director

Patent Number 50-66-0149

GPO 843-725

Bureau of Land Management - Alaska LIS-Online Reports
Case Abstract for: AKA 048282

Case Serial Num: AKA 048282 FRC Site Code: ANC
Case Type: 256700 He Alaska Accession Num: 49
Case Status: Closed Box Num: 625 of
Case Status Actn: Case Closed Disp Date:
Case Status Date: 14-OCT-1965 Location Code: RIP

Customer Data

Custid: 000023871 Int Rel: Applicant Pct Int: 0.0000
Cust Name: ANTONI JOHN A
Cust Address: Withheld

Administrative/Status Action Data

Date	Code/Description	Remarks	Doc ID	Ofc	Emp
06-APR-1959	001 Application Filed	--	--	AJA	LH
04-JUL-1959	906 Location Date	--	--	AJA	LH
09-NOV-1959	006 Apln Rej/Denied	--	--	AJA	LH
08-DEC-1959	176 Authorization Issued	ENTRY ALLOWED	--	AJA	LH
28-SEP-1964	244 Final Proof Filed	--	--	AJA	LH
02-OCT-1964	244 Final Proof Filed	--	--	AJA	LH
16-OCT-1964	244 Final Proof Filed	--	--	AJA	LH
14-OCT-1965	879 Patent Issued	--	PA0050660149	PSA	MER
14-OCT-1965	970 Case Closed	TITLE TRSF	--	AJA	LH
27-AUG-1992	996 Converted To Prime	--	--	940	BKM

No Financial Actions Found

No Case Remarks Found

No Geographic Names Found

Land Description

Mr	Twp	Rng	Sec	Aliquot	Survey ID	Tr	Blk	Lot	Di	Bor	NR	LS	Acres
28	018N	001W	027	NW	- -	--	--	--	AA	170	07	PA	160.0000

Doc ID: PA0050660149 14-OCT-1965 USR: 105 145 570 754
Patented: 160.0000 Conveyed: 160.0000
Total Case Acres: 160

End of Case: AKA 048282

No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data. Refer to specific BLM case files for

official land status information.

Reports are generated from a replicated database.Information can be one week old.

Property of the United States Government
This Document Contains Sensitive But Unclassified Information
Category 1 (A) BLM Records that do not contain protected information and can be released in whole.

Form 1860–9
(March 1965)
(formerly 4–1043)

Anchorage 034339

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS

Lyle Travis Jones

is entitled to a Land Patent pursuant to the Homestead Laws, Revised Statute 2291, as amended and supplemented; 43 U.S.C. 164 (1970), for the following described land:

Seward Meridian, Alaska
T. 18 N., R. 1 W.
Sec. 28, SE¼.

Containing 160.00 acres.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES, unto the above named claimant the land above described; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant, his successors and assigns, forever;

EXCEPTING AND RESERVING TO THE UNITED STATES

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States. Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945;

2. A right-of-way thereon for the construction of railroads, telegraph, and telephone lines, as prescribed and directed by the Act of March 12, 1914, 38 Stat. 305; and

Patent Number 50-78-0069

GPO 841-080

Form 1860–10
(July 1975)

Anchorage 034339

3. All the coal, oil and gas in the land so patented, and to it, or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of March 8, 1922, 42 Stat. 415, as amended and supplemented.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in Anchorage, Alaska
the TWENTY-NINTH day of JUNE in the year
of our Lord one thousand nine hundred and SEVENTY-EIGHT
and of the Independence of the United States the two hundred
and SECOND.

[SEAL]

By _____
Chief, Branch of Lands
and Minerals Operations

Patent Number 50-78-0069

Bureau of Land Management - Alaska LIS-Online Reports
Case Abstract for: AKA 034339

Case Serial Num: AKA 034339 FRC Site Code: ANC
Case Type: 256700 He Alaska Accession Num: 49810092
Case Status: Closed Box Num: 001 of 006
Case Status Actn: Case Closed Disp Date:
Case Status Date: 29-JUN-1978 Location Code: 14/05/12(1)

Customer Data

Custid: 000009005 Int Rel: Applicant Pct Int: 0.0000
Cust Name: JONES LYLE TRAVIS
Cust Address: Withheld

Administrative/Status Action Data

Date	Code/Description	Remarks	Doc ID	Ofc	Emp
16-MAY-1957	001 Application Filed	--	--	PSA	JT
20-JUN-1957	176 Authorization Issued	ENTRY ALLOWED	--	PSA	JT
20-JUN-1957	906 Location Date	--	--	AJA	LH
18-MAY-1960	700 Appeal Filed	--	--	AJA	LH
07-APR-1966	700 Appeal Filed	--	--	AJA	LH
22-JAN-1976	244 Final Proof Filed	--	--	AJA	LH
29-JUN-1978	879 Patent Issued	--	PA0050780069	AJA	RE
29-JUN-1978	970 Case Closed	TITLE TRSF	--	AJA	LH
16-JUN-1981	962 Case Sent To Nara	--	--	DAL	GDH
27-AUG-1992	996 Converted To Prime	--	--	940	BKM

No Financial Actions Found

No Case Remarks Found

No Geographic Names Found

Land Description

Mr	Twp	Rng	Sec	Aliquot	Survey ID	Tr	Blk	Lot	Di	Bor	NR	LS	Acres
28	018N	001W	028	SE	- -	--	--	--	AA	170	07	PA	160.0000

Doc ID: PA0050780069 29-JUN-1978 USR: 105 570 754
Patented: 160.0000 Conveyed: 160.0000

Total Case Acres: 160

End of Case: AKA 034339

No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data. Refer to specific BLM case files for

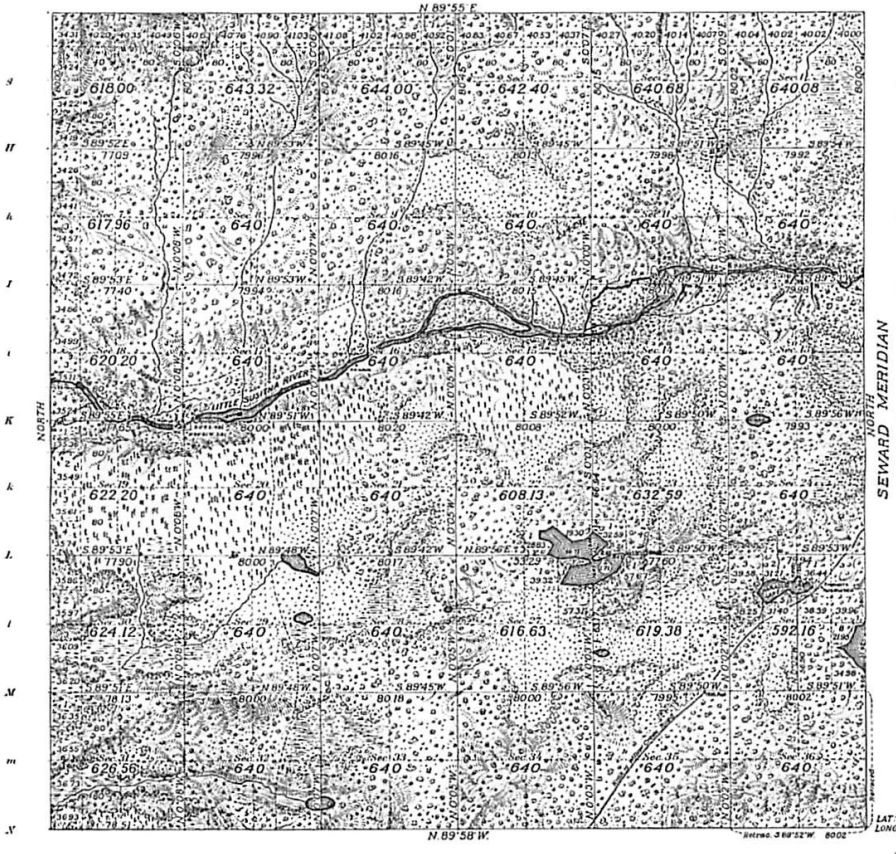
official land status information.

Reports are generated from a replicated database.Information can be one week old.

Property of the United States Government
This Document Contains Sensitive But Unclassified Information
Category 1 (A) BLM Records that do not contain protected information and can be released in whole.

(4-0759)

Township No. 18 North, Range No. 1 West of the Seward Meridian, Alaska.



See Executive Order No. 6951 withdrawing for classification purposes

T. 17 N., Rs. 1, 2 and 3 E.
T. 18 N., Rs. 1, 2 and 3 E.
T. 19 N., Rs. 1 and 2 E.
T. 17 N., Rs. 1 and 2 W.
T. 18 N., R. 1 W.

Amended by Executive Orders Nos. 7047, 7416, 8372 and 9022 and Public Land Orders Nos. 79, 119 and 272.

Shore space restoration No. 3, dated March 21, 1921 restored to entry lands surrounding or abutting on lakes in this township.

It does not, however, affect creeks, estuaries or waterways connecting said lakes with the sea, where such connections are or may be runways for sea going fish to and from spawning grounds

Areas in Acres	
Public Land	22,808 41
Indian Reservation	
Indian Allotments	
Mineral Claims	
Water Surface	131.31
Total Area	22.93952

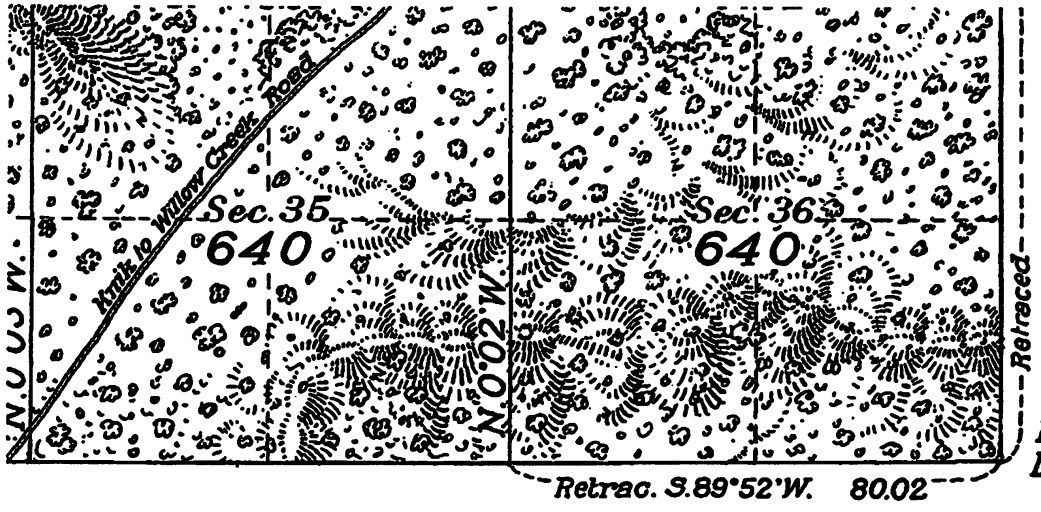
Surveys Designated	By Whom Surveyed	Special Instructions No.	Special Instructions Date	Amount of Surveys Mls.	Amount of Surveys chs.	Amount of Surveys lks.	When Surveyed Begun	When Surveyed Completed
West Bdy	E.W. Williamson, U.S.S.		May 12, 1914	6	00	00	June 6, 1914	June 14, 1914
North "	" " "		" " "	5	77	14	" " "	" " "
Subdivision	" " "		" " "	60	31	62	" 7, "	July 8 "
Meanders	Warren G. Fenton, Jr.		" " "	4	11	29	" " "	" " "
Retracements			" " "	2	00	02	" " "	" " "

The above map of Township No. 18 NORTH, Range No. 1 WEST of the SEWARD Meridian ALASKA is strictly conformable to the field notes of the survey thereof on file in this office, which have been examined and approved

U.S. Surveyor General's Office.
JUNEAU, ALASKA, May 3, 1915

Charles E. Winslow
Surveyor General.

SHALOM ACRES 2025-095
EXHIBIT PAGE 75 of 76



Indian Allotments	
Mineral Claims	
Water Surface	
Total Area	2

LAT: 61°35'49" N.
LONG: 149°21'53.1" W.

0 10 20

Scale 40 Chai

Mean Magnetic Declination... 26

R r S s T

The above map of Township No. 18 NORTH, Range No. 1 WEST of the SEW Meridian ALASKA is strictly conformable to the field notes of the surve in this office, which have been examined and approved.

U. S. Surveyor General's Office.

JUNEAU, ALASKA, May 3, 1915

Charles E. J.

Surveyo

CERTIFICATE OF OWNERSHIP

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

JEFFREY B. KEWIN — DATE
105 W. SUNFLOWER DR
WASILLA, ALASKA 99623

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF_____, 2024.

FOR: _____

NOTARY FOR THE STATE OF ALASKA — MY COMMISSION EXPIRES

CERTIFICATE OF OWNERSHIP

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

EMILY L. KEWIN — DATE
105 W. SUNFLOWER DR
WASILLA, ALASKA 99623

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF_____, 2024.

FOR: _____

NOTARY FOR THE STATE OF ALASKA — MY COMMISSION EXPIRES

CERTIFICATE OF OWNERSHIP

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

JOSHUA BRETT MATTHEWS — DATE
101 W. SUNFLOWER DR
WASILLA, ALASKA 99623

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF_____, 2024.

FOR: _____

NOTARY FOR THE STATE OF ALASKA — MY COMMISSION EXPIRES

CERTIFICATE OF OWNERSHIP

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

CHARISSA LYNN MATTHEWS — DATE
101 W. SUNFLOWER DR
WASILLA, ALASKA 99623

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF_____, 2024.

FOR: _____

NOTARY FOR THE STATE OF ALASKA — MY COMMISSION EXPIRES

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____, 2024, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR — DATE

ATTEST: _____
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL — DATE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM PROPERTY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: _____ REGISTRATION No. 13322

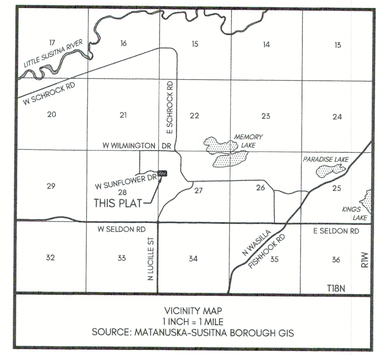
STATE OF ALASKA — 49TH — Dayna M. Rumfelt No. LS 13322 — REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

- FOUND 2" ALUMINUM CAP
- FOUND 1" IRON PIPE
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
- FOUND 5/8" REBAR
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP — LAVENDER • 13322-S
- SURVEYED
- UNSURVEYED
- S 89°59'54" E 660.94' — MEASURED
- (N 89°54'15" E 580.80') — RECORD DATA PER PLAT 2017-54
- {658.59'} — RECORD DATA PER PLAT X



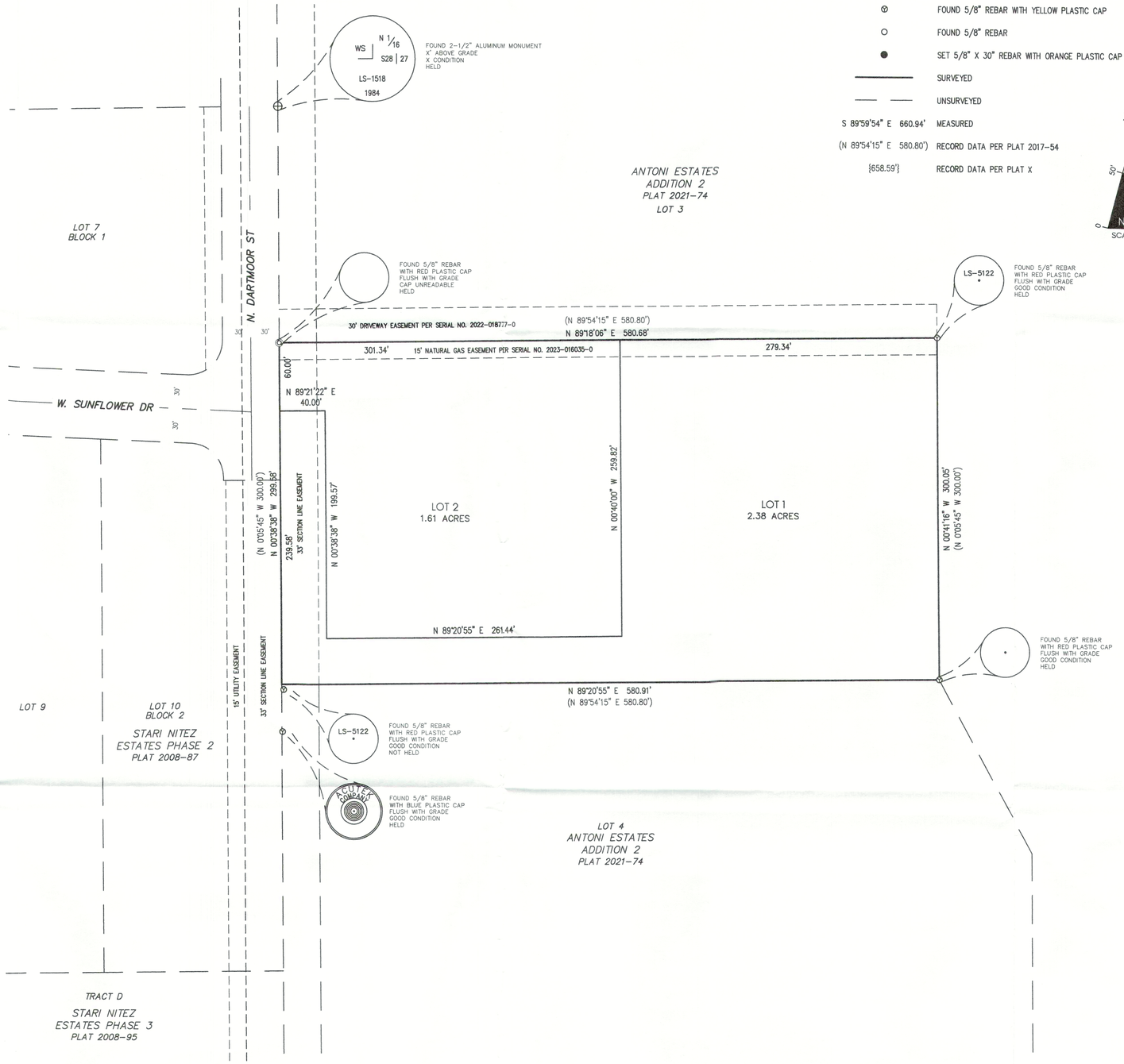
SCALE: 1" = 50'



VICINITY MAP
1 INCH = 1 MILE
SOURCE: MATANUSKA-SUSITNA BOROUGH GIS

NOTES:

1. ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
2. RECORD DIMENSIONS ( ) ON THIS PLAT ARE FROM THE PLAT 2017-54, EXCEPT WHERE OTHERWISE NOTED.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED N ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS
4. EASEMENTS NOT DEPICTED ON THIS PLAT:
   - A. A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC, RECORDED ON FEBRUARY 17, 1960, IN BOOK 29 AT PAGE 4.
   - B. A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC, RECORDED ON OCTOBER 15, 1985, IN BOOK 439 AT PAGE 878.
   - C. A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC, RECORDED ON SEPTEMBER 14, 2017, AT SERIAL NUMBER 2017-018418-0.
5. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.



Agenda Copy

RECEIVED
AUG 28 2025
PLATTING

PLAT OF

SHALOM ACRES

A RESUBDIVISION OF TRACT B, ANTONI ESTATES ADDITION 1, PLAT 2017-54, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

LOCATED WITHIN
NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA

CONTAINING 4.0 ACRES, MORE OR LESS.

LAVENDER SURVEY & MAPPING
720 N. YETI STREET, PALMER, AK 99645
DAYNA@LAVENDERSURVEY.COM (907)301-5177

DRAWN BY: SPK	GRID: WA05	FB: 2024-5/6	DATE: 8/28/2025
CHECKED BY: DMR	FILE: 24-242	SCALE: 1" = 50'	SHEET: 1 OF 1

PUBLIC

HEARINGS

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SETEMBER 18, 2025

PRELIMINARY PLAT: THREE SISTERS

LEGAL DESCRIPTION: SEC 25, T17N, R03W, SEWARD MERIDIAN AK

PETITIONERS: JACOB SNEDEKER

SURVEYOR/ENGINEER: LAVENDER SURVEY & MAPPING

ACRES: 55.01 ± PARCELS: 3

REVIEWED BY: CHRIS CURLIN CASE #: 2025-107

REQUEST: The request is to create three lots from Tax Parcel C25 (Parcel 1 of MSB waiver 87-14-PWm , recorded as Plat Number 87-25W) and Tax Parcel D2 (NW ¼ SE ¼ SEC 25), to be known as **THREE SISTERS**, containing 55.01 acres +/-. The lots will take access from W. Tofson Avenue and a proposed turn-around to be dedicated on W. Arctic Orchid Lane. The subject property is located directly north of W. Tofson Avenue and directly south of W. Arctic Orchard Lane; within Section 25, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #4.

EXHIBITS

Vicinity Map and Aerial Photos	**EXHIBIT A** – 4 pgs
Topographic Narrative	**EXHIBIT B** – 1 pg
As-built	**EXHIBIT C** – 1 pg
AGENCY COMMENTS	
USACE	**EXHIBIT D** – 1 pg
PD&E	**EXHIBIT E** – 1 pg
Permit Center	**EXHIBIT F** – 2 pgs
Utilities	**EXHIBIT G** – 2 pgs

DISCUSSION: The proposed subdivision is south of W. Arctic Orchid Lane and north of W. Tofson Avenue. The Petitioner is creating 3 lots. Physical access currently exists. The turnaround dedication on W. Arctic Orchard Lane will provide legal access.

TOPOGRAPHIC NARRATIVE: A Topographic Narrative was submitted by the surveyor **(Exhibit B)**, pursuant to MSB 43.20.281(A)(1)(i)(i).

Comments:
USACE: **(Exhibit D)** 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.
MSB PD&E: **(Exhibit E)** Per 43.15.016 the preliminary plat should show approximate locations of visible existing roadways within 100' of the proposed subdivision boundary. Please show the proposed turn around easement for Arctic Orchid Lane on the same plan to ensure the proposed easement encompasses the existing cul-de-sac.
*Staff notes a new as-built **(Exhibit C)** was supplied and deemed sufficient.*
MSB Permit Center: **(Exhibit F)** They'll need another DW permit as shown. Otherwise…
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 G)** GCI has no objections. ENSTAR, MTA and MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #4 Big Lake; Fire Service Area #130 Central Mat-Su; Road Service Area #21 Big Lake; MSB Assessments; ENSTAR, MTA or MEA; or the public.

CONCLUSION: The preliminary plat of Three Sisters is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary 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 will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

FINDINGS OF FACT

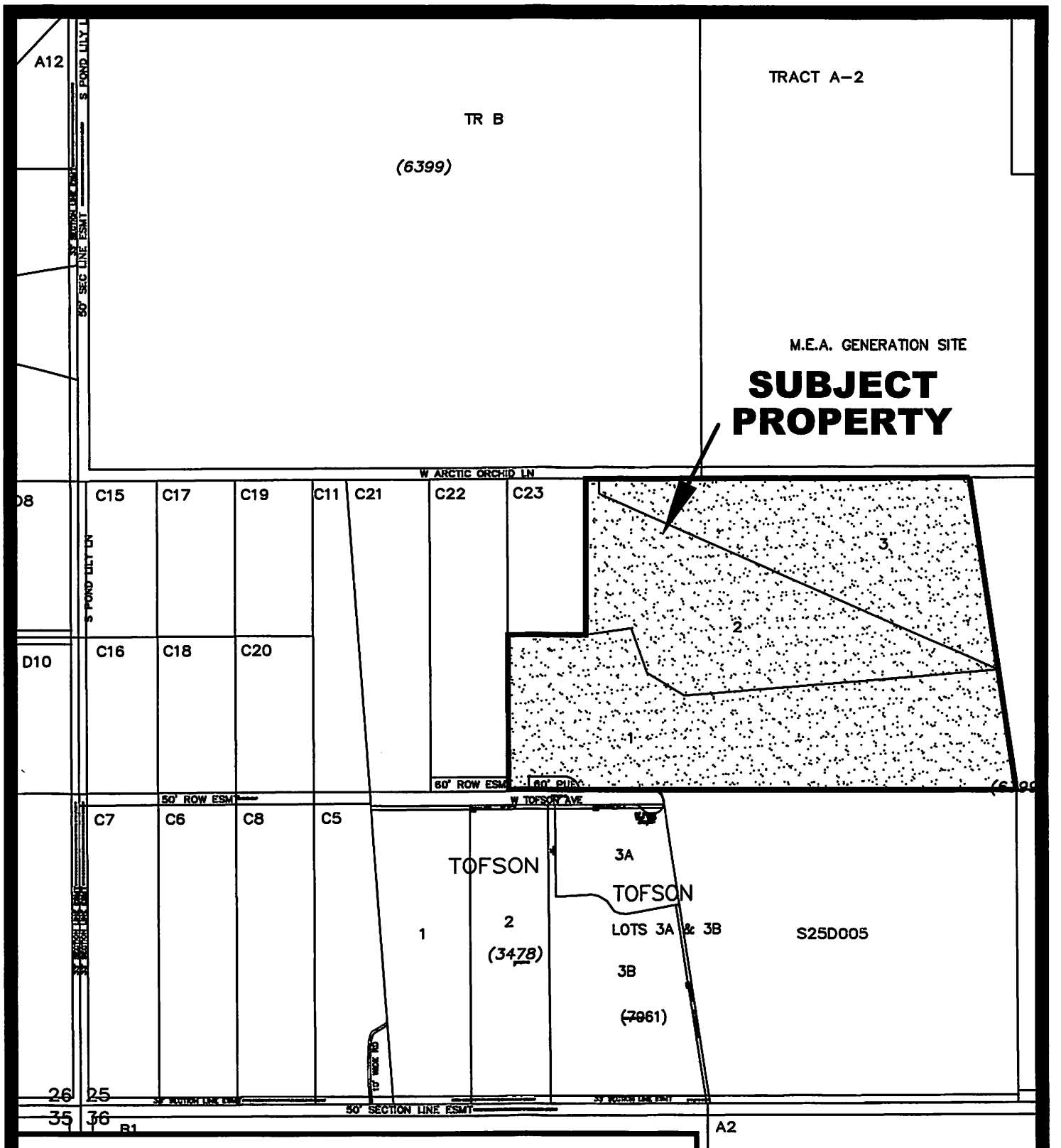
1. The plat of Three Sisters consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.

2. A topographic narrative was submitted, pursuant to 43.20.281(A)(1)(i)(i). All lots have the required septic area and building area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #4 Big Lake; Fire Service Area #130 Central Mat-Su; Road Service Area #21 Big Lake; MSB Assessments; ENSTAR, MTA or MEA; or the public. There were no objections from any federal or state agencies, Borough departments, or utilities.
5. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Three Sisters, Section 25, Township 17 North, Range 03W, 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. Provide platting staff with completed driveway permit application.
5. Show all easements of record on each final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED THREE SISTERS SUBDIVISION
LOCATED WITHIN
SECTION 25, T17N, R03W, SEWARD MERIDIAN
ALASKA

H014 MAP

EXHIBIT A - 1


W Arctic Orchid Ln
ROW ESMT
60' PUE
W Tofson Ave
50' RADIUS TEMP TURN AROUND
N
W
E
S
0
355
710
1,420 Feet

EXHIBIT A - 2

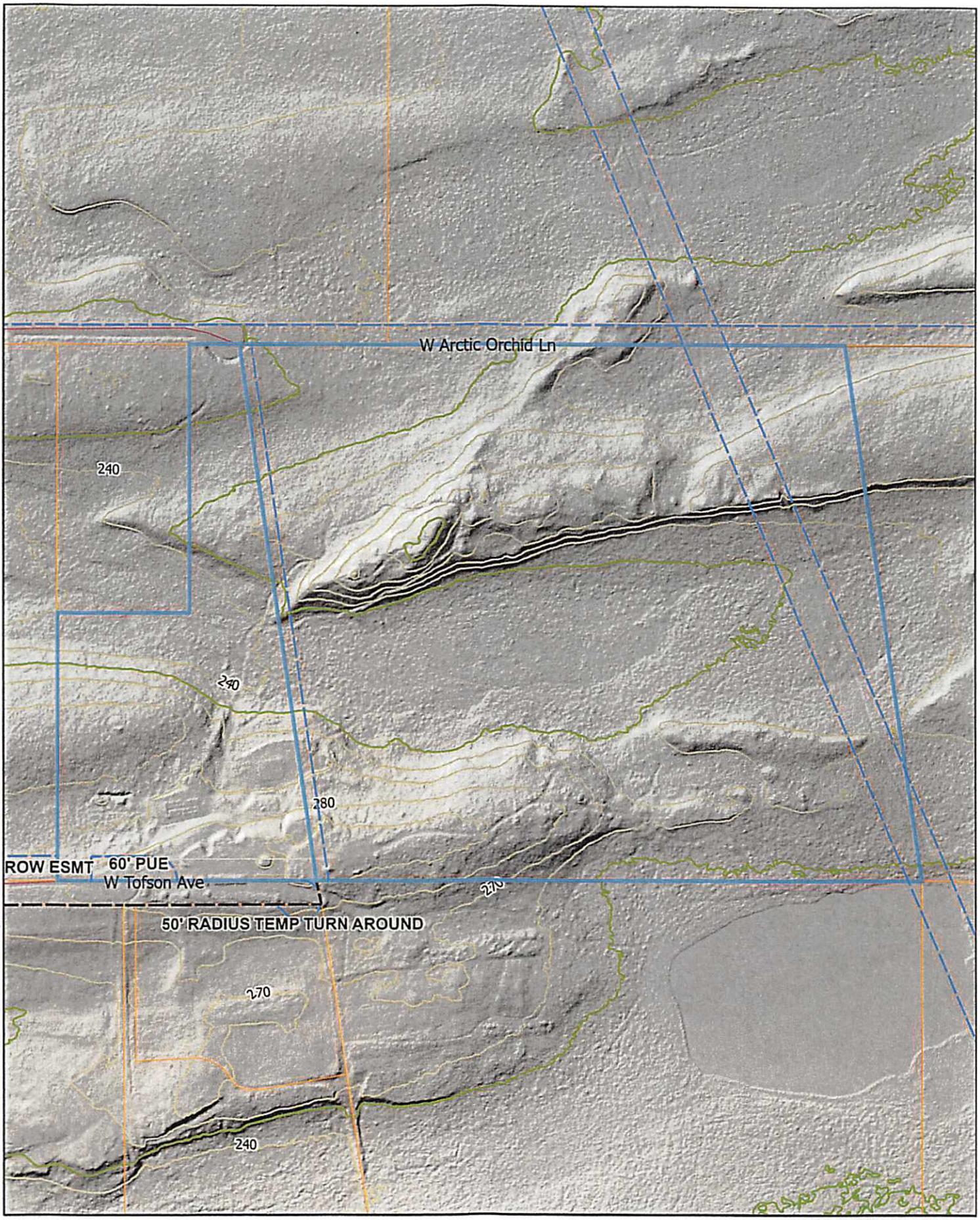

W Arctic Orchid Ln
240
260
280
ROW ESMT 60' PUE
W Tofson Ave
270
50' RADIUS TEMP TURN AROUND
270
240
N
W
E
S
0
355
710
1,420 Feet

EXHIBIT A - 3

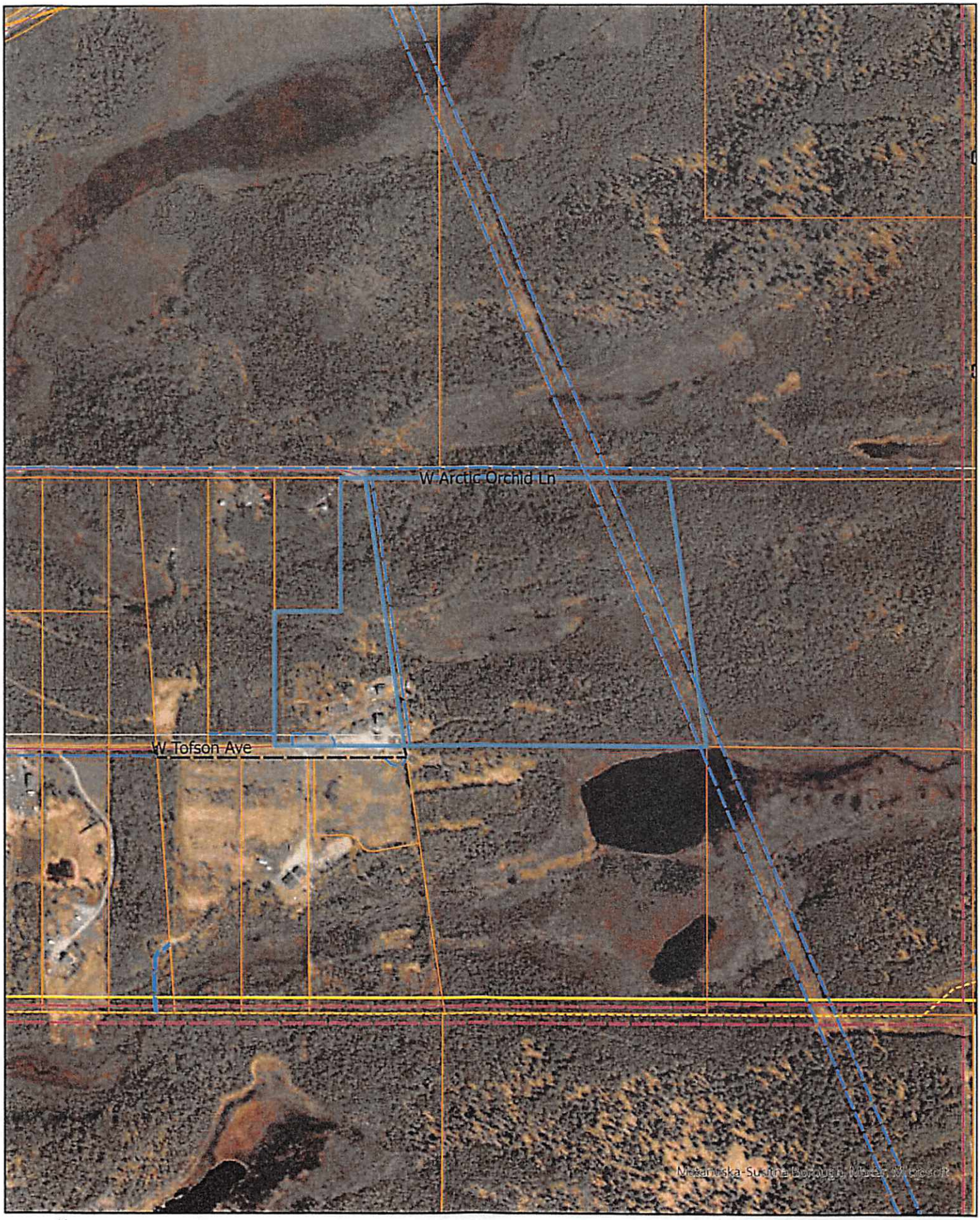

W Arctic Orchid Ln
W Tofson Ave
Matanuska-Susitna Borough, Maxar, Microsoft
N
W
E
S
0
500
1,000
2,000 Feet

EXHIBIT A - 4

LAVENDER
SURVEY & MAPPING

Lavender Survey & Mapping
720 N Yeti St
Pamer, AK 99645

RECEIVED
JUL 11 2025
PLATTING

July 11, 2025

Matanuska-Susitna Borough
350 E. Dahlia
Palmer, AK 99645
Platting Division

Dear Platting,

I, Dayna Rumfelt PLS, certify the proposed subdivision, Three Sisters, located in Lot 1 of Mat-Su Borough Parcel Waiver Resolution 87-14-PWm Plat No. 87-25W and the Northwest quarter (NW1/4) of the Southeast quarter (SE1/4) of Section 25, Township 17 North, Range 3 West, Seward Meridian, Alaska, Palmer Recording District will not create any setback violations, nor do any exist at this time. The land is largely undeveloped, with two ridges running in an east/west direction, one ridge on the north side of the property and one ridge on the south side. Between the ridges is low swampland. There are large portions of these lots that contain wetlands, however, significant portions of each lot are buildable. Proposed Lot 1 has a home, barn, and garden as well as on-site well and septic. Proposed Lots 2 and 3 have no infrastructure on them. Lot 1 is 23.12 acres, Lot 2 is 17.0 acres, and Lot 3 is 14.9 acres.

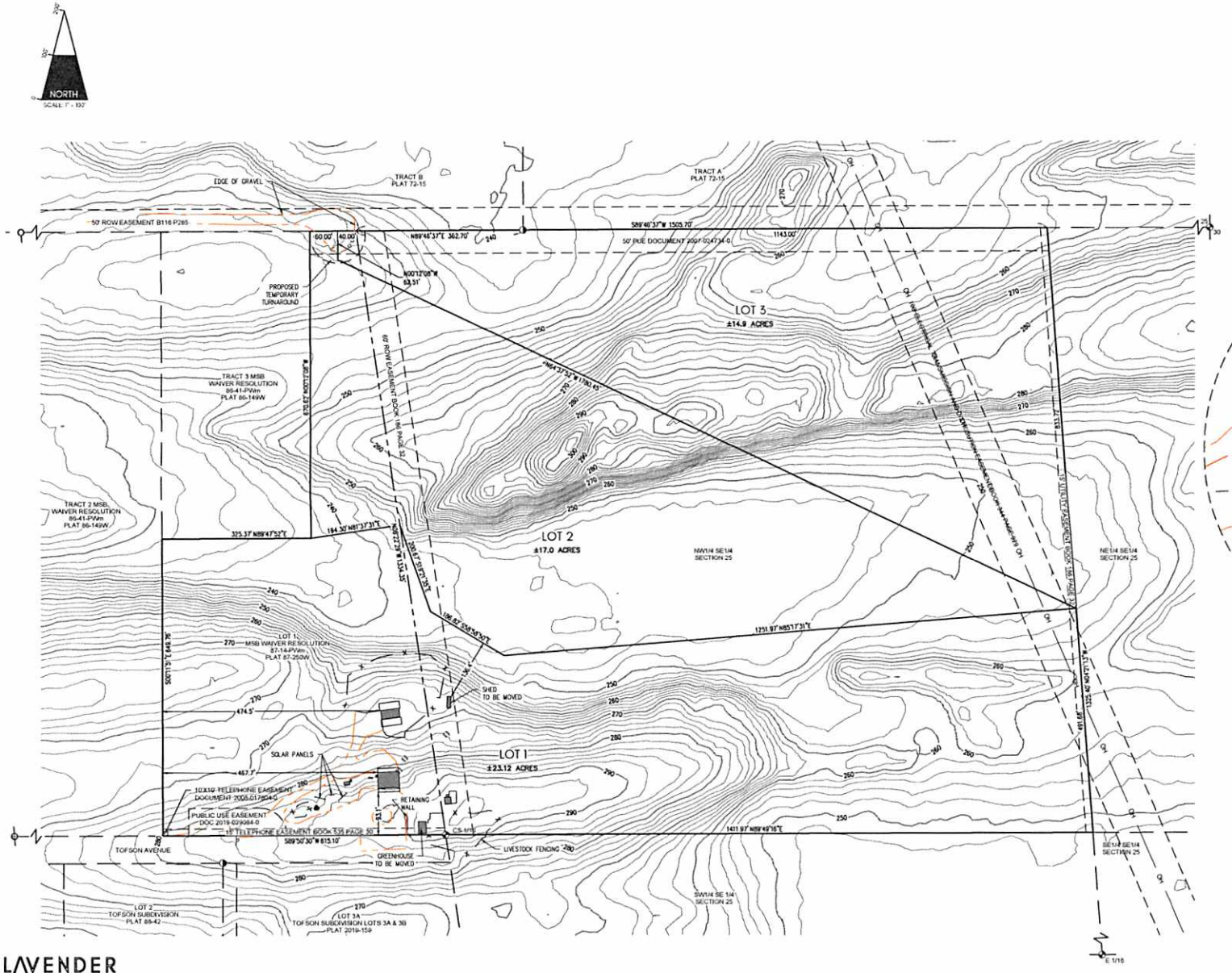
In my opinion as a well-traveled lay person, I expect that significant portions of all lots are buildable and pose no limitations on the development of the lots for typical single occupancy use. The presence of mature birch throughout the property suggests that the ground is well drained, and a typical leach field setup would pass perc tests in the buildable areas of the property.

Thank you,

Dayna Rumfelt PLS
LS-13322

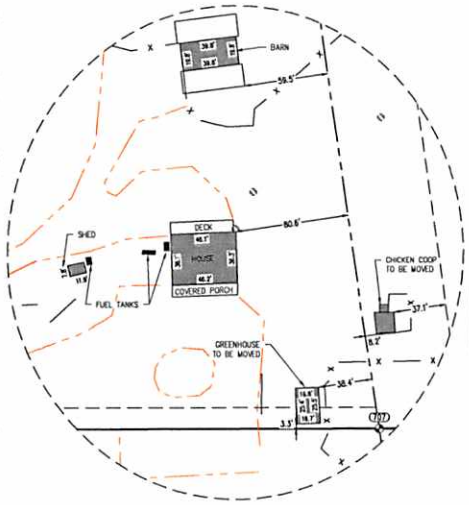
EXHIBIT B

EXHIBIT C



Legend

- Aluminum Monument
- Aluminum Cap
- Brass Cap
- Iron Pipe
- Communications Pedestal
- Private Sign
- Post
- Sanitary Sewer Clean Out
- Water Well
- Easement
- Property Line
- Subdivision Boundary
- Adjacent Property
- Property Line To Be Vacated
- Building Outlines
- Edge of Gravel
- Edge of Retaining Wall
- Fences
- Overhead Lines



BUILDING DIMENSIONS
1" = 40'

NOTES:

1. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.
2. ALL VISIBLE ABOVE GROUND FEATURES OF THE EXISTING SEPTIC SYSTEM WERE LOCATED AT THE TIME OF SURVEY AND ARE SHOWN HEREON.
3. CONTOURS SHOWN WERE CREATED FROM 2019 MSB LIDAR DATA.
4. ENCUMBRANCES OTHER THAN THOSE SHOWN MAY EXIST. THIS ASBUILT WAS PREPARED WITHOUT THE USE OF A TITLE REPORT.

LAVENDER SURVEY & MAPPING

ASBUILT – NO CORNERS SET THIS DATE

I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF

LOT 1, WAIVER RESOLUTION SERIAL NO. 87-14-PWm RECORDED AS 87-250W AND THE NW1/4 SE1/4 SECTION 25 TOWNSHIP 17N RANGE 2W SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

AND THAT THE IMPROVEMENTS AS DEPICTED HEREON EXIST AS SHOWN IN RELATION TO THE PROPERTY LINES.

DATE: 5/18/2020	FB: TC001
GRID: NO14	DRAWN: SAP
ORIGINAL SIZE: 24x36	SCALE: 1" = 100'
	FILE: 25-045 Asbuilt

Chris Curlin

From: Moore, Stephen A CIV USARMY CEPOA (USA) <Stephen.A.Moore2@usace.army.mil>
Sent: Tuesday, July 29, 2025 8:46 AM
To: Chris Curlin
Subject: USACE RFC Three Sisters (CC)

Mr. Curlin,

Information in the RFC materials indicates wetlands are present on portions of the subject property.

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

RRS beta REGULATORY REQUEST SYSTEM

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

rrs.usace.army.mil

EXHIBIT D

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, August 12, 2025 3:53 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Three Sisters (CC)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Per 43.15.016 the preliminary plat should show approximate locations of visible existing roadways within 100' of the proposed subdivision boundary. Please show the proposed turn around easement for Arctic Orchid Lane on the same plan to ensure the proposed easement encompasses the existing cul-de-sac.

Thank you.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Monday, July 28, 2025 3:24 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>; akchief@mtaonline.net; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; clinchnot@yahoo.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Three Sisters (CC)

Hello,

The following link contains a Request for Comments for Three Sisters, MSB Case 2025-107.
Comments are due by August 25, 2025.

Three Sisters

Sincerely,

EXHIBIT E

Chris Curlin

From: Permit Center
Sent: Monday, July 28, 2025 4:28 PM
To: Chris Curlin
Subject: RE: RFC Three Sisters (CC)
Attachments: Screenshot 2025-07-28 162652.png

They'll need another DW permit as shown. Otherwise...

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 3:24 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>; akchief@mtaonline.net; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; clinchnot@yahoo.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Three Sisters (CC)

Hello,

The following link contains a Request for Comments for Three Sisters, MSB Case 2025-107.
Comments are due by August 25, 2025.

Three Sisters

EXHIBIT F - 1

EXHIBIT F - 2

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, August 7, 2025 5:07 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Three Sisters (CC)
Attachments: Agenda Plat (63).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 3:24 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>; akchief@mtaonline.net; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; clinchnot@yahoo.com; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Three Sisters (CC)

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

Hello,

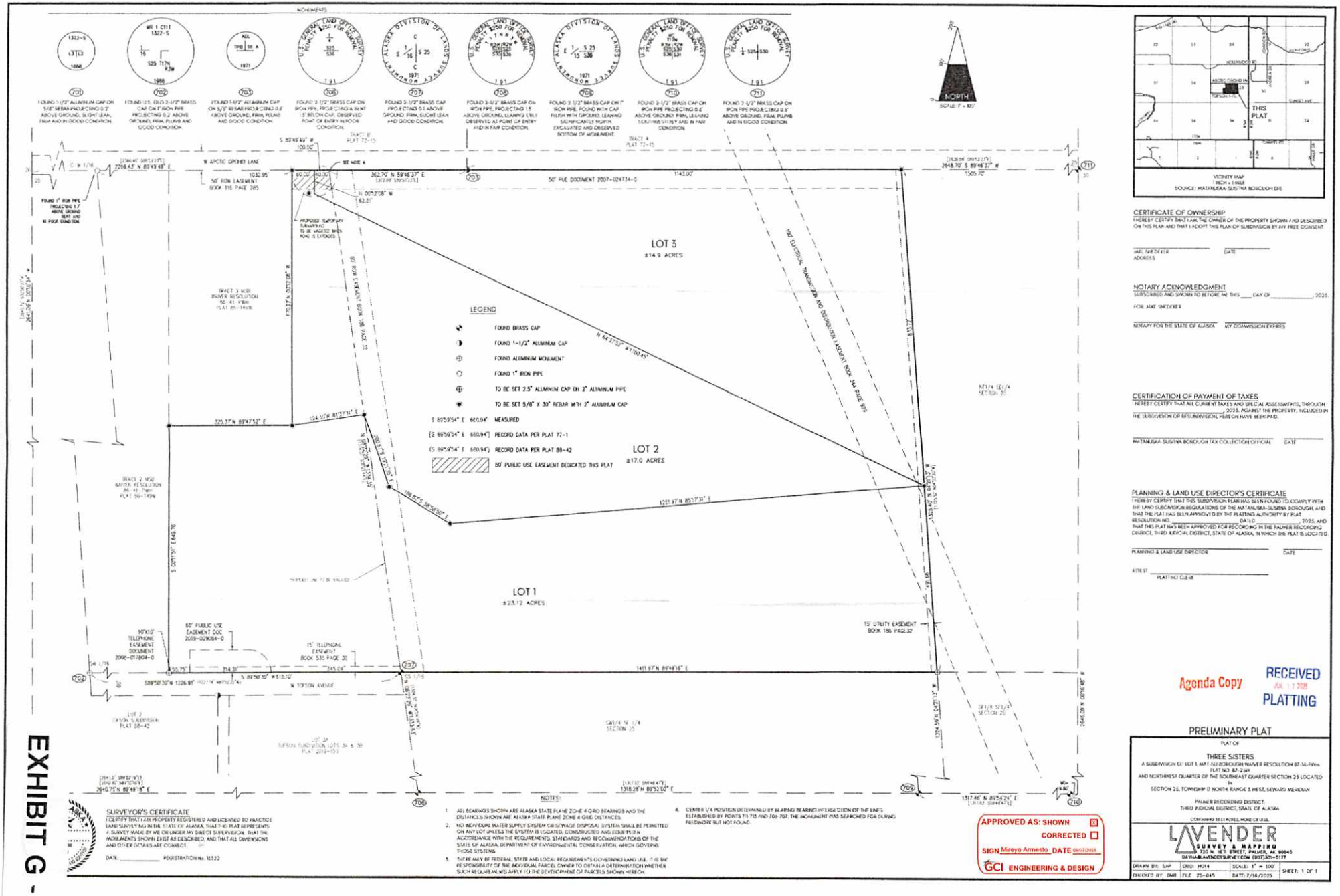
The following link contains a Request for Comments for Three Sisters, MSB Case 2025-107.
Comments are due by August 25, 2025.

Three Sisters

Sincerely,

Chris Curlin

EXHIBIT G-1



SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: _____ REGISTRATION No. 10522

CERTIFICATE OF OWNERSHIP

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

JAKE SNEDEKER _____ DATE

ADDRESS

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF _____, 2025.

FOR JAKE SNEDEKER

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES

CERTIFICATION OF PAYMENT OF TAXES

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

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL DATE

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____, 2025, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR DATE

ATTEST: _____
PLATTING CLERK

Agenda Copy

RECEIVED
JUL 17 2025
PLATTING

APPROVED AS: SHOWN ☒
CORRECTED ☐
SIGN Mireya Armesto DATE 08/7/2025
GCI ENGINEERING & DESIGN

PRELIMINARY PLAT

PLAT OF

THREE SISTERS

A SUBDIVISION OF LOT 1, MAT-SU BOROUGH WAIVER RESOLUTION 87-14-PWm PLAT NO. 87-259
AND NORTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 25 LOCATED IN
SECTION 25, TOWNSHIP 17 NORTH, RANGE 5 WEST, SEWARD MERIDIAN

PALMER RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT, STATE OF ALASKA

CONTAINING 55.03 ACRES, MORE OR LESS.

LAVENDER
SURVEY & MAPPING
720 N. 1ST. STREET, PALMER, AK 99645
DAVE@LAVENDERSURVEY.COM (907)301-5177

DRAWN BY: SAP	CHKD: MJH4	SCALE: 1" = 100'	SHEET: 1 OF 1
CHECKED BY: DMR	FILE: 25-045	DATE: 7/16/2025	

EXHIBIT G - 2

6B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 18, 2025

PRELIMINARY PLAT: ALLIANCE ESTATES

LEGAL DESCRIPTION: SEC 13, T17N, R02W, SEWARD MERIDIAN AK

PETITIONERS: TIMA BALETSKIY

SURVEYOR/ENGINEER: RESOLUTE LAND SURVEYING

ACRES: 24.07 ± PARCELS: 39

REVIEWED BY: CHRIS CURLIN CASE #: 2025-111

REQUEST: The request is to create 38 lots and 1 tract from Tax Parcel D8, (Parcel 2 of MSB Waiver 75-70 recorded as 79-231W), (Tax ID# 17N02W13D008) to be known as **ALLIANCE ESTATES**, containing 24.07 acres +/-. Proposed lots will access S. Clapp Street via proposed internal roads. The property is located directly west of S. Clapp Street and north of S. Knik Goose Bay Road; within the SE ¼ Section 13, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4.
This case was continued at the August 21, 2025 Platting Board Hearing.

EXHIBITS

Vicinity Map and Aerial Photos	**EXHIBIT A** – 4 pgs
Geotechnical Report	**EXHIBIT B** – 19 pgs
Topography	**EXHIBIT B4** – 1 pg
ADT	**EXHIBIT B5** – 1 pg
Drainage Plan	**EXHIBIT B6** – 1 pg
Letter from Surveyor	**EXHIBIT C** – 1 pg
AGENCY COMMENTS	
MSB Pre-Design & Engineering	**EXHIBIT D** – 1 pg
MSB Permit Center	**EXHIBIT E** – 1 pg
Utilities	**EXHIBIT F** – 4 pgs
Public	**EXHIBIT G** – 1 pg

DISCUSSION: The proposed Alliance Estates is creating 38 lots and one tract to be served by a community water well. Lot sizes will range from .92 acres to .46 acres. Access for all lots will be from the proposed internal streets. Access for the subdivision will be from S. Clapp Street, a Borough owned road at this location. Another platting action is occurring next door to this property. Both parties attended a meeting with PD&E to find a way to coordinate access spacing. Despite a heroic effort by all parties, an agreement could not be reached. The neighboring project has limitations due to funding sources and is unable to redesign.

Soils Report: A geotechnical report was submitted **(Exhibit B)**, pursuant to MSB 43.20.281(A). Dan Steiner, P.E. notes soil information is needed to determine if existing soil conditions are suitable for onsite wastewater disposal systems. This includes soils capable of supporting a soil absorption system (SAS) that meets all Alaska Department of Environmental Conservation (ADEC) requirements including offset requirements from surface water, groundwater, and bedrock.
11 test holes were excavated to determine existing soil conditions. Each test hole was 16' deep. Figure 4 shows the test hole locations. The soils were silty sands and sandy silts with gravel. No groundwater was encountered in any of the test holes. Percolation tests were performed adjacent to all test holes. The percolation rates ranged from 1 to 40 minutes per inch. Logs of the test holes and percolation test results are included with this report. All the percolation test results are within ADEC requirements for a conventional on-site septic system. Figure 4 shows the location of the test holes.
Along with soils capable of supporting a SAS, the topography must also allow for a SAS to be constructed at least 25' from a slope that is steeper than 4H:1V that is greater than 10' high. Although there is a significant change in topography, each lot has 10,000 square feet of usable septic area.
All lots have a minimum of 10,000 sq.ft. of usable building area.
Topography is at **Exhibit B4.**
Average Daily Traffic (ADT) count is at **Exhibit B5.**
Preliminary drainage plan is at **Exhibit B6** .

Comments:

MSB PD&E: **(Exhibit D)** The access to this parcel built as part of the Clapp Street project is a residential approach. Development of this parcel into a 38 lot subdivision is a change of use which requires the access to meet the minimum intersection spacing standards of the 2022 SCM A09.2. The current subdivision design does not meet this requirement. PD&E still supports locating this intersection to maximize intersection sight distance and separation from existing intersections.
Please provide a figure clearly showing intersection sight distances. The design speed for Clapp Street is 40 mph.
In order to not provide a stub road to tax parcel D007 please show that it is not feasible per 43.20.060(D).
Platting staff notes this was discussed at length with no resolution. The surveyor sent a letter which is at **(Exhibit C).**
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. MTA and MEA did not respond.
Public: (Exhibit G) Jacob Partridge is concerned about houses being built near the airport.

At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #1 Meadow Lakes; Road Service Area #17 Knik, MSB Community Development or Assessments; MTA or MEA; or the public.

CONCLUSION: The preliminary plan of **ALLIANCE ESTATES** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, or utilities. 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 geotechnical report was submitted, pursuant to MSB 43.20.281(A).

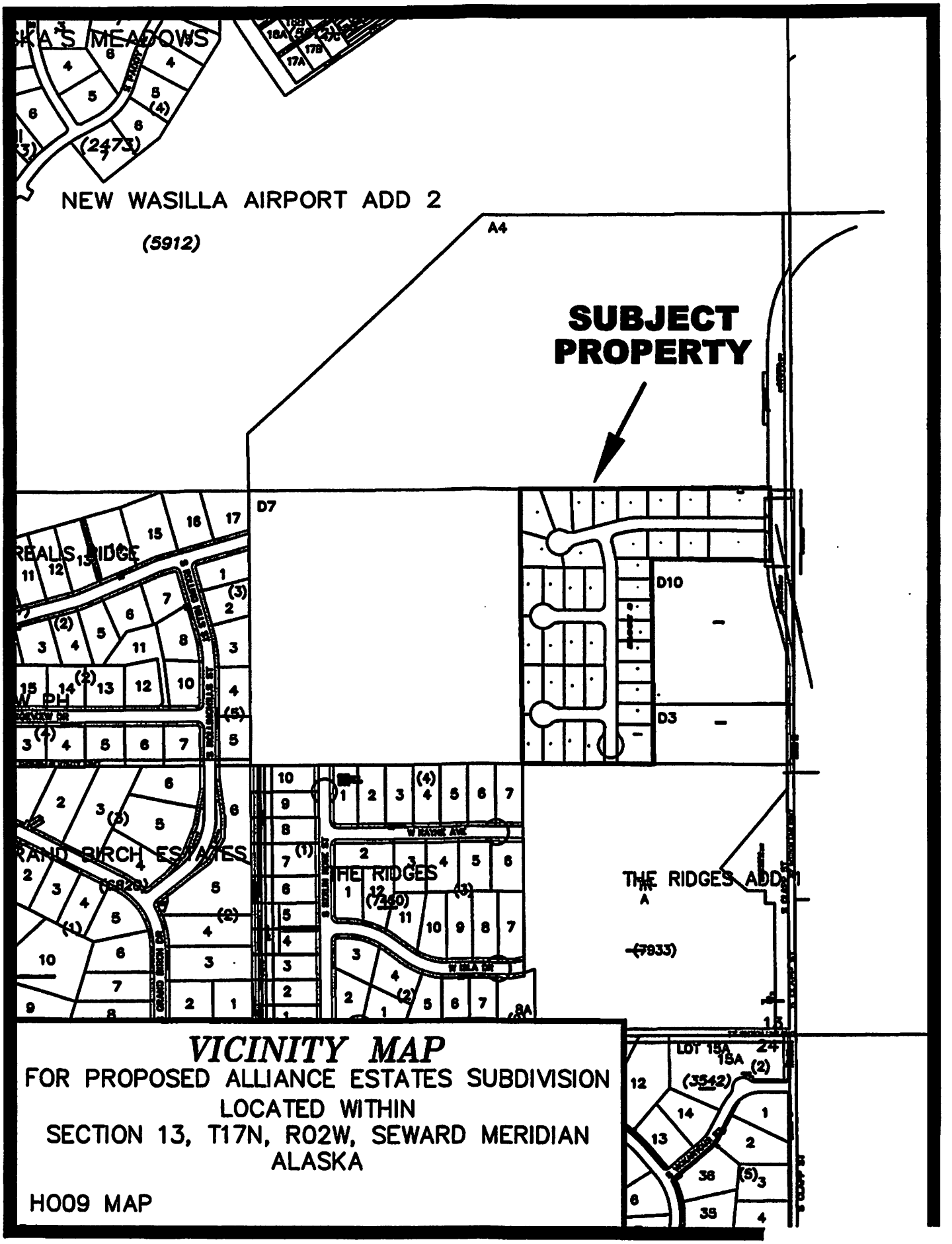
FINDINGS OF FACT

1. The plat of **ALLIANCE ESTATES** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A geotechnical report was submitted, pursuant to MSB 43.20.281(A). All lots will have the required usable area.
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #1 Meadow Lakes; Road Service Area #17 Knik, MSB Community Development or Assessments; MTA or MEA.
5. There were no objections from any federal or state agencies, utilities or the public.
6. PD&E objects to the intersection spacing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plan of ALLIANCE ESTATES, Section 13, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Construct internal roads and cul-de-sacs to residential street standards according to the 2022 Subdivision Construction Manual (SCM):
   a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
   b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
   c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
   d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
   e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
   f) Obtain approval of street names from Platting Assistant.
5. Obtain a permit for water lines in the Right-of-Way and provide a copy to platting staff.
6. Provide platting staff with DEC approval of the water system.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR) for each phase of the master plan.
9. Submit plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED ALLIANCE ESTATES SUBDIVISION
LOCATED WITHIN
SECTION 13, T17N, R02W, SEWARD MERIDIAN
ALASKA

H009 MAP

EXHIBIT A-1

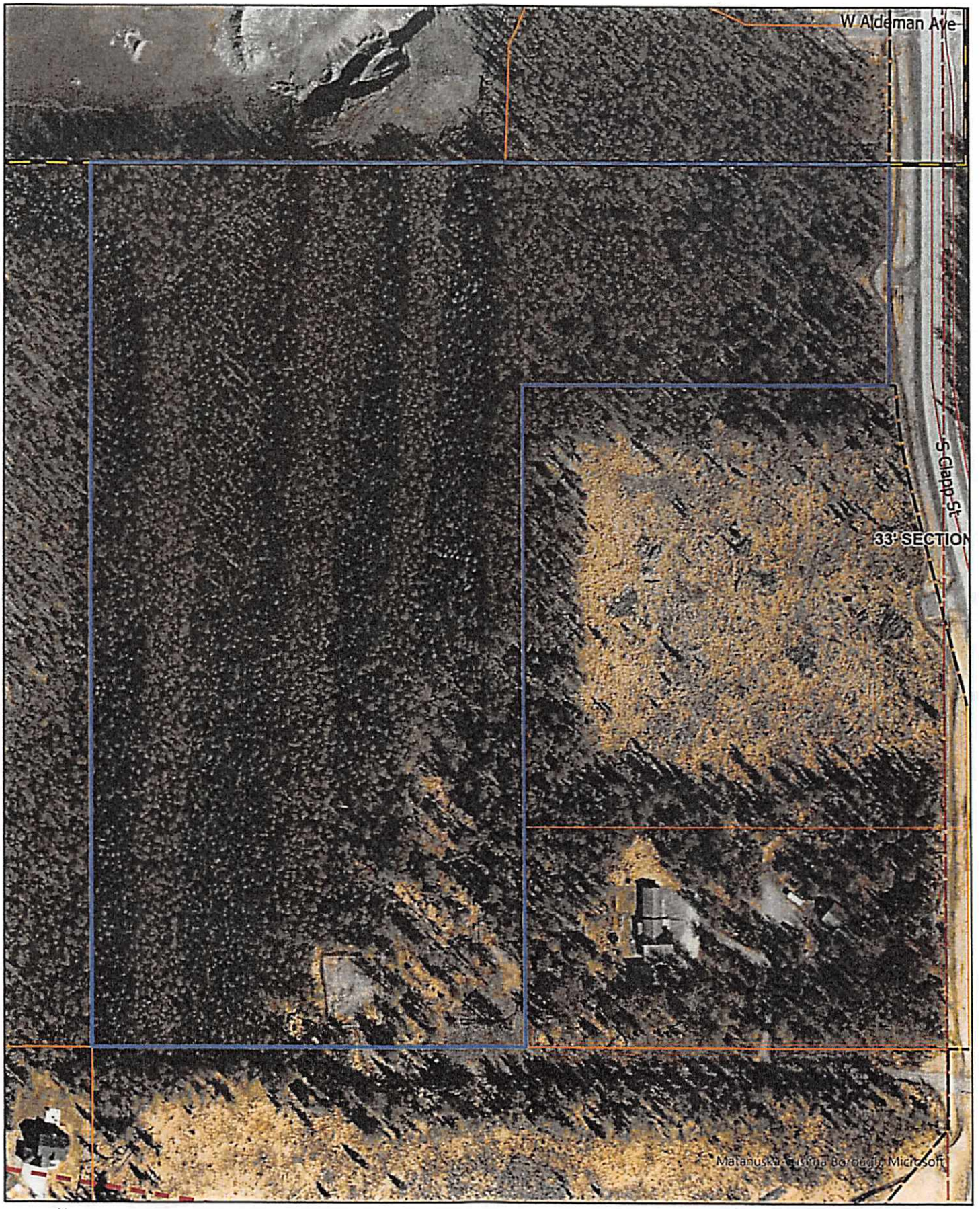
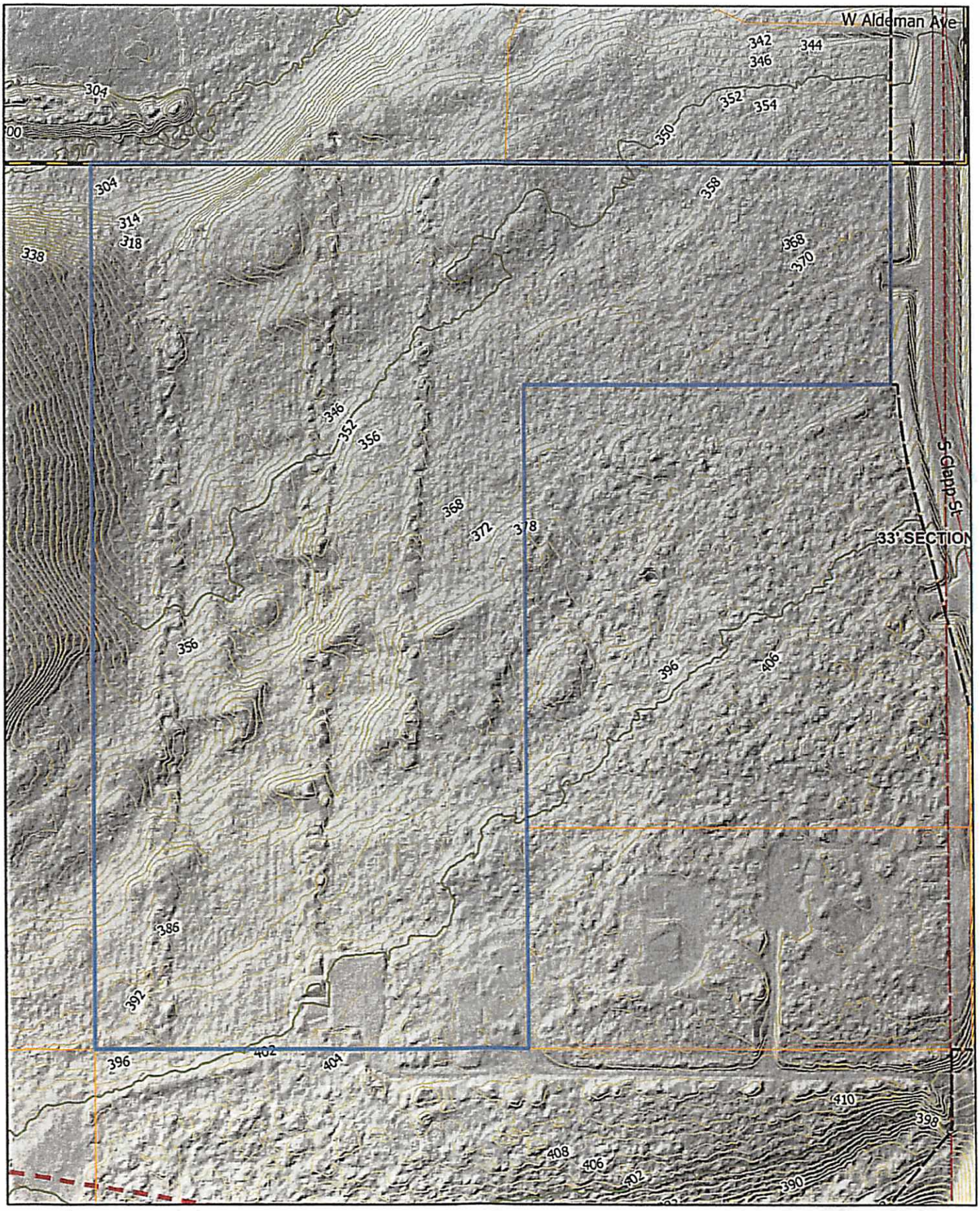

W Alderman Ave
S Clapp St
33' SECTION
Matanuska-Susitna Borough, Microsoft
N
W
E
S
0
220

EXHIBIT A-2


W Aldeman Ave
S Clapp St
33' SECTION
N
W
E
S
0
220
EXHIBIT A-3

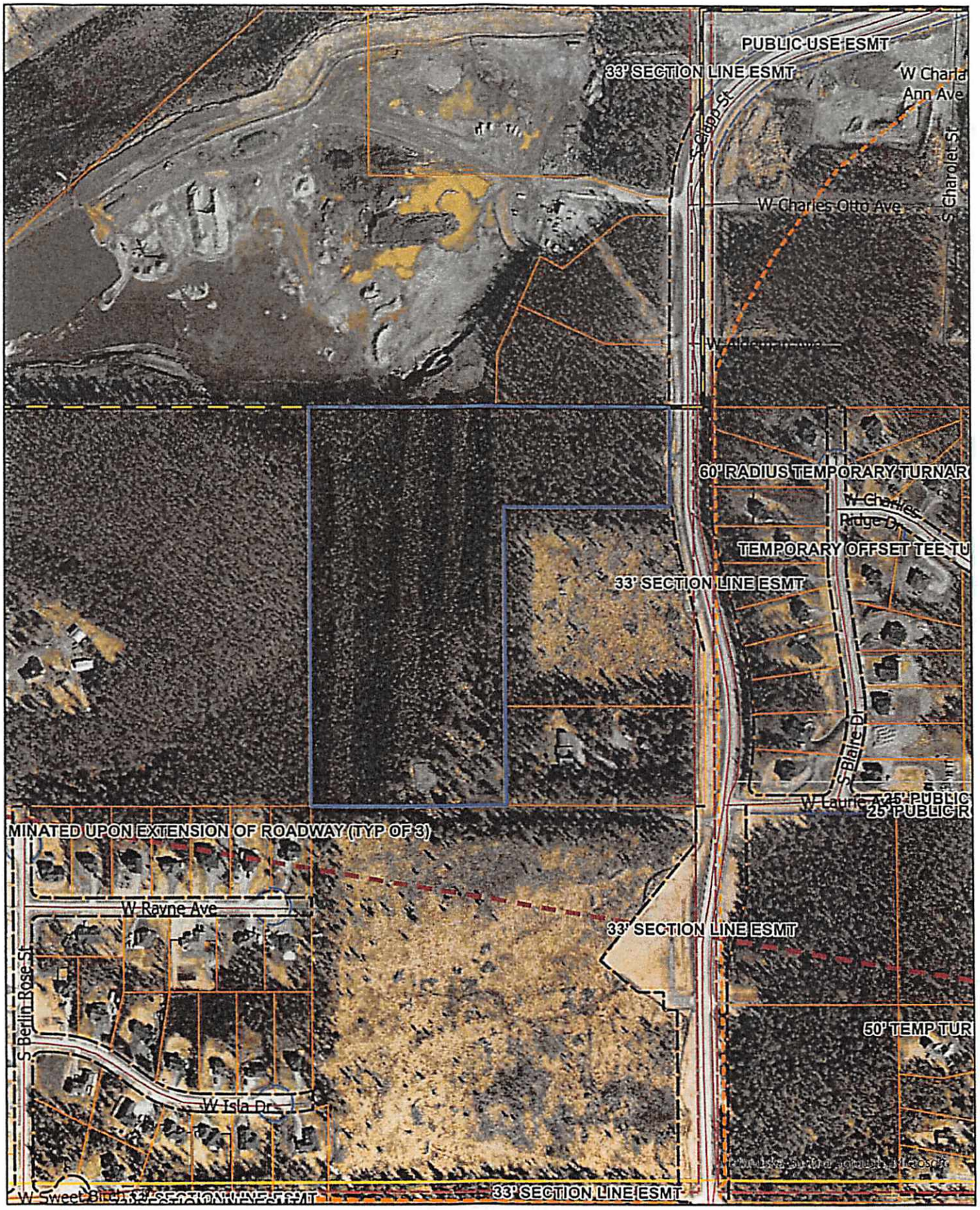

PUBLIC USE ESMT
33' SECTION LINE ESMT
W Charla Ann Ave
S Cripp St
S Charolet St
W Charles Otto Ave
60' RADIUS TEMPORARY TURNAR
W Charles Ridge Dr
TEMPORARY OFFSET TEE TU
33' SECTION LINE ESMT
S Blaire Dr
W Laurie Ave
25' PUBLIC R
MINATED UPON EXTENSION OF ROADWAY (TYP OF 3)
W Rayne Ave
33' SECTION LINE ESMT
S Berlin Rose St
50' TEMP TUR
W Isla Dr
33' SECTION LINE ESMT
N
W
E
S
0
475
950
1,900 Feet

EXHIBIT A-4

5900 W. Dewberry Dr
Wasilla, AK 99623

SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC

Phone: (907) 357-5609
Fax: (907) 357-5608

July 31, 2025

RECEIVED
JUL 31 2025
PLATTING

Fred Wagner
Platting Officer
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645-6488

Re: Engineering Report
Alliance Estates - A Subdivision of Lot D8
Section 13, T17N, R2W, Seward Meridian

Mr. Wagner,

This letter is to serve as the engineering report for the above referenced subdivision and platting action. The platting action is to replat one parcel of approximately 24 acres into 39 lots. The majority of the lots are approximately 0.46 acres. Three of the lots are 0.87 to 0.92 acres (see Figure 1). Access to the proposed subdivision is from Clapp Street. This subdivision will be served by a community water system with on-site septic systems.

Site Topography

There is a change in elevation across this site of approximately 109'. The site slopes from the southeast to the northwest. Even though there is a large change in topography, all the roads within the subdivision are able to be at a slope of 7% or flatter. See Figure 1 for the topography of the subdivision.

Roadway Construction

There will be approximately 2,950 feet of new road construction as part of this subdivision. All roads will be constructed to residential or residential collector standards. Access to the proposed roads will be from Clapp Street (See Figure 1).

Average Daily Traffic (ADT)

An ADT drawing has been prepared showing the ADT from the proposed subdivision to Clapp Street. With the proposed subdivision, the ADT for this road was calculated to be 390. See Figure 2.

Drainage Plan

Currently, there are no drainage issues with this site. The platting action of this subdivision will require the construction of approximately 2,950 feet of new road. The site currently drains from the southeast to the northwest and west. This overall drainage pattern will be maintained.

To mitigate the increase in runoff from the subdivision, a number of infiltration basins will be constructed along the proposed roads. Roadside ditches and culverts will be used to direct drainage to the infiltration basins and to maintain the overall drainage pattern.

A drainage plan is included with this report (Figure 3). This figure shows the proposed location of the infiltration basins and culverts that will be part of the subdivision construction. Once this plat has been reviewed and accepted, a final drainage report will be prepared. This will include the final number and location of drainage improvements associated with this project.

Soils Investigation / Usable Septic Area / Usable Building Area

Soil information is needed to determine if existing soil conditions are suitable for onsite wastewater disposal systems. This includes soils capable of supporting a soil absorption system (SAS) that meets all Alaska Department of Environmental Conservation (ADEC) requirements including offset requirements from surface water, groundwater, and bedrock.

11 test holes were excavated to determine existing soil conditions. Each test hole was 16' deep. Figure 4 shows the test hole locations. The soils were silty sands and sandy silts with gravel. No groundwater was encountered in any of the test holes. Percolation tests were performed adjacent to all test holes. The percolation rates ranged from 1 to 40 minutes per inch. Logs of the test holes and percolation test results are included with this report. All the percolation test results are within ADEC requirements for a conventional on-site septic system. Figure 4 shows the location of the test holes.

Along with soils capable of supporting a SAS, the topography must also allow for a SAS to be constructed at least 25' from a slope that is steeper than 4H:1V that is greater than 10' high. Although there is a significant change in topography, each lot has 10,000 square feet of usable septic area.

All lots have a minimum of 10,000 sq.ft. of usable building area.

EXHIBIT B-2

Community Water System

This subdivision will be served by a community water system. The water system is being designed by Norther Utility Services (NUS). NUS will also own and operate the water system. NUS owns and operates several water systems throughout southcentral Alaska and is very familiar with this process. NUS will obtain all the permits needed to construct and operate this water system. Figure 5 is a layout of the proposed water system.

Summary

Based on the soils data and existing topography, there is a minimum of 10,000 square feet of contiguous septic area and a minimum of 10,000 square feet of usable building area within each of the proposed lots as required by the Matanuska-Susitna Borough. The overall drainage pattern of the existing parcel will not be altered by this platting action. This subdivision will be served by a community water system.

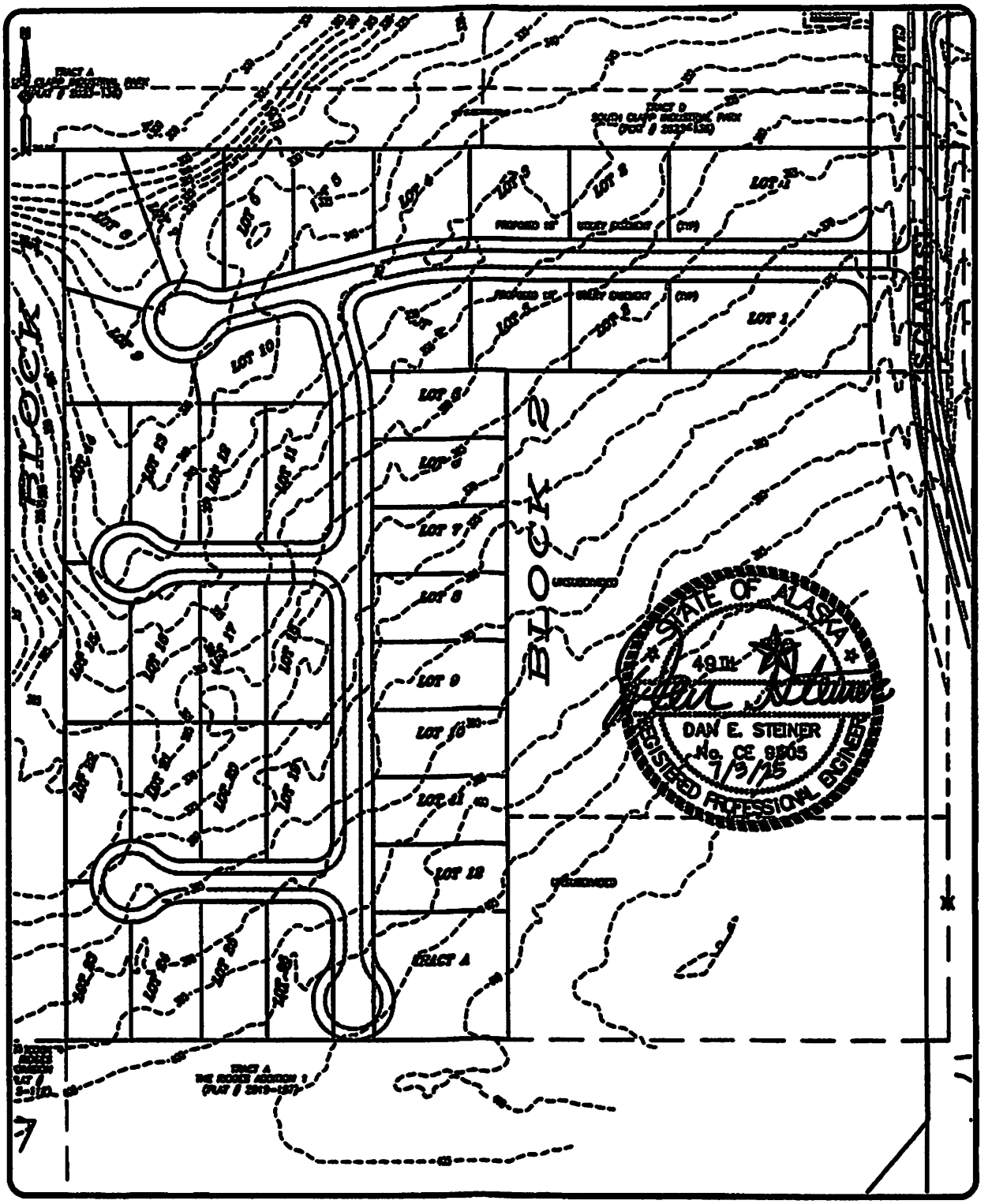
Sincerely,

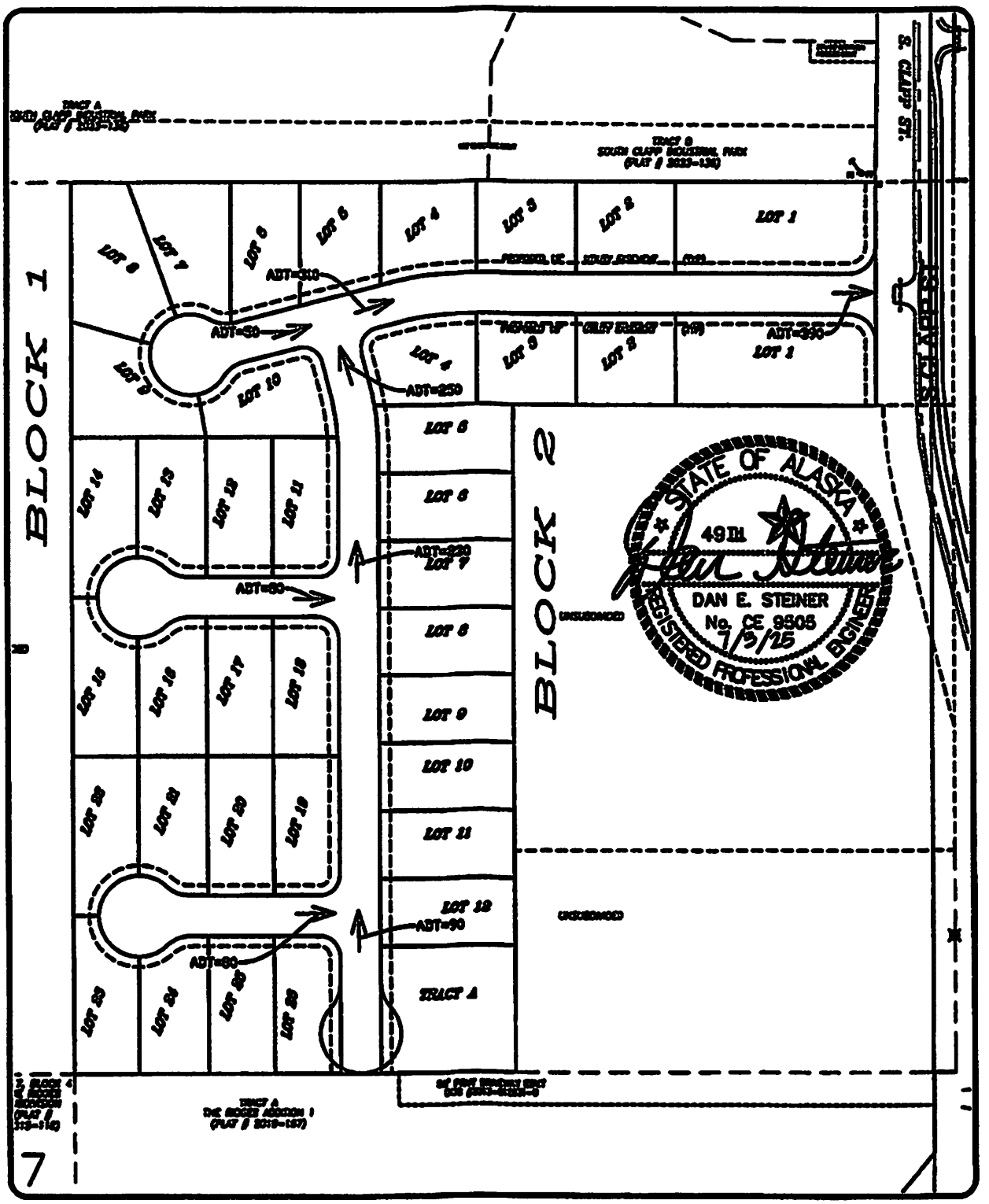
Dan Steiner, P.E.
Manager



des
encl

EXHIBIT B-3


BLOCK 1
BLOCK 2
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT



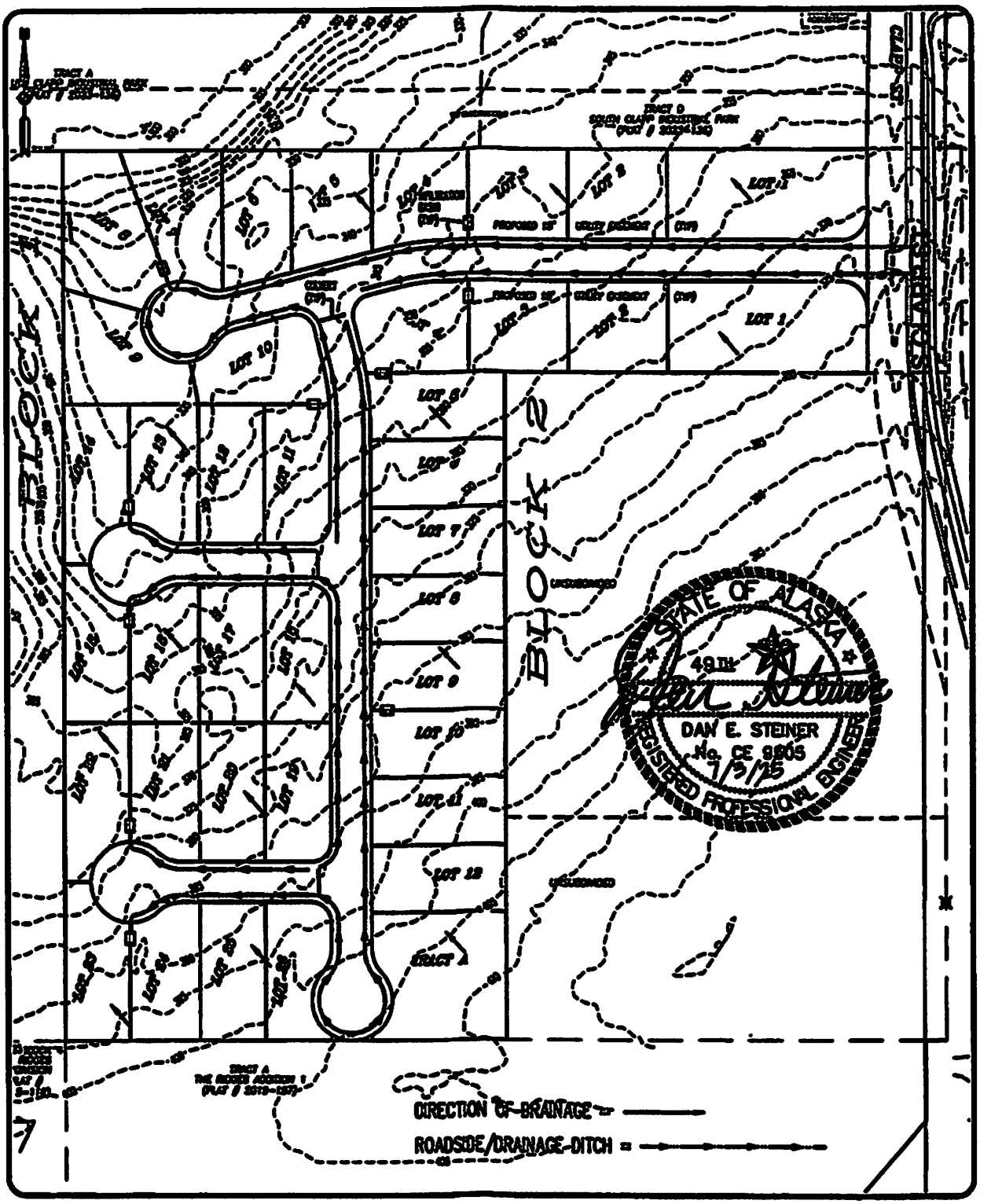
SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
3900 W. DEWBERRY DR. PH:(907) 357-5609
WASILLA, AK 99623 FAX:(907) 357-5608

ALLIANCE ESTATES SUBDIVISION

ADT DRAWING

FIGURE 2

EXHIBIT B-5



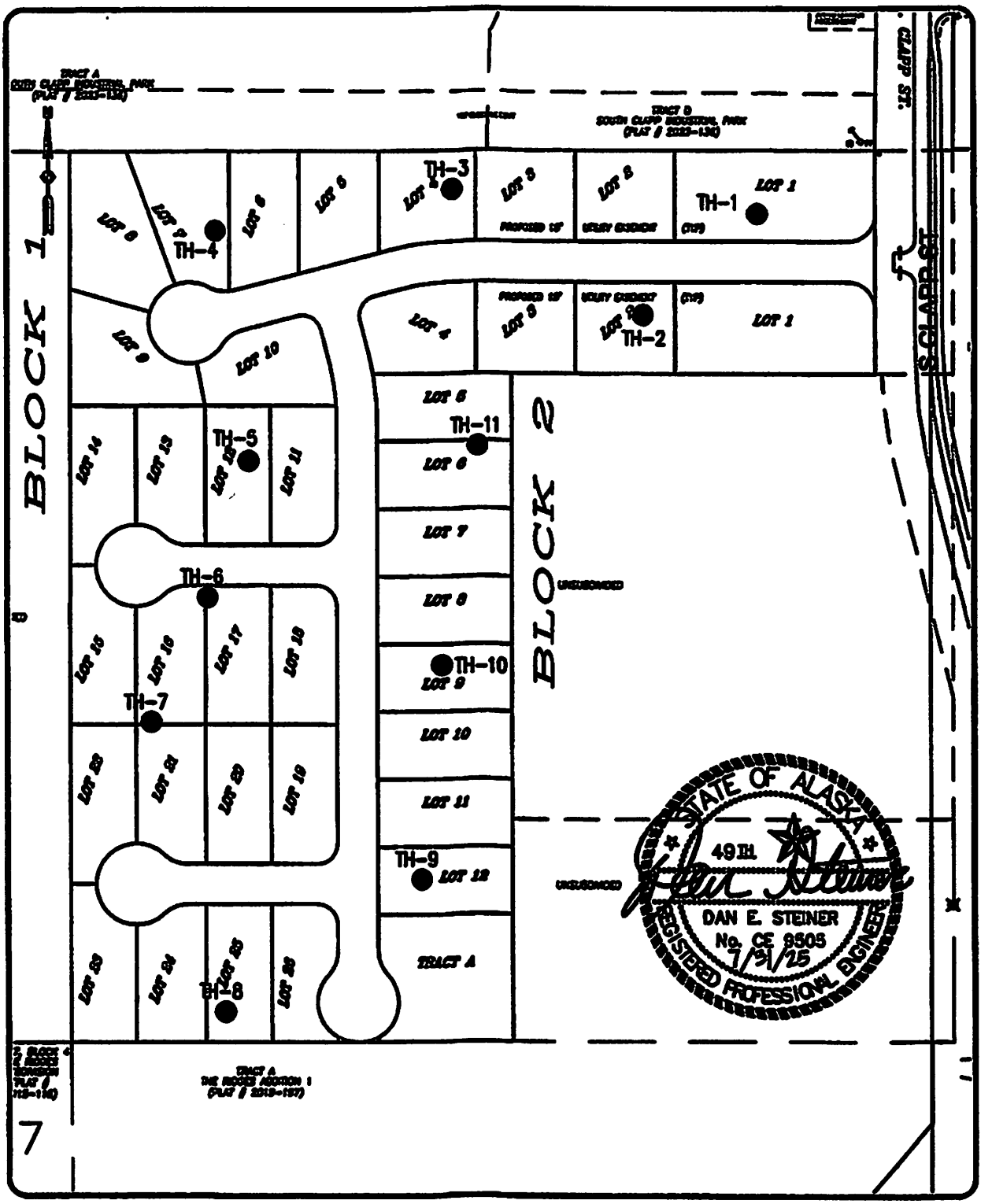
SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DENBERRY DR. PH:(907) 357-5609
WASILLA, AK 99623 FAX:(907) 357-5608

ALLIANCE ESTATES SUBDIVISION

DRAINAGE PLAN

FIGURE 3

EXHIBIT B-4



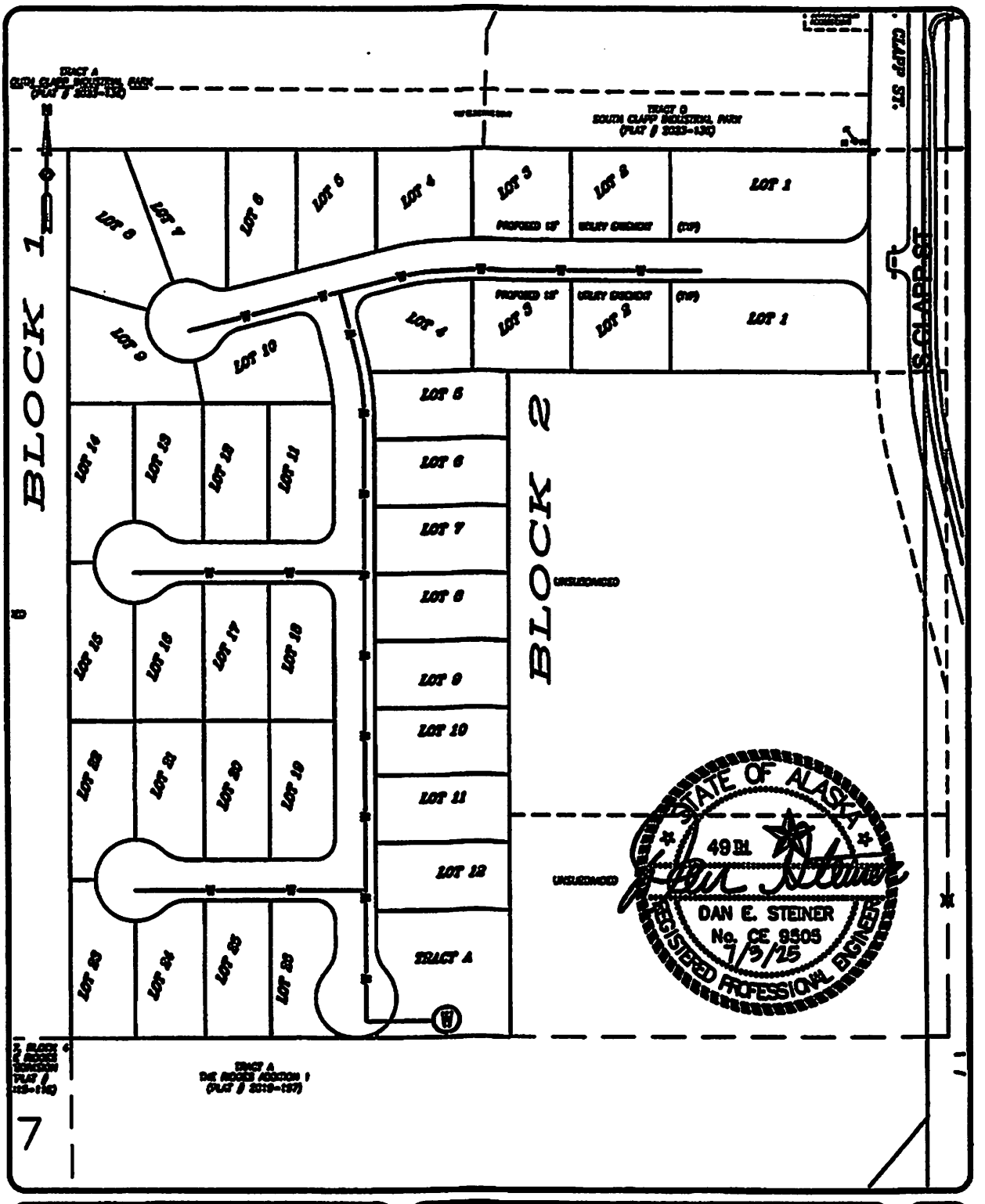
SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH:(907) 357-5609
WASILLA, AK 99623 FAX:(907) 357-5608

ALLIANCE ESTATES SUBDIVISION

TEST HOLE LOCATIONS
USABLE BUILDING AREA

FIGURE 4

EXHIBIT B-7



SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH:(907) 357-5609
WASILLA, AK 99623 FAX:(907) 357-5608

ALLIANCE ESTATES SUBDIVISION

WATER SYSTEM LAYOUT

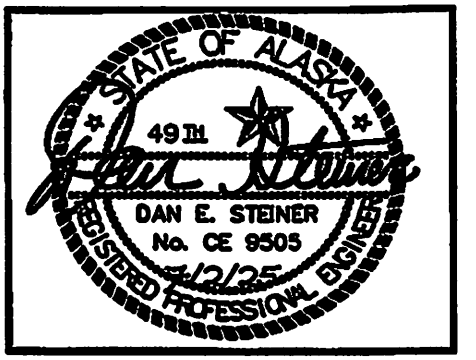
FIGURE 5

EXHIBIT B-8

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

6900 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 357-6809
Fax: (907) 357-6808



SEAL

TEST HOLE / PERCOLATION TEST

TEST HOLE # 1 Date of Test Hole 5/28/2025
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Estates Subdivision
LEGAL DESC.
PROJECT NO. 25-023

DEPTH, FT

SOIL TYPE

0 - 1' Topsoil / roots and organics
1'-2' Sandy Loam (OL)
2'-16' Silty Sand w/ Gravel and Cobbles Some +6" Rock (SM)
BOH

SLOPE

SITE PLAN

GROUNDWATER ENCOUNTERED? No
AT WHAT DEPTH? N/A
DEPTH AFTER MONITORING? N/A

SLOPE

PERCOLATION TEST

READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	5/30/25				
1		3: 55		7	
		4: 25	30	6.125	0.88
2		4: 25		7.00	
		4: 55	30	6.25	0.75
3		4: 55		7	
		5: 25	30	6.25	0.75

PERC. RATE 40 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: 335 gl/sf

TEST RUN BETWEEN 5 ft & 6 ft

COMMENTS:

PERFORMED BY: PJ Pinard DATE: 5/30/2025

EXHIBIT B-9

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 357-5809
Fax: (907) 357-5809

TEST HOLE / PERCOLATION TEST

TEST HOLE # 2 Date of Test Hole 6/28/2025
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Estates Subdivision
LEGAL DESC.
PROJECT NO. 25-023

STATE OF ALASKA
49TH
DAN E. STEINER
No. CE 9505
REGISTERED PROFESSIONAL ENGINEER
7/2/25

SEAL

DEPTH, FT

SOIL TYPE

0-0.5' Topsoil / roots and organics

0.5' - 1.5' Sandy Loam (OL)

1.5'-16' Gravely Sand w/ Silt and Cobbles Some +4" Rock (SP-SM)

BOH

SLOPE

SITE PLAN

SLOPE

GROUNDWATER ENCOUNTERED? No

AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

PERCOLATION TEST

READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	6/30/25				
1		8: 40		7.00	
		8: 45	05	0.00	7.00
2		8: 46		7.00	
		8: 51	05	0.00	7.00
3		8: 52		7.00	
		8: 57	5	0.00	7.00

PERC. RATE 0.7 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: 125 gpd/sf

TEST RUN BETWEEN 5 ft & 6 ft

COMMENTS:

PERFORMED BY: PJ Pinard DATE: 6/30/2025

EXHIBIT B-10

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

6900 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 357-6609
Fax: (907) 357-6609

TEST HOLE / PERCOLATION TEST

TEST HOLE # 3 Date of Test Hole 5/28/2025
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Estates Subdivision
LEGAL DESC.
PROJECT NO. 25-023

STATE OF ALASKA * 49TH * DAN E. STEINER No. CE 9505 REGISTERED PROFESSIONAL ENGINEER 6/2/25

SEAL

DEPTH, FT

SOIL TYPE

0 - 0.5' Topsoil / roots and organics

0.5'-1' Sandy Loam (OL)

1'-16' Silty Sand w/ Gravel and Cobbles Some +6" Rock (SM)

BOH

SLOPE

SITE PLAN

GROUNDWATER ENCOUNTERED? No

AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

SLOPE

PERCOLATION TEST

READING	DATE	TIME	RET TIME	DEPTH TO WATER	RET DROP
	5/31/25				
1		8: 20		7.00	
		8: 35	15	0.00	7.00
2		8: 34		7.00	
		8: 49	15	0.00	7.00
3		8: 50		7.00	
		9: 05	15	0.00	7.00

PERC. RATE 2 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: 125 gpd/sf

TEST RUN BETWEEN 6 ft & 6 ft

COMMENTS:

PERFORMED BY: PJ Pinard DATE: 5/31/2025

EXHIBIT B-//

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

6900 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 357-5609
Fax: (907) 357-5609

TEST HOLE / PERCOLATION TEST

TEST HOLE # 4 Date of Test Hole 6/28/2025
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Estates Subdivision
LEGAL DESC.
PROJECT NO. 25-023

STATE OF ALASKA
49TH
DAN E. STEINER
No. CE 9505
REGISTERED PROFESSIONAL ENGINEER
7/2/25

SEAL

DEPTH, FT

SOIL TYPE

0 - 0.5' Topsoil / roots and organics
0.5'-1' Sandy Loam (OL)
1'-3' Gravely Sand
3'-16' Silty Sand w/ Gravel and Cobbles Some +6" Rock (SM)

BOR

SLOPE

SITE PLAN

GROUNDWATER ENCOUNTERED? No
AT WHAT DEPTH? N/A
DEPTH AFTER MONITORING? N/A

SLOPE

PERCOLATION TEST

READING	DATE 6/28/25	TIME	NET TIME	DEPTH TO WATER	NET DROP
1		4: 05		7.00	
		4: 28	23	0.00	7.00
2		4: 29		7.00	
		4: 54	25	0.00	7.00
3		4: 55		7.00	
		5: 20	25	0.00	7.00

PERC. RATE 4 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: 125 gal/sf

TEST RUN BETWEEN 5 ft & 6 ft

COMMENTS:

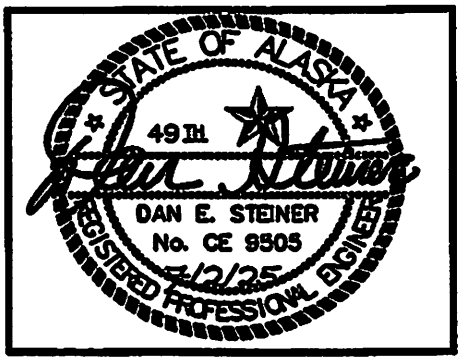
PERFORMED BY: PJ Pinard DATE: 6/3/2025

EXHIBIT B-12

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5800 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 357-5809
Fax: (907) 357-5809

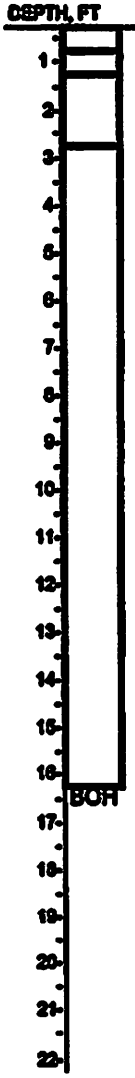


SEAL

TEST HOLE / PERCOLATION TEST

TEST HOLE # 5 Date of Test Hole 6/28/2025
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Estates Subdivision
LEGAL DESC.
PROJECT NO. 25-023

DEPTH, FT



SOIL TYPE

0 - 0.5' Topsoil / roots and organics
0.5'-1' Sandy Loam (OL)
1'-2.5' Gravely Sand
3'-16' Silty Sand w/ Gravel and Cobbles Some +6" Rock (SM)

SLOPE

SITE PLAN

GROUNDWATER ENCOUNTERED? No
AT WHAT DEPTH? N/A
DEPTH AFTER MONITORING? N/A

SLOPE

PERCOLATION TEST

READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	6/6/25				
1		2: 45		7.00	
		3: 19	34	0.00	7.00
2		3: 11		7.00	
		3: 37	26	0.00	7.00
3		3: 35		7.00	
		4: 04	29	0.00	7.00

PERC. RATE 4 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: 125 gal/sf
TEST RUN BETWEEN 5 ft & 6 ft
COMMENTS:

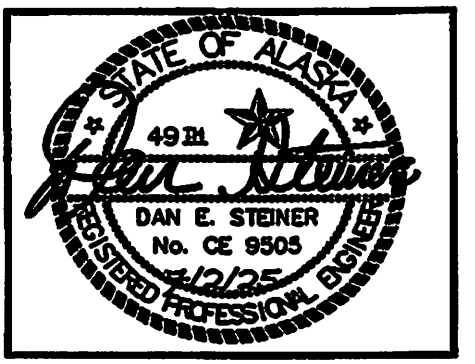
PERFORMED BY: PJ Pinard DATE: 6/6/2025

EXHIBIT B-/3

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.
Wasilla, AK 99623

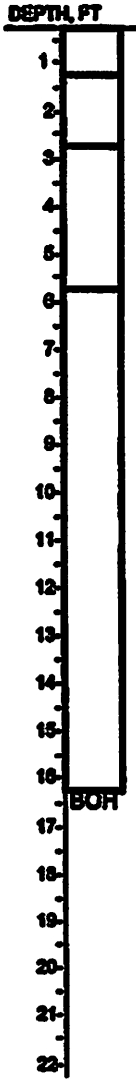
Phone: (907) 357-5609
Fax: (907) 357-5608



SEAL

TEST HOLE / PERCOLATION TEST

TEST HOLE # 6
Date of Test Hole 5/28/2025
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Estates Subdivision
LEGAL DESC.
PROJECT NO. 25-023



SOIL TYPE

0-1' Topsoil / roots and organics

1' - 2.5' Sandy Loam (OL)

2.5'-5.5' Sand (SP)

5.5'-16' Silty Sand w/ Gravel and Cobbles Occasional +8" Rock (SM)

SLOPE

SITE PLAN

GROUNDWATER ENCOUNTERED? No

AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

SLOPE

PERCOLATION TEST

READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	6/9/25				
1		4: 20		7.50	
		4: 50	30	3.25	3.75
2		4: 50		7.00	
		5: 20	30	3.50	3.50
3		5: 20		7.50	
		5: 50	30	3.50	3.50

PERC. RATE 9 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: 180 gal/sf

TEST RUN BETWEEN 6 ft & 6 ft

COMMENTS:

PERFORMED BY: PJ Pinard DATE: 6/9/2025

EXHIBIT B-14

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5800 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 357-5809
Fax: (907) 357-5808

TEST HOLE / PERCOLATION TEST

TEST HOLE # 7
Date of Test Hole 5/28/2025
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Estates Subdivision
LEGAL DESC.
PROJECT NO. 25-023

STATE OF ALASKA
49TH
DAN E. STEINER
No. CE 9505
REGISTERED PROFESSIONAL ENGINEER
7/2/25

SEAL

DEPTH, FT | SOIL TYPE

0 - 0.5' Topsoil / roots and organics

0.5'-1' Sandy Loam (OL)

1'-16' Silty Sand w/ Gravel and Cobbles Some +6" Rock (SM)

BOH

LOG

SITE PLAN

GROUNDWATER ENCOUNTERED? No

AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

SLOPE

PERCOLATION TEST

READING	DATE 6/6/25	TIME	NET TIME	DEPTH TO WATER	NET DROP
1		4: 10		7.00	
		4: 40	30	8.50	1.50
2		4: 40		7.00	
		5: 10	30	8.75	1.25
3		5: 10		7.00	
		5: 40	30	8.75	1.25

PERC. RATE 24 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: 250 g/d/sf

TEST RUN BETWEEN 5 ft & 6 ft

COMMENTS:

PERFORMED BY: PJ Pinard DATE: 6/6/2025

EXHIBIT B -15

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5800 W. Dewberry Dr.
Wasilla, AK 99623
Phone: (907) 357-5809
Fax: (907) 357-5808

STATE OF ALASKA
49TH
DAN E. STEINER
No. CE 9505
REGISTERED PROFESSIONAL ENGINEER
7/2/25

SEAL

TEST HOLE / PERCOLATION TEST

TEST HOLE # 8 Date of Test Hole 6/28/2025
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Estates Subdivision
LEGAL DESC.
PROJECT NO. 25-023

DEPTH, FT

SOIL TYPE

0 - 0.5' Topsoil / roots and organics

0.5'-1' Sandy Loam (OL)

1'-16' Silty Sand w/ Gravel and Cobbles Some +6" Rock (SM)

EOH

SLOPE

SITE PLAN

GROUNDWATER ENCOUNTERED? No

AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

SLOPE

PERCOLATION TEST

READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	6/28/25				
1		2:05		7.00	
		2:35	30	8.25	1.75
2		2:35		7.00	
		3:05	30	8.50	1.50
3		3:05		7.00	
		3:35	30	8.50	1.50

PERC. RATE 20 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: 250 gl/s/f

TEST RUN BETWEEN 5 ft & 6 ft

COMMENTS:

PERFORMED BY: PJ Pinard DATE: 6/9/2025

EXHIBIT B-16

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

6900 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 357-5609
Fax: (907) 357-5608

TEST HOLE / PERCOLATION TEST

TEST HOLE # 9 Date of Test Hole 6/28/2025
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Estates Subdivision
LEGAL DESC.
PROJECT NO. 25-023

STATE OF ALASKA
49TH
DAN E. STEINER
No. CE 9505
REGISTERED PROFESSIONAL ENGINEER
6/2/25

SEAL

DEPTH, FT

SOIL TYPE

0-0.5' Topsoil / roots and organics

0.5' - 2' Sandy Loam (OL)

2'-16' Silty Sand w/ Gravel and Cobbles Some +6" Rock (SM)

EOH

SLOPE

SITE PLAN

GROUNDWATER ENCOUNTERED? No

AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

SLOPE

PERCOLATION TEST

READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	6/9/25				
1		6: 20		7.00	
		6: 45	25	0.00	7.00
2		6: 46		7.00	
		6: 13	27	0.00	7.00
3		6: 14		7.00	
		6: 42	28	0.00	7.00

PERC. RATE 4 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: 125 gl/d/sf

TEST RUN BETWEEN 5 ft & 6 ft

COMMENTS:

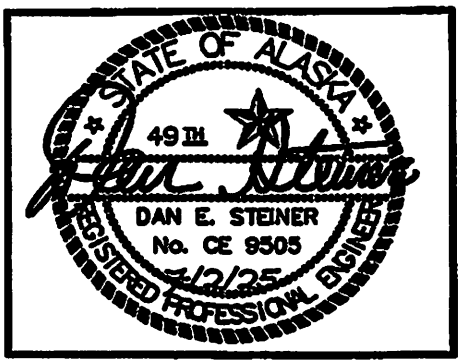
PERFORMED BY: PJ Pinard DATE: 6/9/2025

EXHIBIT B-17

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

6800 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 357-6609
Fax: (907) 357-6608

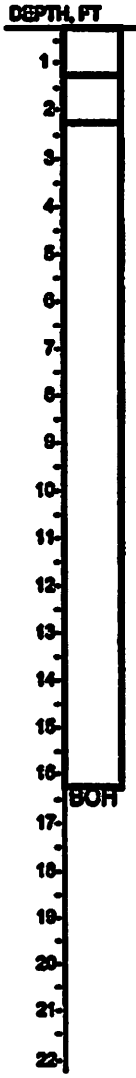


SEAL

TEST HOLE / PERCOLATION TEST

TEST HOLE # 10 Date of Test Hole 5/28/2025
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Estates Subdivision
LEGAL DESC.
PROJECT NO. 25-023

DEPTH, FT



SOIL TYPE

0-1' Topsoil / roots and organics

1' - 2' Sandy Loam (OL)

2-16' Silty Sand w/ Gravel and Cobbles Some +6" Rock (SM)

SLOPE

SITE PLAN

GROUNDWATER ENCOUNTERED? No

AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

SLOPE

PERCOLATION TEST

READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	6/5/25				
1		± 29		7.00	
		± 59	30	6.13	0.88
2		± 59		7.00	
		4: 29	30	6.25	0.75
3		4: 29		7.00	
		4: 59	30	6.25	0.75

PERC. RATE 40 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: 336 g/d/sf

TEST RUN BETWEEN 5 ft & 6 ft

COMMENTS:

PERFORMED BY: PJ Pinard DATE: 6/5/2025

EXHIBIT B-18

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.
Wasilla, AK 99623
Phone: (907) 357-5609
Fax: (907) 357-5609

STATE OF ALASKA
49TH
DAN E. STEINER
No. CE 9505
7/2/25
REGISTERED PROFESSIONAL ENGINEER

SEAL

TEST HOLE / PERCOLATION TEST

TEST HOLE # 11
Date of Test Hole 5/28/2025
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Estates Subdivision
LEGAL DESC.
PROJECT NO. 25-023

DEPTH, FT

SOIL TYPE

0-0.5' Topsoil / roots and organics

0.5' - 2' Sandy Loam (OL)

2'-18' Silty Sand w/ Gravel and Cobbles Some +6" Rock (SM)

BOH

SLOPE

SITE PLAN

SLOPE

GROUNDWATER ENCOUNTERED? No

AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

PERCOLATION TEST

READING	DATE 5/28/25	TIME	NET TIME	DEPTH TO WATER	NET DROP
1		1: 58		7.00	
		2: 18	20	0.00	7.00
2		2: 19		7.00	
		2: 41	22	0.00	7.00
3		2: 42		7.00	
		3: 04	22	0.00	7.00

PERC. RATE 3 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: 125 gl/s/f

TEST RUN BETWEEN 6 ft & 8 ft

COMMENTS:

PERFORMED BY: PJ Pinard DATE:

EXHIBIT B-19

Fred Wagner

Platting Officer

Matanuska-Susitna Borough

350 E. Dahlia Ave.

Palmer, AK 99654-6488

RECEIVED
JUL 11 2025
PLATTING

RE: Alliance Construction Pre_App Conference Comment #1

Alliance Estates – a subdivision of Parcel 2, M.S.B. Waiver 75-70

Section 13, T17N, R2W, Seward Meridian

Mr. Wagner,

We do not plan to provide access westerly to the next parcel per 43.20.060(D) since the subject parcel already has (2) dedicated rights-of-way servicing it in W. Ridge Line Drive and S. Berlin Rose Street and so additional access from this subdivision is not required for safety or further development.

Minimum intersection spacing of 650' was also brought up in Comment #1 of the Pre-App Conference. The actual intersection distance between this subdivision and the access points to the north are 378' and the intersection distance to the southern access point is 483'. Both are inside the minimum intersection spacing of 650' required in the Subdivision Construction Manual A09.2 but do not apply due to 43.20.130(B) Major Road Corridors since these access points were placed as part of the construction of S. Clapp Street by the City of Wasilla and the Mat-Su Borough in 2018 and were outside of the contractor's ability to control.

Respectfully,

Owen T. Dicks, PLS

EXHIBIT C

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, September 2, 2025 2:23 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Alliance Estates (CC)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

The access to this parcel built as part of the Clapp Street project is a residential approach. Development of this parcel into a 38 lot subdivision is a change of use which requires the access to meet the minimum intersection spacing standards of the 2022 SCM A09.2. The current subdivision design does not meet this requirement. PD&E still supports locating this intersection to maximize intersection sight distance and separation from existing intersections.

Please provide a figure clearly showing intersection sight distances. The design speed for Clapp Street is 40 mph.

In order to not provide a stub road to tax parcel D007 please show that it is not feasible per 43.20.060(D).

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, August 5, 2025 4:49 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>; tim.swezey@miccak.org; psfisherak49@gmail.com; information@miccak.org; camden.yehle@gmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Maxwell Sumner <maxwell@sumnercohomes.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Alliance Estates (CC)

EXHIBIT D

Chris Curlin

From: Permit Center
Sent: Wednesday, August 6, 2025 8:11 AM
To: Chris Curlin
Subject: RE: RFC Alliance Estates (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: Tuesday, August 5, 2025 4:49 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>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Maxwell Sumner <maxwell@sumnercohomes.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Alliance Estates (CC)

Hello,

The following link contains a Request for Comments for Alliance Estates, MSB Case 2025-111.
Comments are due by August 27, 2025.

Alliance Estates

EXHIBIT E

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

RECEIVED
SEP 08 2025
PLATTING

7933000T00A 12
GLENMONT LLC
% JAMES PARTRIDGE
189 E NELSON AVE #300
WASILLA, AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: Tima Baletskiy

REQUEST: The request is to create 38 lots and 1 tract from Tax Parcel D8, (Parcel 2 of MSB Waiver 75-70 recorded as 79-231W), (Tax ID# 17N02W13D008) to be known as **ALLIANCE ESTATES**, containing 24.07 acres +/-. Proposed lots will access S. Clapp Street via proposed internal roads. The property is located directly west of S. Clapp Street and north of S. Knik Goose Bay Road; within the SE ¼ Section 13, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4.

The Matanuska-Susitna Borough **Platting Board** 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 **September 18, 2025,** starting at 1:00p.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 Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, ***Chris Curlin*** at (907) 861-7873.
To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

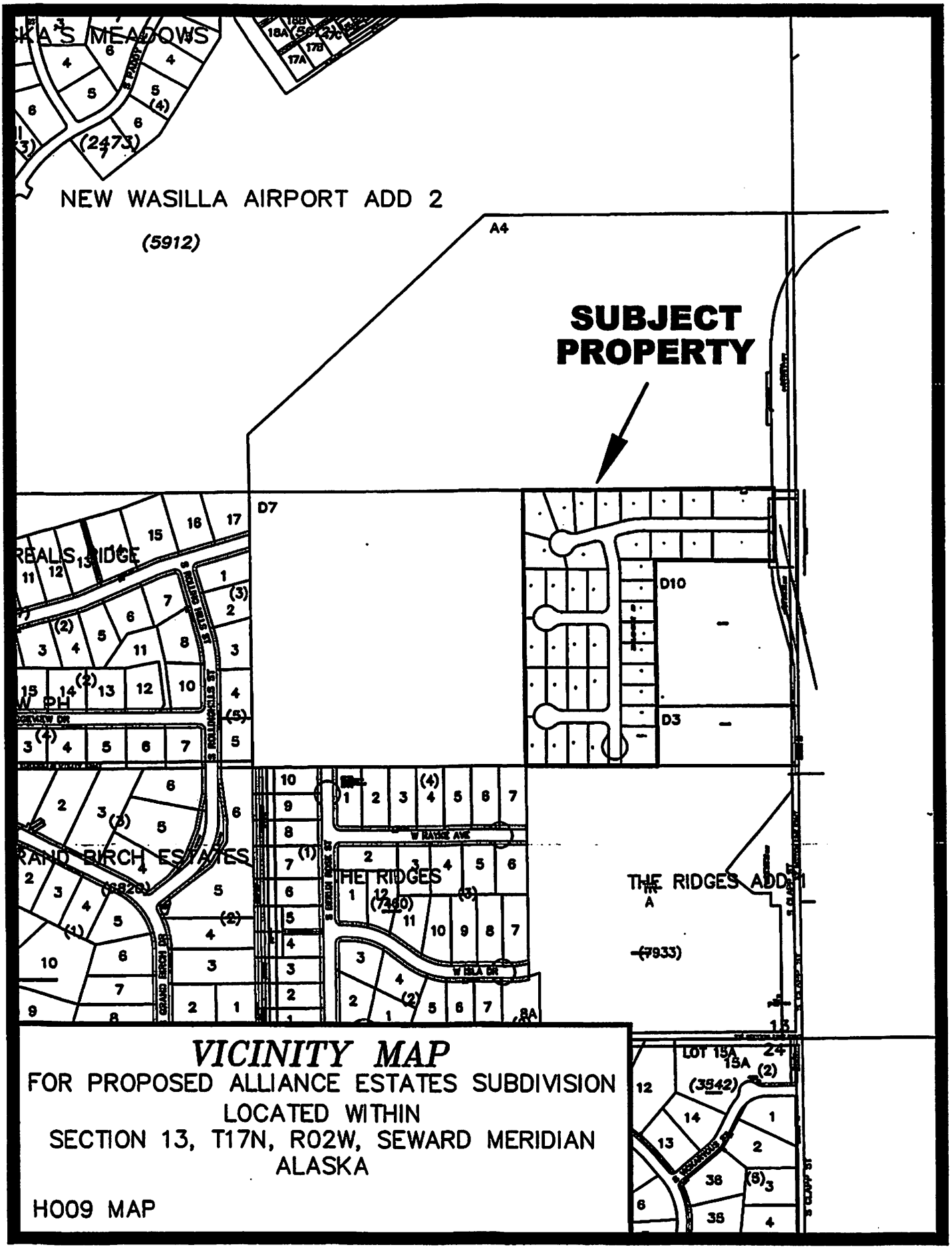
[ ] No Objection [ ] Objection [X] Concern

Name: JAMES PARTRIDGE *Address:* 824 W. SENOR LN WASILLA AK 99654

Comments: ALLOWING HOUSING DEVELOPMENTS TO GO UP NEXT TO AIRPORT EXPANSION IS JUST ASKING FOR TROUBLE. THAT AREA SHOULD BE ZONED COMMERCIAL OR INDUSTRIAL.

Case # 2025-000111 CC *Note: Vicinity map Located on Reverse Side*

EXHIBIT F



VICINITY MAP

FOR PROPOSED ALLIANCE ESTATES SUBDIVISION
LOCATED WITHIN
SECTION 13, T17N, R02W, SEWARD MERIDIAN
ALASKA

H009 MAP

M1
FOUND 3-1/4" BRASS CAP MONUMENT ON 2-1/2" ALUMINUM PIPE
AK. D.O.T. 1/4 SEC|SEC. 13|18 R2W|R1W T17N 1989 LS-6812
DOWN 0.6ft, UNDISTURBED

M2
FOUND 2" ALUMINUM CAP ON 5/8" REBAR
ROW | M.A. LS7229 2014
FLUSH, UNDISTURBED

M3
FOUND 3-1/4" BRASS CAP MONUMENT ON 2-1/2" ALUMINUM PIPE
ALDS SEC 13 C 1/4 3143 S 1987
UP 0.6ft, LEANING NORTH, LOOSE, SHOT AT GROUND

M4
FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR
DENALI NORTH CS 1/16 2007 6925-S
UP 0.2ft, UNDISTURBED

M5
FOUND 1" PINK PLASTIC CAP ON 5/8" REBAR
ARE 10615S
FLUSH, BANGED UP

M6
FOUND 2" ALUMINUM CAP ON 5/8" REBAR
1615-S 1/4 C-S-S 2012
DOWN 0.4ft, OFF REBAR, BENT, SHOT AT BEND, STRAIGHTENED REBAR, REPLACED CAP ON REBAR

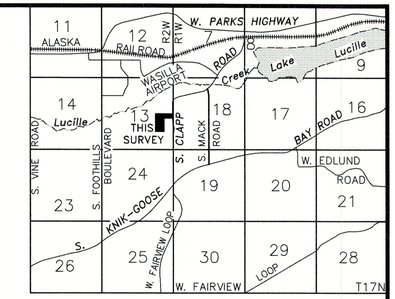
M7
FOUND 2" ALUMINUM CAP ON 5/8" REBAR
1615-S 1/256 C-S-NE-SE 2012
UP 0.5ft, UNDISTURBED

M8
FOUND 2" ALUMINUM CAP ON 5/8" REBAR
ROW | ROW LS-8922 2016
FLUSH, UNDISTURBED

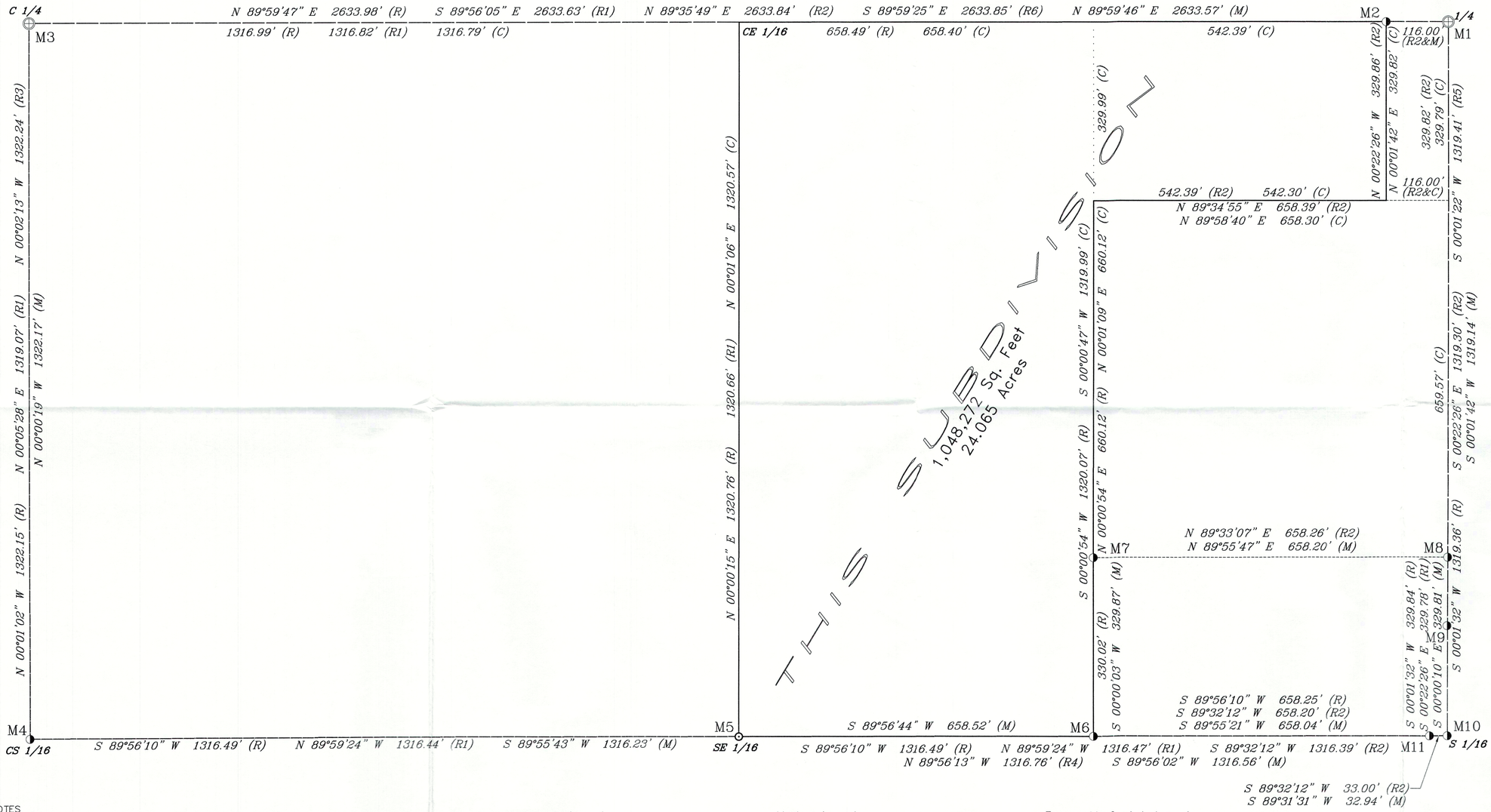
M9
FOUND 2" ALUMINUM CAP ON 5/8" REBAR
BULL MOOSE SURVEYING CLAPP ST CP LS-10609 2020
FLUSH, UNDISTURBED
(GNSS CONTROL POINT)

M10
FOUND 2" ALUMINUM CAP ON 5/8" REBAR
ROW | ROW LS-8922 2016
FLUSH, UNDISTURBED

M11
FOUND 2" ALUMINUM CAP ON 5/8" REBAR
ROW | M.A. LS7229 2014
FLUSH, SLIGHTLY BANGED UP



VICINITY MAP
SCALE: 1" = 1 MILE



0' 100' 200' 300'
SCALE: 1" = 100 FT.

PRELIMINARY

CERTIFICATE OF OWNERSHIP

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

TIMA BALETSKIY, AGENT
ALLIANCE CONSTRUCTION, LLC.
P.O. BOX 871793
WASILLA, AK 99687

DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF_____, 20__ FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR — DATE

ATTEST: _____
PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTOR OFFICIAL, MAT-SU BOROUGH — DATE

SURVEYOR'S CERTIFICATE

Agenda Copy

I, OWEN THOMAS DICKS, LS# 184515, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT REPRESENTS THE CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

7/11/2025
DATE

STATE OF ALASKA 49 TH
Owen Thomas Dicks
LS-184515
REGISTERED PROFESSIONAL LAND SURVEYOR

RECEIVED
JUL 11 2025
PLATTING

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. MATANUSKA ELECTRIC ASSOCIATION EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT RECORDED SEPTEMBER 24, 2024 AS INSTRUMENT No. 2024-016973-0 (10'x15' ANCHOR EASEMENT SHOWN IN SOUTHEASTERN CORNER OF LOT 1, BLOCK 2 AND DEDICATED THIS PLAT.
4. NO DIRECT ACCESS TO S. CLAPP ST. FROM LOT 1, BLOCK 1 AND LOT 1, BLOCK 2.
5. ALL SUBDIVISION CORNERS TO BE SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "RESOLUTE, LS 184515" UNLESS OTHERWISE NOTED.
6. BASIS OF BEARING FROM GNSS OBSERVATION AT MONUMENT #9 ON MAY 6, 2025.
7. CONTOURS TAKEN FROM 2011 MSB LiDAR PROJECT.

Legend

- Found Aluminum Monument
- Found Aluminum Cap on 5/8" Rebar
- Set Aluminum Monument
- Found Plastic Cap
- Set Spike/Mag Nail
- (R) Record per ROS, 2012-101
- (R1) Record per PLAT, 2015-118
- (R2) Record per PLAT, 2017-51
- (R3) Record per PLAT, 2019-62
- (R4) Record per PLAT, 2019-127
- (R5) Record per PLAT, 2020-126
- (R6) Record per PLAT, 2023-136
- (M) Measured this survey
- (C) Calculated this survey

Linetype Legend

- Easement
- Property Line
- Adjacent Property Line
- Right of Way
- Right of Way Centerline
- Quarter Lines
- Sixteenth Lines
- Culverts (w/ Flared Ends)
- Edge of Asphalt
- Edge of Gravel
- Edge of Traveled Way
- OH — OH — Overhead Lines
- Fences

Topographic Symbols Legend

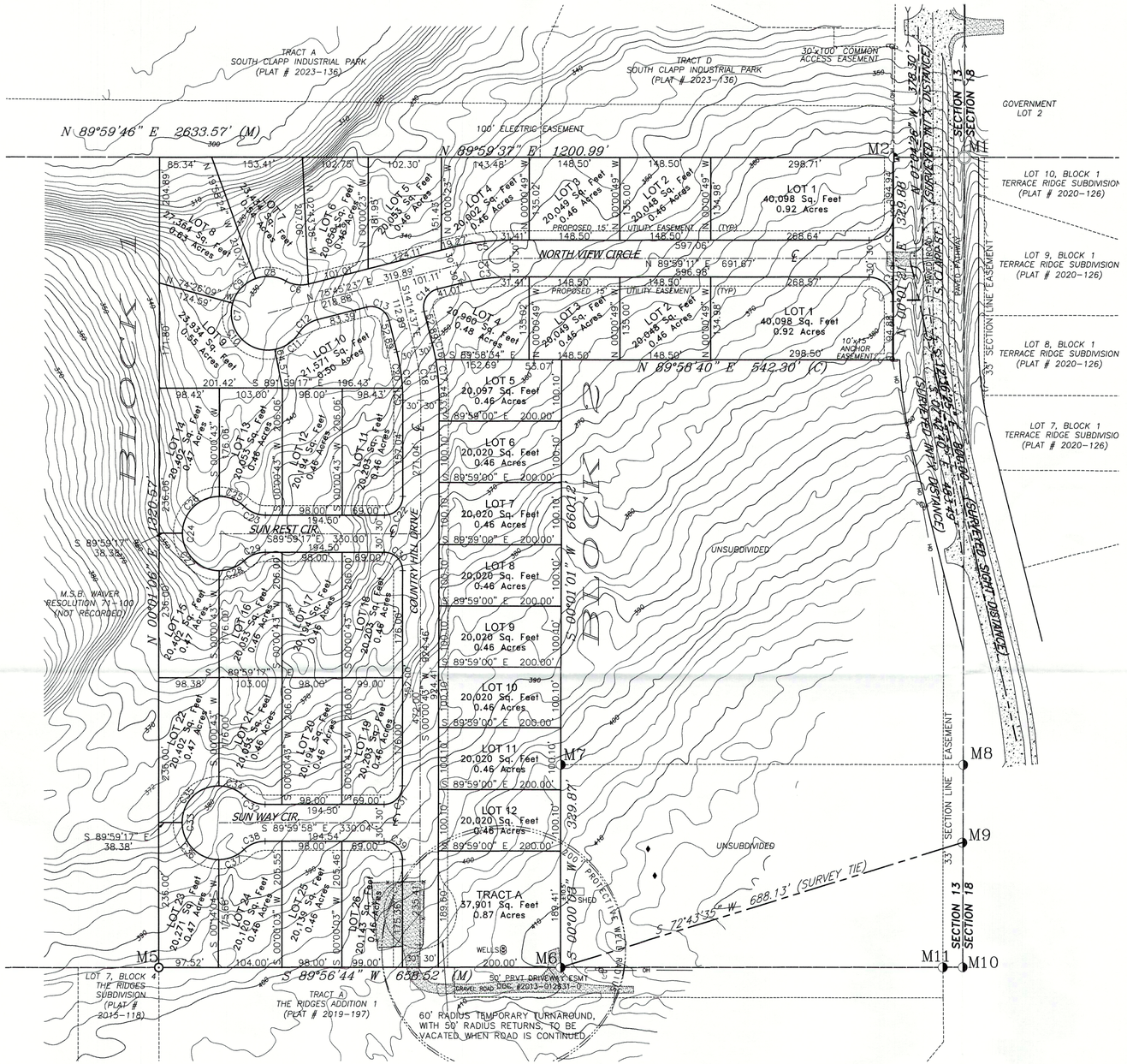
- Communications Pedestal
- Traffic Sign
- Utility Pole
- Guy Wire
- Water Well
- Sanitary Sewer Clean Out
- Septic Vent

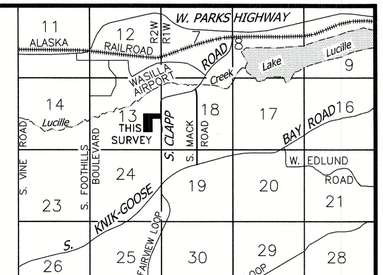
A PLAT OF
ALLIANCE ESTATES
A SUBDIVISION OF
PARCEL 2, MATANUSKA-SUSITNA BOROUGH WAIVER 75-70 (RECORDED AS 79-231W)
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN SEC. 13, T17N, R2W, S.M., AK
CONTAINING 24.07 ACRES, MORE OR LESS

RESOLUTE LAND SURVEYING
7362 W. PARKS HWY., #349; WASILLA, ALASKA 99623
PH: (907)521-4989 resolutesurvey.com

DRAWN: EEG	SCALE: 1" = 100'
DATE: 7/8/2025	FIELD BOOK: GSS-19
PROJECT: 250170	SHEET 1 OF 2

Curve Table						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	89°57'31"	40.00'	62.80'	39.97'	S45°00'27"W	56.55'
C2	90°02'29"	40.00'	62.86'	40.03'	S44°59'33"E	56.59'
C3	14°13'50"	320.00'	79.48'	39.94'	N82°52'18"E	79.27'
C4	14°13'50"	350.00'	86.93'	43.69'	N82°52'18"E	86.71'
C5	14°13'50"	380.00'	94.38'	47.43'	S82°52'18"W	94.14'
C6	37°41'00"	50.00'	32.88'	17.06'	N79°44'36"W	32.30'
C7	266°41'01"	60.00'	279.27'	63.58'	S14°14'37"E	87.27'
C8	49°04'18"	60.00'	51.39'	27.39'	N85°26'15"W	49.83'
C9	54°27'45"	60.00'	57.03'	30.88'	S42°47'43"W	54.91'
C10	116°29'12"	60.00'	121.98'	96.93'	S42°40'45"E	102.03'
C11	46°39'46"	60.00'	48.87'	25.88'	N55°44'46"E	47.53'
C12	43°20'30"	50.00'	37.82'	19.87'	N54°05'08"E	36.93'
C13	90°00'00"	30.00'	47.12'	30.00'	S59°14'37"E	42.43'
C14	90°00'00"	30.00'	47.12'	30.00'	N30°45'23"E	42.43'
C15	14°15'37"	380.00'	94.58'	47.53'	N7°06'48"W	94.33'
C16	4°12'08"	380.00'	27.87'	13.94'	N12°08'33"W	27.86'
C17	10°03'29"	380.00'	66.71'	33.44'	N5°00'44"W	66.62'
C18	14°15'37"	350.00'	87.11'	43.78'	N7°06'48"W	86.89'
C19	14°15'37"	320.00'	79.64'	40.03'	S7°06'48"E	79.44'
C20	10°46'51"	320.00'	60.21'	30.19'	S8°51'11"E	60.12'
C21	3°28'46"	320.00'	19.43'	9.72'	S1°43'23"E	19.43'
C22	90°00'08"	30.00'	47.13'	30.00'	S45°01'04"W	42.43'
C23	43°20'30"	50.00'	37.82'	19.87'	N68°18'36"W	36.93'
C24	266°41'01"	60.00'	279.27'	63.58'	S0°01'09"W	87.27'
C25	43°20'56"	60.00'	45.39'	23.85'	N68°18'49"W	44.32'
C26	89°59'37"	60.00'	94.24'	59.99'	S45°00'55"W	84.85'
C27	90°00'23"	60.00'	94.25'	60.01'	S44°59'05"E	84.86'
C28	43°20'05"	60.00'	45.38'	23.84'	N68°20'41"E	44.31'
C29	43°20'30"	50.00'	37.82'	19.87'	N68°20'53"E	36.93'
C30	89°59'52"	30.00'	47.12'	30.00'	S44°58'56"E	42.43'
C31	89°59'02"	30.00'	47.12'	29.99'	S45°00'31"W	42.42'
C32	43°20'30"	50.00'	37.82'	19.87'	N68°19'42"W	36.93'
C33	266°41'01"	60.00'	279.27'	63.58'	S0°00'03"W	87.27'
C34	43°19'49"	60.00'	45.38'	23.83'	N68°19'22"W	44.30'
C35	89°59'37"	60.00'	94.24'	59.99'	S45°00'55"W	84.85'
C36	89°47'02"	60.00'	94.02'	59.77'	S44°52'25"E	84.69'
C37	43°34'31"	60.00'	45.63'	23.98'	N68°26'48"E	44.54'
C38	43°20'30"	50.00'	37.82'	19.87'	N68°19'47"E	36.93'
C39	90°00'00"	30.00'	47.12'	30.00'	S44°59'57"E	42.43'





VICINITY MAP
SCALE: 1" = 1 MILE

Agenda Copy

Legend

- Found Aluminum Monument
- Found Aluminum Cap on 5/8" Rebar
- Set Aluminum Monument
- Found Plastic Cap
- Set Spike/Mag Nail
- (R) Record per ROS, 2012-101
- (R1) Record per PLAT, 2015-118
- (R2) Record per PLAT, 2017-51
- (R3) Record per PLAT, 2019-62
- (R4) Record per PLAT, 2019-127
- (R5) Record per PLAT, 2020-126
- (R6) Record per PLAT, 2023-136
- (M) Measured this survey
- (C) Calculated this survey

Linetype Legend

- Easement
- Property Line
- Adjacent Property Line
- Right of Way
- Right of Way Centerline
- Quarter Lines
- Sixteenth Lines
- Culverts (w/ Flared Ends)
- Edge of Asphalt
- Edge of Gravel
- Edge of Traveled Way
- OH — OH — Overhead Lines
- Fences

Topographic Symbols Legend

- Communications Pedestal
- Traffic Sign
- Utility Pole
- Guy Wire
- Water Well
- Sanitary Sewer Clean Out
- Septic Vent

0' 100' 200' 300'

SCALE: 1" = 100 FT.

PRELIMINARY

SURVEYOR'S CERTIFICATE

I, OWEN THOMAS DICKS, LS# 184515, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT REPRESENTS THE CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

7/11/2025
DATE

STATE OF ALASKA 49 TH
Owen Thomas Dicks
LS-184515
REGISTERED PROFESSIONAL LAND SURVEYOR

RECEIVED
JUL 11 2025
PLATTING

A PLAT OF

ALLIANCE ESTATES

A SUBDIVISION OF

PARCEL 2, MATANUSKA-SUSITNA BOROUGH WAIVER 75-70 (RECORDED AS 79-231W)

THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN SEC. 13, T17N, R2W, S.M., AK
CONTAINING 24.07 ACRES, MORE OR LESS

RESOLUTE LAND SURVEYING
7362 W. PARKS HWY., #349; WASILLA, ALASKA 99623
PH: (907)521-4989 resolutesurvey.com

DRAWN: EEG	SCALE: 1" = 100'
DATE: 7/8/2025	FIELD BOOK: GSS-19
PROJECT: 250170	SHEET 2 OF 2

6C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 18, 2025

PRELIMINARY PLAT: COOPER WOODS PH II LOT 16B, BLOCK 1

LEGAL DESCRIPTION: SEC 19, T18N, R01E, SEWARD MERIDIAN AK

PETITIONERS: MARY LU LAVINE

SURVEYOR: HANSON LAND SOLUTIONS

ACRES: 1.07 +/ PARCELS: 1

REVIEWED BY: CHRIS CURLIN CASE #: 2025-051

REQUEST: The request is to vacate a portion (2.23' by 32.44') of Right-of-Way (R.O.W), adjoining Lot 16A, Cooper Woods PH II Lots 16A, Block 1 & 8A, Block 2, (Plat #2022-134). The property is located directly south of E. Gemini Lane and directly west of N. Cavanaugh Circle; within the NE ¼ Section 09, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #6. This case is being reconsidered due to newly discovered evidence.

EXHIBITS

Vicinity Map and Aerial Photos — **EXHIBIT A** – 4 pgs
July 17, 2025 Staff Report — **EXHIBIT B** – 17 pgs

COMMENTS

Public — **EXHIBIT H** –8 pgs

DISCUSSION: The Platting Board approved the vacation of a 2.23 foot by 32.44 foot portion of the N. Cavanaugh Circle Right-of-Way. After the approval it was brought to the attention of platting staff that the deck shown on the as-built was attached to the second story and is therefore considered a part of the structure. As per MSB 17.125.010 definitions, "Structure" means anything that is constructed or created and located on or under the ground or attached to something fixed to the ground. For purposes of minimum setbacks and building separation requirements, the following are not considered structures unless specifically addressed by code: fences; retaining walls; parking areas; roads, driveways, or walkways; window awnings; a temporary building when used for 30 days or less; utility poles and lines; guy wires; clotheslines; flagpoles; planters; incidental yard furnishings; water wells; monitoring wells; and/or tubes, patios, **decks, or steps less than 18 inches above average grade.**

Comments:
Public: (Exhibit H) Jerry Lavine and Kara Rupp sent emails in support of the vacation.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; North Lakes Community Council; Road Service Area #28 Gold Trail; MSB Community Development, or Assessments; MEA or MTA.

CONCLUSION: The Vacation of a portion of the Right-of-Way, with a condition of approval to remove the deck, is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.035 Vacations. There were no objections from the public in response to the Notice of Public Hearing.

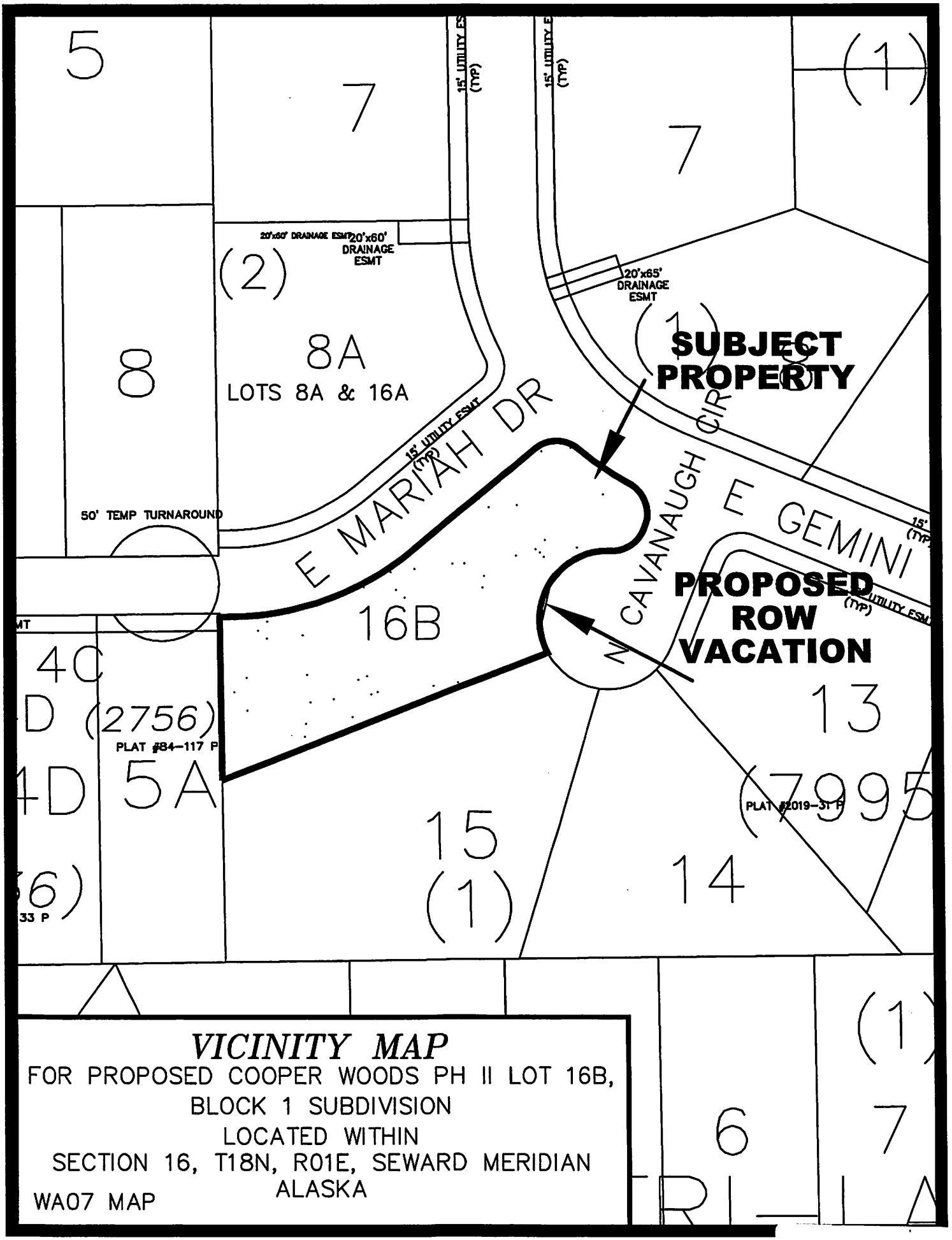
FINDINGS OF FACT:

1. The Vacation of the Right-of-Way is consistent with AS 29.40.120 Platting Regulations.
2. Approval from the Assembly will be required prior to recording, pursuant to MSB 43.15.035(D).
3. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; North Lakes Community Council; Road Service Area #28 Gold Trail; MSB Community Development, or Assessments; MEA, or MTA.
4. There were no objections from any federal or state agencies, or utilities.
5. There were no objections from the public in response to the Notice of Public Hearing.
6. The vacation is a small portion of the R.O.W., not the entire Cul-De-Sac.
7. The vacated R.O.W. will be replaced by a snow storage easement.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I make a motion to approve the Vacation of the 2.23' by 32.44' portion of the Public Use Easement Vacation, Section 19, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Obtain approval from the Assembly for the elimination of the easement.
2. 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.
3. Provide updated Certificate to Plat executed within seven (7) days of recording and submit Beneficiary Affidavit for any holders of a beneficial interest for each phase plat.
4. Obtain Assembly approval of the vacation.
5. Dedicate vacated R.O.W. as snow storage easement.
6. Remove deck and provide platting staff with an updated as-built.
7. Pay postage and advertising fees.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43 and State of Alaska requirements.



VICINITY MAP

FOR PROPOSED COOPER WOODS PH II LOT 16B,
BLOCK 1 SUBDIVISION
LOCATED WITHIN
SECTION 16, T18N, R01E, SEWARD MERIDIAN
ALASKA

WA07 MAP

EXHIBIT A-1

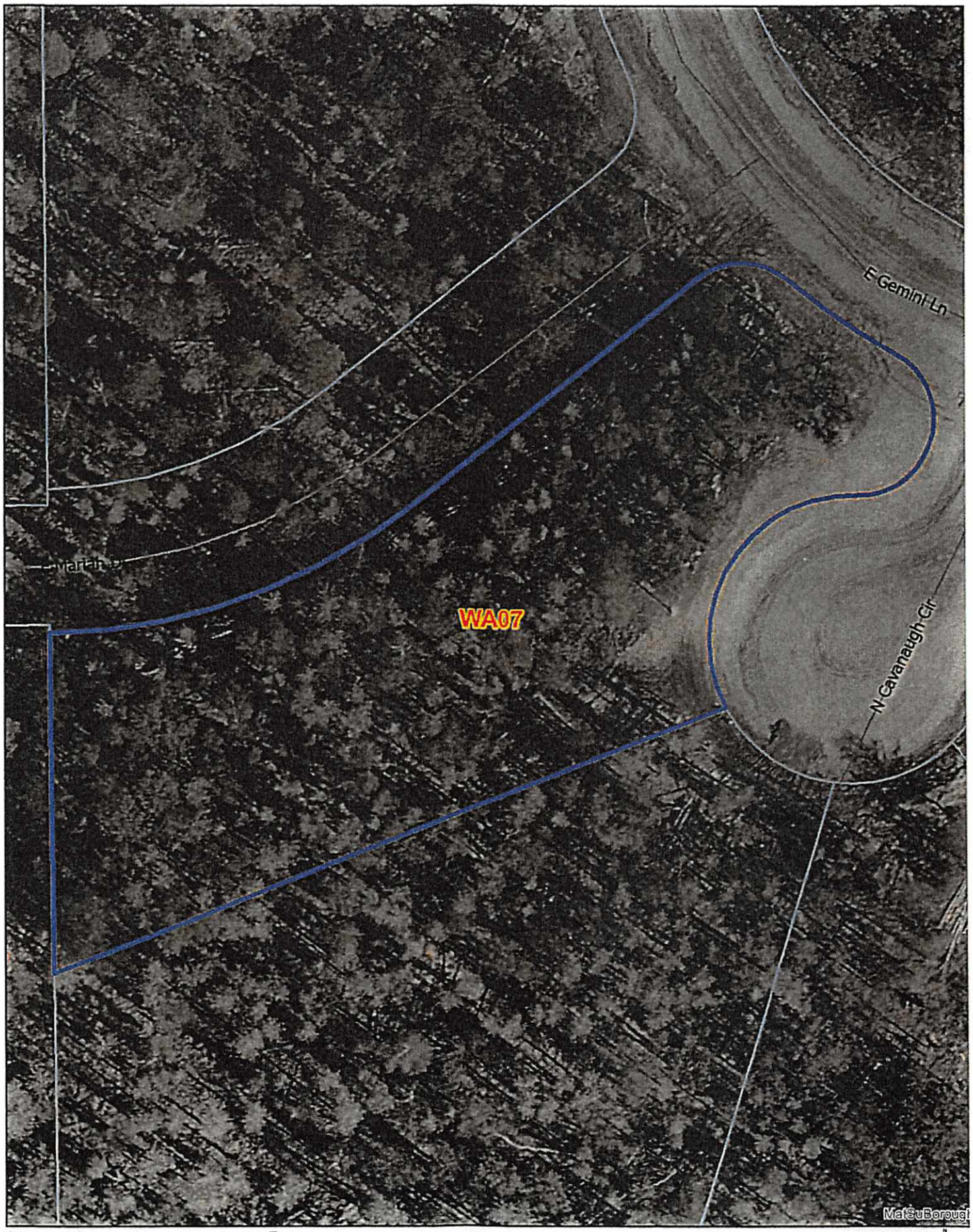


EXHIBIT A-2

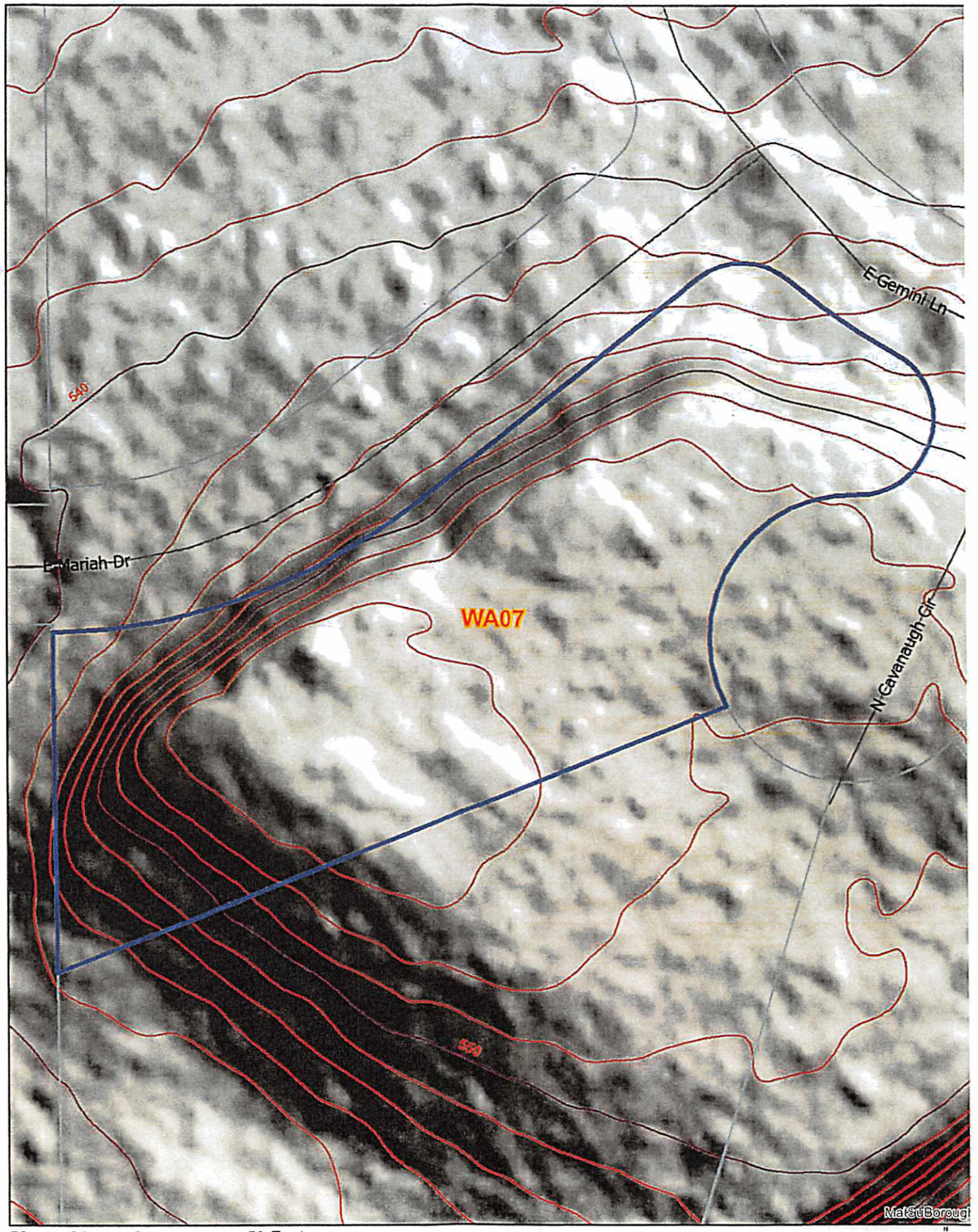

E Gemini Ln
540
E Mariah Dr
WA07
N Cavanaugh Cir
550
Mat-Su Borough
50 25 0 50 Feet

EXHIBIT A-3

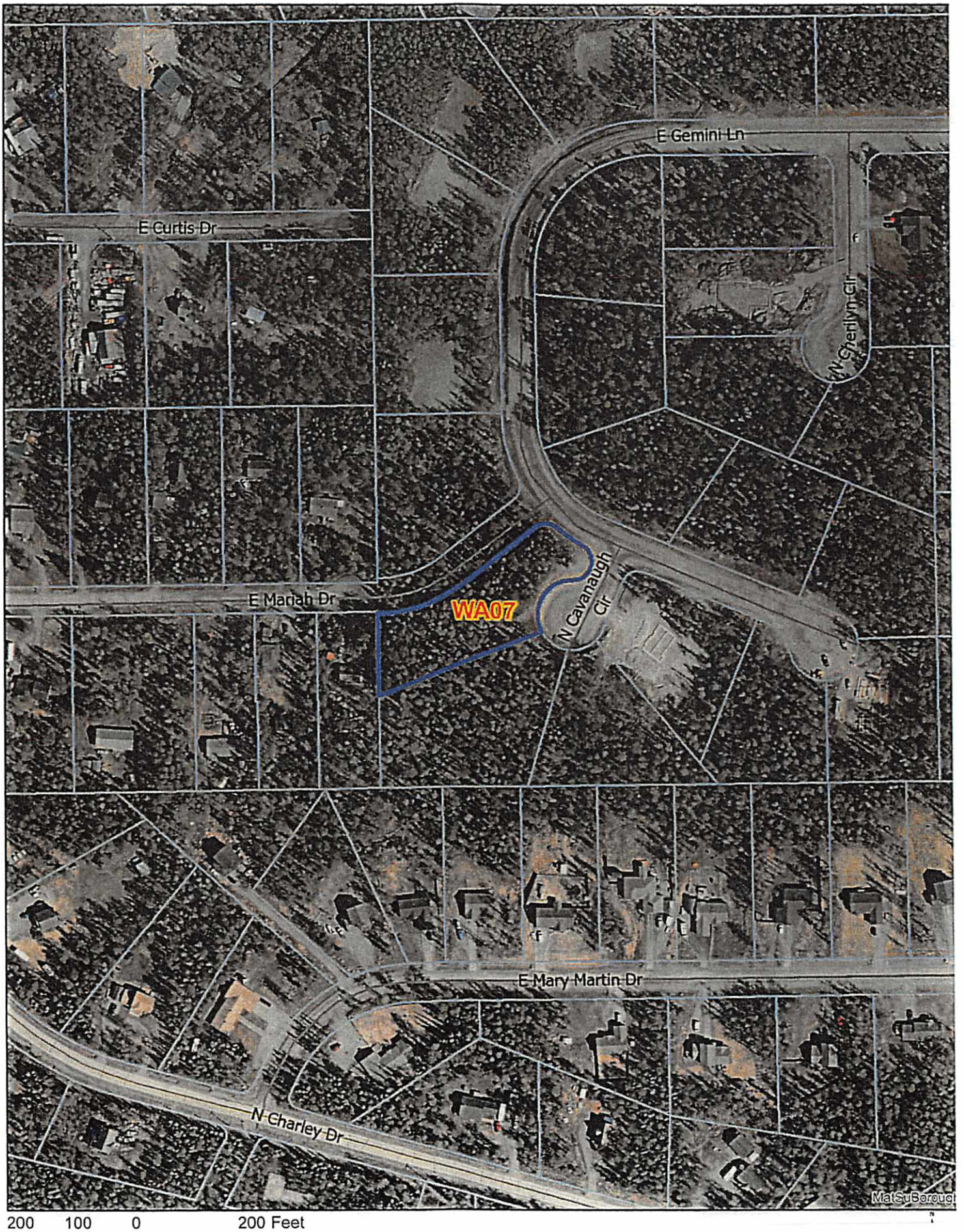

E Gemini Ln
E Curtis Dr
N Cherilyn Cir
E Mariah Dr
WA07
N Cavanaugh Cir
E Mary Martin Dr
N Charley Dr
Mat-Su Borough
200 100 0 200 Feet

EXHIBIT A-4

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 17, 2025

PRELIMINARY PLAT: COOPER WOODS PH II LOT 16B, BLOCK 1

LEGAL DESCRIPTION: SEC 19, T18N, R01E, SEWARD MERIDIAN AK

PETITIONERS: MARY LU LAVINE

SURVEYOR: HANSON LAND SOLUTIONS

ACRES: .55 +/ PARCELS: NA

REVIEWED BY: CHRIS CURLIN CASE #: 2025-051

REQUEST: The request is to vacate a portion (2.23' by 32.44') of Right-of-Way (R.O.W), adjoining Lot 16A, Cooper Woods PH II Lots 16A, Block 1 & 8A, Block 2, (Plat #2022-134). The property is located directly south of E. Gemini Lane and directly west of N. Cavanaugh Circle; within the NE ¼ Section 09, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #6. This case was continued from June 5, 2025.

EXHIBITS

Vicinity Map and Aerial Photos	**EXHIBIT A – 4 pgs**
Petition for Vacation of Right of Way	**EXHIBIT B – 2 pgs**
As-built and Topography	**EXHIBIT C - 2 pgs**

AGENCY COMMENTS

Department of Public Works Pre-Design & Engineering	**EXHIBIT D – 1 pg**
Permit Center	**EXHIBIT E – 1 pg**
Utilities	**EXHIBIT F – 4 pgs**

DISCUSSION: The proposed Right-of-Way Vacation is on the eastern boundary of Lot 16A, located directly west of N. Cavanaugh Circle. The petitioner proposes vacating the western 2.23 feet of the R.O.W. Pursuant to MSB 43.10.065(G), petitioner has provided an Affidavit of Posting of the Public Notice of Vacation of the R.O.W. (Handout), a legal description, photographs of the posted notices, and a scaled drawing showing the location of the R.O.W. to be vacated (Handout) Pursuant to MSB 43.15.035 (B)(1)(c) (B) A dedication to public use of land or interests in land may be vacated if the dedication is no longer necessary for present or future public use. The platting board shall review applications for vacations as follows: (1) The platting board shall ordinarily approve vacations of public rights-of-way if:

(a) the vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation; or (b) the surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed; or (c) the

right-of-way is not being used, a road is impossible or impractical to construct, and alternative access has been provided.
Platting staff notes that the Right-of-Way is constructed and is being used.

Comments:
MSB DPW Pre-Design & Engineering **(Exhibit C)** PD&E objects to the vacation as proposed because vacating this ROW would result in a substandard cul-de-sac.
MSB Permit Center **(Exhibit D)** has no comment.

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

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; North Lakes Community Council; Road Service Area #28 Gold Trail; MSB Community Development, or Assessments; MEA or MTA; or the public.

CONCLUSION: The Public Use Easement is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.035 Vacations. There were no objections from the public in response to the Notice of Public Hearing.

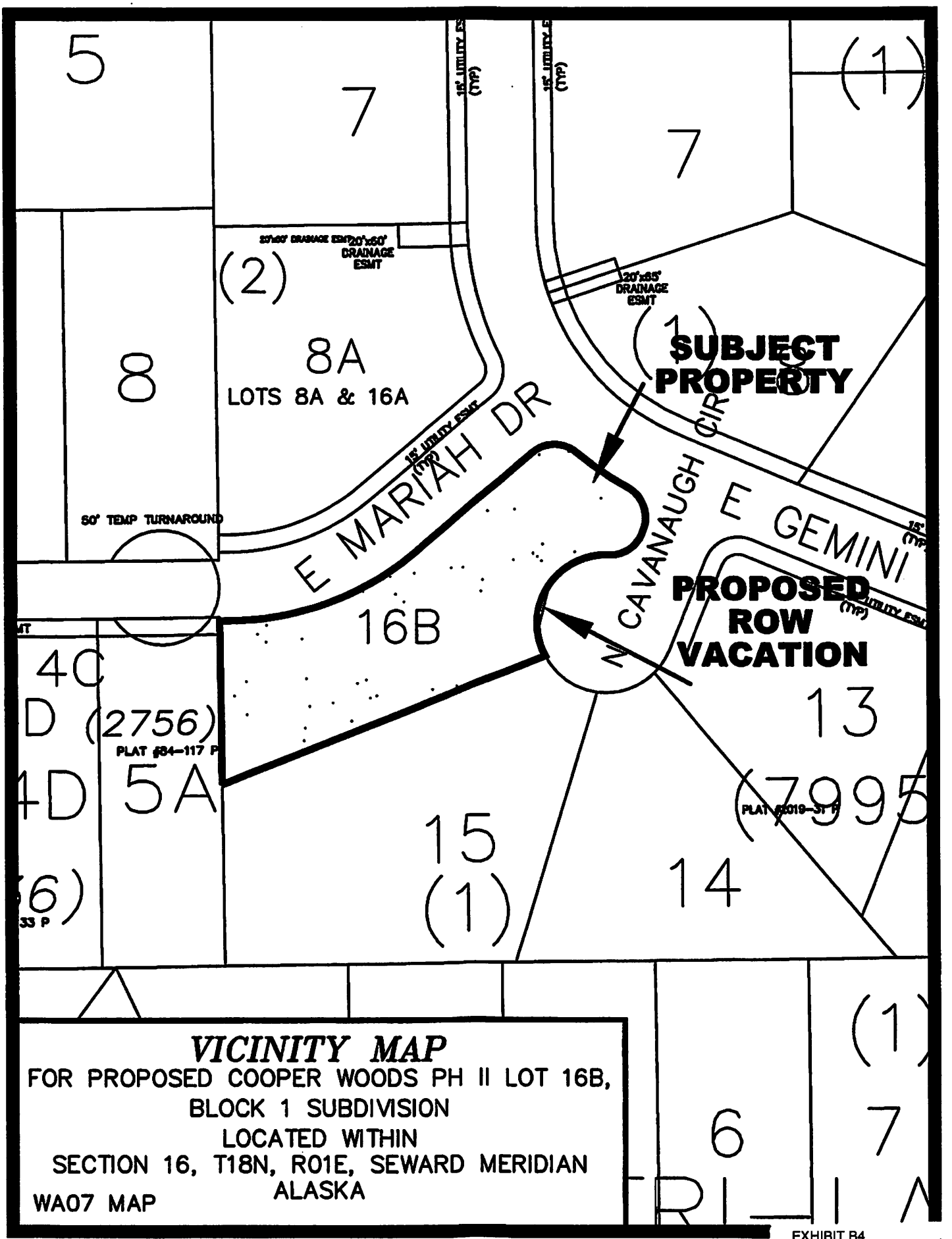
FINDINGS OF FACT FOR APPROVAL
1. The Vacation of the Right-of-Way is consistent with AS 29.40.120 Platting Regulations.
2. Approval from the Assembly will be required prior to recording, pursuant to MSB 43.15.035(D).
3. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; North Lakes Community Council; Road Service Area #28 Gold Trail; MSB Community Development, or Assessments; MEA, or MTA, or the public.
4. There were no objections from any federal or state agencies, or utilities.
5. There were no objections from the public in response to the Notice of Public Hearing.

FINDINGS OF FACT FOR DENIAL
1. The Vacation of the Right-of-Way is not consistent with MSB 43.15.035 Vacations, as the Right-of-Way is being used.
2. MSB DPW Pre-Design and Engineering objects to the vacation.
3. Vacating the Right-of-Way would result in a substandard Cul-De-Sac.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I make a motion to approve the Vacation of the 2.23' by 32.44' portion of the Public Use Easement Vacation, Section 19, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Obtain approval from the Assembly for the elimination of the easement.
2. 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.
3. Provide updated Certificate to Plat executed within seven (7) days of recording and submit Beneficiary Affidavit for any holders of a beneficial interest for each phase plat.
4. Obtain Assembly approval of the vacation.
5. Pay postage and advertising fees.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43 and State of Alaska requirements.



VICINITY MAP

FOR PROPOSED COOPER WOODS PH II LOT 16B,
BLOCK 1 SUBDIVISION
LOCATED WITHIN
SECTION 16, T18N, R01E, SEWARD MERIDIAN
ALASKA

WA07 MAP

EXHIBIT B4

EXHIBIT A - 1

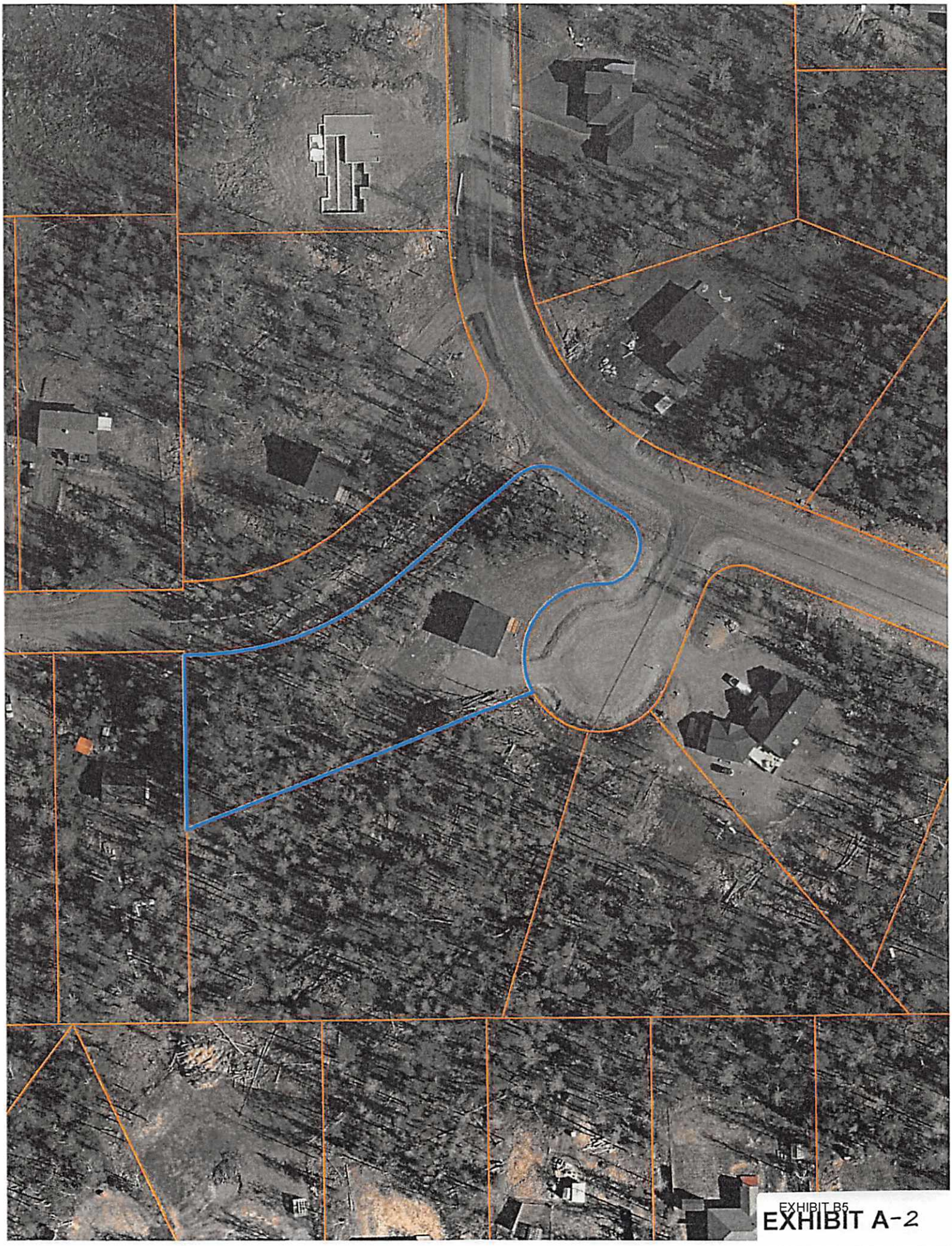
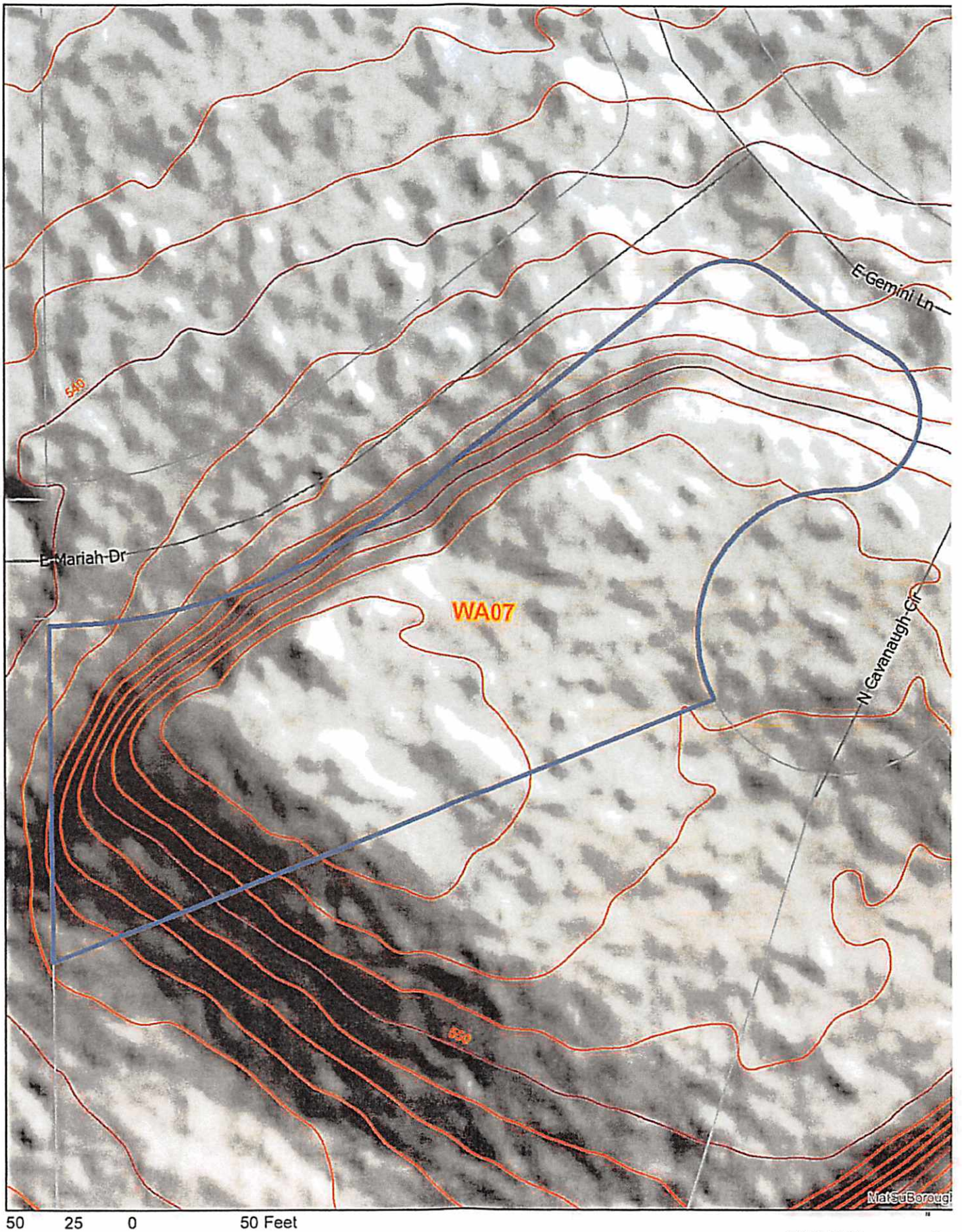


EXHIBIT B5

EXHIBIT A-2



50 25 0 50 Feet

EXHIBIT B6

EXHIBIT A-3

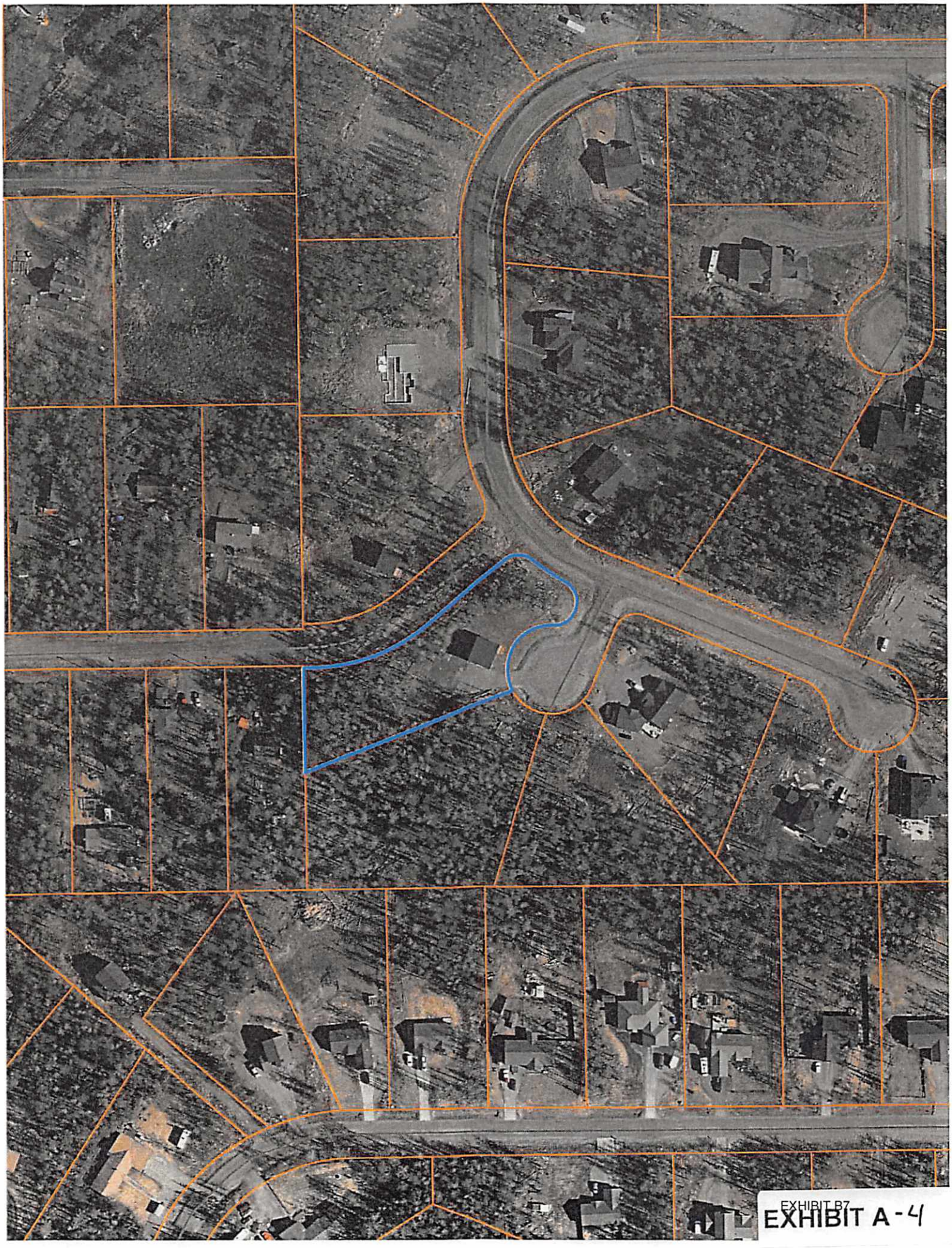


EXHIBIT B7

EXHIBIT A-4

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, Marylu Lavine, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:

Cooper Woods LIGA B1
NE 1/4 Sec 19 T18N R1E

RECEIVED
APR 14 2025
PLATTING

Said right-of-way being more fully described as:

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

Submitted herewith are the following:

1. A copy of the plat showing the right-of-way to be vacated; or
2. A recorded public easement creating the public right-of-way; and
3. **$250.00** Right-of-Way Vacation Fee with Regular Plat; or
4. **$500.00** for Stand Alone Vacation.

The action sought by this petition is for the following reason(s): *(ATTACH PAGES, IF NEEDED)*

APPLICANT	Name: Marylu Lavine	Email: dimslavine@yahoo.com
OR	Mailing Address: 3186 Cassius Ct.	Zip: 99508
OWNER	Contact Person: N/A	Phone: 907-301-8505
SURVEYOR	Name (FIRM):	Email:
	Mailing Address:	Zip:
	Contact Person:	Phone:

SIGNATURES OF PETITIONER(S): Marylu Lavine

NOTE: In accordance with MSB 43.15.035(D), vacations of public rights-of-way are subject to consent of the City Council or Borough Assembly. The City Council or Borough Assembly has 30 days from the date of Platting Board written decision in which to veto the action.

THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

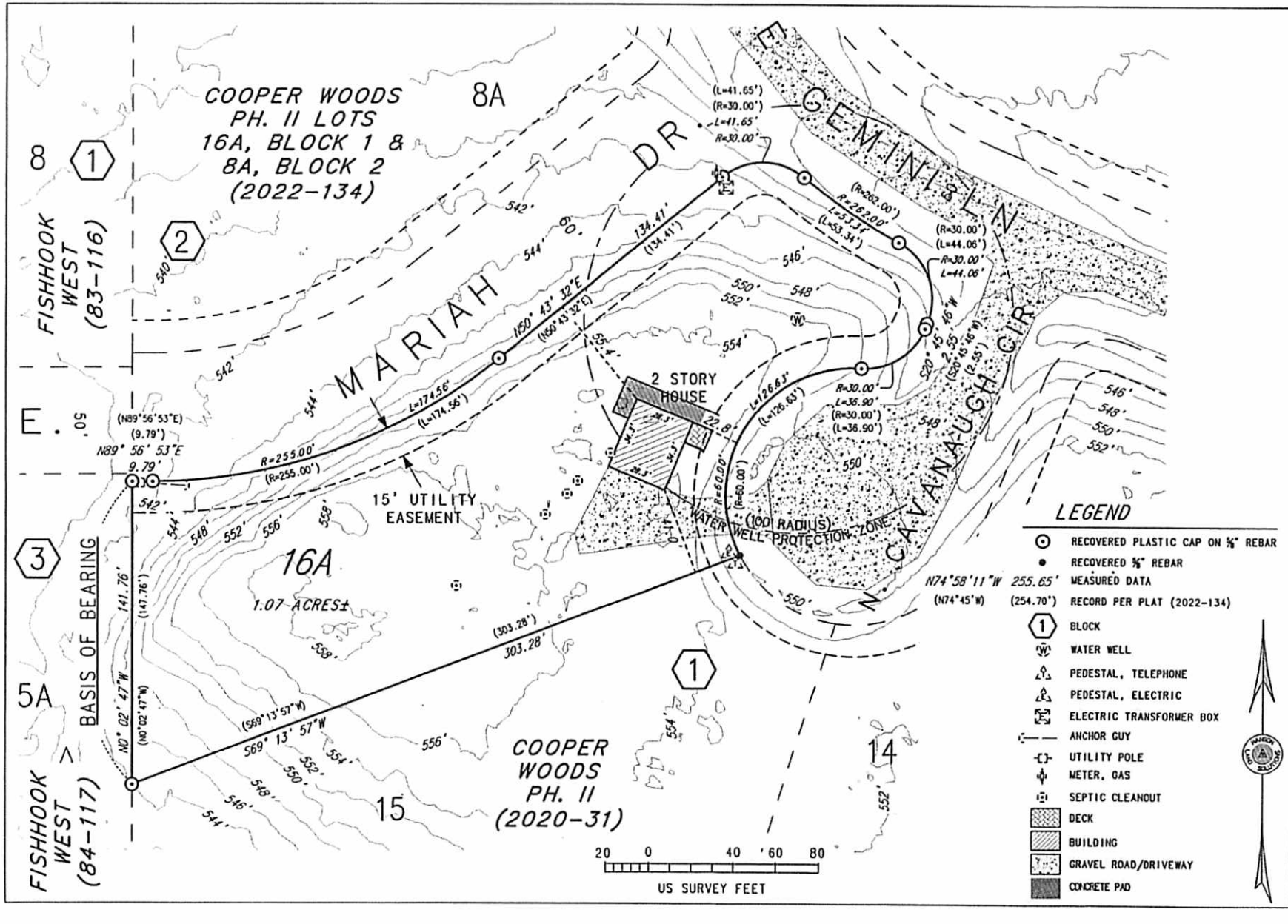
THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

4/18/25
DATE

PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 6/5/25

EXHIBIT B9
EXHIBIT B-2



HANSON LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907)746-7738
BUSINESS LICENSE #1525

STATE OF ALASKA 49TH
CRAIG E. HANSON
12312
REGISTERED PROFESSIONAL LAND SURVEYOR

PLANIMETRY AS-BUILT

LOT 16A, BLOCK 1 COOPER WOODS PH. II (2022-134)

PALMER RECORDING DISTRICT

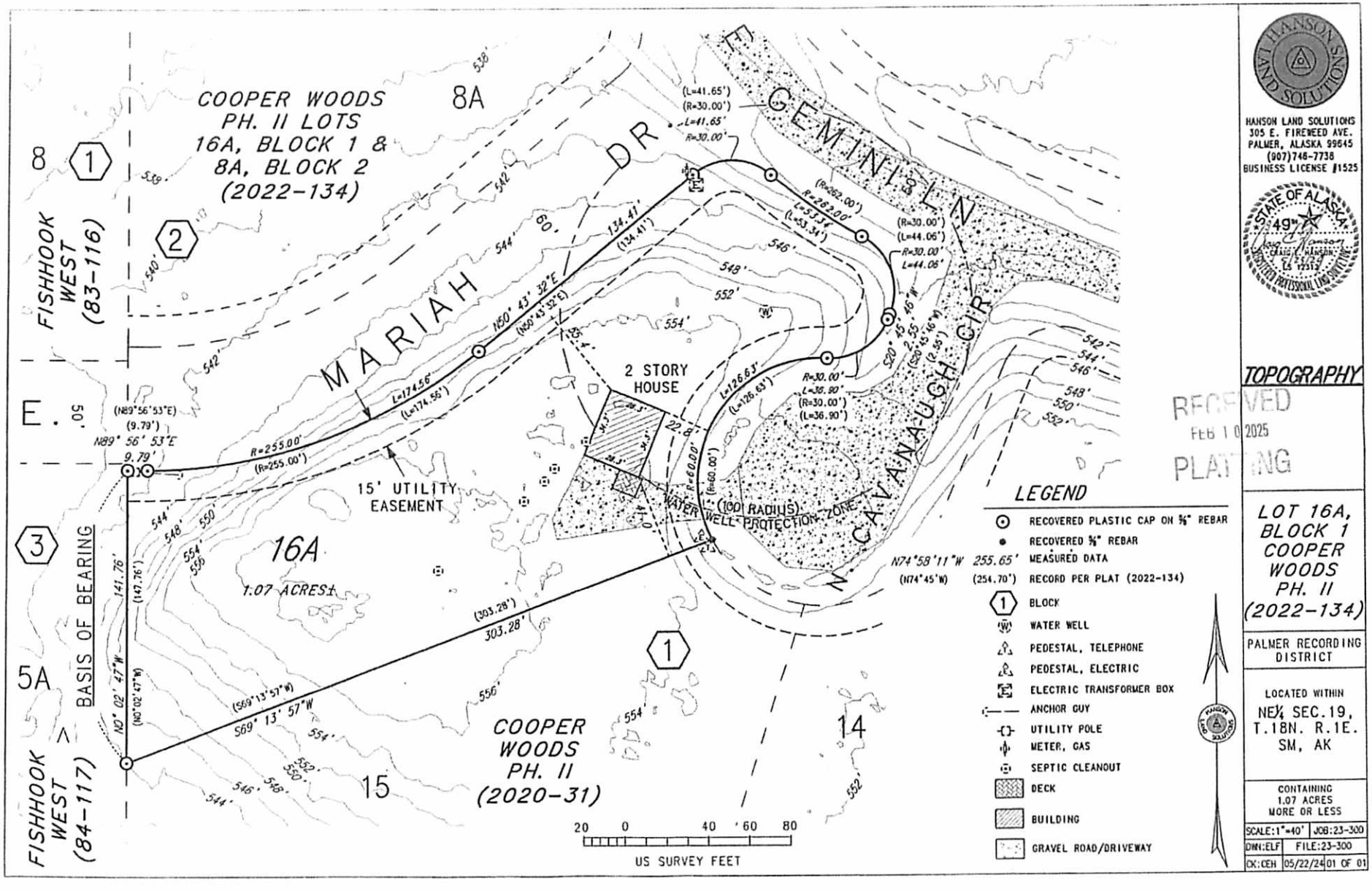
LOCATED WITHIN NE¼ SEC. 19, T.18N. R.1E. SM, AK

CONTAINING 1.07 ACRES MORE OR LESS

SCALE:1"=40'	JOB:23-300
DWN:ELF	FILE:23-300
CK:CEH	02/14/25 01 OF 01

EXHIBIT B10

EXHIBIT C-1



HANSON LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907)746-7738
BUSINESS LICENSE #1525

STATE OF ALASKA 49TH
LS 17312
REGISTERED PROFESSIONAL LAND SURVEYOR

TOPOGRAPHY

RECEIVED
FEB 10 2025
PLATTING

LOT 16A, BLOCK 1 COOPER WOODS PH. II (2022-134)

PALMER RECORDING DISTRICT

LOCATED WITHIN NE¼ SEC.19, T.18N. R.1E. SM, AK

CONTAINING 1.07 ACRES MORE OR LESS

SCALE:1"=40'	JOB:23-300
DWN:ELF	FILE:23-300
CK:CEH	05/22/24 01 OF 01

EXHIBIT B11

EXHIBIT C-2

Chris Curlin

From: Pre-Design & Engineering
Sent: Tuesday, May 13, 2025 2:08 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Daniel Dahms
Subject: RE: RFC Cooper Woods Ph II Lot 16B, Block 1 PUE Vacation (CC)

Chris,

PD&E objects to the vacation as proposed because vacating this ROW would result in a substandard cul-de-sac.

Pre-Design & Engineering
Department of Public Works

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, April 23, 2025 3:22 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Michael Keenan <Michael.Keenan@matsugov.us>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; mschoming@crweng.com; Fonov <Fonov@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 Cooper Woods Ph II Lot 16B, Block 1 PUE Vacation (CC)

Hello,

The following link is a request for comments for the proposed Cooper Woods Ph II Lot 16B, Block 1 PUE Vacation. Please ensure all comments have been submitted by May 14, 2024, so they can be incorporated in the staff report that will be presented to the Platting Board.

Cooper Woods Ph II Lot 16B, Block 1

Sincerely,

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

EXHIBIT B12
EXHIBIT D

Chris Curlin

From: Permit Center
Sent: Thursday, April 24, 2025 8:13 AM
To: Chris Curlin
Subject: RE: RFC Cooper Woods Ph II Lot 16B, Block 1 PUE Vacation (CC)

No comments from the Permit Center.

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, April 23, 2025 3:22 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Michael Keenan <Michael.Keenan@matsugov.us>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; mschoming@crweng.com; Fonov <Fonov@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 Cooper Woods Ph II Lot 16B, Block 1 PUE Vacation (CC)

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Cooper Woods Ph II Lot 16B, Block 1

Sincerely,

Chris Curlin
Platting Technician

EXHIBIT E

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

April 24, 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.

- **COOPER WOODS PH. 11 LOT 16B, BLOCK 1**
  (MSB Case # 2025-051)

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 F-1

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 AND DEDICATION

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, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

_____
DUSTIN MARRS (OWNER) DATE
CUTTING EDGE HOMES CABINS INC.
2933 N. SALLYMAE CIR.
WASILLA AK 99623

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____, 20___.

FOR _____

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

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)

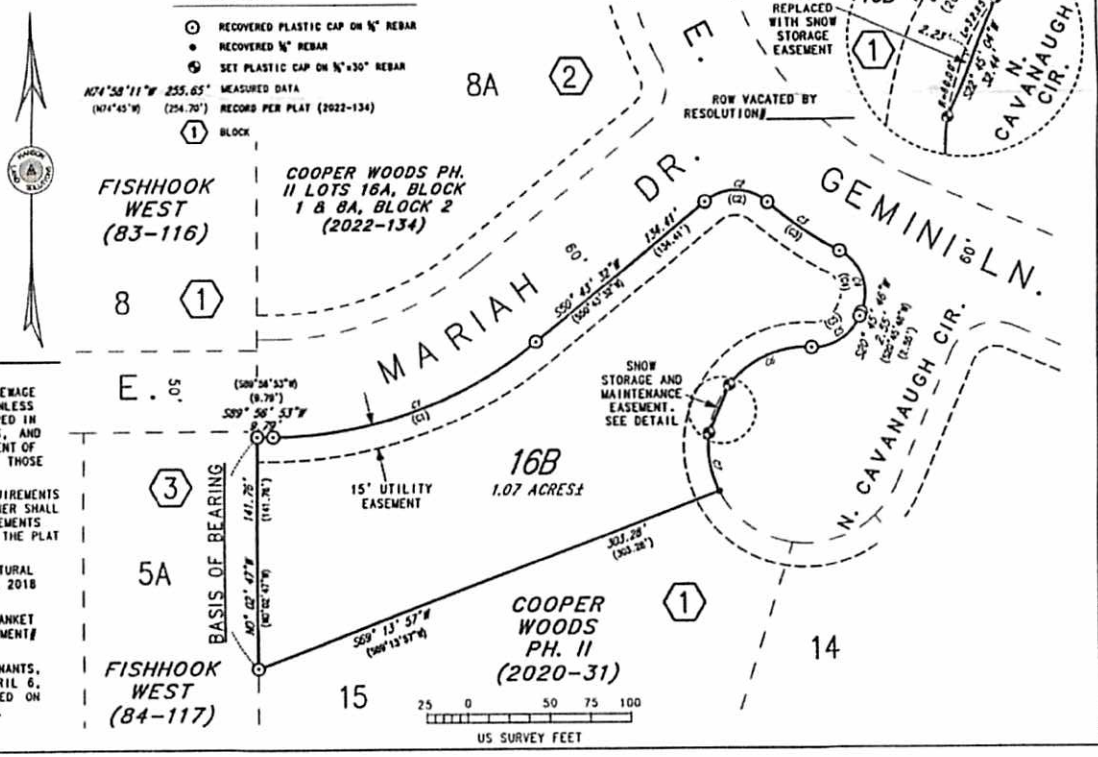
HANSON LAND SOLUTIONS ALASKA BUSINESS LICENSE 2023 LS 12312
TYPICAL SET 1¾" PLASTIC CAP

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	174.56	255.00	39°13'20"	171.17	N70° 20' 12"E	90.86
C2	41.65	30.00	79°32'49"	38.39	S89° 30' 04"E	24.97
C3	53.34	262.00	11°39'50"	53.24	S55° 33' 34"E	26.76
C4	44.06	30.00	84°08'23"	40.20	S19° 11' 01"E	27.08
C5	36.90	30.00	70°28'44"	34.62	S57° 51' 59"W	21.19
C6	57.47	60.00	54°52'31"	55.29	S65° 52' 19"W	31.15
C7	36.32	60.00	34°40'51"	35.77	S10° 16' 20"E	18.73

RECORD CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
(C1)	(174.56)	(255.00)	(39°13'20")	(171.17)	(N70° 20' 12"E)	(90.86)
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(C5)	(36.90)	(30.00)	(70°28'44")	(34.62)	(S57° 51' 59"W)	(21.19)

LEGEND

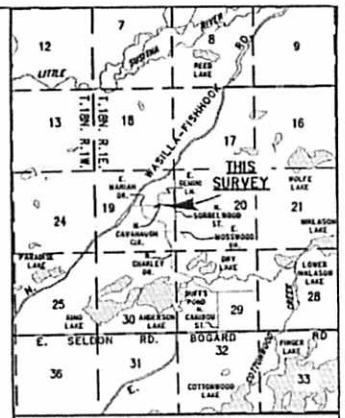
- ⊙ RECOVERED PLASTIC CAP ON ½" REBAR
- • RECOVERED ½" REBAR
- SET PLASTIC CAP ON ½"x30" REBAR
- N74°58'11"W 255.65' MEASURED DATA
- (N74°45'W) (254.70') RECORD PER PLAT (2022-134)
- (1) BLOCK



NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
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. 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.
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6. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON APRIL 6, 2021 AT DOCUMENT #2021-009151-0 AND AMENDED ON FEBRUARY 24, 2022 AT DOCUMENT #2022-004355-0.

ELF



SOURCE: MSB TAX MAP WA02, WA03, WA06, & WA07 1"=5280'

SURVEYOR'S CERTIFICATE

STATE OF ALASKA 49TH STATE CRAIG L. PARSON LS 12312 REGISTERED PROFESSIONAL LAND SURVEYOR

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

RECEIVED FEB 10 2025 PLATTING

Agenda Copy

A PLAT OF
COOPER WOODS PH. II LOT 16B, BLOCK 1
A REPLAT OF
LOT 16A, BLOCK 1
COOPER WOODS PH. II
(2022-134)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE¼ SEC. 19, T.18N. R.1E. SM, AK
CONTAINING 1.07 ACRES MORE OR LESS

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

FILE: FB23-300	CK: CEH	SCALE:1"=50'	11/08/23	1 OF 1

EXHIBIT F-2

EXHIBIT B15

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, May 14, 2025 2:13 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Cooper Woods Ph II Lot 16B, Block 1 PUE Vacation (CC)
Attachments: Agenda Plat (30).pdf

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

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

Thanks,
GCI | OSP Design
1001 Northway Dr., 1st Floor, Anchorage, AK 99508
e: OSPDesign@gci.com | w: www.gci.com

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, April 23, 2025 3:22 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Michael Keenan <Michael.Keenan@matsugov.us>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; mschoming@crweng.com; Fonov <Fonov@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 Cooper Woods Ph II Lot 16B, Block 1 PUE Vacation (CC)

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

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Cooper Woods Ph II Lot 16B, Block 1

EXHIBIT F-3

EXHIBIT F-4

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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PLANNING AND LAND USE DIRECTOR — DATE

ATTEST: _____
(PLATTING CLERK)

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_____
DUSTIN MARRS (OWNER) — DATE
CUTTING EDGE HOMES CABINS INC.
2933 N. SALLYMAE CIR.
WASILLA AK 99623

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____, 20___,

FOR _____

_____
NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

HANSON LAND SOLUTIONS SURVEY SERVICES 2023 LS 12312

TYPICAL SET 1¾" PLASTIC CAP

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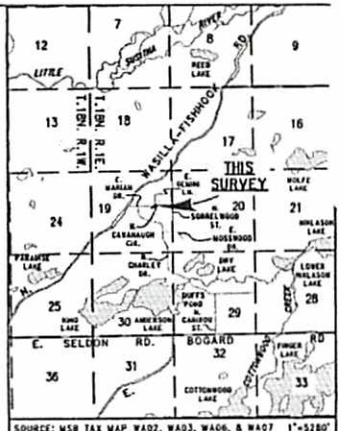
_____
TAX COLLECTION OFFICIAL — DATE
(MATANUSKA-SUSITNA BOROUGH)

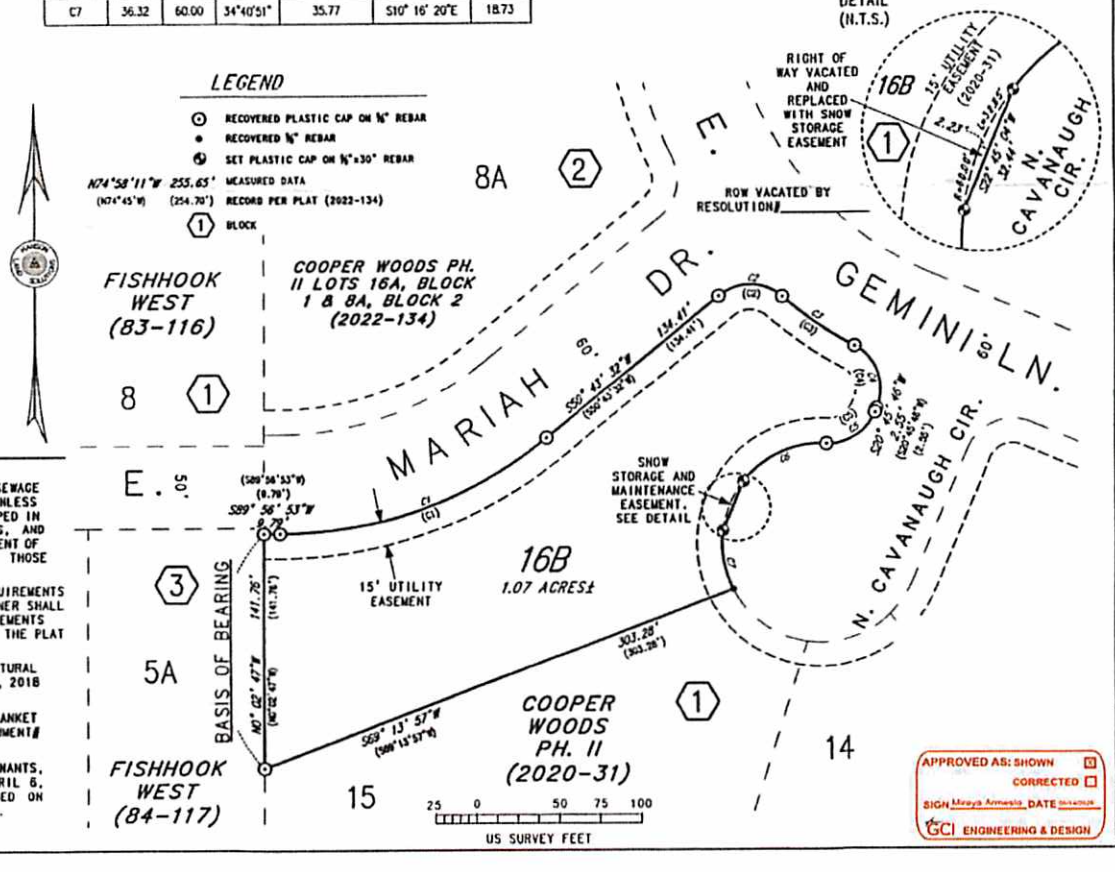
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ELF

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_____
REGISTERED LAND SURVEYOR

RECEIVED FEB 10 2025 PLATTING

Agenda Copy

APPROVED AS: SHOWN ☒ CORRECTED ☐
SIGN Maya Armenta DATE 2/10/2025
GCI ENGINEERING & DESIGN

A PLAT OF
COOPER WOODS PH. II LOT 16B, BLOCK 1
A REPLAT OF
LOT 16A, BLOCK 1
COOPER WOODS PH. II
(2022-134)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE¼ SEC. 19, T.18N. R.1E. SM, AK
CONTAINING 1.07 ACRES MORE OR LESS

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

FILE: FB23-30C | CK: CEH | SCALE:1"=50' | 11/08/23 | 1 OF 1

EXHIBIT B17

Chris Curlin

From: Kara Rupp <kara@kibelucas.com>
Sent: Thursday, August 21, 2025 9:21 AM
To: Platting
Subject: 23-300 Cooper Woods Replat -PH 2 Lot 16B B1

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

Dear Platting Board Members,

I understand that the decision regarding this replat will be made today, and I respectfully request your approval. The homeowner who purchased and built this residence is now facing the unfortunate consequences of a builder who did not take sufficient care in the placement of this home.

Approving this replat is essential to preserving the future marketability and value of the property. I urge you to consider the impact on the homeowner and the importance of ensuring a fair resolution.

Thank you for your time and thoughtful consideration.

Sincerely,

--
Kara Rupp
907-632-8518

EXHIBIT H-1

Chris Curlin

From:	akjerry@yahoo.com
Sent:	Wednesday, August 20, 2025 7:04 PM
To:	Platting
Cc:	ICE MaryLu LaVine; Kibe Lucas; ceh@hlsalaska.com
Subject:	Re: COOPER WOODS PH.II LOT 16B, BLOCK 1 platting action 8/21/25 Fw: Delivery Status Notification (Failure)
Attachments:	IMG_8921.jpg; IMG_8918.jpg; IMG_8917.jpg; IMG_8914.jpg; IMG_8913.jpg

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

Hello Fred,

Thanks for your reply and explanation of the deck in violation of the setback requirements.

My mother, MaryLu LaVine (copied) is on the title and I am her son and live in the home involved in this vacation request.

I truly understand why codes and regulations are important, encouraging consistent standards so everyone follows the rules within the borough ROW, even more as communities grow.

In this case the contractor built the house with the home and deck in violation of Matsu regulations and agreed to pay for all expenses to apply for vacation. The contractor and contractor's agent explained it would be easy to apply and the deck was not a problem. I think they didn't confirm if the deck was in violation before agreeing to pay for all vacation expenses and then having Hanson Land Solutions apply for the vacation through the borough.

What if we have the deck removed? Will the application for vacation proceed without a reconsideration vote?

If the deck is removed then the sliding glass doors can not be used because there will be no access to the exterior from the 2nd floor. Of course it is not the boroughs problem or concern about the deck but only to make sure the regulations are followed.

If the deck is removed what are the borough regulations regarding egress with the sliding glass door?

Can we request a timeline to remove the deck? And/or place the application on hold for a period of time?

We want to find a resolve but were only notified about the change in vacation status the afternoon of August 19 and the reconsideration vote is scheduled for August 21.

Why is it the buyer has to face the consequences of that contractor's mistakes in this situation? Buyer has to trust contractor and their agents knows and follows all laws and regulations for building a project in the jurisdiction they work and live.

We please ask for passage during the reconsideration vote or a pause on the application for vacation so we may have more time to find a path toward resolve.

As a family my mother and I apologize that this situation has taken borough time because the home builder didn't confirm their work was within Matsu regulations, we are not apologizing for the contractor's mistakes we feel that the this situation should have never happened.

EXHIBIT H-2

We do ask for mercy because moving the home is not possible.

Can we share photos of the property with you and the platting board to show how the said snow storage issue should not be a major concern because the lot sits hire than the cul-de-sac?

There is a natural slope from the step where the house was placed and deck sit, sloping to the ditch. The borough would have to fill the snow storage ditch up the slope 15' to 20' before snow would reach the footers of the deck.

The topography of the lot puts the borough ROW snow storage below the step with the natural slope keeping the snow from ever reaching the deck footers.

We believe the home and deck built into the setback should be approved for vacation we also believe any reasonable person if witnessing the home and deck through photos and/or a site visit would most likely agree with our situation.

I know it would be impossible for a site visit, but the attached photos taken today show the snow storage area that has been brought up as a concern. The photos show the topography of the lot in relation to the borough ROW snow storage ditch and cul-de-sac that are well below the step the house and deck sit upon.

Please accept this email and photos adding as comments and exhibits to the platting board packet for the upcoming hearing.

Thanks for your time,

Jerry LaVine
Wasilla, Alaska
907-561-6450

TO INFINITY AND BEYOND!

On Wednesday, August 20, 2025 at 05:01:42 PM AKDT, Platting <platting@matsugov.us> wrote:

Platting staff has received the comment and it is included in handouts package.

I will note that this is a request for a reconsideration due to information brought to the attention of the Borough after the original hearing date. It was brought to our attention that the deck on the front of the building is attached to the second floor and is thereby also considered a part of the structure. Therefore the structure remains in violation of the setback requirements unless removed.

Sincerely,

EXHIBIT H-3



EXHIBIT H-4



EXHIBIT H-5



EXHIBIT H-6



EXHIBIT H -7



EXHIBIT H-8

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 AND DEDICATION

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, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

_____

DUSTIN MARRS (OWNER) DATE
CUTTING EDGE HOMES CABINS INC.
2933 N. SALLYMAE CIR.
WASILLA AK 99623

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____, 20___,

FOR _____

_____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES:_____

HANSON LAND SOLUTIONS BOUNDARY MARKER 2023 LS 12312

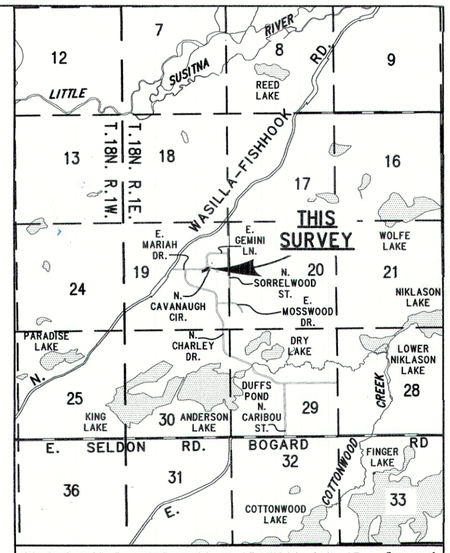
TYPICAL SET 1¾" PLASTIC CAP

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)

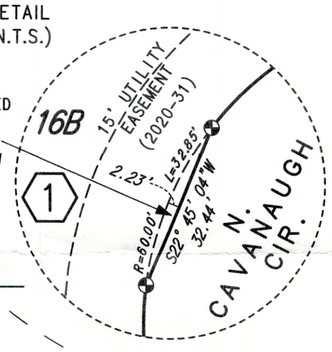


SOURCE: MSB TAX MAP WA02, WA03, WA06, & WA07 1"=5280'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	174.56	255.00	39°13'20"	171.17	N70° 20' 12"E	90.86
C2	41.65	30.00	79°32'49"	38.39	S89° 30' 04"E	24.97
C3	53.34	262.00	11°39'50"	53.24	S55° 33' 34"E	26.76
C4	44.06	30.00	84°08'23"	40.20	S19° 11' 01"E	27.08
C5	36.90	30.00	70°28'44"	34.62	S57° 51' 59"W	21.19
C6	57.47	60.00	54°52'31"	55.29	S65° 52' 19"W	31.15
C7	36.32	60.00	34°40'51"	35.77	S10° 16' 20"E	18.73

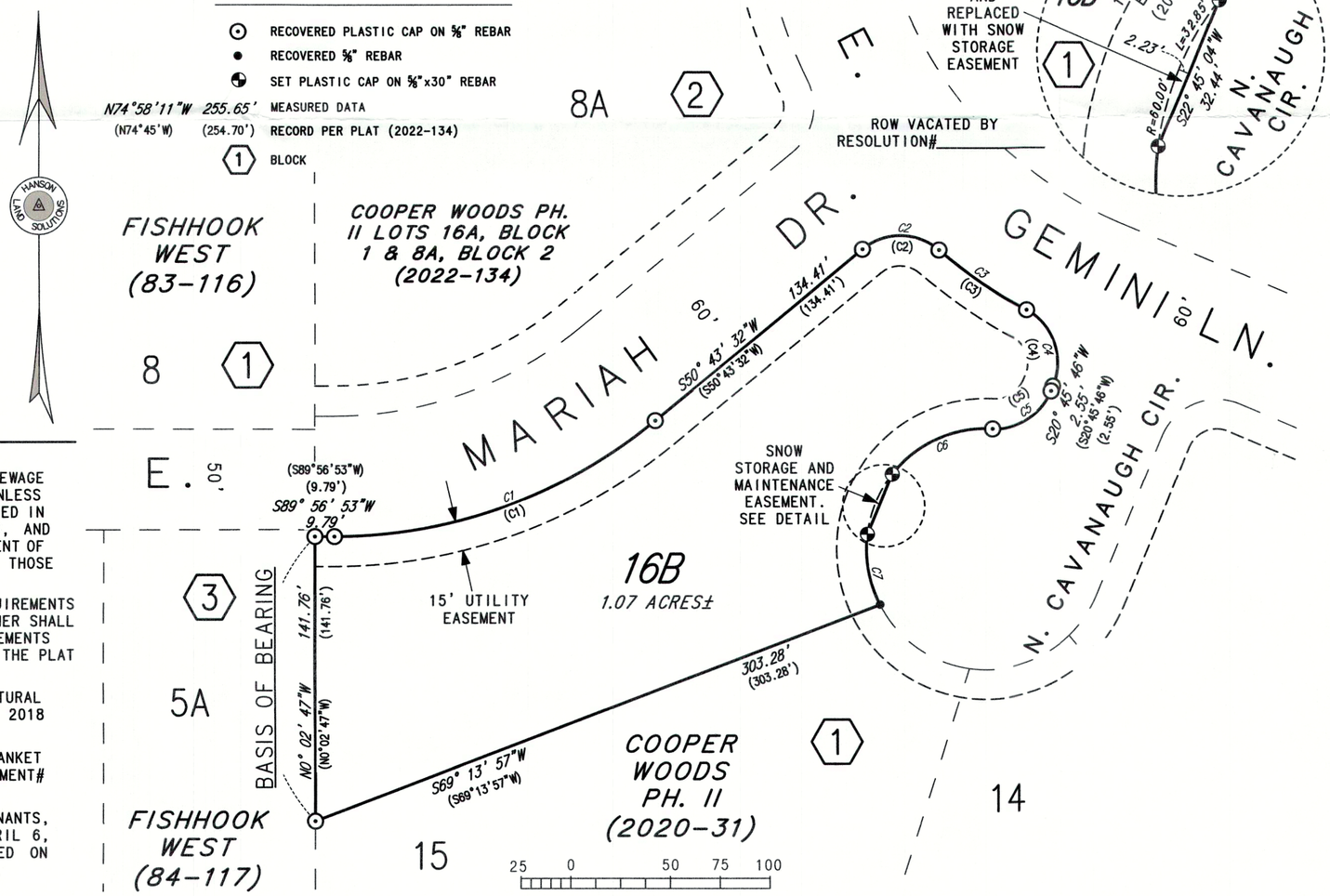
RECORD CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
(C1)	(174.56)	(255.00)	(39°13'20")	(171.17)	(N70° 20' 12"E)	(90.86)
(C2)	(41.65)	(30.00)	(79°32'49")	(38.39)	(S89° 30' 04"E)	(24.97)
(C3)	(53.34)	(262.00)	(11°39'50")	(53.24)	(S55° 33' 34"E)	(26.76)
(C4)	(44.06)	(30.00)	(84°08'23")	(40.20)	(S19° 11' 01"E)	(27.08)
(C5)	(36.90)	(30.00)	(70°28'44")	(34.62)	(S57° 51' 59"W)	(21.19)

DETAIL (N.T.S.)



LEGEND

- ⊙ RECOVERED PLASTIC CAP ON ⅝" REBAR
- ● RECOVERED ⅝" REBAR
- ◔ SET PLASTIC CAP ON ⅝"x30" REBAR
- N74°58'11"W 255.65' MEASURED DATA
- (N74°45'W) (254.70') RECORD PER PLAT (2022-134)
- ⬡1 BLOCK



NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
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. 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.
4. THIS SUBDIVISION IS SUBJECT TO AN ENSTAR NATURAL GAS BLANKET EASEMENT RECORDED ON SEPTEMBER 13, 2018 AT DOCUMENT# 2018-018952-0.
5. THIS SUBDIVISION IS SUBJECT TO A MEA BLANKET EASEMENT RECORDED ON OCTOBER 19, 2021 AT DOCUMENT# 2021-031014-0.
6. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON APRIL 6, 2021 AT DOCUMENT #2021-009151-0 AND AMENDED ON FEBRUARY 24, 2022 AT DOCUMENT #2022-004355-0.

ELF

SURVEYOR'S CERTIFICATE

STATE OF ALASKA 49TH CRAIG E. HANSON LS 12312 REGISTERED PROFESSIONAL LAND SURVEYOR

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

RECEIVED FEB 10 2025 PLATTING

Agenda Copy

A PLAT OF

COOPER WOODS PH. II LOT 16B, BLOCK 1

A REPLAT OF
LOT 16A, BLOCK 1
COOPER WOODS PH. II
(2022-134)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE¼ SEC. 19, T.18N. R.1E. SM, AK
CONTAINING 1.07 ACRES MORE OR LESS

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

FILE: FB23-300	CK: CEH	SCALE:1"=50'	11/08/23	1 OF 1