

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

September 18 Platting Board Hearing Packet
3 of 322

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

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

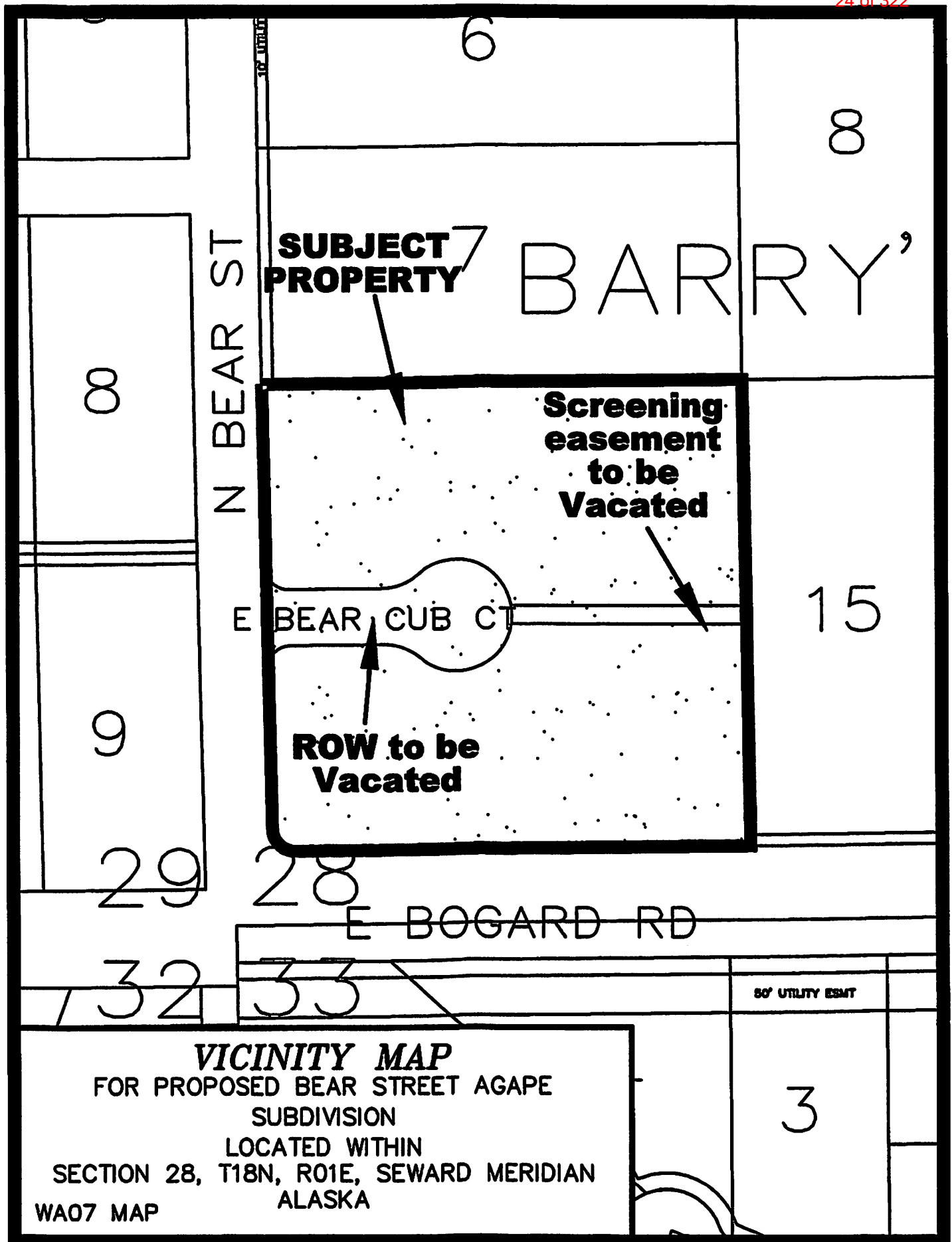
Development, Capital Projects, Assessments, Planning, Development Services; MTA, MEA; or the public.

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.

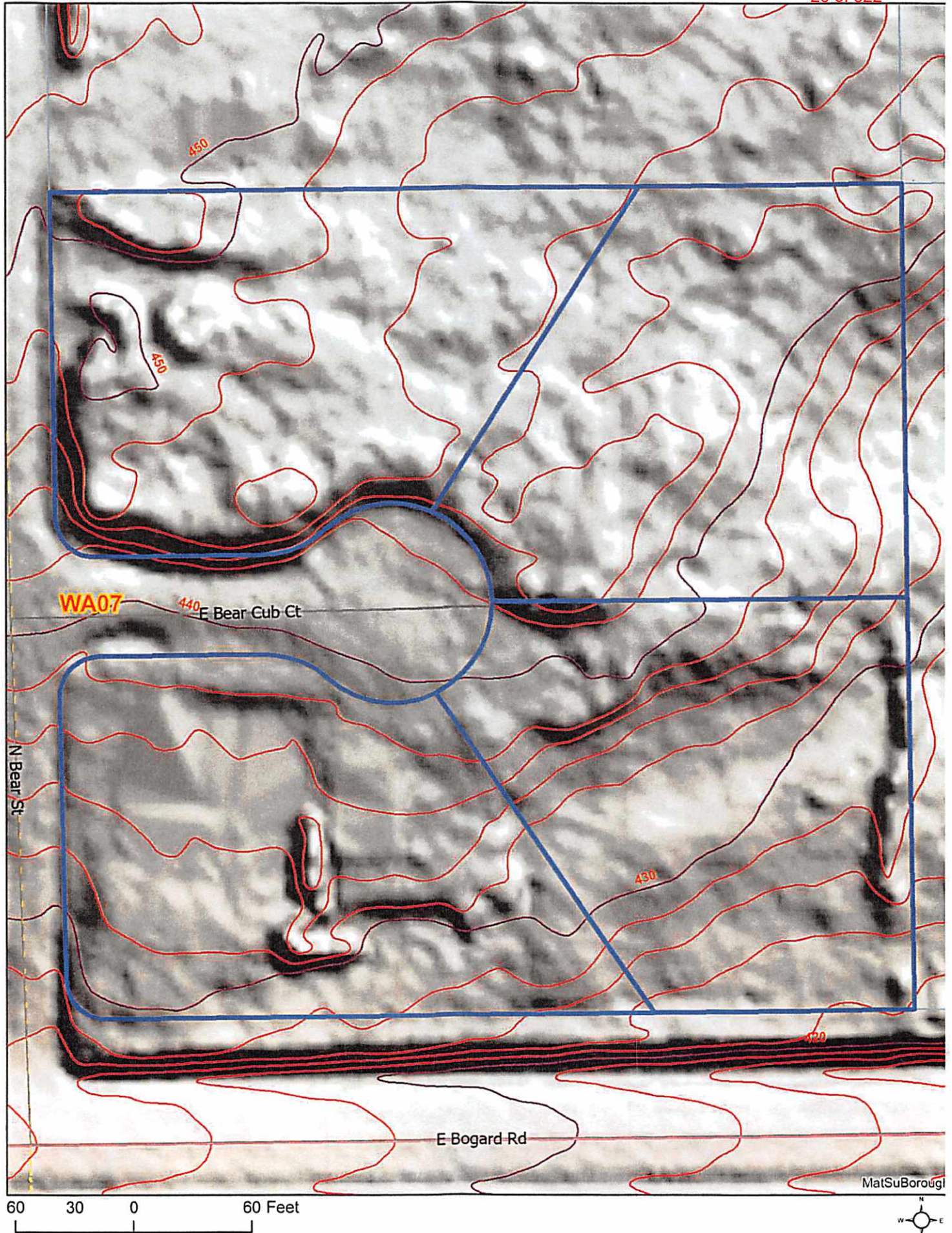
RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

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.









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, Paig Hansen, 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 Barry's 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 CVb CT Zip: 99654

OWNER

Contact Person: Nathaniel Buck Phone: _____

SURVEYOR

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

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

Contact Person: Rig Hansen Phone: (907) 746-7738

SIGNATURES OF PETITIONER(S):

Rig Hansen

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

Chris Curlin
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: June 19, 2025



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.

"Keep Alaska Moving through service and infrastructure."

- **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.

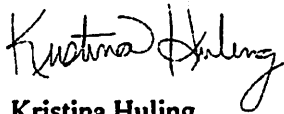
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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,

A handwritten signature in black ink, appearing to read 'Kristina Huling', written in a cursive style.

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.]

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,

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



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,

A handwritten signature in cursive script that reads "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
CT	31.40	20.00	89°56'37"	28.28	S44°57'54"E	19.99
(CT)	(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

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 1, A RECOVERED PLASTIC CAP ON REBAR WITH A NETWORK GNSS GEODETIC POSITION OF 61°38'50.73"N 149°17'49.11"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- THIS SUBDIVISION IS ENCUMBERED BY A M.E.A. BLANKET EASEMENT RECORDED ON APRIL 20, 1958 IN BOOK 25, PAGE 282.

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL
(MATANUSKA-SUSITNA BOROUGH)

DATE _____



BARRY'S
ACRES
NO. 2
(72-47)

LOT 7

LOT 8

LEGEND

- RECOVERED PLASTIC CAP ON 3/4" REBAR
- RECOVERED 3/4" REBAR
- SET PLASTIC CAP ON 3/4" x 30" REBAR

N74°58'11"W 255.65' MEASURED DATA
(N74°45'N) (254.70') RECORD PER PLAT (84-142)

1 BLOCK NUMBER

RIGHT-OF-WAY
TO BE VACATED

18' x 15'
ANCHOR
EASEMENT
(84-142)

15' SCREENING
EASEMENT
TO BE VACATED

E. BEAR CUB CT.

15' UTILITY
EASEMENT
(84-142)

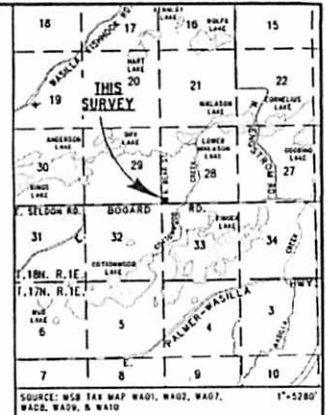
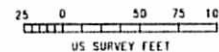
LOT 1
4.10 ACRES±

20' WELL &
WATERLINE
EASEMENT
(BK. 642, P. 489)
(02/11/1991)

10' UTILITY
EASEMENT
(72-47)

10' UTILITY
EASEMENT
(72-47)

E. BOGARD RD.



SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

RECEIVED
APR 21 2025
Agenda Copy PLATTING

A PLAT OF
BEAR STREET AGAPE
A REPLAT OF
LOTS 16A, 16B, 17A & 17B, BLOCK 2
BARRY'S 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
SW 1/4 SEC. 28, T.18N. R.1E. SW, AK
CONTAINING 4.10 ACRES MORE OR LESS

HANSON
LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907) 746-2738

FILE: FB24-236 OK: CEH SCALE: 1"=50' 01/27/25 1 OF 1

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.

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 PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 20____, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	31.40	20.00	89°56'37"	28.28	S41°57'54"E
(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 ADAPT 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 SHOWN 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°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.

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)



BARRY'S ACRES NO. 2 (72-47)

LOT 7

LOT 8

LEGEND

- ① RECOVERED PLASTIC CAP ON 1/2" REBAR
- RECOVERED 1/2" REBAR
- SET PLASTIC CAP ON 1/2" x 30" REBAR

N74°50'11"W 255.65' MEASURED DATA
(N74°45'0") (254.70') RECORD PER PLAT (84-142)

① BLOCK NUMBER

RIGHT-OF-WAY TO BE VACATED

18' x 15' ANCHOR EASEMENT (84-142)

15' SCREENING EASEMENT TO BE VACATED

E. BEAR CUB CT.

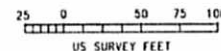
15' UTILITY EASEMENT (84-142)

20' WELL & WATERLINE EASEMENT (BK. 642, P. 489) (02/11/1991)

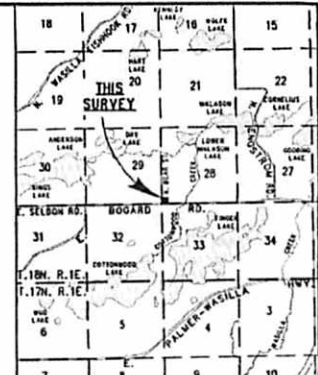
10' UTILITY EASEMENT (72-47)

10' UTILITY EASEMENT (72-47)

E. BOGARD RD.



APPROVED AS SHOWN
CORRECTED
SIGN: Mireya Armenta, DATE: 09/17/25
ECI ENGINEERING & DESIGN



SOURCE: MSA TAX MAP WA01, WA02, WA07, WA08, WA09, & WA10 1"=5120'

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

RECEIVED
APR 21 2025
Agenda Copy
PLATTING

A PLAT OF
BEAR STREET AGAPE
A REPLAT OF
LOTS 16A, 16B, 17A, & 17B, BLOCK 2
BARRY'S 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
SW 1/4 SEC. 28, T. 18N. R. 1E. SW, 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: FB24-235 OK: EKH 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
Geotechnical Report
Topography
Average Daily Traffic Count
Preliminary Drainage Plan

EXHIBIT A – 4 pgs
EXHIBIT B – 16 pgs
EXHIBIT C – 1 pg
EXHIBIT D – 2 pgs
EXHIBIT E – 1 pg

AGENCY COMMENTS

USACE
ADOT&PF
MSB Pre-Design & Engineering
MSB Permit Center
Utilities
Public

EXHIBIT F – 1 pg
EXHIBIT G – 6 pgs
EXHIBIT H – 1 pg
EXHIBIT I – 1 pg
EXHIBIT J – 5 pgs
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 Covington 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 Lots 11 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).

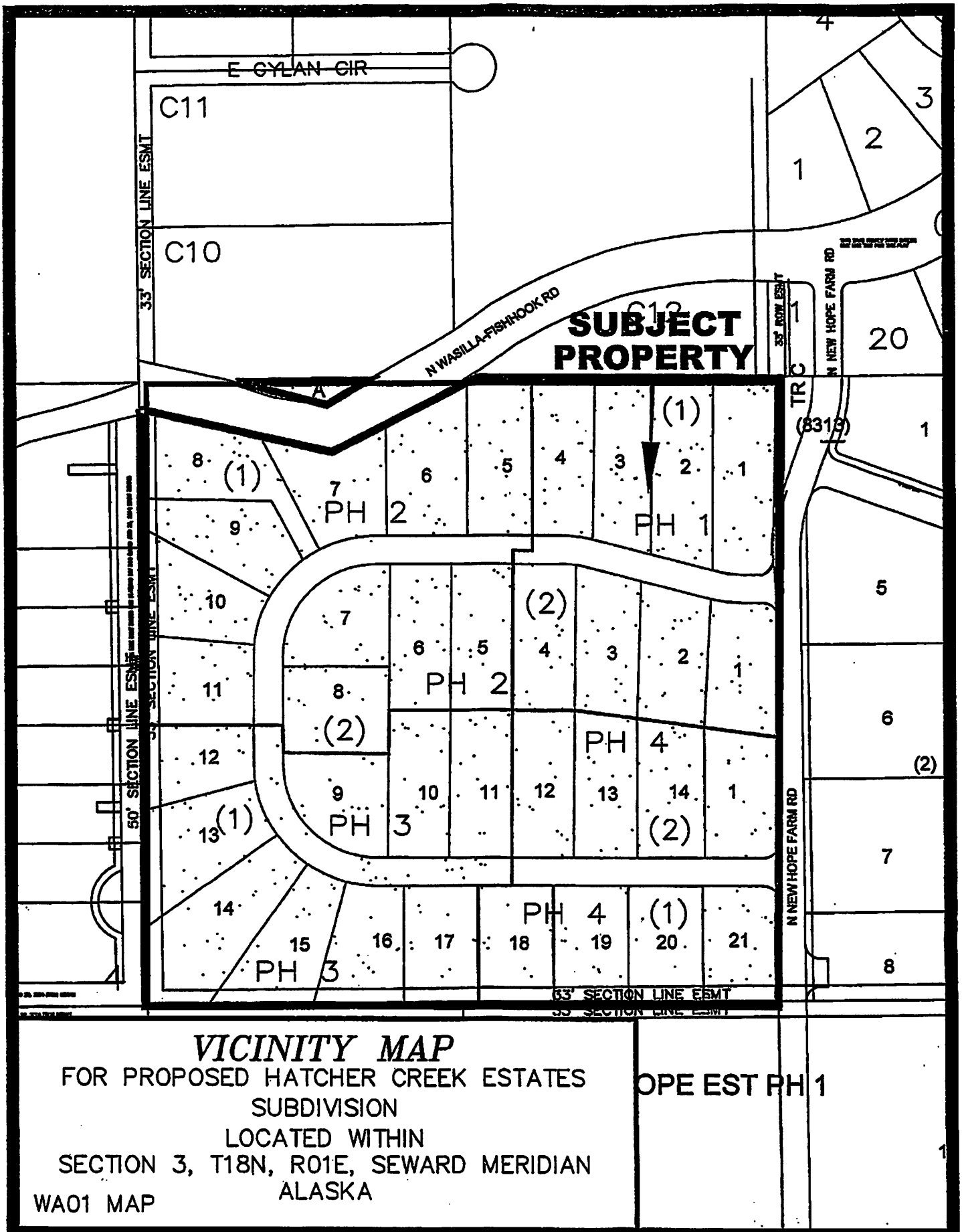
FINDINGS OF FACT

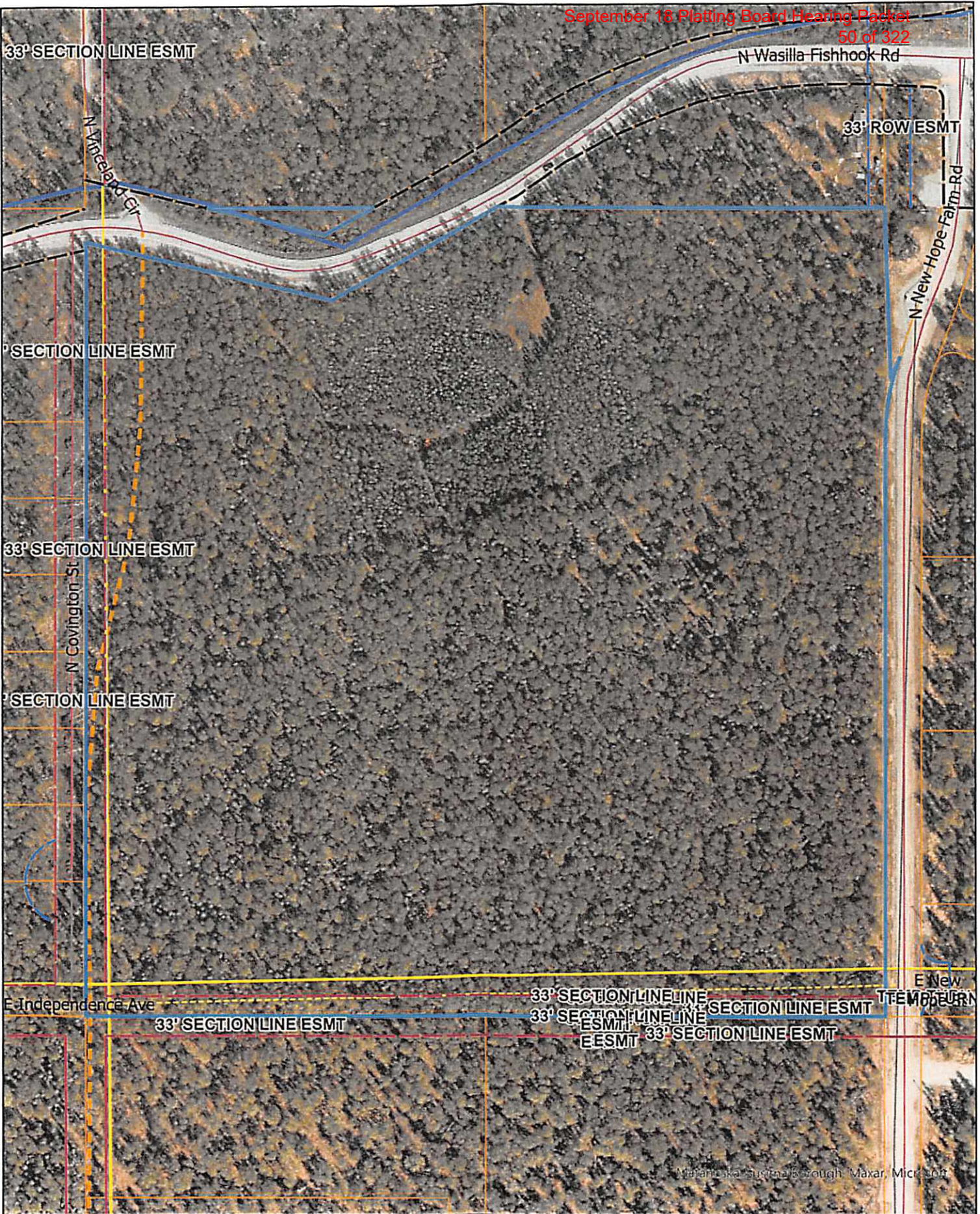
1. The plat of Hatchers Creek Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A geotechnical report was submitted, pursuant to MSB 43.20.281(A). All lots will have the required usable area.
3. All lots will have legal and physical access consistent 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

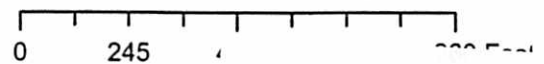
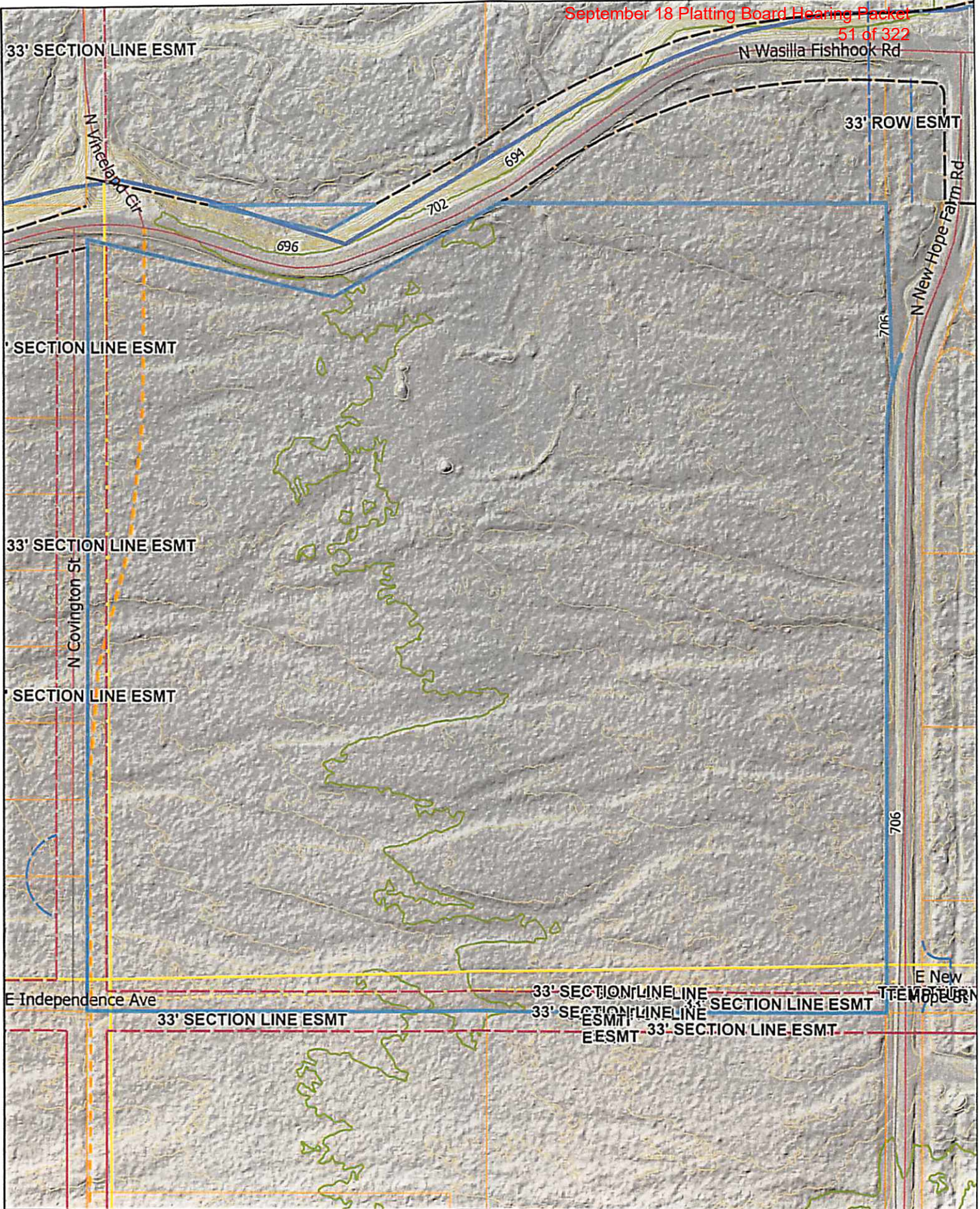
Suggested motion: I move to approve the preliminary master plan of Hatchers Creek Estates, Section 3, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

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.





0 245 490





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



RECEIVED
MAY 21 2025
PLATTING

USEABLE AREA CERTIFICATION

HATCHER CREEK ESTATES

A SUBDIVISION OF

SW1/4 SW 1/4 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):

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".

William Klebesadel
WILLIAM KLEBESADEL P.E.

3-13-25

Date

Professional Engineer




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

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

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


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

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			TEST HOLE LOCATION MAP															
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached															
2ft																		
3ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES																
4ft																		
5ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	PERCOLATION TEST															
6ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop										
7ft			1															
8ft			2															
9ft			3															
10ft			4															
11ft			5															
12ft			6															
			7															
			8															
			9															
			10															
	11																	
	12																	
13ft			Perc. Hole Diam. (in.): Test Run Between: ft and ft Deep															
14ft																		
15ft																		
16ft																		
17ft																		
18ft																		
19ft																		
20ft																		
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 <table border="1"> <thead> <tr> <th>Date</th> <th>WATER LEVEL</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>						Date	WATER LEVEL								
Date	WATER LEVEL																	

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			TEST HOLE LOCATION MAP																																																																																									
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached																																																																																									
2ft																																																																																												
3ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES	<table border="1"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>						PERCOLATION TEST						Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	1						2						3						4						5						6						7						8						9						10						11						12					
PERCOLATION TEST																																																																																												
Reading									Date	Gross Time	Net Time	Depth to Water	Net Drop																																																																															
1																																																																																												
2																																																																																												
3																																																																																												
4																																																																																												
5																																																																																												
6																																																																																												
7																																																																																												
8																																																																																												
9																																																																																												
10																																																																																												
11																																																																																												
12																																																																																												
4ft																																																																																												
5ft																																																																																												
6ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	<table border="1"> <tr> <td colspan="6">Perc. Hole Diam. (in.):</td> </tr> <tr> <td colspan="6">Test Run Between:</td> </tr> <tr> <td>ft</td> <td>and</td> <td>ft</td> <td colspan="3">Deep</td> </tr> </table>						Perc. Hole Diam. (in.):						Test Run Between:						ft	and	ft	Deep																																																																				
Perc. Hole Diam. (in.):																																																																																												
Test Run Between:																																																																																												
ft									and	ft	Deep																																																																																	
7ft																																																																																												
8ft																																																																																												
9ft																																																																																												
10ft																																																																																												
11ft																																																																																												
12ft																																																																																												
13ft																																																																																												
14ft																																																																																												
15ft																																																																																												
16ft																																																																																												
17ft																																																																																												
18ft																																																																																												
19ft	COMMENTS:																																																																																											
20ft																																																																																												

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

WATER LEVEL MONITORING	
Date	WATER LEVEL



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

EXHIBIT B -13

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

EXHIBIT B -14

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

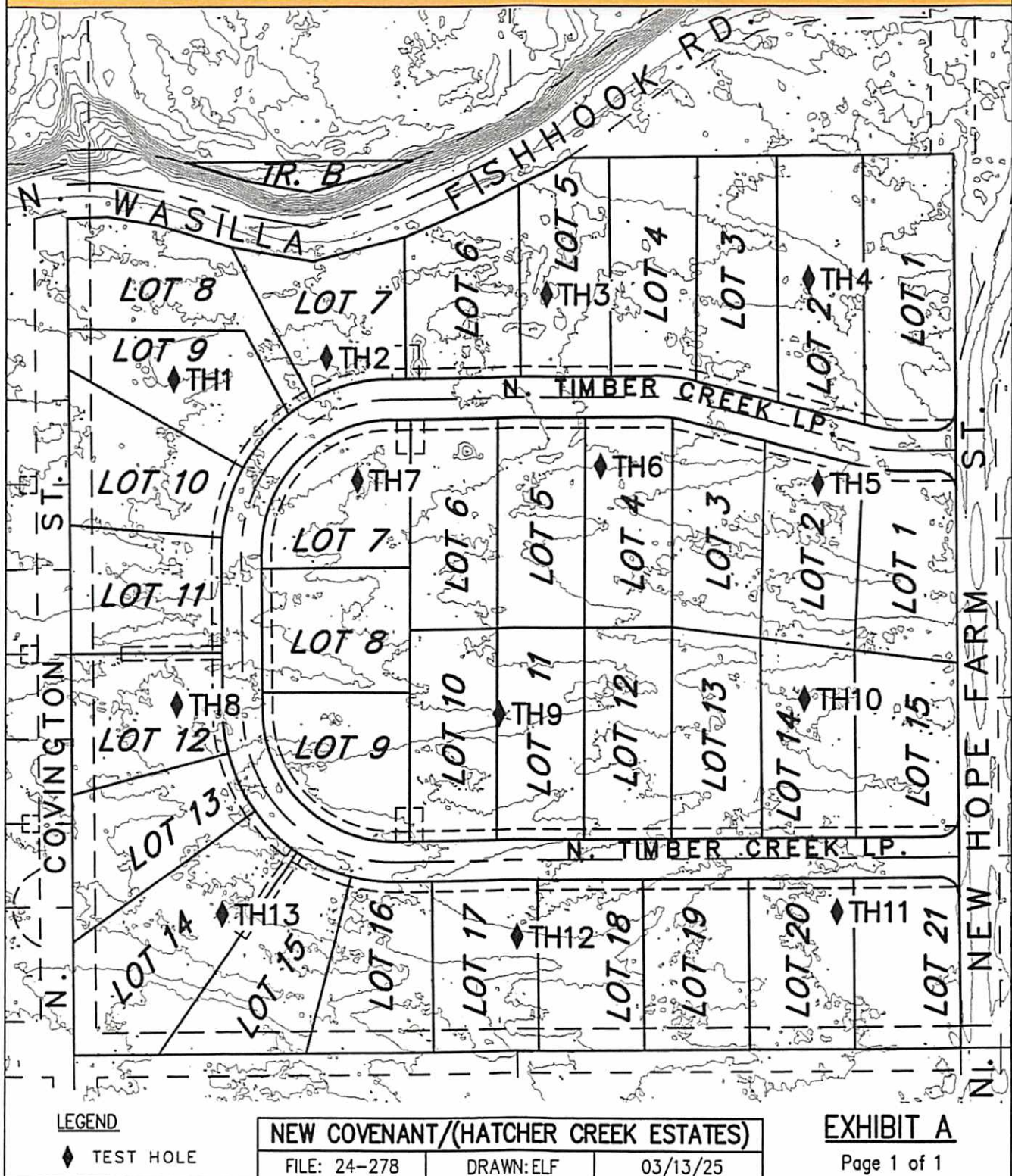
EXHIBIT B-15

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



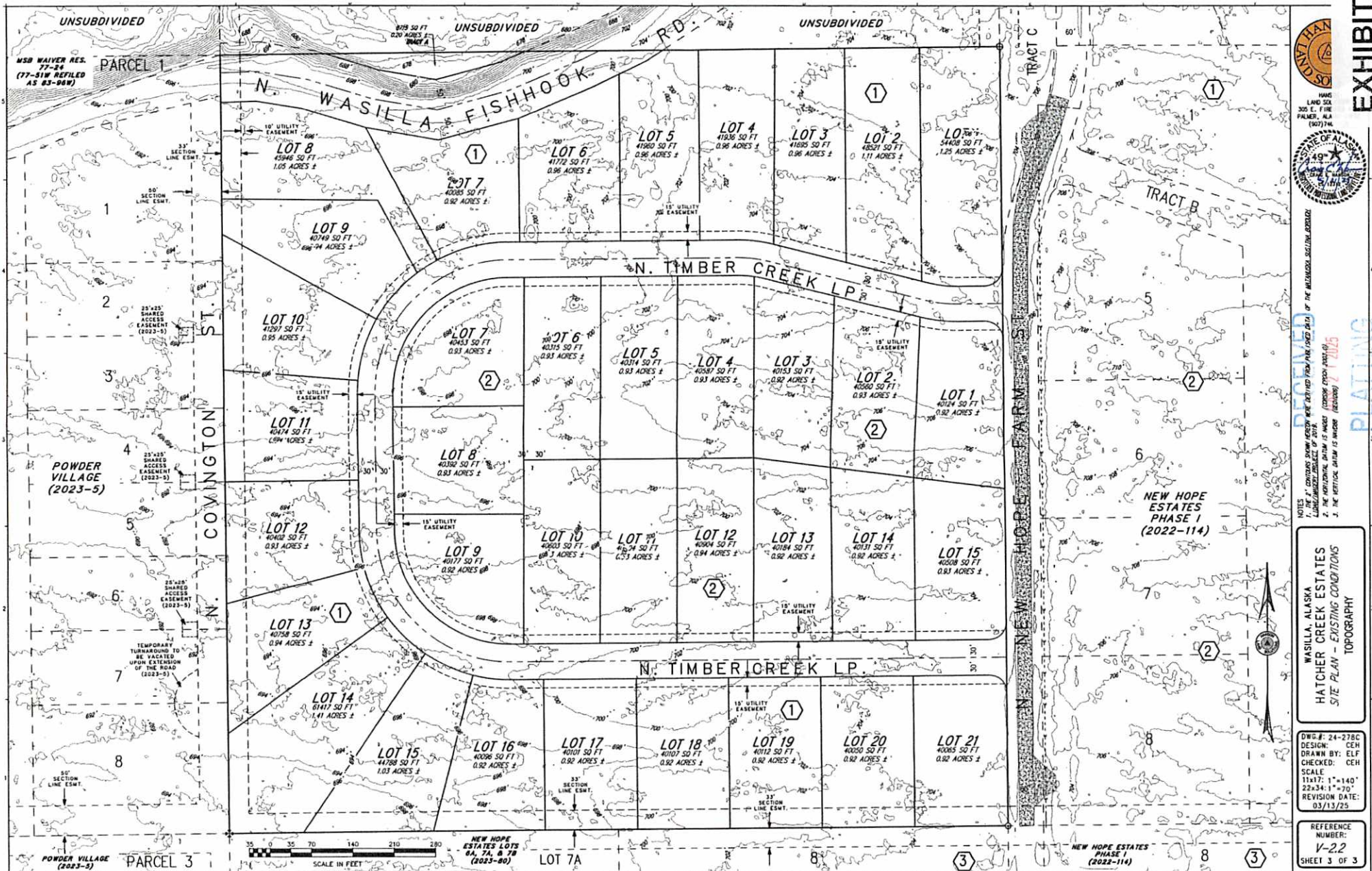


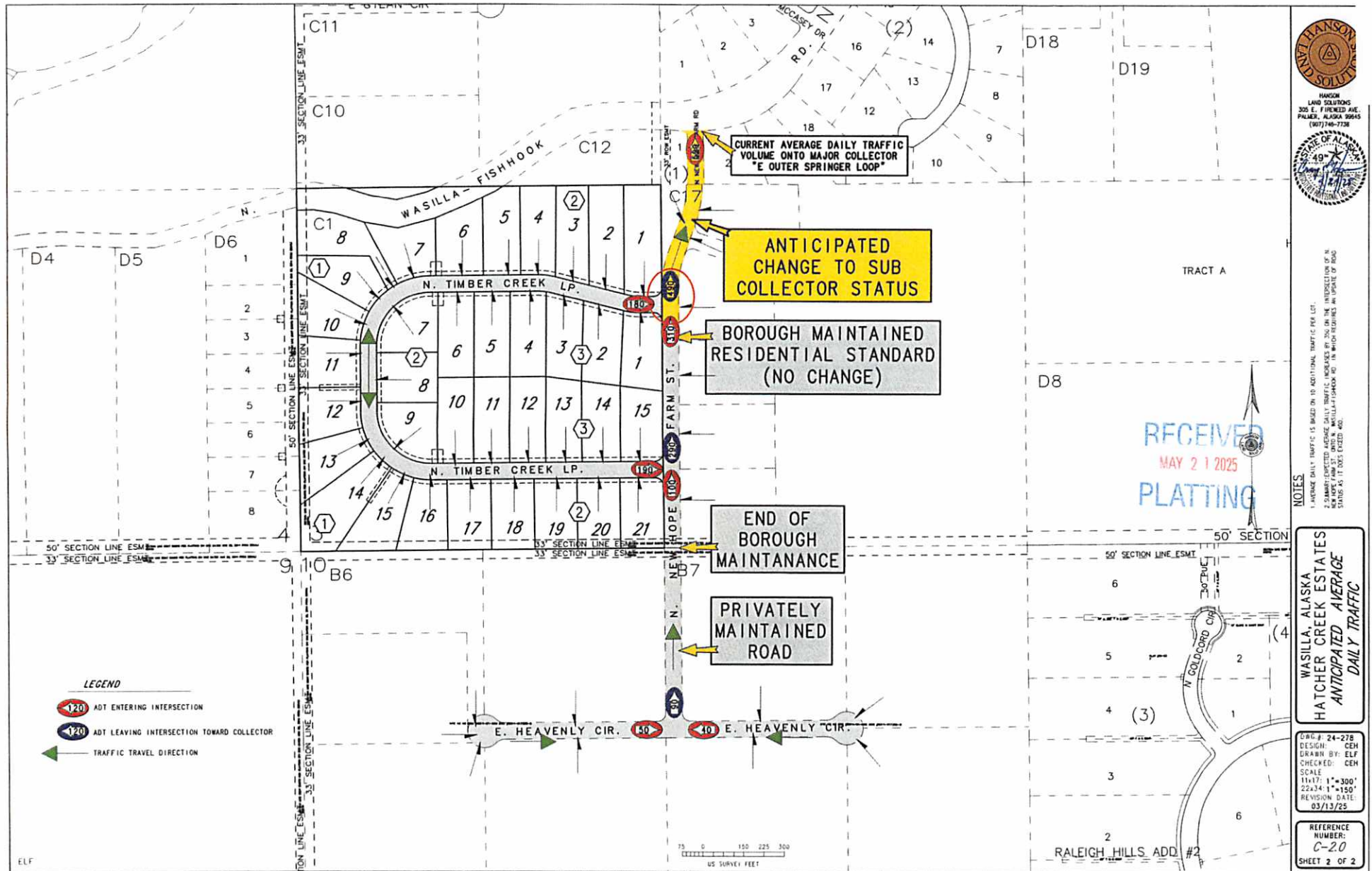
EXHIBIT C

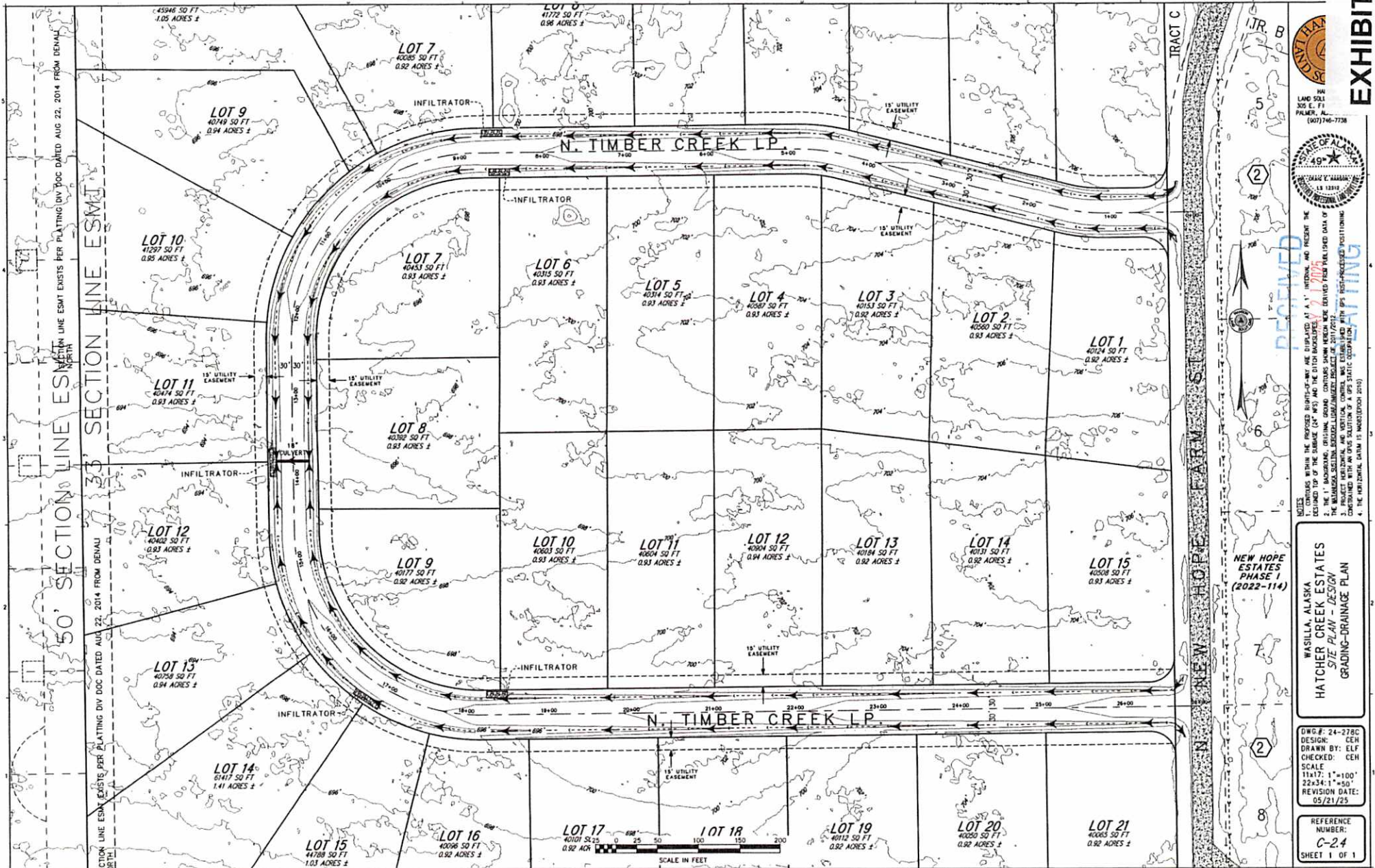
WASILLA, ALASKA
HATCHER CREEK ESTATES
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DRG #: 24-278C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE: 1"=140'
24"=344' 1"=70'
REVISION DATE: 03/13/25

REFERENCE NUMBER: V-22
SHEET 3 OF 3







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



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,



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 Covington 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."

"Keep Alaska Moving through service and infrastructure."

- 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.

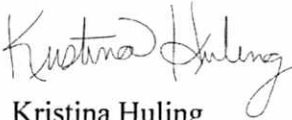
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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
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.

Reference No. 1139

Federal Register Data

Published: 10/20/51

Volume: 16

No. : 205

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;
8:40 a. m.]

Form 4-1219
(Sept. 1944)

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),

~~and the above-described tract~~, 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, SW $\frac{1}{4}$ SW $\frac{1}{4}$.

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. Beall
Chief, Patent Section.

Patent Number 1171996

SPATIAL DATA MANAGEMENT SYSTEM

September 18 Platting Board Hearing Packet
79 of 322

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 Lots 11 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

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,



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,

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

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

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](#)

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 Hatcher 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



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.

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

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.

I have CC'd my husbands and my personal emails so that you can have them if necessary. 89 of 322

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.

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

September 18 Platting Board Hearing Packet
90 of 322
If this sub must
exist - the entry and
exit should only be
from Wasilla Fishhook

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

RECEIVED
JUL 18 2025
PLATTING

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 ☒ Objection [] Concern

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

Comments: There will be far too 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

Wasilla, AK

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,

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

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

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 \times 4 homes/lot = **144 homes**.
- **Vehicle ownership (developer's 2.5 cars/home assumption):** 144 \times 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 \approx **9.43 trips/unit/day**; AM peak \approx **0.75 trips/unit**, PM peak \approx **0.99 trips/unit**). [Join in Jerichodforms.cctexas.com](https://www.jerichodforms.com)
- **Daily trips added (conservative):** 144 units \times 9.43 \approx **1,357 vehicle trips/day**.
- **AM peak hour trips (conservative):** 144 \times 0.75 \approx **108 vehicle trips (AM peak hour)**.
- **PM peak hour trips (conservative):** 144 \times 0.99 \approx **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 Jerichodforms.cctexas.com](https://www.jerichodforms.com)

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

- **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

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 Game Anchorage 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.

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 Survey Alaska 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.

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 Services Alaska DECUNL Water](#)

- **Illustrative requirement:** If each new home needs ~750 sq ft of effective leach area (mid-range), 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 Game Anchorage 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 Survey Alaska Geological Surveys
 5. **ADEC onsite wastewater / septic design guidance** (design flow assumptions, requirement for engineer for multiple-building systems). Alaska DEC Goldstream Technical Services
-

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;

- 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 Survey Alaska 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 DEC Goldstream 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 Resources matsugov.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](#)

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 DEC Goldstream 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](#)

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.

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.

AUG 18 2025

RECEIVED
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

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

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

The block contains two handwritten signatures in black ink. The top signature is 'D Rehkopf' and the bottom signature is 'R Rehkopf'. Both are written in a cursive, flowing style.

**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: plattling@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, natural beauty of this part of the Mat-Su Borough. Additionally, I have marked ~~the~~ concern, as there is a sign of ~~the~~ ~~same~~ 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)

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

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

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
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.

RUVIN SHEVCHUK
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: _____

LOT 20
HATCHER VIEW
(77-7)

LOT 1

LOT 5

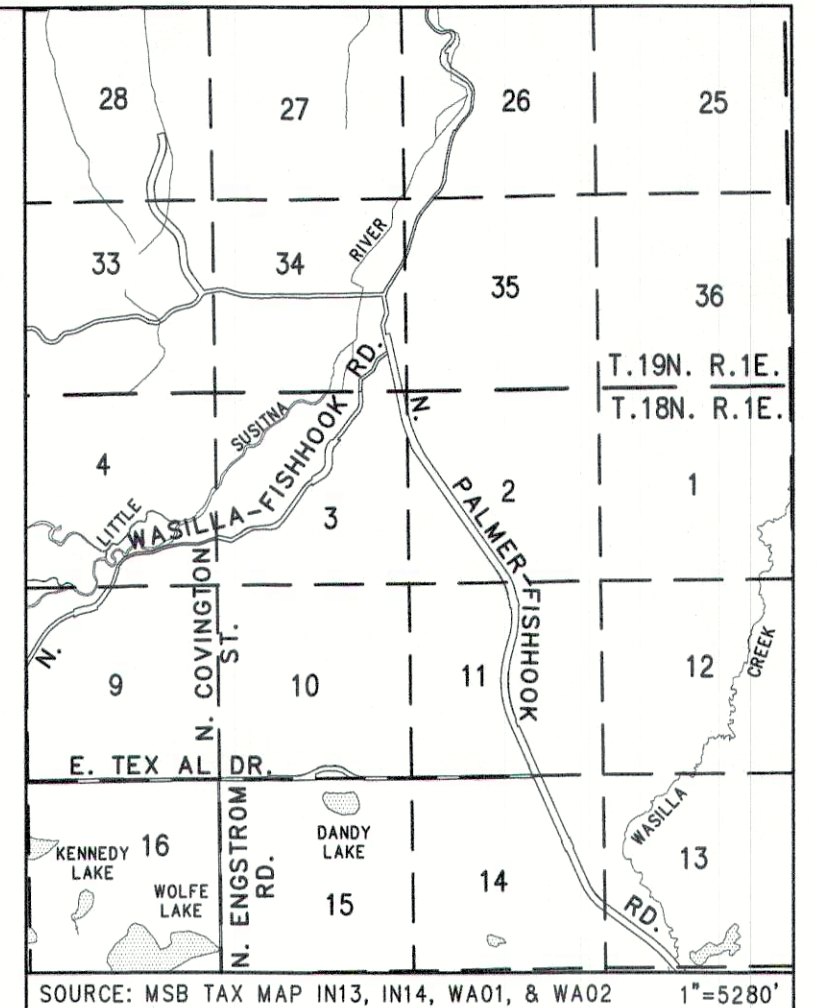
LOT 6

LOT 7

LOT 8

NEW HOPE
ESTATES
PHASE 1
(2022-114)

LOT 1



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
SW 1/4 SW 1/4 SECTION 3, T. 18N. R. 1E., SEWARD MERIDIAN
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW 1/4 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

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

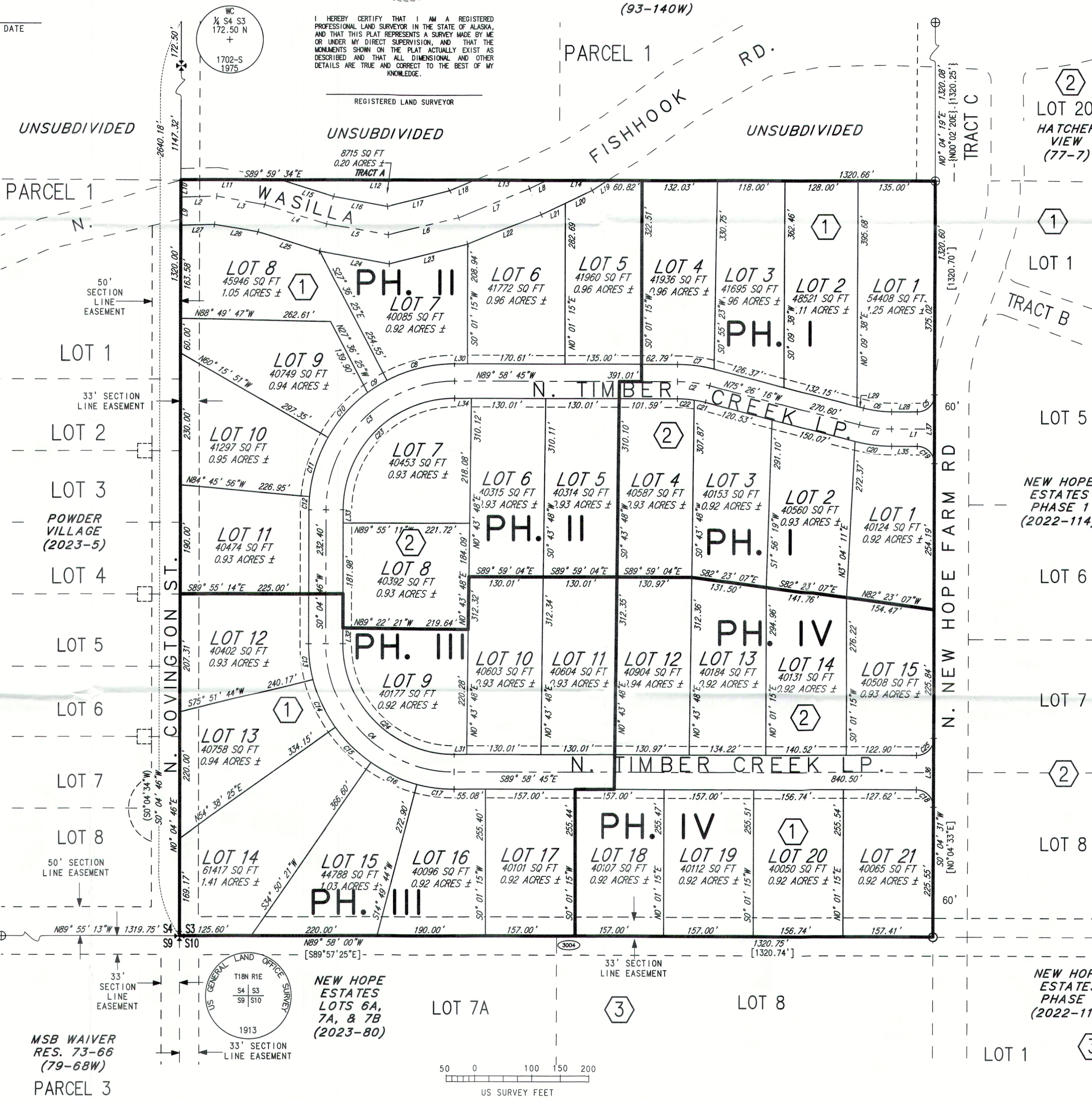
- RECOVERED BLW/GLO BRASS CAP ON IRON PIPE
- RECOVERED ALUMINUM CAP ON 3/8" REBAR
- RECOVERED PLASTIC CAP ON 3/8" REBAR
- RECOVERED 3/8" REBAR
- SET PLASTIC CAP ON 3/8"x30" REBAR

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

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 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
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.



50 0 100 150 200
US SURVEY FEET

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
Geotechnical Report
Average Daily Traffic Count
Plan & Profile
Grading & Drainage

EXHIBIT A – 4 pgs
EXHIBIT B – 24 pgs
EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 1 pg

AGENCY COMMENTS

MSB Department of Public Works
MSB Permit Center
Utilities
Public

EXHIBIT F – 1 pg
EXHIBIT G – 1 pg
EXHIBIT H – 4 pgs
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).

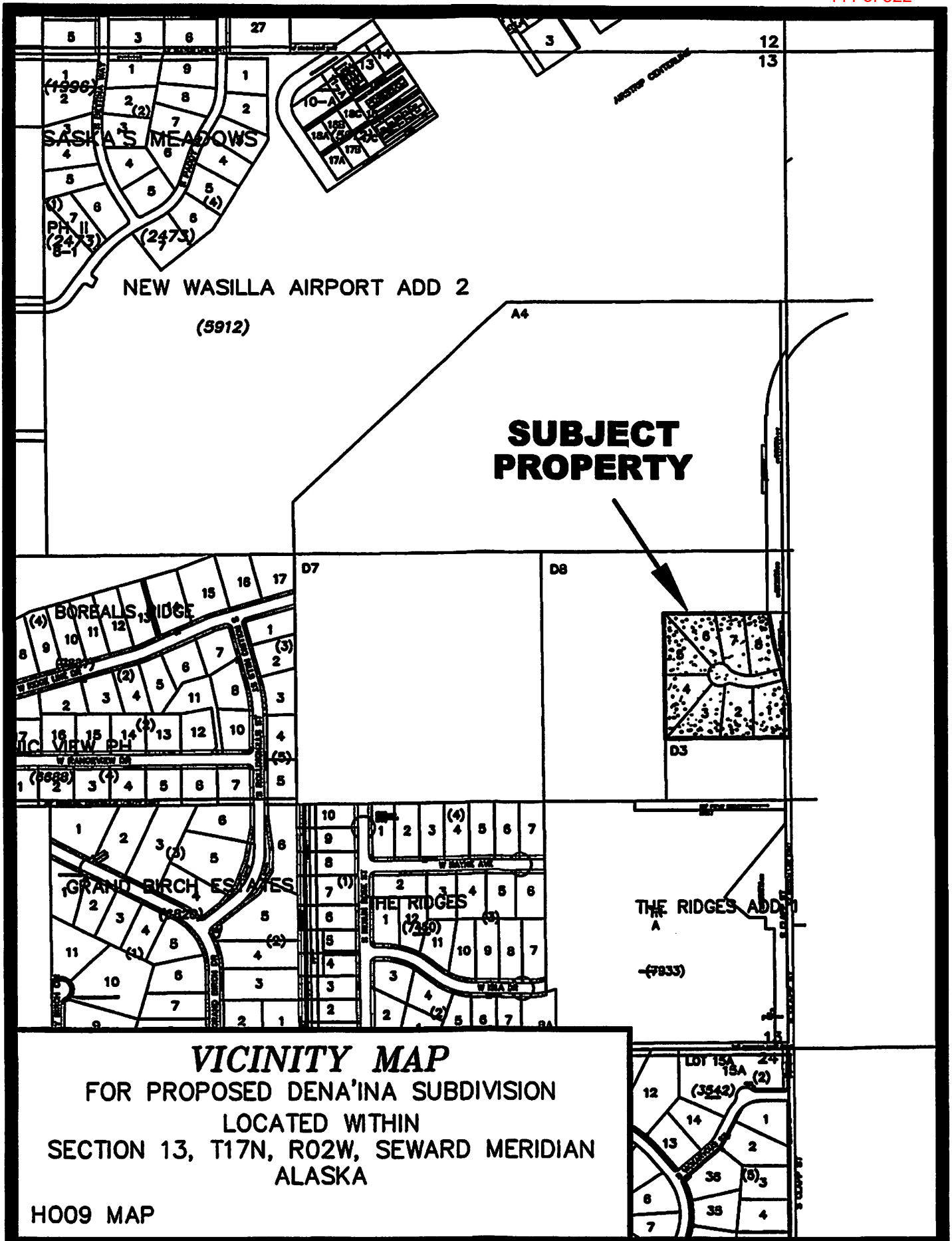
FINDINGS OF FACT

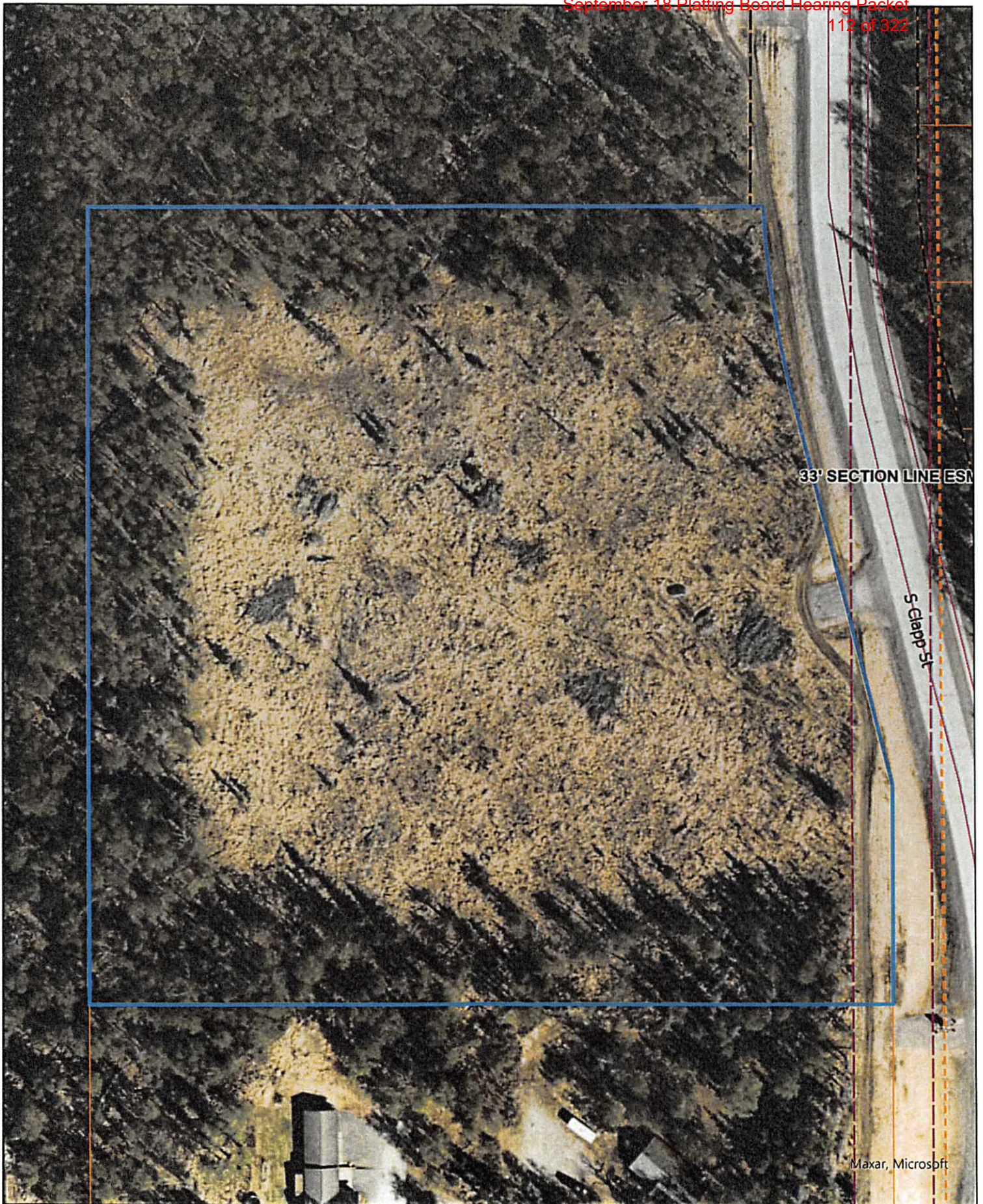
1. The plat of Dena'ina is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A geotechnical report was submitted, pursuant to MSB 43.20.281(A).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each 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.





0 120

EXHIBIT A-2

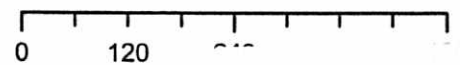
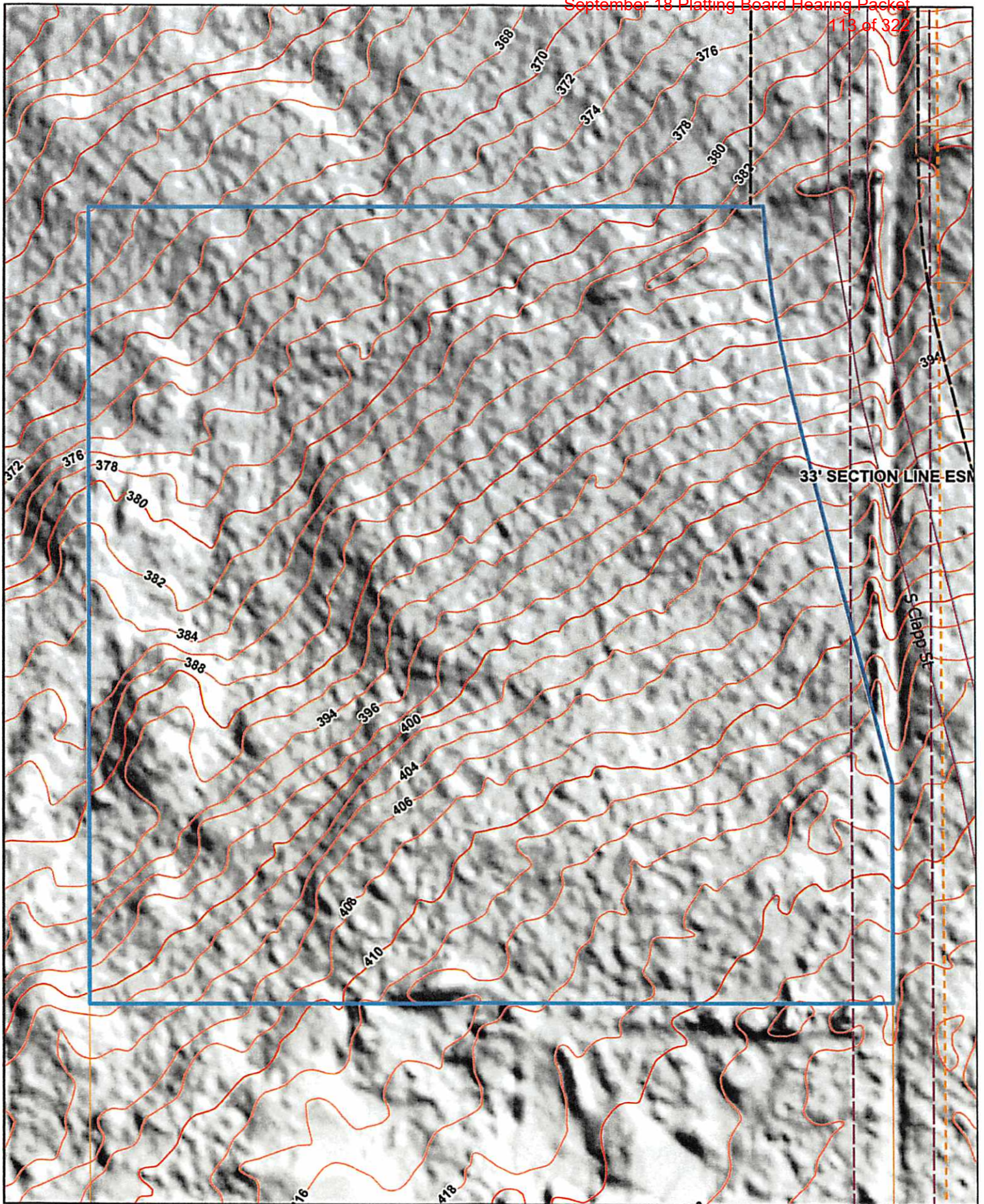




EXHIBIT A-4



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

Phone 907.357.6770
www.tbcaak.com

July 9, 2025

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

RECEIVED
JUL 09 2025
PLATTING

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)

1508 E Bogard Road, Unit 7 Wasilla, Alaska Phone: 907-357-6770 Fax: 907-357-6750 Email: talley@tbcaak.com

July 9, 2025
Mr. Jesse Curlin
KTC Clapp Street Residential Development
Usable Area Report
Page 2 of 2

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.

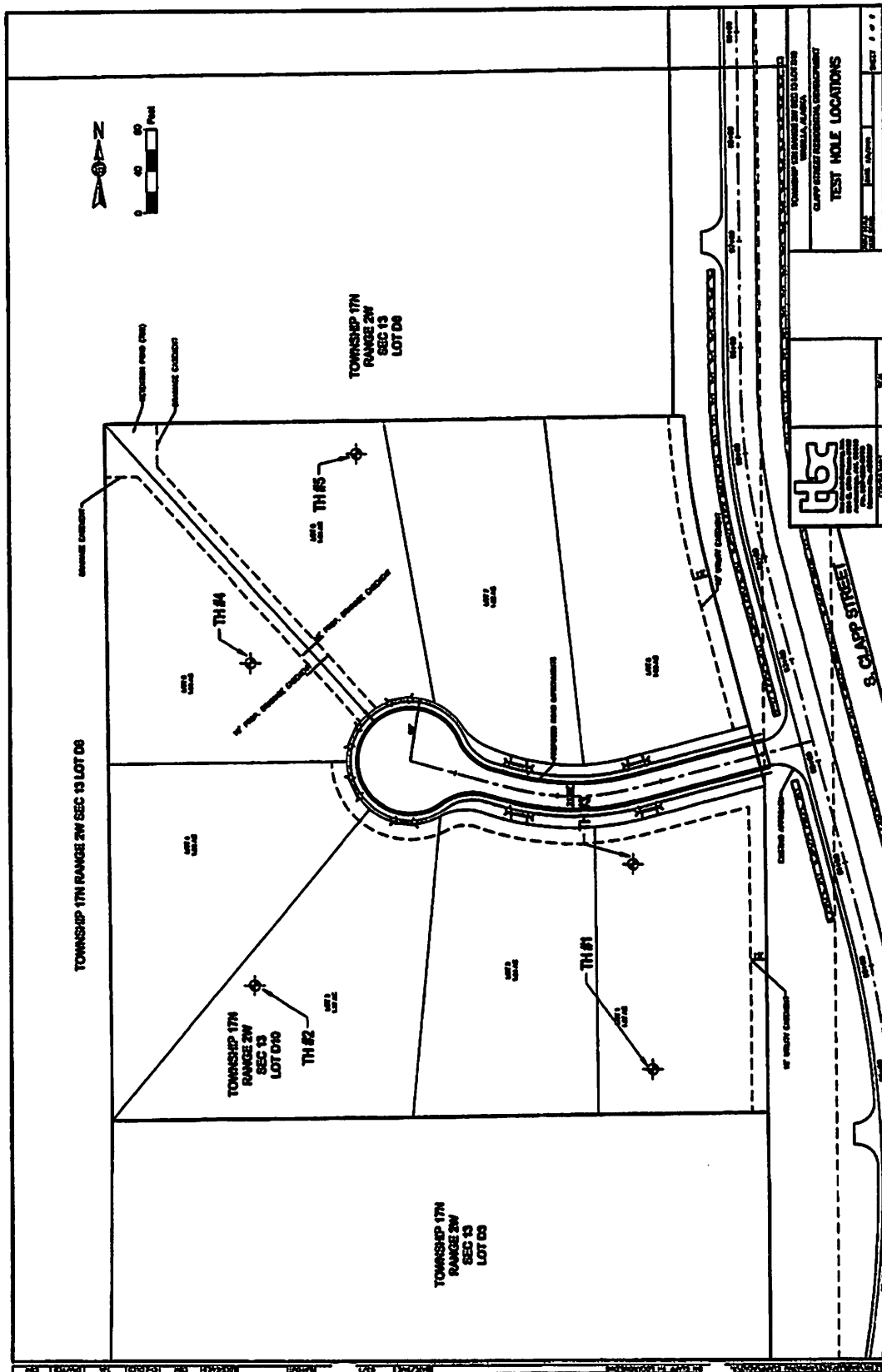
If you have any questions, please contact me with any questions you may have.

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







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

Phone 907.357.6770
www.tbca.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

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

June 15, 2015
Mr. Tom Harris
Clapp Street Conceptual Residential Development
Preliminary Soils Investigation
Page 2 of 3

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.

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

June 15, 2015
Mr. Tom Harris
Clapp Street Conceptual Residential Development
Preliminary Soils Investigation
Page 3 of 3

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

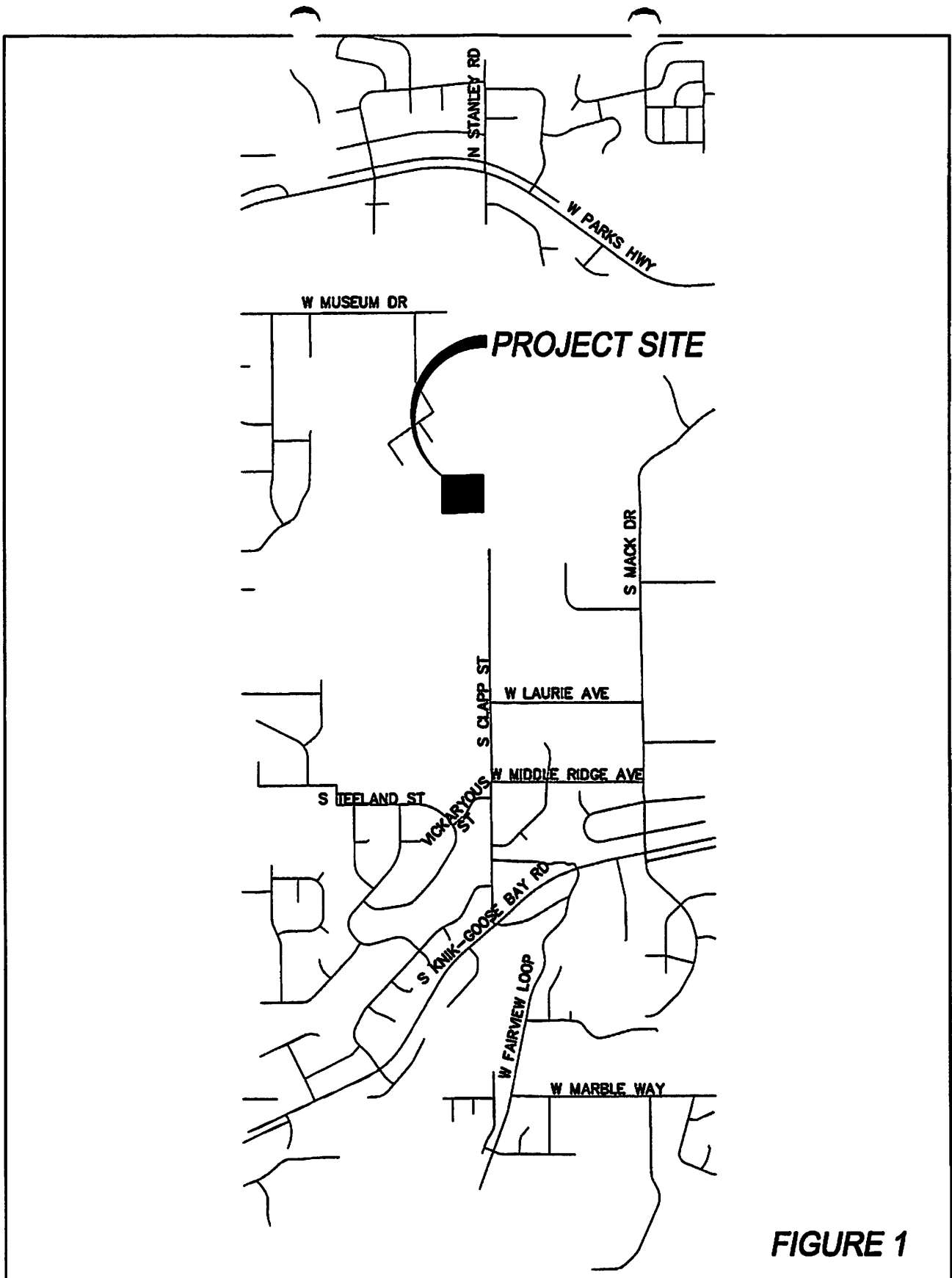


FIGURE 1

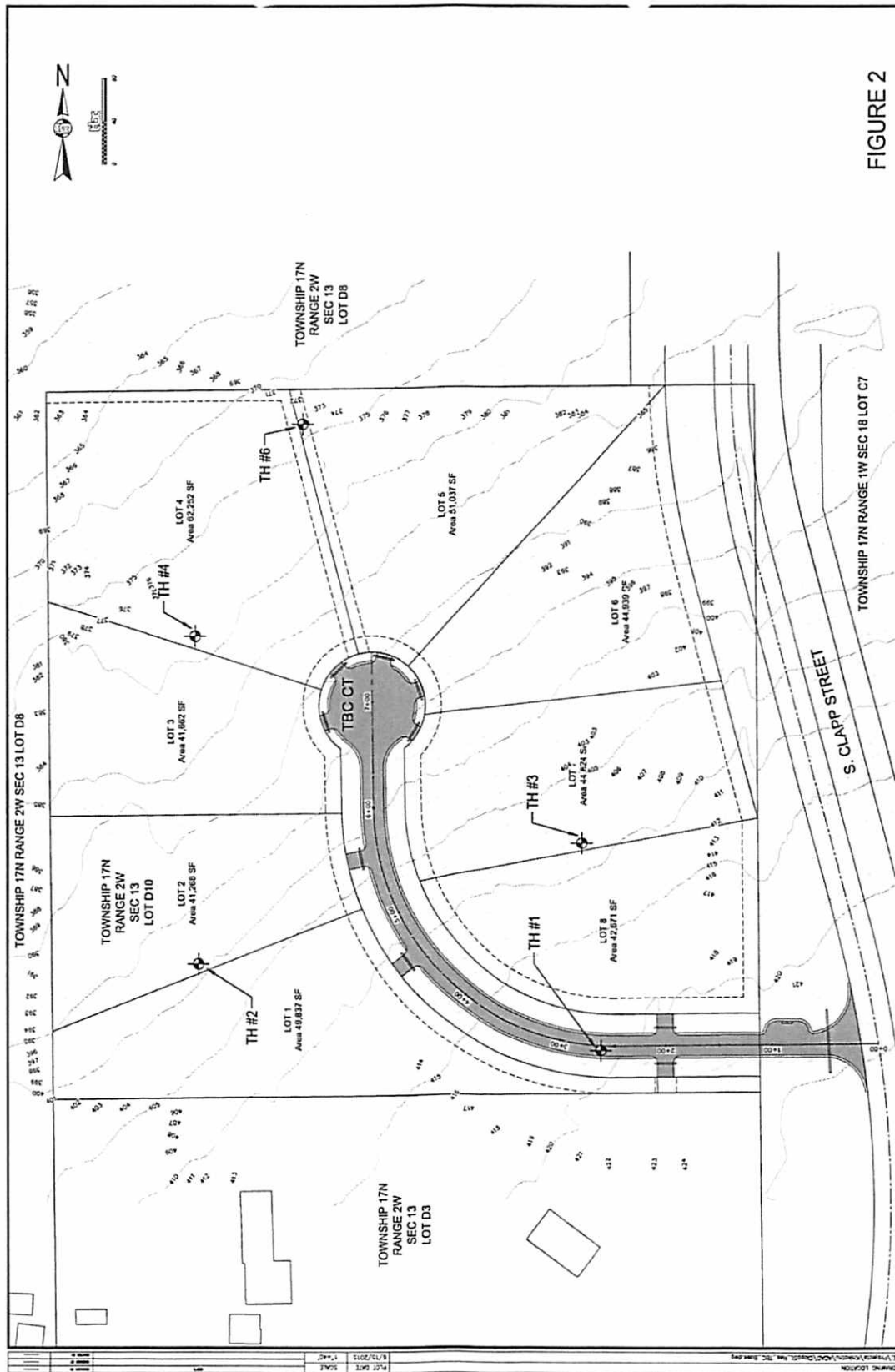
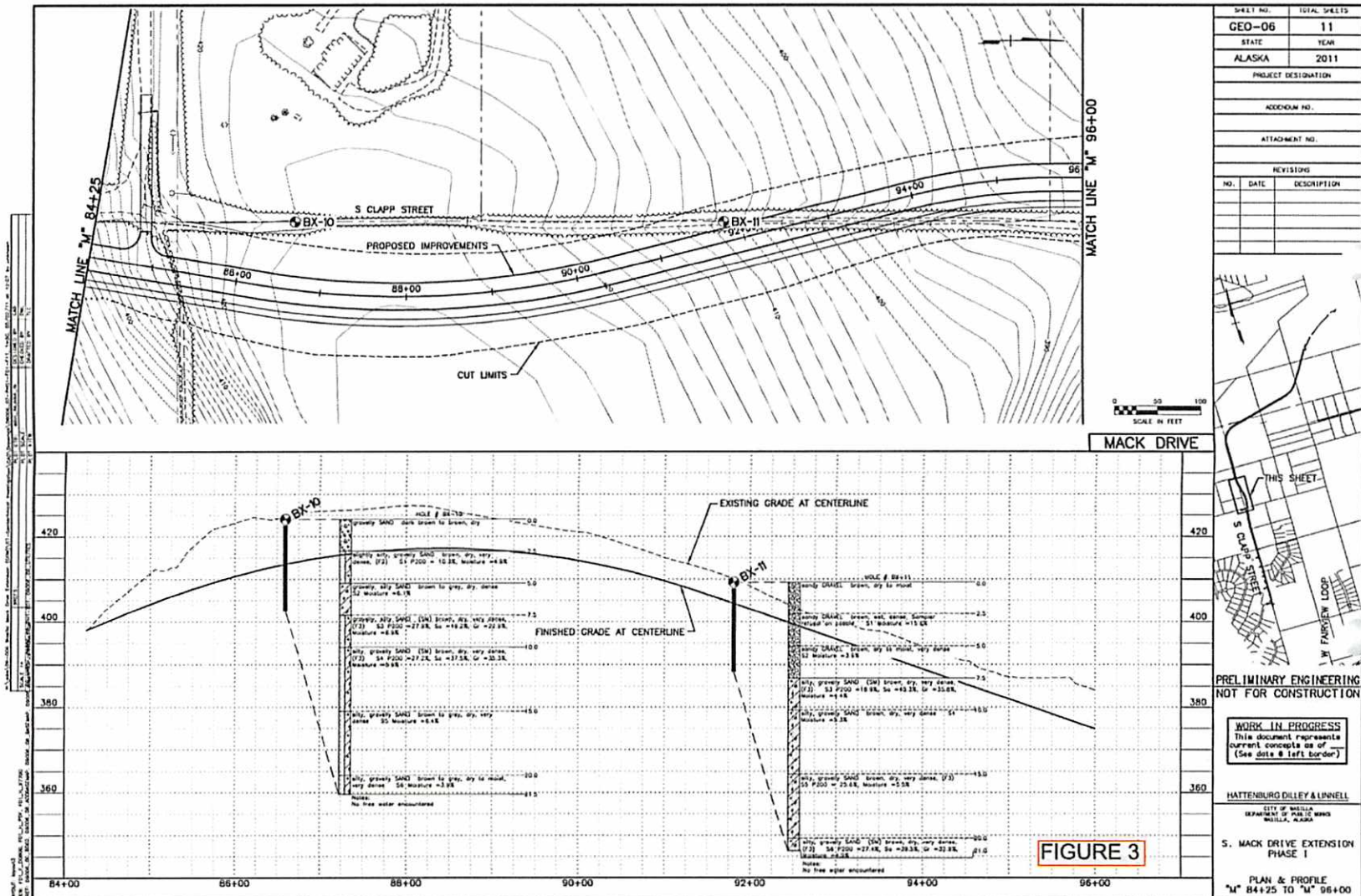


FIGURE 2



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: Solle 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

Walden Construction Consulting and Engineering, LLC
Maximizing your Profit , reducing your Risk

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

Walden Construction Consulting and Engineering, LLC
Maximizing your Profit , reducing your Risk

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

Walden Construction Consulting and Engineering, LLC
Maximizing your Profit , reducing your Risk

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 tandem
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 trenches 68 foot long 20 foot apart

12 bedroom Shallow Bed

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

* Could run two trenches 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
Walden Construction Consulting and Engineering, LLC

6/9/2015

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	Recommend T enter at middle
	90	10	2	1800	

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 trenches 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
Walden Construction Consulting and Engineering, LLC

6/7/2015

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.tbcaak.com

Statement

Printed on: 6/3/2025

Page 1 of 1

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 _____



The Boutet Company, Inc.

601 E 57th Place, Suite 102
Anchorage, AK 99518-1311
Tel: 907-522-6776
www.tbcaak.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:

<u>Date</u>	<u>Employee</u>	<u>Staff Type</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
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

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

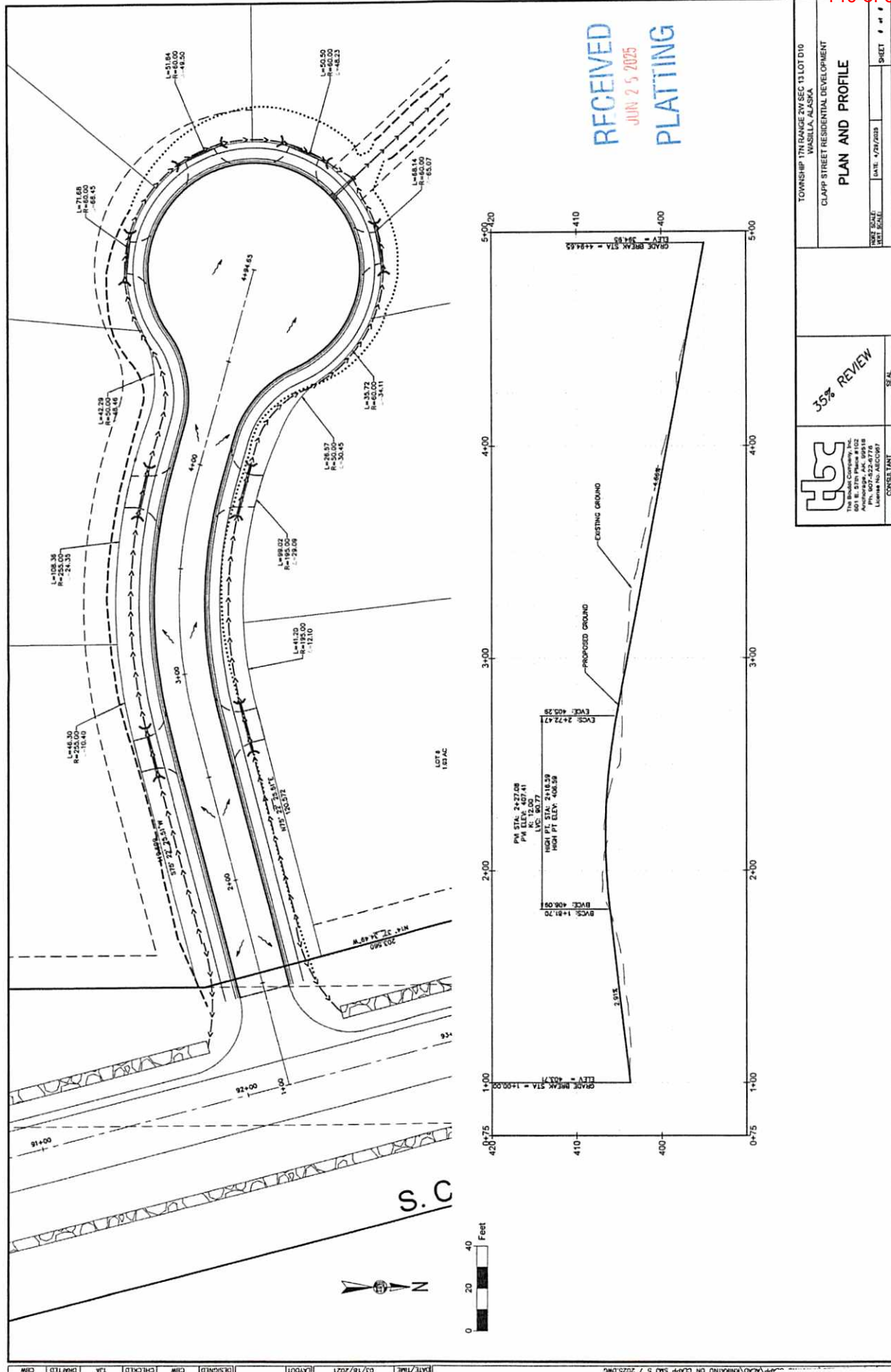
TBC, Inc. Project Management & Development - Engineering - Surveying - Landscape Architecture	
Tim Alley, P.E. Principal/Vice President talley@tbcak.com visit us at www.tbcak.com	The Boutet Company, Inc. 1174 N Leatherleaf Lp, Ste. B Wasilla, AK 99654 Direct: 907.357.6760 Mobile: 907.830.2821 Main: 907.357.6770 Fax: 907.357.6750

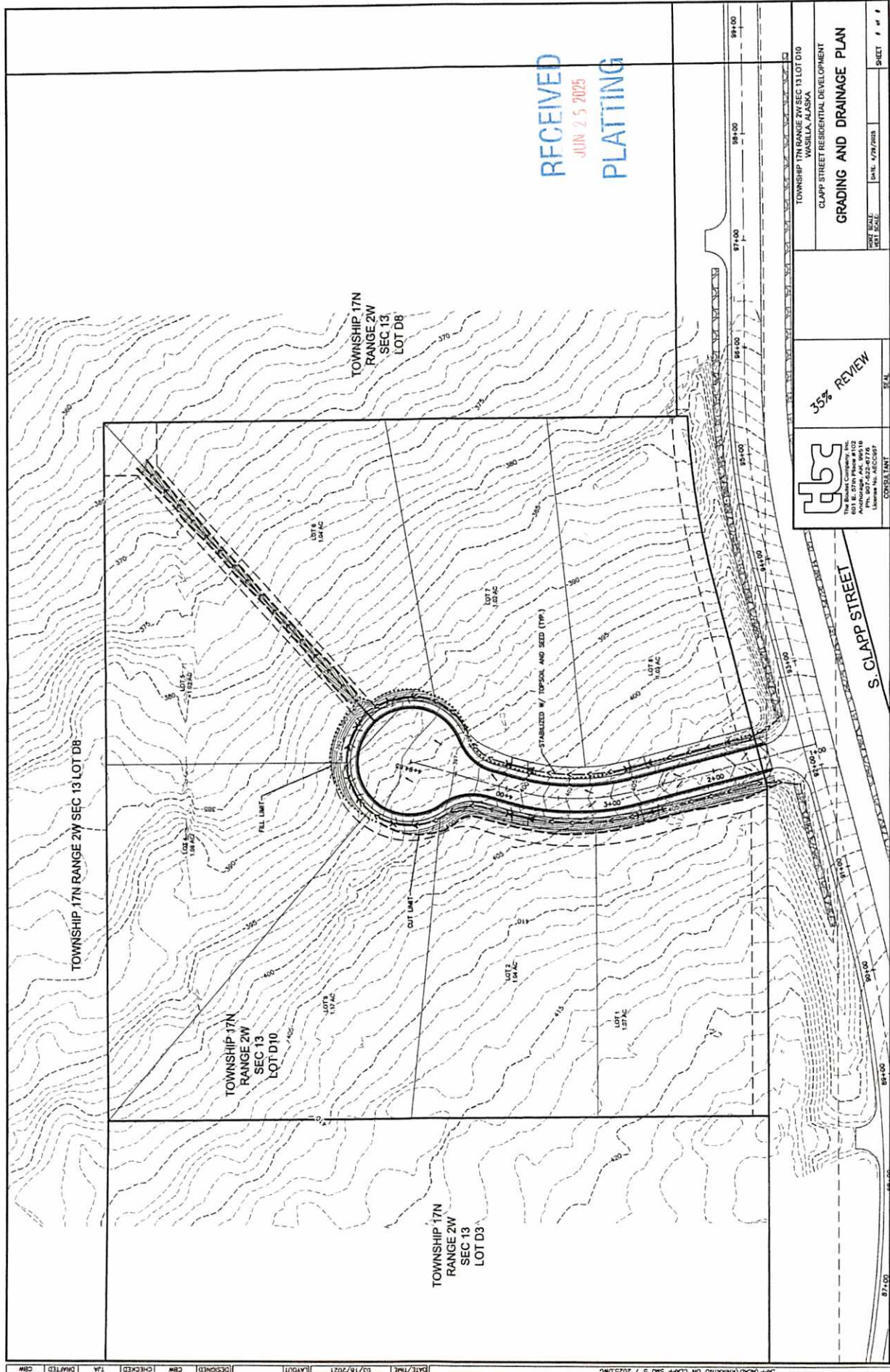
From: Tony Hoffman <thoffman@tbcak.com>
Sent: Wednesday, September 3, 2025 1:29 PM
To: Chris Curlin <Chris.Curlin@matsugov.us>
Cc: Tim Alley <talley@tbcak.com>
Subject: RE: Dena'ina - One more thing

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





RECEIVED
JUN 25 2025
PLATTING



35% REVIEW

TOWNSHIP 17N RANGE 2W SEC 13 LOT D10
CLAPP STREET RESIDENTIAL DEVELOPMENT
WASILLA, ALASKA
GRADING AND DRAINAGE PLAN

DATE: 4/29/2025
SHEET: 1 OF 1

APP/NO/ANALYSIS ON CLAPP ST. 5/7/2025 DWD
DATE/TITLE: 05/15/2025
DESIGNED: CMB
CHECKED: JLA
DRAWN: CMB

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)

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](#)



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)

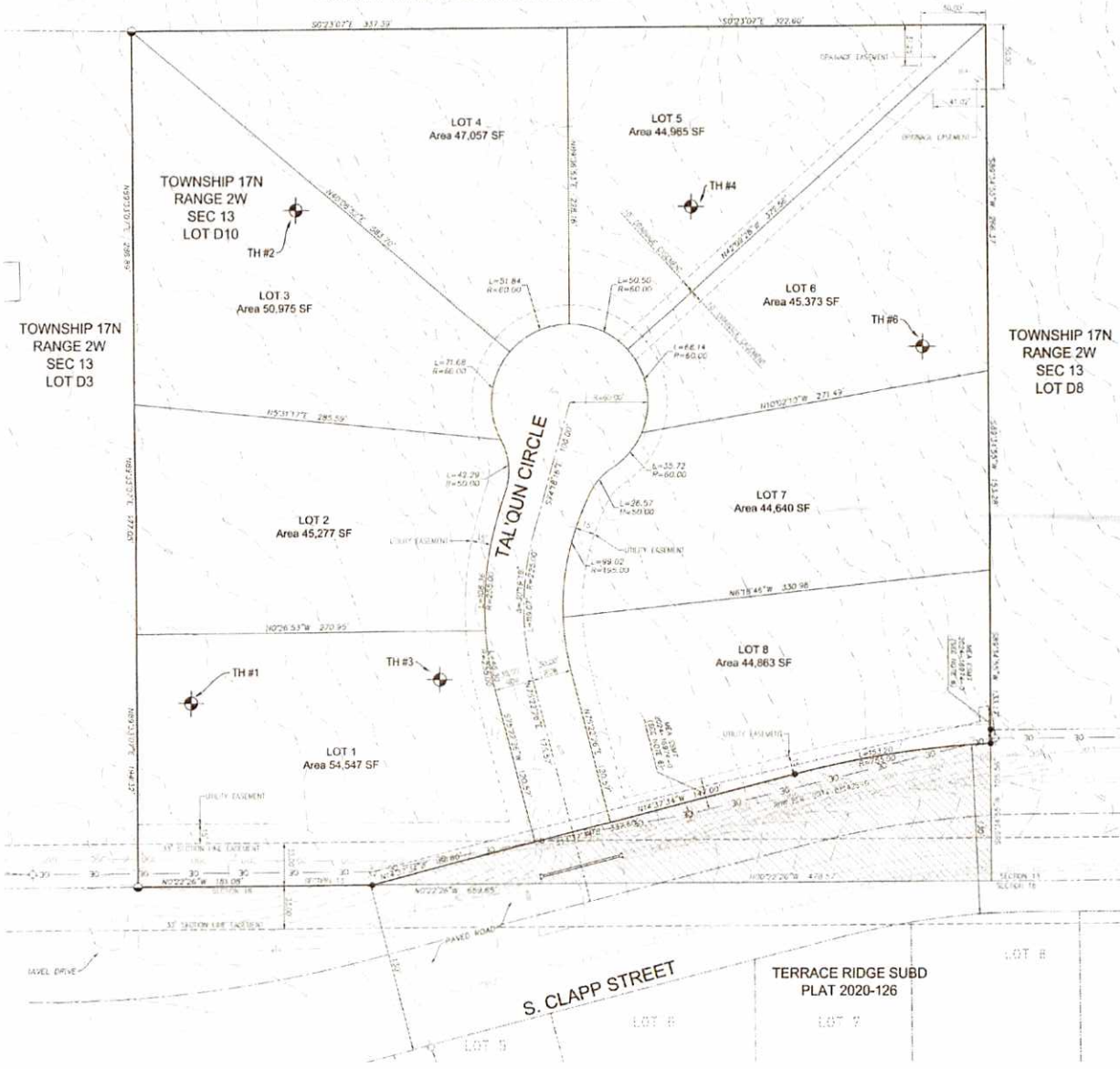
If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

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

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

TOWNSHIP 17N RANGE 2W SEC 13 LOT D8



PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SURVEYING REGULATIONS OF THE MATANUSKA-SUSTINA 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

ATTEST

PLATTING CLERK



LEGEND

- TH# TESTHOLE
- CONTOUR (2' INTERVAL)
- ALUMINUM CAP MONUMENT
- 5/8" PEBAR
- ROCK LINED DITCH
- CULVERT
- UNDERGROUND COMMUNICATIONS LINE (PK LOCATED)
- OVERHEAD UTILITY LINE
- UTILITY HOLE
- 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.

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 DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



FLOOD HAZARD INFORMATION

FEMA FIRM Panel #507D
Matanuska-Sustina Borough, Alaska
No Flood Hazard Events per FEMA FIRM
No Base Flood Elevation has been established.

GENERAL NOTES:

- THE PROPERTY IS SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT PER TEMPORARY CONSTRUCTION EASEMENT RESCUEP ON 6/22/2014 AS SERIAL NUMBER 2014-011425-0.
- DIRECT LOT ACCESS ONTO S. CLAPP STREET SHALL BE PROHIBITED.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCELS UNDER A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RESUBDIVIDED.
- DISTANCES SHOWN ARE IN FEET. DISTANCES SHOWN TO THE FEET ARE TO THAT POINT (I.E. 30'-30.00').
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED 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.
- THE PROPERTY IS SUBJECT TO NEA ESTATE/2014-18114-0. THAT EASEMENT IS PLATTED AS SHOWN ON THE DRAWING REFERENCED IN THE DOCUMENT THOSE 21. HOWEVER, THE BOTTLED LEGAL DESCRIPTION DOES NOT MATCH THE LOCATION OF THE EASEMENT AS SUBSEQUENTIALLY NOTICED 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 ACCEPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

OWNER (PRINT)

DATE

Agenda Copy

RECEIVED
JUN 10 2025
PLATTING



T17N, R2W, S4M, 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.

Date Issued:
FB/PD: 2025-1/24

Scale: 1"=40'

Drawn By: m

Checked: JA

Date: 6/16/25

SHEET: 1 of 1

db
The Boutet Co.
1075 Chick Street #211
Wasilla, Alaska 99607
PHONE (907) 367-6770 FAX (907) 367-6770

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.]

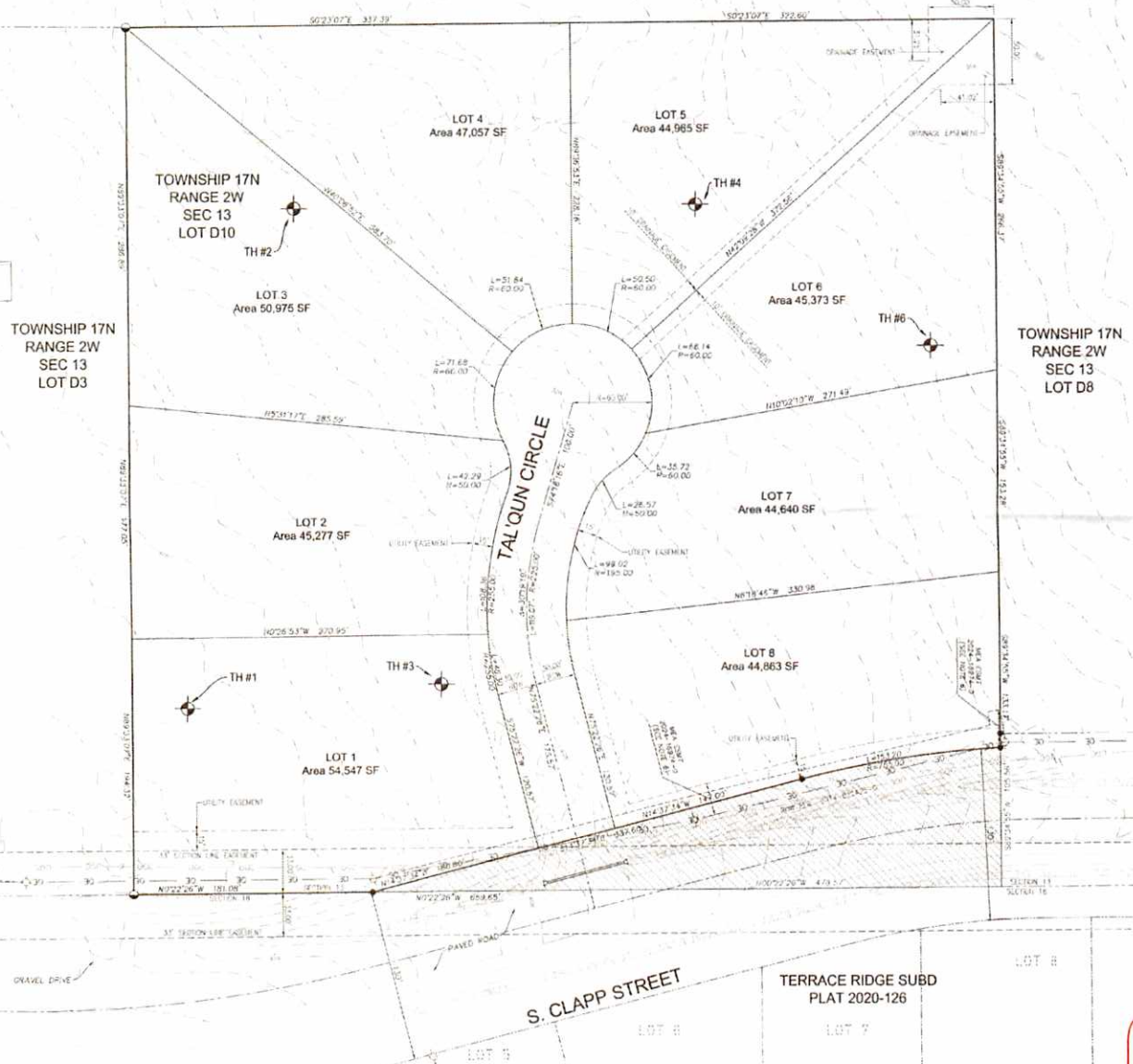
Hello,

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](#)

TOWNSHIP 17N RANGE 2W SEC 13 LOT D8



PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR

ATTEST:

PLATTING CLERK



FLOOD HAZARD INFORMATION

FEMA FIRM Panel #8070
Matanuska-Sustina Borough, Alaska
No Flood Hazard Events 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 RESCINDED ON 8/22/2014 AS SERIAL NUMBER 2014-011428-0.
2. DIRECT LOT ADDRESS UNITS 5: CLAPP STREET SHALL BE REPRODUCED.
3. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCELS SHOWN SHALL OBTAIN A DETERMINATION WHERE THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAN 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 OR LEFT 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 NEA 187312N 2024-18874-0. THAT EASEMENT IS PLATTED AS SHOWN ON THE GRADING INTERESTS IN THE DOCUMENT 2014-011428-0. HOWEVER, THE BOTTLED LEGAL DESCRIPTION DOES NOT MATCH THE LOCATION OF THE EASEMENT AS INDICATED 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 ADJOINT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

OWNER: TRIBE

DATE:

LEGEND

- TH#1 TH#2 TH#3 TH#4 TH#6
- TESIHOLE
- CONTOUR (2' INTERVAL)
- ALUMINUM CAP MONUMENT
- 5/8" PEELBAR
- ROCK LINED DITCH
- CONVERT
- UNDERGROUND COMMUNICATIONS LINE PER LOCATES
- OVERHEAD UTILITY LINE
- UTILITY POLE
- ANCHOR

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL (BOROUGH)

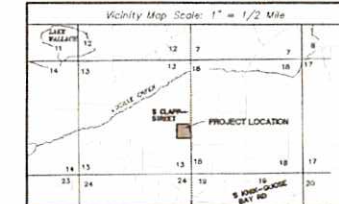
SURVEYOR'S CERTIFICATE

I, ANTHONY HOFFMAN, LS-9220, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAN ACTUALLY EXIST AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

APPROVED AS: SHOWN ☒
CORRECTED ☐
SIGN Mireya Arnesmo, DATE 9/24/2025
GCI ENGINEERING & DESIGN



Agenda Copy
RECEIVED
JUN 3 2025
PLATTING



17N, 2W, 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 2014-011428-0 Containing 8 Lots in 9.14 Acres.

Case No:
Filing Date: 2025-1-16
Scale: 1"=40'
Drawn By: th
Checked: JA
Date: 6/16/25
SHEET: 1 of 1

The Boutet Co.
1075 Cranch Street #211
Wasilla, Alaska, 99684
PHONE (907) 941-6773 FAX (907) 941-6770

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

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 DOCUMENTATION:

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 **Exhibit 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).

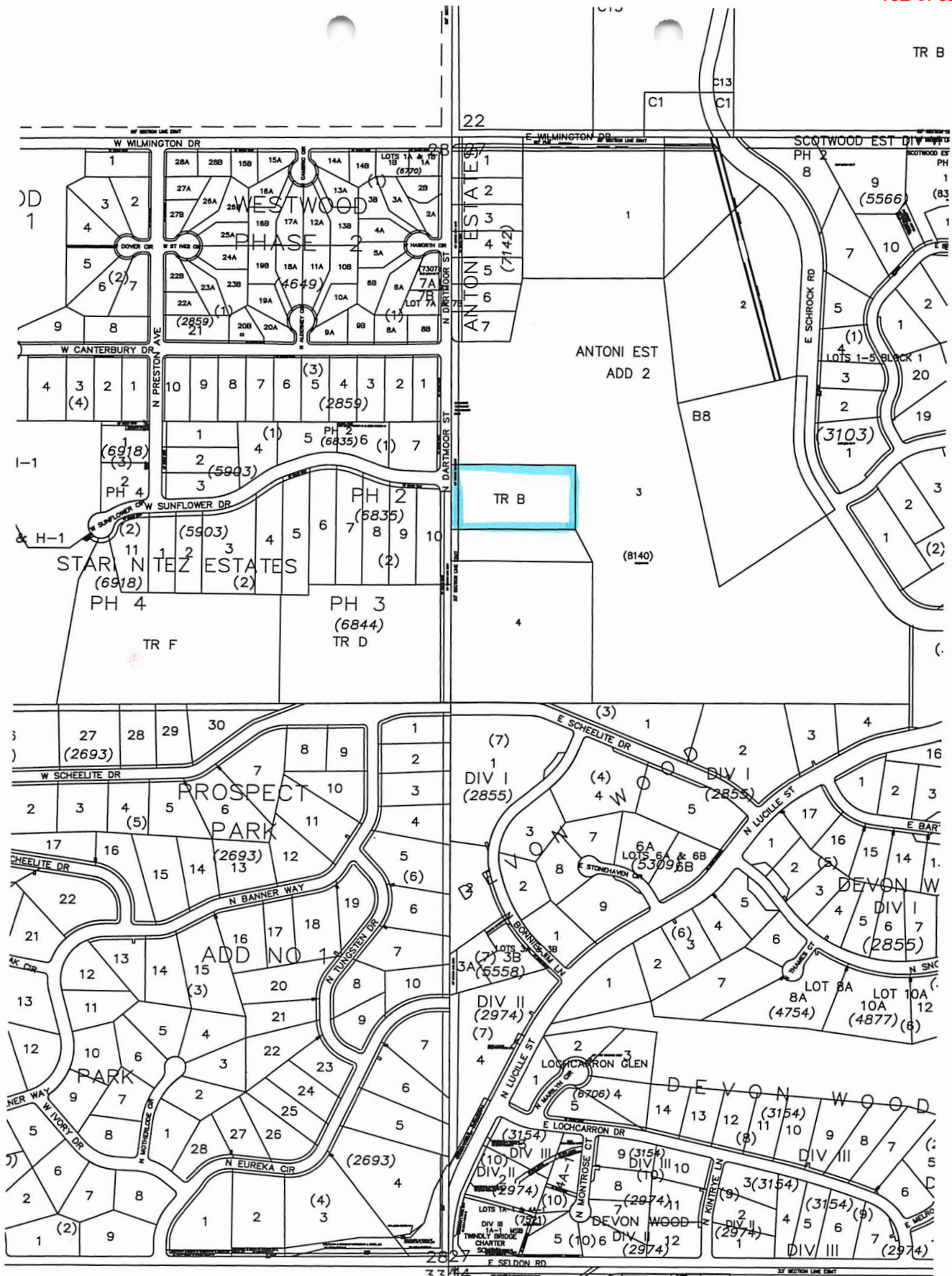
FINDINGS OF FACT

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.

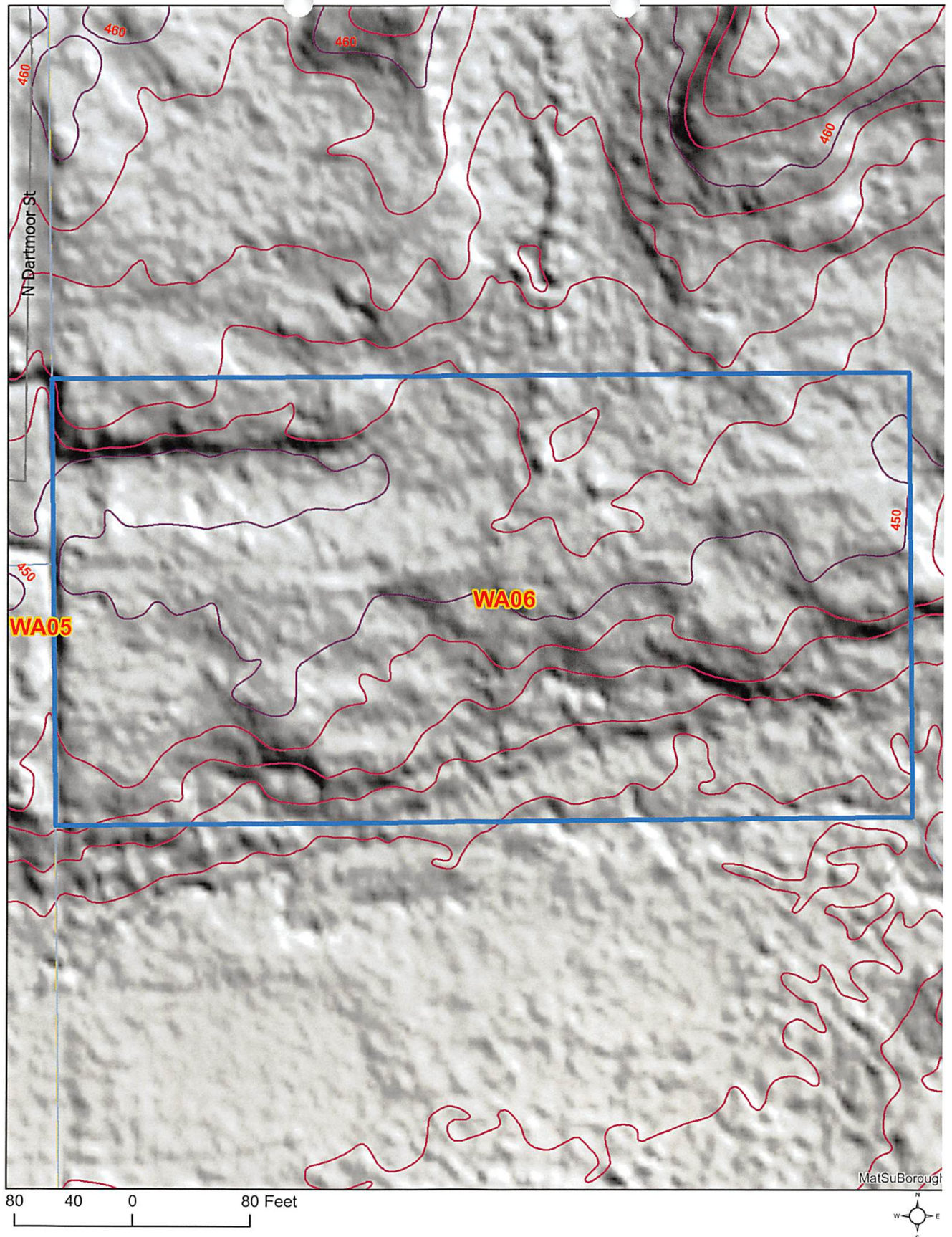
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

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

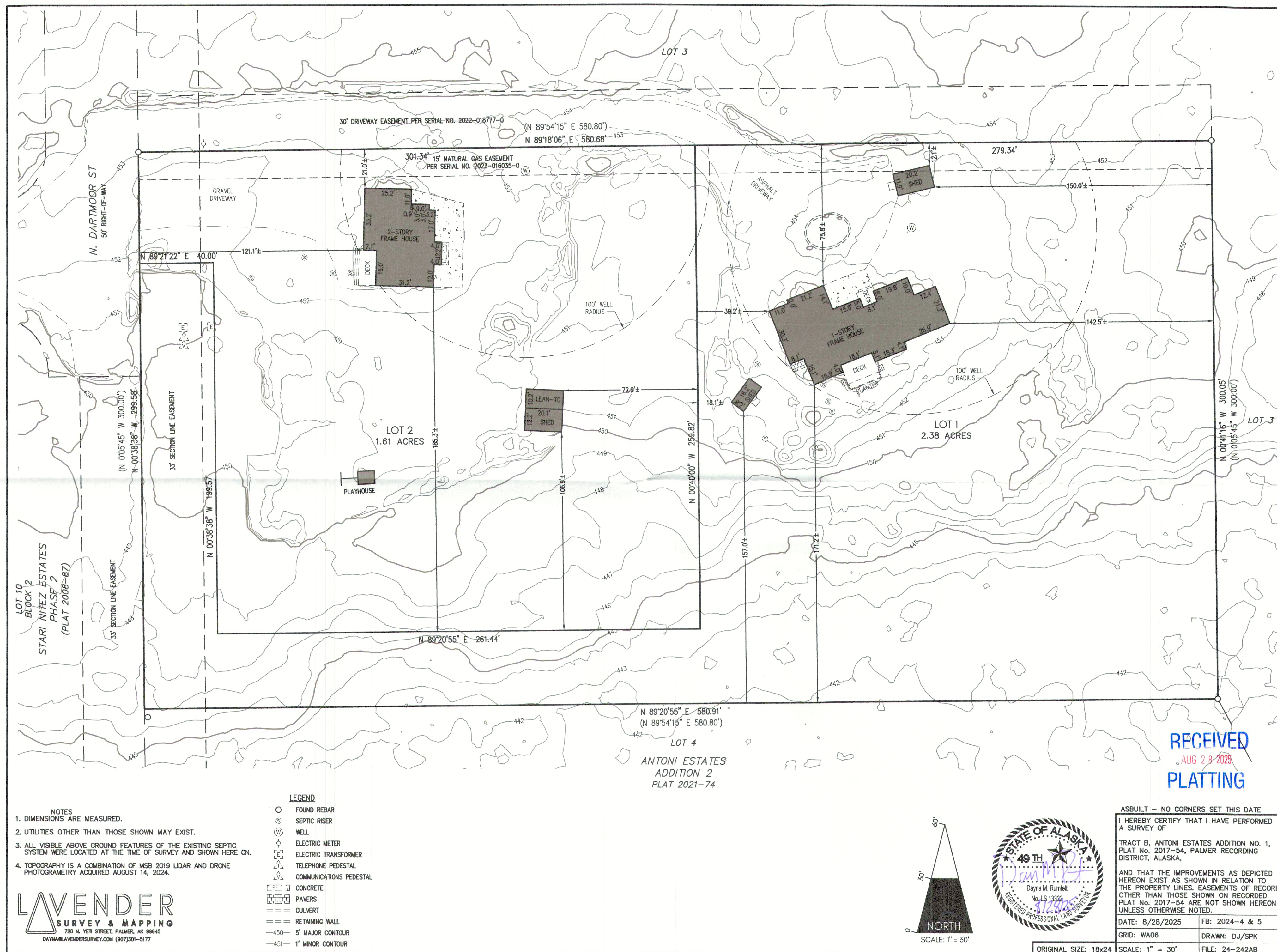
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary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













Pioneer Engineering LLC
Professional, Reliable, Local

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



RECEIVED
JUN 25 2025
PLATTING

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:

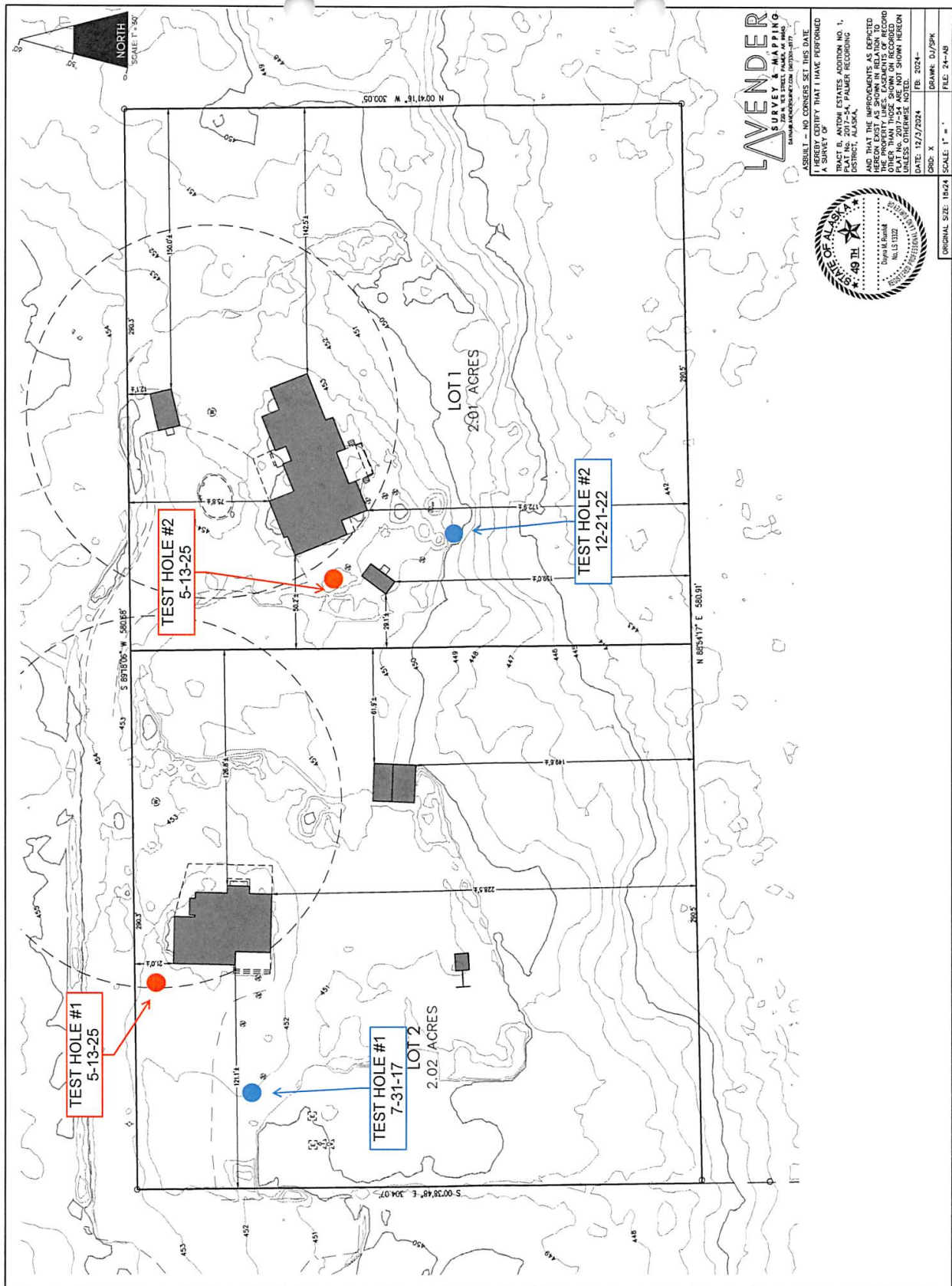
See test hole map

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



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:

- THE PROPERTY IS SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT PER TEMPORARY CONSTRUCTION EASEMENT RECORDED ON 6/23/2014 AS SERIAL NUMBER 2014-011428-0.
- DIRECT LOT ACCESS ONTO S. CLAPP STREET SHALL BE PROHIBITED.
- 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.
- DISTANCES SHOWN ARE IN FEET. DISTANCES SHOWN TO THE FOOT ARE TO THAT FOOT (I.E. 30'=30.00').
- 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.
- 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

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

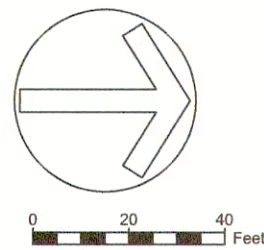
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____ 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN 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



LEGEND

- | | |
|-------------|-----------------------|
| TH #6 | TESTHOLE |
| --- 416 --- | CONTOUR (2' INTERVAL) |
| ● | ALUMINUM CAP MONUMENT |
| ● | 5/8" REBAR |
| | ROCK LINED DITCH |
| | CULVERT |
| --- | UGC |
| --- | OE |
| ○ | UTILITY POLE |
| ← | ANCHOR |

CERTIFICATE OF PAYMENT OF TAXES

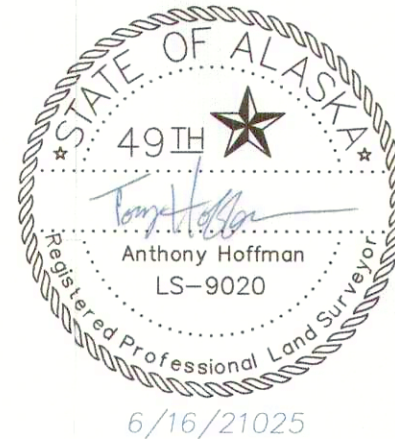
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

_____, 20____

TAX COLLECTION OFFICIAL (BOROUGH)

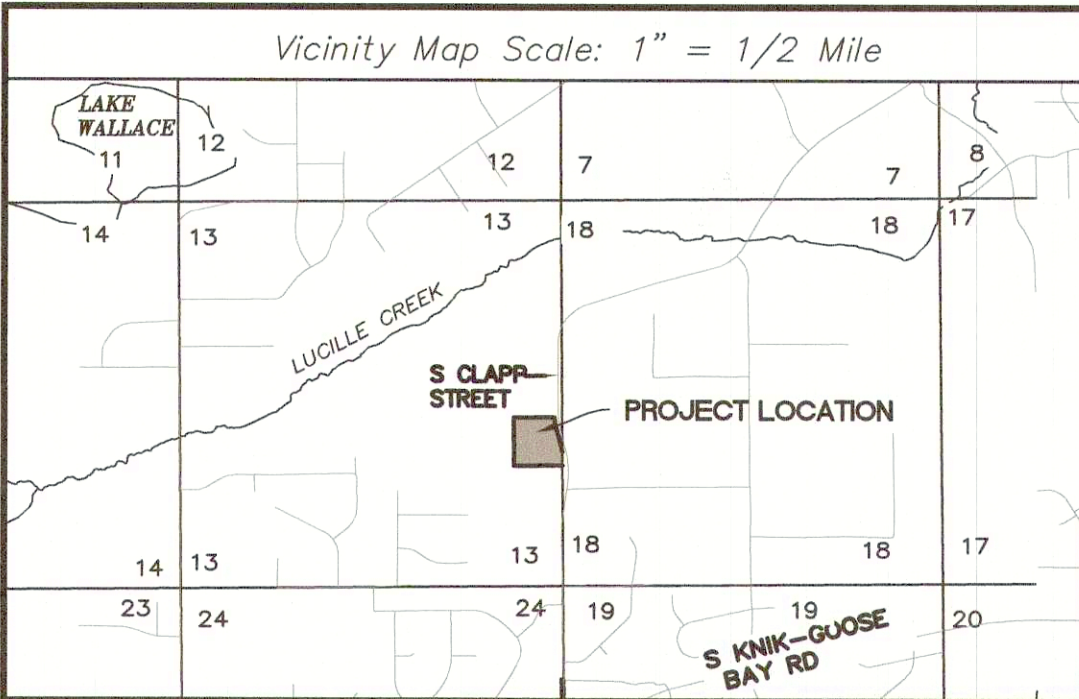
SURVEYORS CERTIFICATE

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.



RECEIVED
JUN 20 2025
PLATTING

Agenda Copy



T17N, R2W, S.M., Alaska

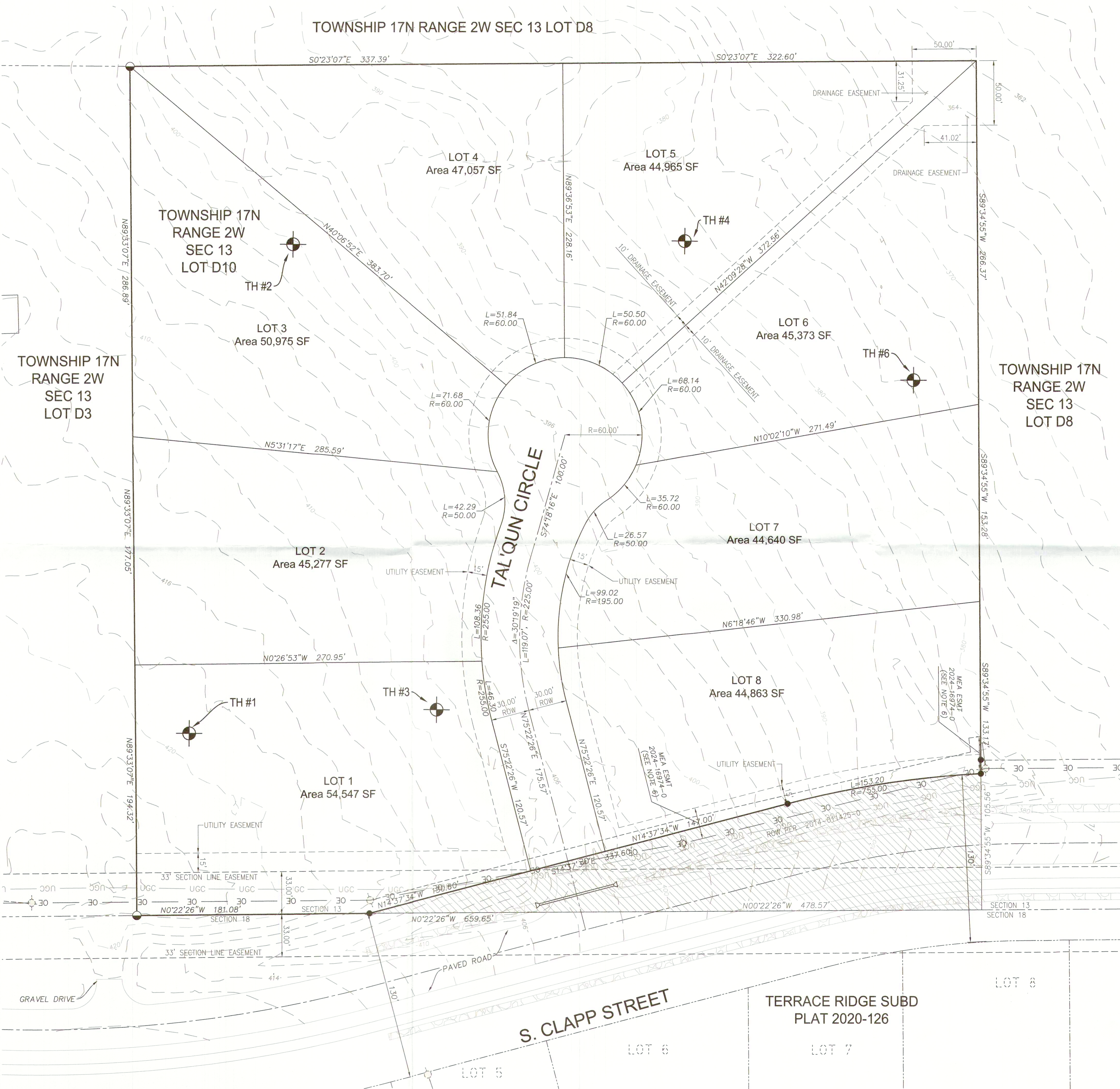
Preliminary Plat of:
Dena'ina
Subdivision
Lots 1-8

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



4D

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 DOCUMENTATION:

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:

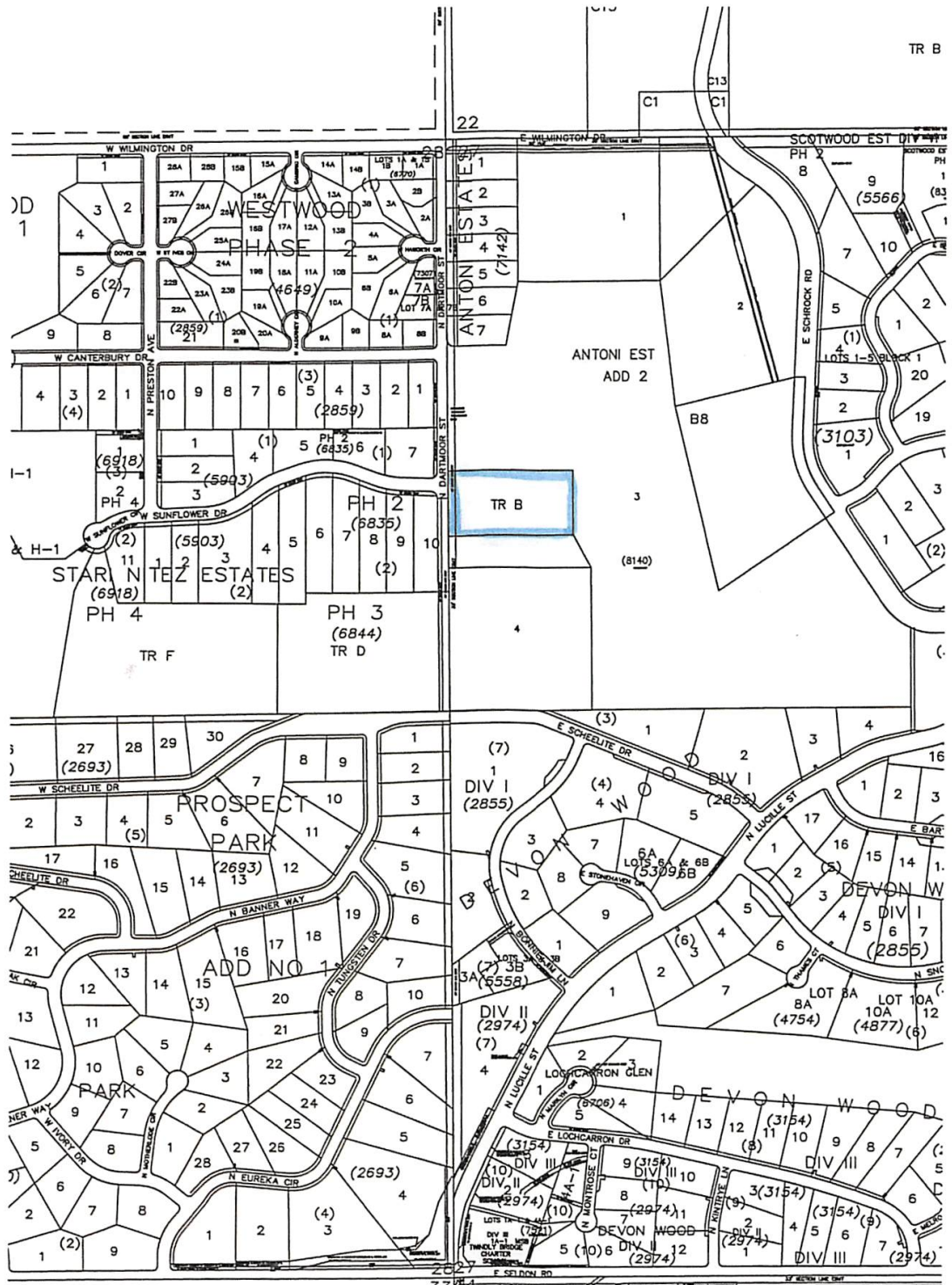
1. The plat of Shalom Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The variance request to Legal and Physical Access was denied by the Platting Board.
3. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
4. The lot has the required frontage 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:

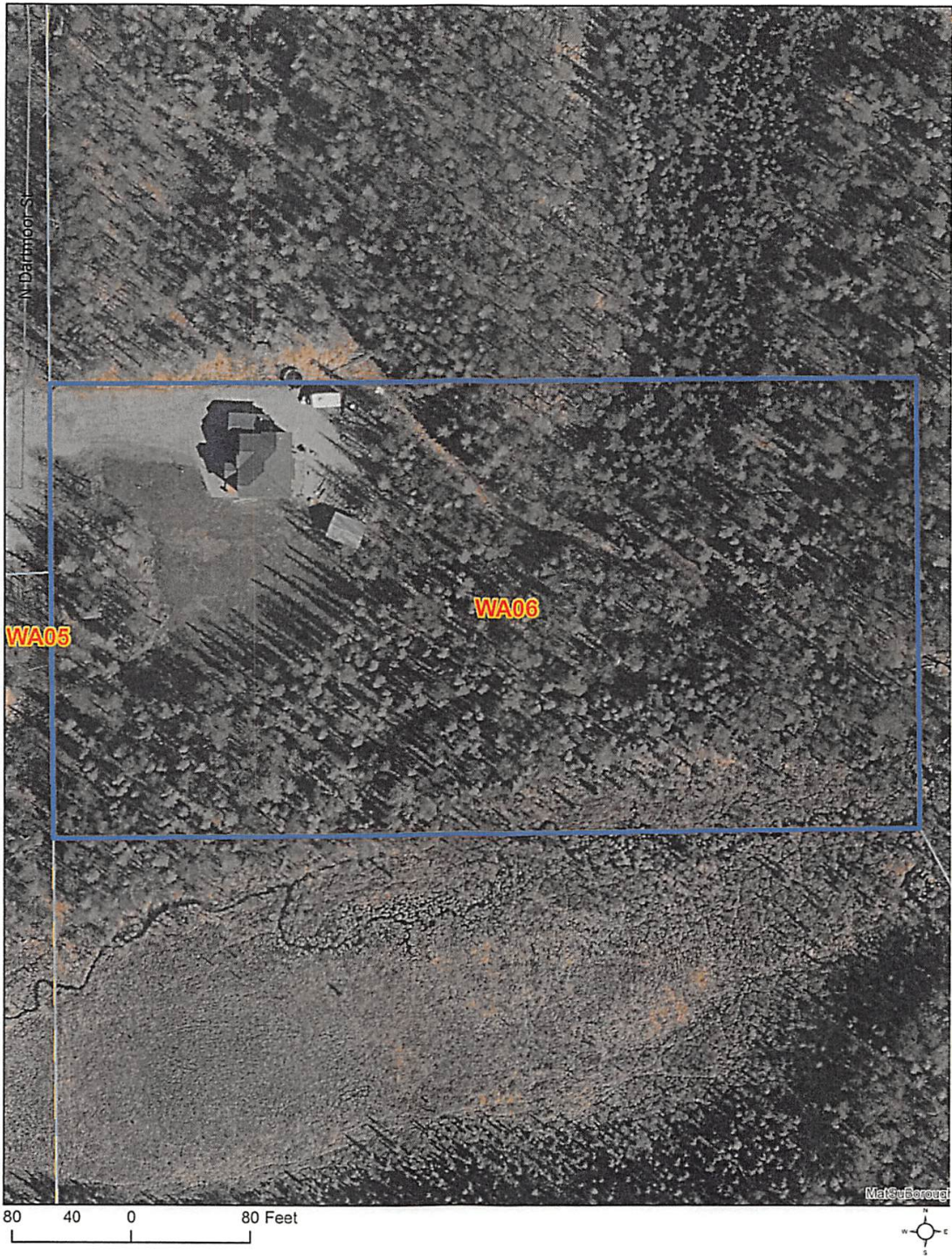
Suggested motion: I move to approve the preliminary plat of Shalom Acres, Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations

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.

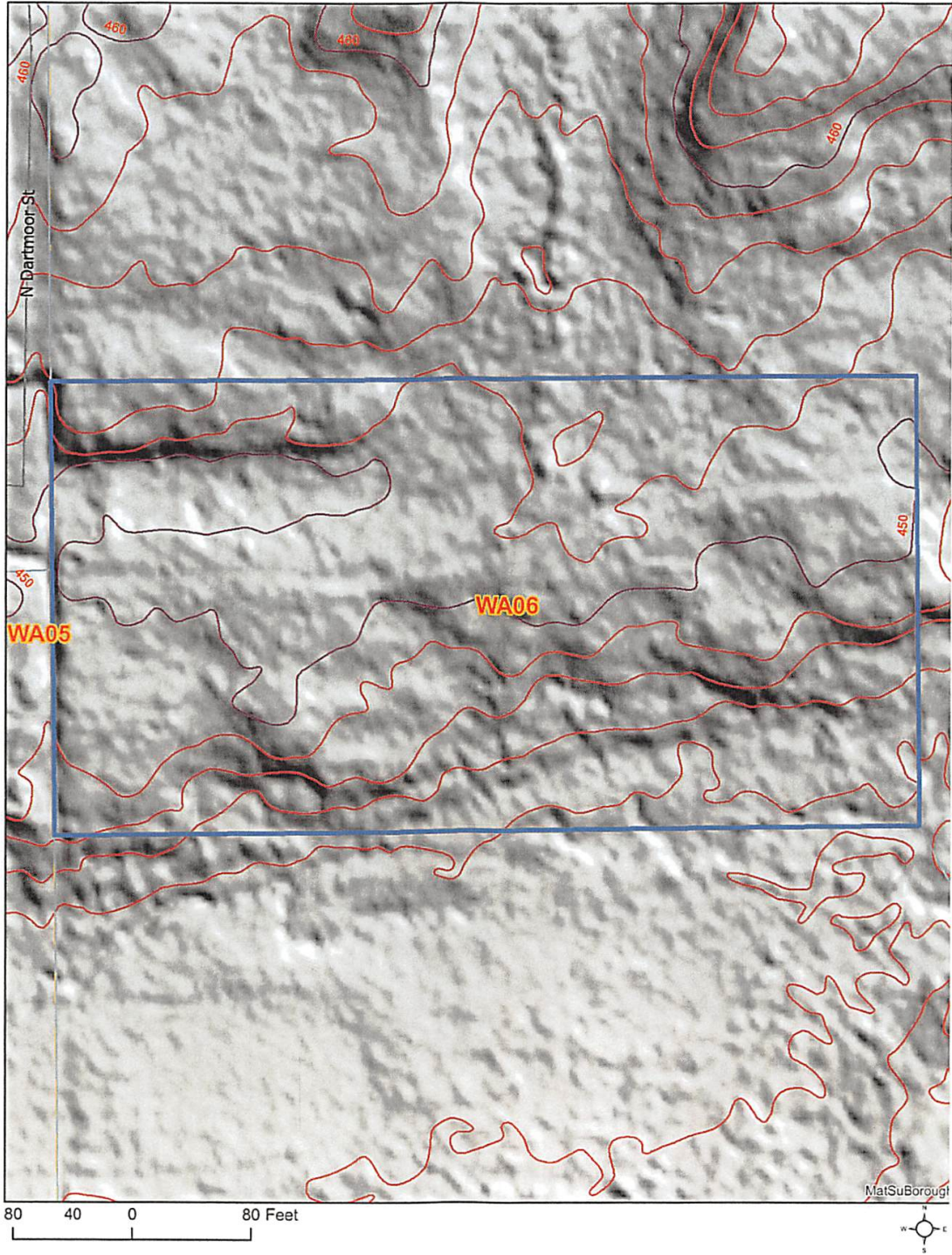
SHALOM ACRES 2025-095
EXHIBIT PAGE 18 of 76



Shalom Acres 2025-095
Exhibit Page 2 of 47



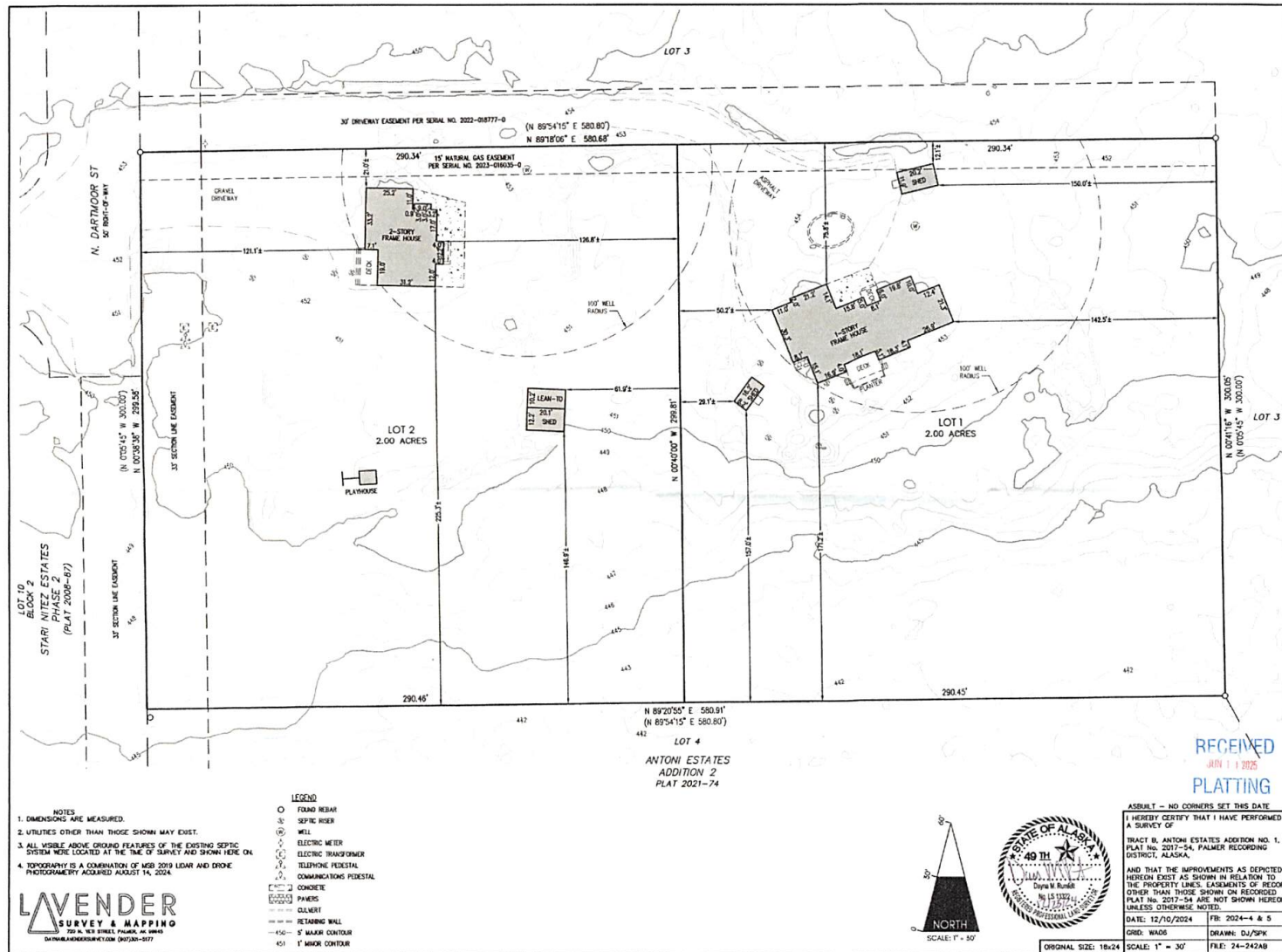
Shalom Acres 2025-095
Exhibit Page 3 of 47



Shalom Acres 2025-095
Exhibit Page 4 of 47



Shalom Acres 2025-095
Exhibit Page 5 of 47





Pioneer Engineering LLC
Professional, Reliable, Local

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,

RECEIVED
JUN 25 2025
PLATTING

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




Shalom Acres 2025-095
Exhibit Page 7 of 47

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

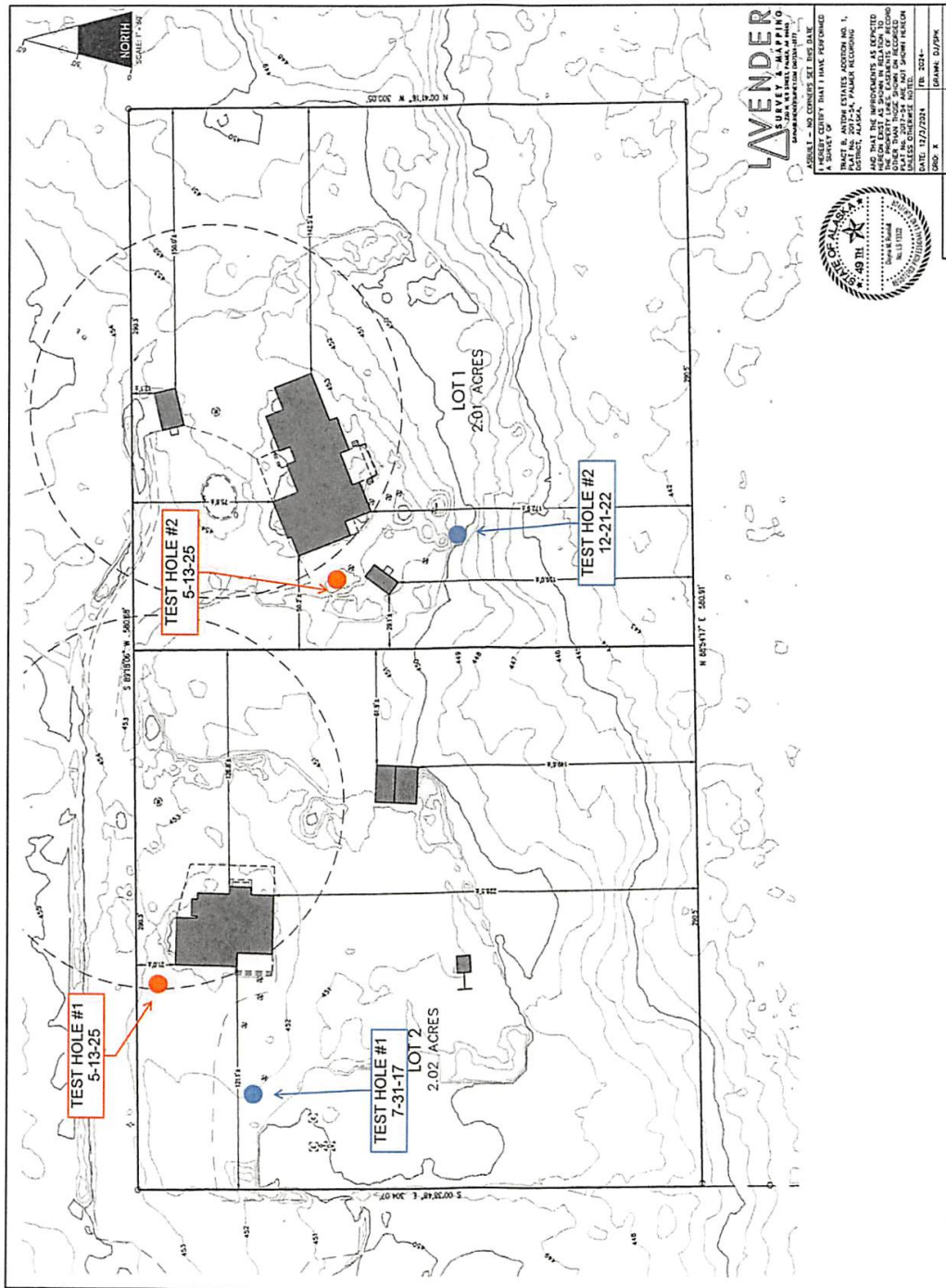


TEST HOLE LOCATION:
See test hole map

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



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.

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

RECEIVED
JUN 11 2025

PLATTING

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: <u>JEFF KEWIN</u>	Email: <u>KEWINS@qci.net</u>
	Mailing Address: <u>105 W Sunflower Dr, Wasilla, AK</u>	Zip: <u>99654</u>
	Signature: <u>[Signature]</u>	Phone: <u>907-229-2358</u>
SURVEYOR	Name (FIRM): <u>Lavender Survey & Mapping</u>	Email: <u>dayna@lavendersurvey.com</u>
	Mailing Address: <u>720 N Yeti St, Palmer, AK</u>	Zip: <u>99645</u>
	Contact Person: <u>Dayna Rumpfelt</u>	Phone: <u>907-301-5177</u>

VARIANCE APPLICATION
REVISED: 11/20/2017

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

Shalom Acres 2025-095
Exhibit Page 12 of 47

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.

Shalom Acres 2025-095
Exhibit Page 14 of 47

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

kawins@gci.net, joshua.b.matthews44@gmail.com

Kewins cell:(907)-229-2358

Matthews cell:(405)-326-3852

Shalom Acres 2025-095
Exhibit Page 15 of 47

SHALOM ACRES 2025-095
EXHIBIT PAGE 32 of 76

RECEIVED
JUN 11 2025
PLATTING

A
L
A
S
K
A

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

Shalom Acres 2025-095
Exhibit Page 16 of 47

SHALOM ACRES 2025-095
EXHIBIT PAGE 33 of 76

A
L
A
S
K
A

2022-018777-0

Recording District 311 Palmer

CC

08/15/2022 09:00 AM

Page 1 of 4

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 Schneider 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

EASEMENT FOR DRIVEWAY
PAGE 1 OF 4



Shalom Acres 2025-095
Exhibit Page 17 of 47

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:

8/8/2022
DATE


JEFFREY B. KEWIN

8/8/2022
DATE


EMILY L. KEWIN

EASEMENT FOR DRIVEWAY
PAGE 2 OF 4



Page 3 of 6
311-2022-025529-0

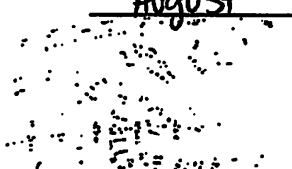


Page 2 of 4
311-2022-018777-0

Shalom Acres 2025-095
Exhibit Page 18 of 47

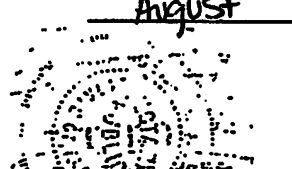
STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

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


Angela C. Andersen
Notary Public in and for Alaska
My Commission Expires: 12-25-2022

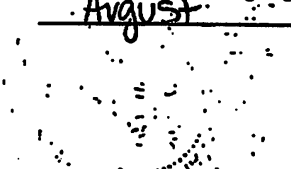
STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

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


Angela C. Andersen
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.


Angela C. Andersen
Notary Public in and for Alaska
My Commission Expires: 12-25-2022

EASEMENT FOR DRIVEWAY
PAGE 3 OF 4



Page 4 of 6
311-2022-026829-0




Page 3 of 4
311-2022-018777-0

Shalom Acres 2025-095
Exhibit Page 19 of 47

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

EASEMENT FOR DRIVEWAY
PAGE 4 OF 4



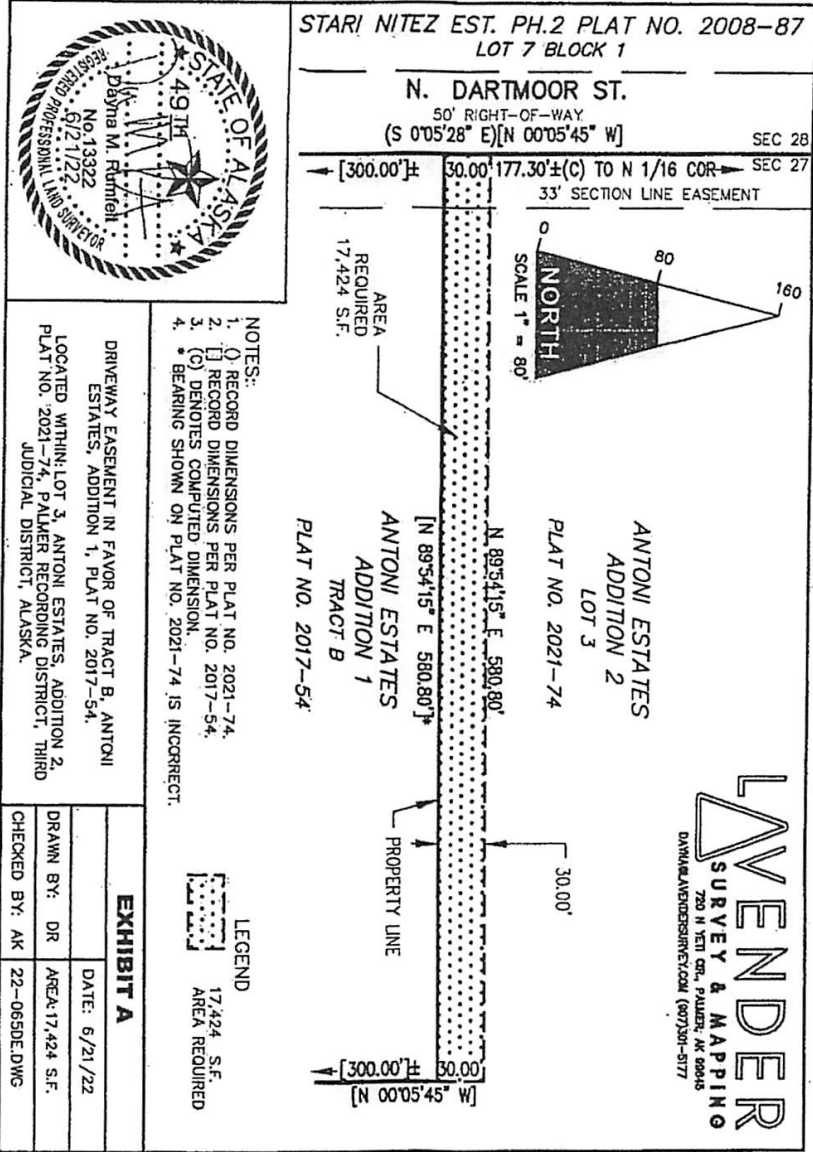
Page 5 of 6
311-2022-026629-0



Page 4 of 4
311-2022-018777-0

Shalom Acres 2025-095
Exhibit Page 20 of 47

SHALOM ACRES 2025-095
EXHIBIT PAGE 37 of 76



Page 6 of 6
311-2022-025529-0

Shalom Acres 2025-095
Exhibit Page 21 of 47

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 11 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

Shalom Acres 2025-095
Exhibit Page 22 of 47

SHALOM ACRES 2025-095
EXHIBIT PAGE 39 of 76

3-14-11



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

RECEIVED
AUG 10 2017

PERMIT CENTER

021037

Driveway Permit Application

Permit Fee \$50

PERMIT NO. DO17359

Property Owner: (Name) <u>Summer Company</u>		Applicant/Agent: (Name)	
Mailing Address <u>P.O. Box 872992</u>		Mailing Address	
City <u>WASILLA</u>	State <u>AK</u>	Zip Code <u>99687</u>	
Phone <u>376-8398</u>	Cell (optional)	Fax (optional)	
E-mail (optional) <u>ea@summercompany@hotmail.com</u>		E-mail (optional)	
Site Address <u>101 Sunflower</u>		Driveway Location Will Be Marked With: <u>SPRAY PAINT</u>	
Property Tax ID #: <u>7646000000B (7420000000)</u>		Expected Completion Date <u>11/2017</u>	Driveway Surface Type <u>ASPHALT</u>
Applying for Access Onto: <u>W. Sunflower Dr</u>		IF ACCESS IS ONTO A PAVED ROAD, APRON LENGTH TO BE 2' MINIMUM	
OFFICE USE ONLY			
Driveway Inspector Approval Date: <u>9/11/17</u>		Tax Map: <u>TRS</u> <u>RSA</u>	
Right-of-Way Coordinator Approval Date: <u>/</u>			
Is Culvert Needed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Distances:	
Culvert Length: <u>Size: 12" installed</u>	Left:	Width:	Right:
Culvert Type:	Ditch Depth: <u>2'-3'</u>		
Special Provisions Upon Approval: <u>Drive slopes away from Rd</u>		Inspection #'s <u>33497</u>	

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:

[Signature]
Signature of Permittee

DATE:

8/10/2017

PERMIT GRANTED BY:

Borough Representative

DATE:

Revised 6/30/15

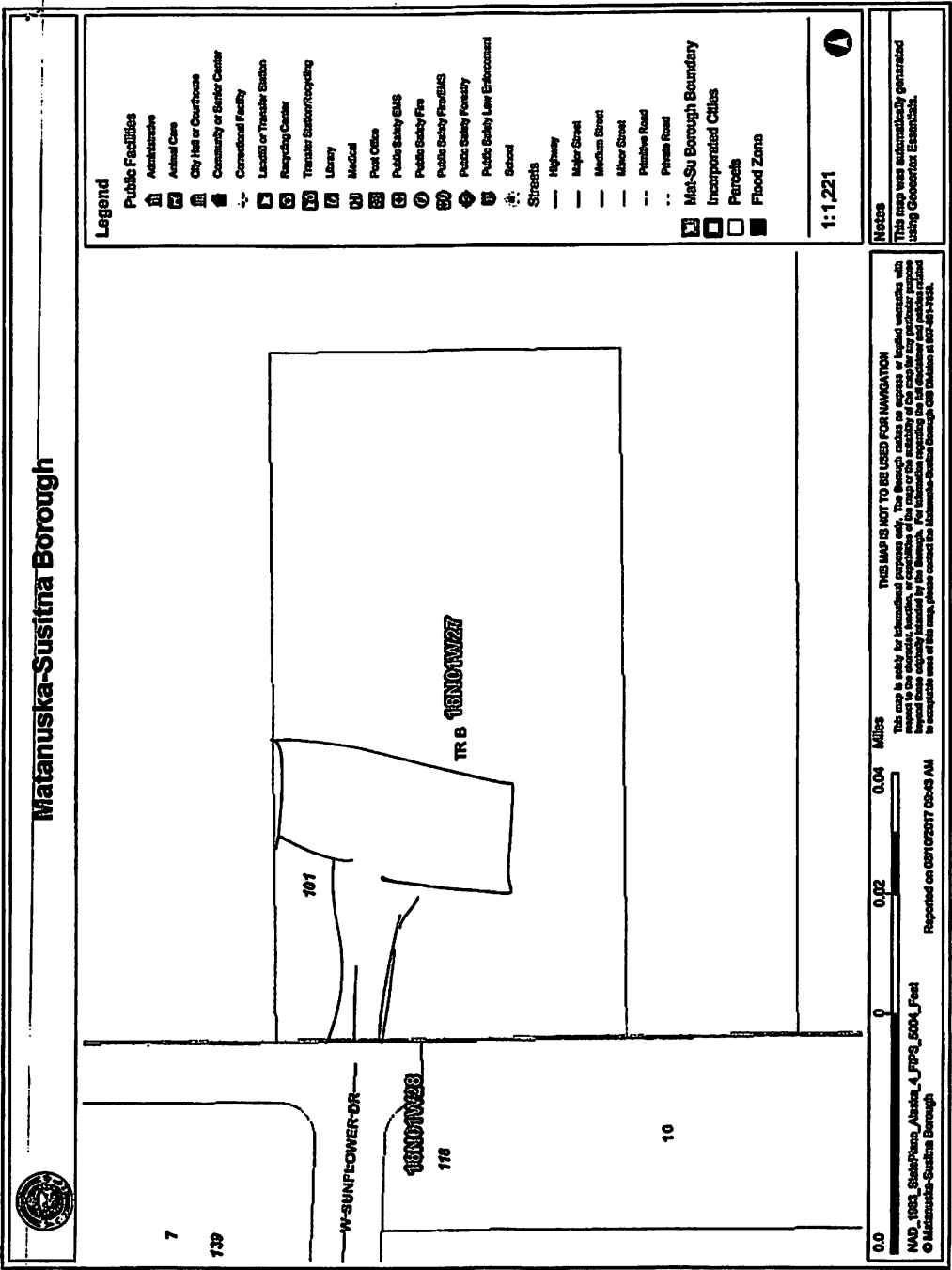
CMP-7-6-3-4543

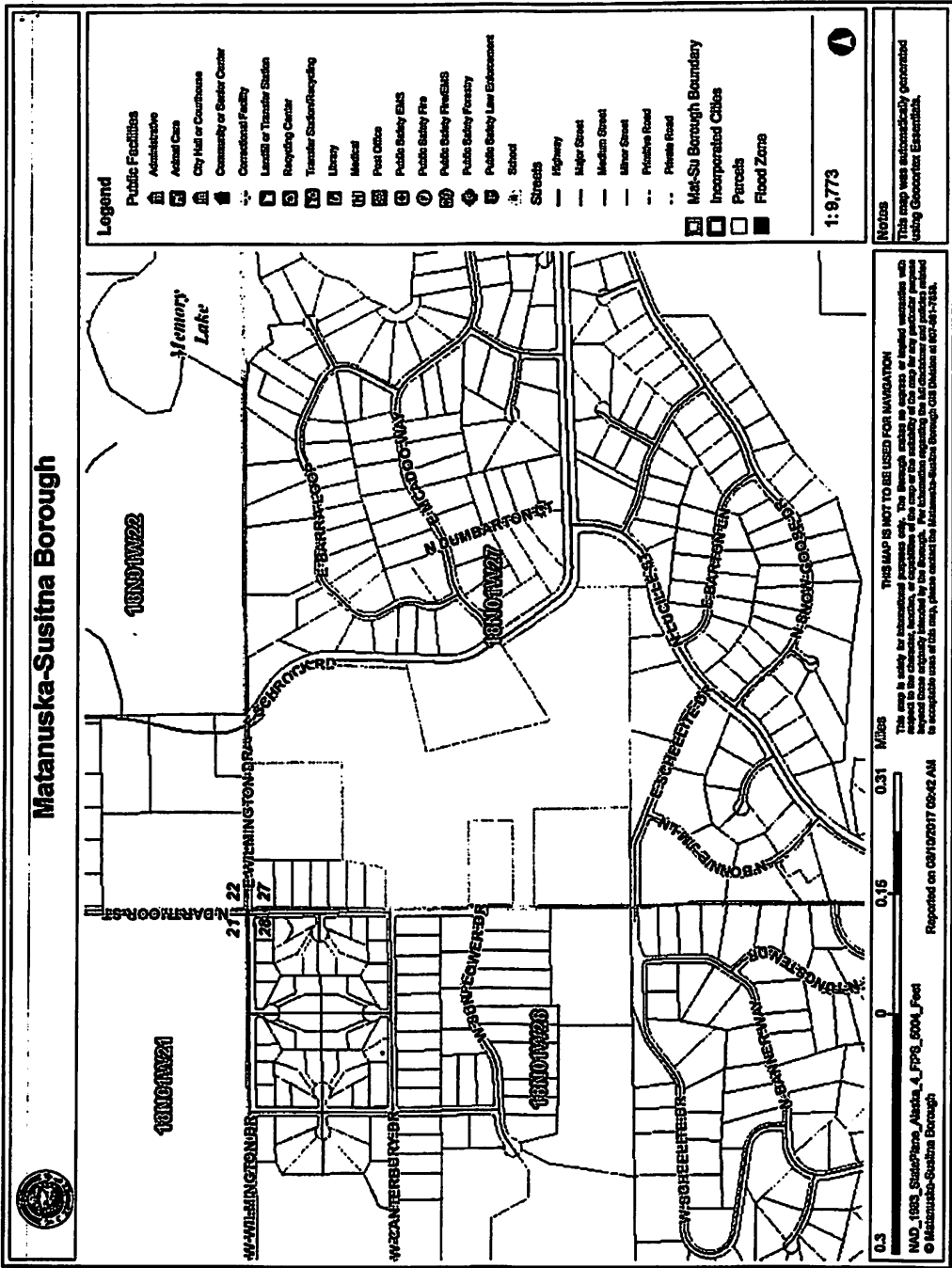
PLN - DVS - Permits - 7142000T00A - Driveway -

SCANNED

Shalom Acres 2025-095

Exhibit Page 23 of 47







Shalom Acres 2025-095
Exhibit Page 26 of 47



Shalom Acres 2025-095
Exhibit Page 27 of 47



Shalom Acres 2025-095
Exhibit Page 28 of 47



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' of gravel shoulder past the width of pavement is allowed. The first 2' 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 permittees' 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

Shalom Acres 2025-095
Exhibit Page 29 of 47

SHALOM ACRES 2025-095
EXHIBIT PAGE 46 of 76



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 $\frac{1}{4}$ Section 27, Township 18 North, Range 1 West, Seward Meridian.

SW $\frac{1}{4}$ 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 $\frac{1}{4}$ 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,

A handwritten signature in black ink, appearing to read "Dayna Rumpfelt", with a long horizontal flourish extending to the right.

Dayna Rumpfelt, PLS CFedS
Lavender Survey & Mapping
Owner

Shalom Acres 2025-095
Exhibit Page 30 of 47

SHALOM ACRES 2025-095
EXHIBIT PAGE 47 of 76

Form 1850-22
(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, 1852 (12 Stat. 392), and the acts supplemental thereto, the claim of John A. Antonl

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, 34 $\frac{1}{2}$.

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. 891; 48 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. 805; 48 U.S.C. Sec. 805).

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. 478), 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.

[SEAL]

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 NINETEETH.

By Rebecca L. Anderson
Alaska State Director

Patent Number ~~50-66-0149~~

GPO 643-755

Shalom Acres 2025-095
Exhibit Page 31 of 47

SHALOM ACRES 2025-095
EXHIBIT PAGE 48 of 76

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

Shalom Acres 2025-095
Exhibit Page 32 of 47

SHALOM ACRES 2025-095
EXHIBIT PAGE 49 of 76

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.

Shalom Acres 2025-095
Exhibit Page 33 of 47

SHALOM ACRES 2025-095
EXHIBIT PAGE 50 of 76

Form 1850-9
(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, SE4.

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 what-
soever 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 641-000

Shalom Acres 2025-095
Exhibit Page 34 of 47

Form 1850-10
July 1970
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 (52 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.

[SEAL]

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

By



Chief, Branch of Lands
and Minerals Operations

Patent Number 50-78-0069

U.S. GOVERNMENT PRINTING OFFICE: 1970-200-000-000-000-0

Shalom Acres 2025-095
Exhibit Page 35 of 47

SHALOM ACRES 2025-095
EXHIBIT PAGE 52 of 76

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

Shalom Acres 2025-095
Exhibit Page 36 of 47

SHALOM ACRES 2025-095
EXHIBIT PAGE 53 of 76

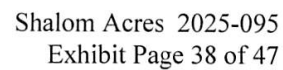
official land status information.

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.

Shalom Acres 2025-095
Exhibit Page 37 of 47

SHALOM ACRES 2025-095
EXHIBIT PAGE 54 of 76



Indian Allotments
Mineral Claims
Water Surface
Total Area
2



LAT: 61° 35' 49" N.
LONG: 149° 21' 53.1" W.
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 survey
in this office, which have been examined and approved.

U. S. Surveyor General's Office.
JUNEAU, ALASKA, May 3, 1915.
Charles E. J. Surveyor

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.

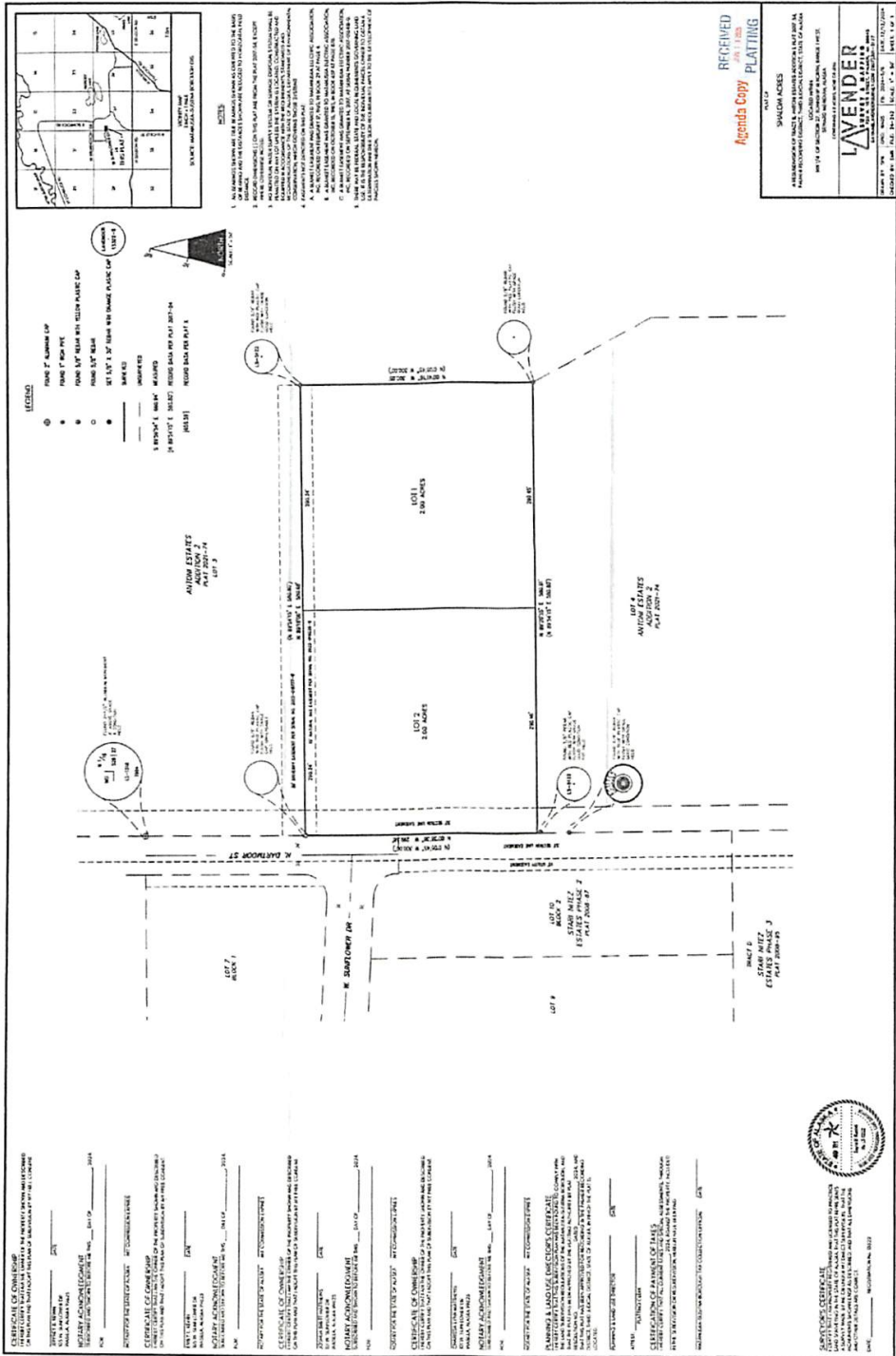
Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

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

Shalom Acres 2025-095
Exhibit Page 43 of 47

SHALOM ACRES 2025-095
EXHIBIT PAGE 60 of 76



Shalom Acres 2025-095
Exhibit Page 44 of 47

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.]

Hello,

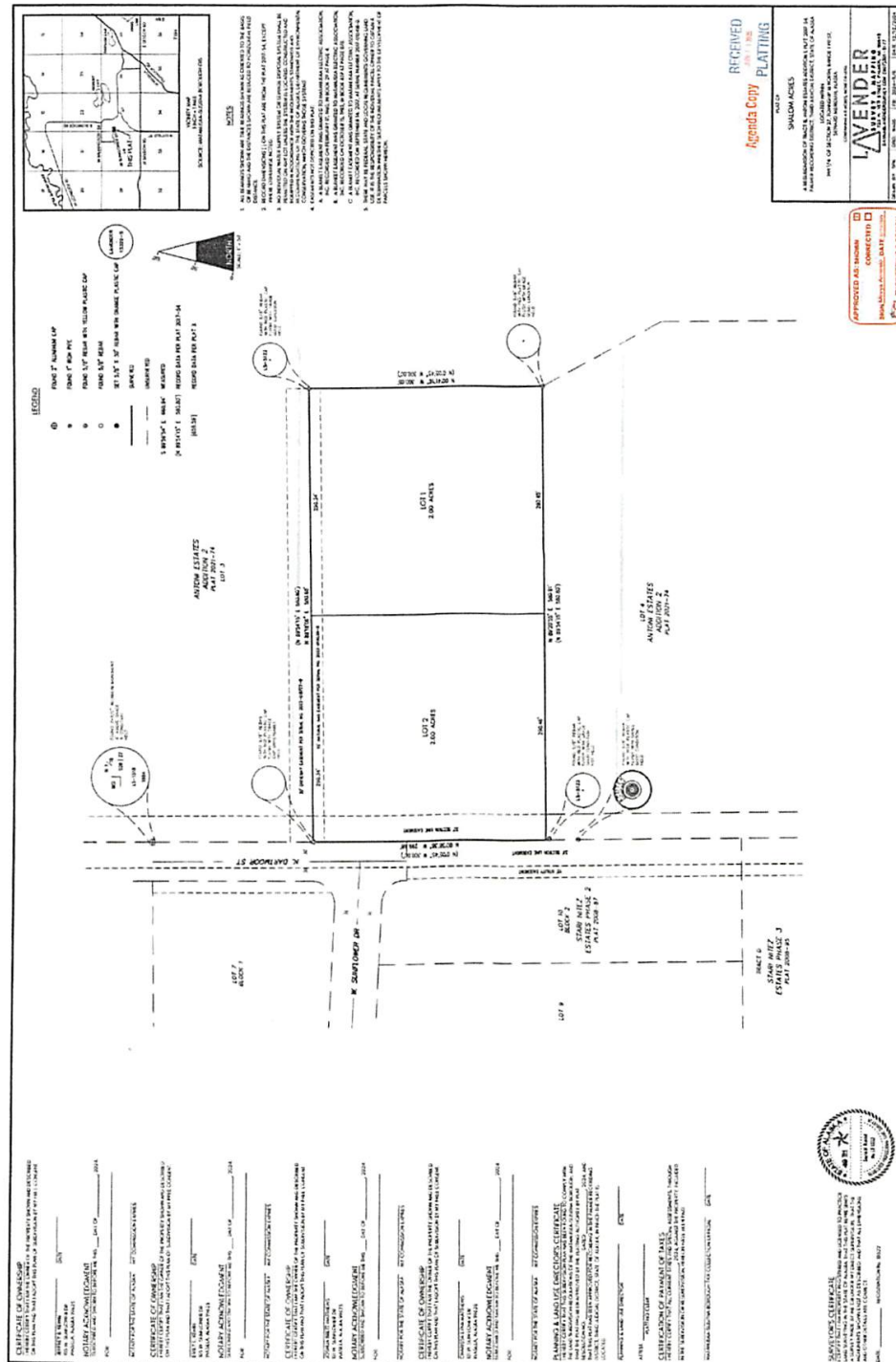
The following link is a request for comments for the proposed Shalom Acres.

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: 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



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.

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

STREET & NAME _____ DATE _____
 30 N. SUNFLOWER DR.
 PASADENA, ALASKA 99625

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SIGNED 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 ADAPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

STREET & NAME _____ DATE _____
 30 N. SUNFLOWER DR.
 PASADENA, ALASKA 99625

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SIGNED 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 ADAPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

STREET & NAME _____ DATE _____
 30 N. SUNFLOWER DR.
 PASADENA, ALASKA 99625

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SIGNED 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 ALASKA PLANNING AND ZONING BOARD AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING ALPHABET BY MY FREE CONSENT AND THAT THE PLAN HAS BEEN APPROVED FOR SETTING IN THE PLANNING RECORDS DISTRICT, THIRD LEGAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR _____ DATE _____
 ADDRESS _____ PLATTING FIRM _____

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

MATTHEWS & SUTHERLAND BOROUGH TAX COLLECTION OFFICIAL _____ DATE _____

TRACT 2
STARR NITZ
ESTATE'S PHASE 3
PLAT 2008-95

LOT 1
2.00 ACRES

LOT 2
2.00 ACRES

LOT 3
2.00 ACRES

LOT 4
ANTON ESTATES
ADDITION 2
PLAT 2021-74

LOT 5
2.00 ACRES

LOT 6
2.00 ACRES

LOT 7
2.00 ACRES

LOT 8
2.00 ACRES

LOT 9
2.00 ACRES

LOT 10
2.00 ACRES

LOT 11
2.00 ACRES

LOT 12
2.00 ACRES

LOT 13
2.00 ACRES

LOT 14
2.00 ACRES

LOT 15
2.00 ACRES

LOT 16
2.00 ACRES

LOT 17
2.00 ACRES

LOT 18
2.00 ACRES

LOT 19
2.00 ACRES

LOT 20
2.00 ACRES

LOT 21
2.00 ACRES

LOT 22
2.00 ACRES

LOT 23
2.00 ACRES

LOT 24
2.00 ACRES

LOT 25
2.00 ACRES

LOT 26
2.00 ACRES

LOT 27
2.00 ACRES

LOT 28
2.00 ACRES

LOT 29
2.00 ACRES

LOT 30
2.00 ACRES

LOT 31
2.00 ACRES

LOT 32
2.00 ACRES

LOT 33
2.00 ACRES

LOT 34
2.00 ACRES

LOT 35
2.00 ACRES

LOT 36
2.00 ACRES

LOT 37
2.00 ACRES

LOT 38
2.00 ACRES

LOT 39
2.00 ACRES

LOT 40
2.00 ACRES

LOT 41
2.00 ACRES

LOT 42
2.00 ACRES

LOT 43
2.00 ACRES

LOT 44
2.00 ACRES

LOT 45
2.00 ACRES

LOT 46
2.00 ACRES

LOT 47
2.00 ACRES

LOT 48
2.00 ACRES

LOT 49
2.00 ACRES

LOT 50
2.00 ACRES

LOT 51
2.00 ACRES

LOT 52
2.00 ACRES

LOT 53
2.00 ACRES

LOT 54
2.00 ACRES

LOT 55
2.00 ACRES

LOT 56
2.00 ACRES

LOT 57
2.00 ACRES

LOT 58
2.00 ACRES

LOT 59
2.00 ACRES

LOT 60
2.00 ACRES

LOT 61
2.00 ACRES

LOT 62
2.00 ACRES

LOT 63
2.00 ACRES

LOT 64
2.00 ACRES

LOT 65
2.00 ACRES

LOT 66
2.00 ACRES

LOT 67
2.00 ACRES

LOT 68
2.00 ACRES

LOT 69
2.00 ACRES

LOT 70
2.00 ACRES

LOT 71
2.00 ACRES

LOT 72
2.00 ACRES

LOT 73
2.00 ACRES

LOT 74
2.00 ACRES

LOT 75
2.00 ACRES

LOT 76
2.00 ACRES

LOT 77
2.00 ACRES

LOT 78
2.00 ACRES

LOT 79
2.00 ACRES

LOT 80
2.00 ACRES

LOT 81
2.00 ACRES

LOT 82
2.00 ACRES

LOT 83
2.00 ACRES

LOT 84
2.00 ACRES

LOT 85
2.00 ACRES

LOT 86
2.00 ACRES

LOT 87
2.00 ACRES

LOT 88
2.00 ACRES

LOT 89
2.00 ACRES

LOT 90
2.00 ACRES

LOT 91
2.00 ACRES

LOT 92
2.00 ACRES

LOT 93
2.00 ACRES

LOT 94
2.00 ACRES

LOT 95
2.00 ACRES

LOT 96
2.00 ACRES

LOT 97
2.00 ACRES

LOT 98
2.00 ACRES

LOT 99
2.00 ACRES

LOT 100
2.00 ACRES

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

STREET & NAME _____ DATE _____
 30 N. SUNFLOWER DR.
 PASADENA, ALASKA 99625

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SIGNED 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 ADAPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

STREET & NAME _____ DATE _____
 30 N. SUNFLOWER DR.
 PASADENA, ALASKA 99625

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SIGNED 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 ADAPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

STREET & NAME _____ DATE _____
 30 N. SUNFLOWER DR.
 PASADENA, ALASKA 99625

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SIGNED 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 ALASKA PLANNING AND ZONING BOARD AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING ALPHABET BY MY FREE CONSENT AND THAT THE PLAN HAS BEEN APPROVED FOR SETTING IN THE PLANNING RECORDS DISTRICT, THIRD LEGAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR _____ DATE _____
 ADDRESS _____ PLATTING FIRM _____

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

MATTHEWS & SUTHERLAND BOROUGH TAX COLLECTION OFFICIAL _____



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



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 $\frac{1}{4}$ Section 27, Township 18 North, Range 1 West, Seward Meridian.

SW $\frac{1}{4}$ 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 $\frac{1}{4}$ 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,

A handwritten signature in dark ink, appearing to read "Dayna Rumfelt", with a long horizontal stroke extending to the right.

Dayna Rumfelt, PLS CFedS
Lavender Survey & Mapping
Owner

Form 1850-22
(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, 1952 (12 Stat. 592), 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, NW $\frac{1}{4}$.

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, 1880 (26 Stat. 391; 48 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; 48 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 3, 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
[SEAL] 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.

By Robert L. Smith
Alaska State Director

Patent Number 50-66-0149

GPO 443-750

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 1945)
(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, SE $\frac{1}{4}$.

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 what-
soever 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 841-000

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	

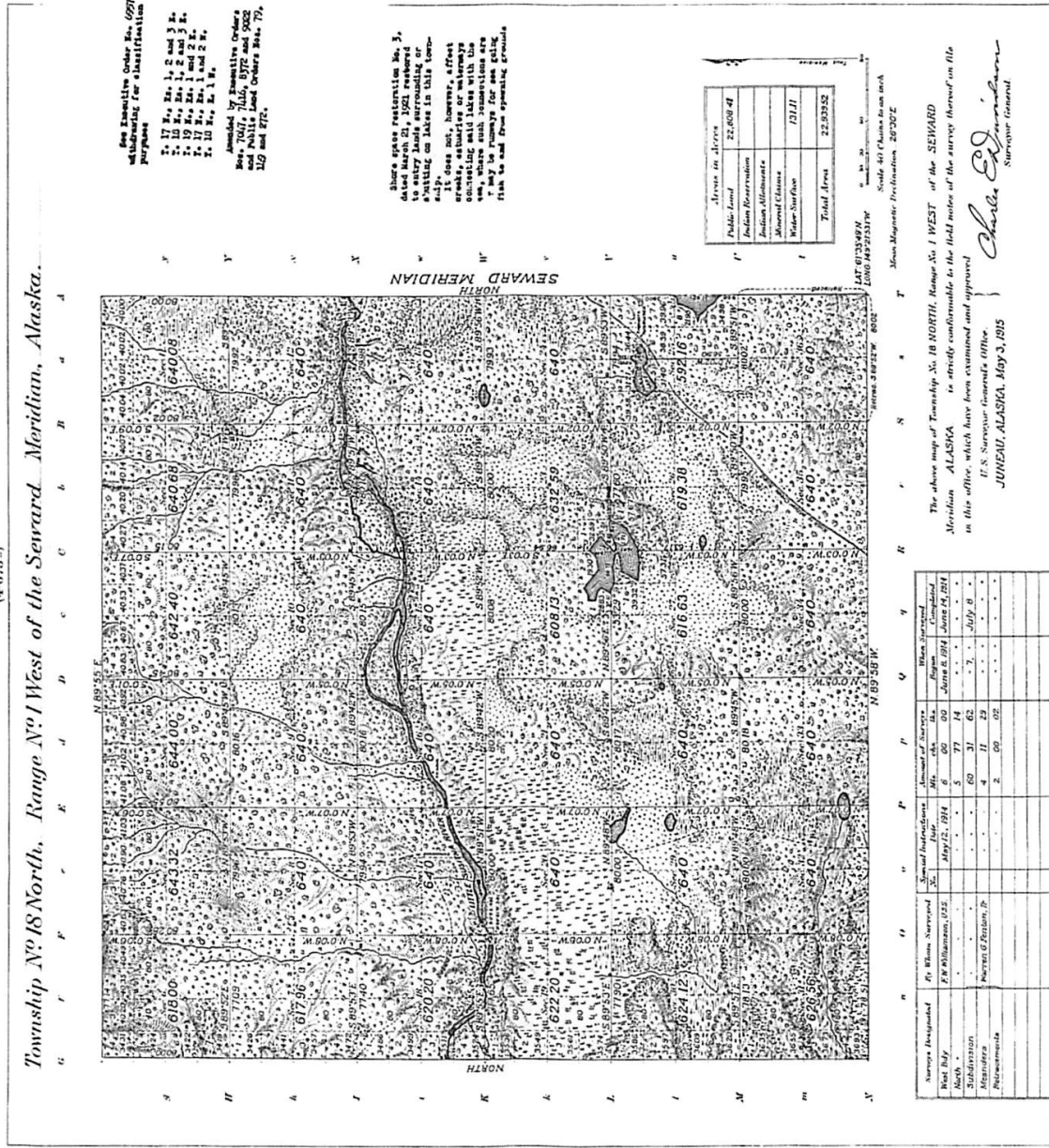
End of Case: AKA 034339

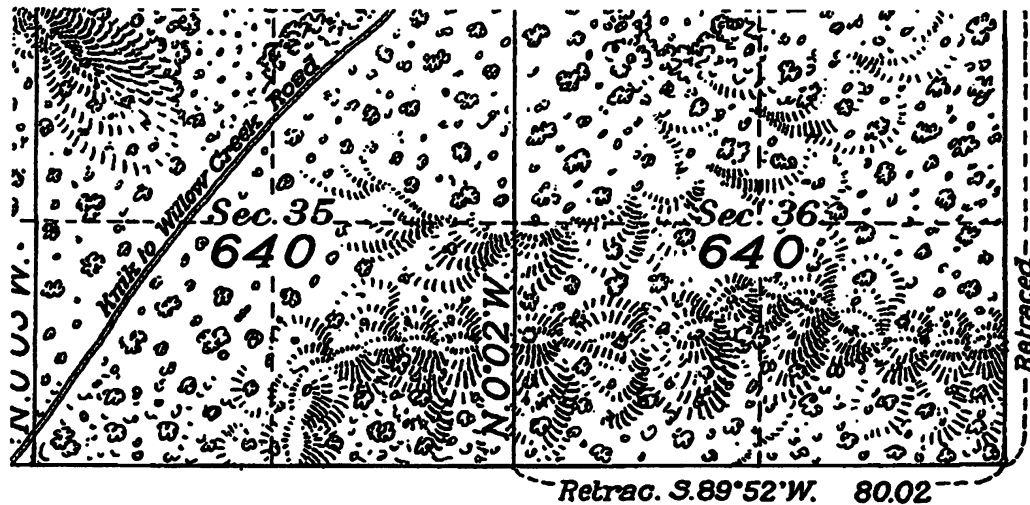
No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data. Refer to specific BLM case files for

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.





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

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 survey in this office, which have been examined and approved.

U. S. Surveyor General's Office.

JUNEAU, ALASKA, May 3, 1915

Charles E. J.
Surveyor

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 _____

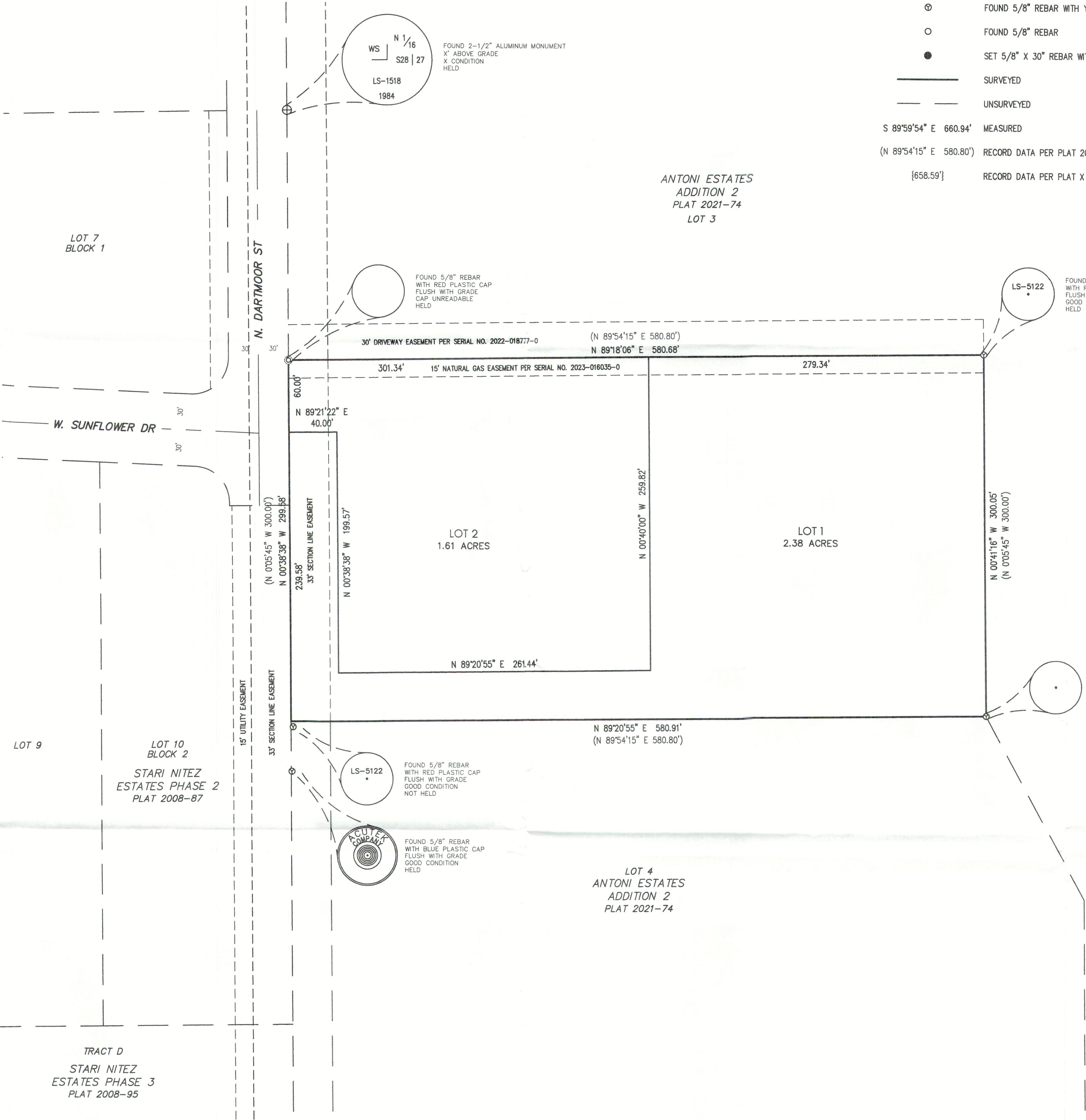
ATTEST: _____
PLATTING CLERK

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 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.

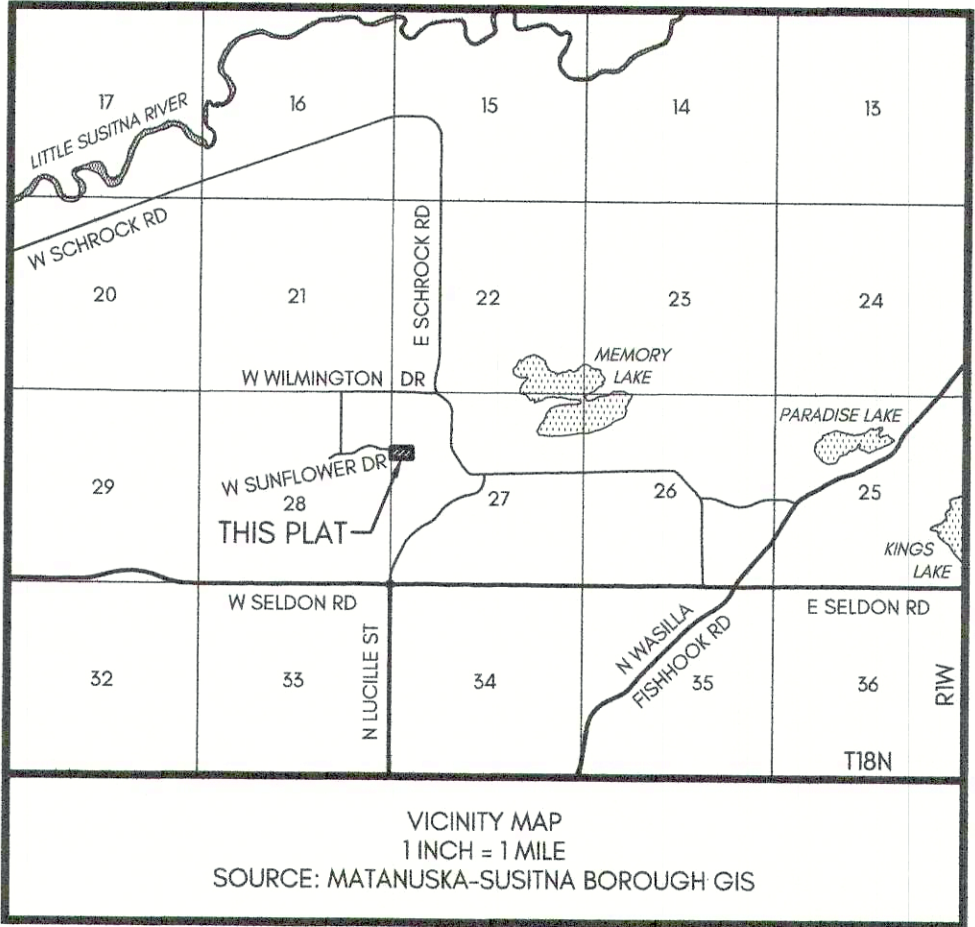
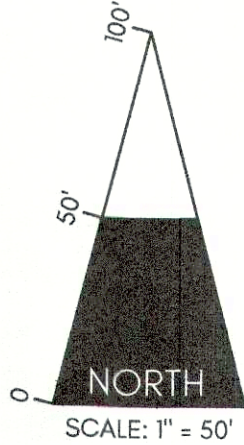
DATE: _____ REGISTRATION No. 13522



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
- {658.59'} RECORD DATA PER PLAT X

LAVENDER
13322-S



NOTES:

- ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
- RECORD DIMENSIONS () ON THIS PLAT ARE FROM THE PLAT 2017-54, EXCEPT WHERE OTHERWISE NOTED.
- 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
- EASEMENTS NOT DEPICTED ON THIS PLAT:
 - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED ON FEBRUARY 17, 1960, IN BOOK 29 AT PAGE 4.
 - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED ON OCTOBER 15, 1985, IN BOOK 459 AT PAGE 878.
 - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED ON SEPTEMBER 14, 2017, AT SERIAL NUMBER 2017-018418-0.
- 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.

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
SEPTEMBER 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

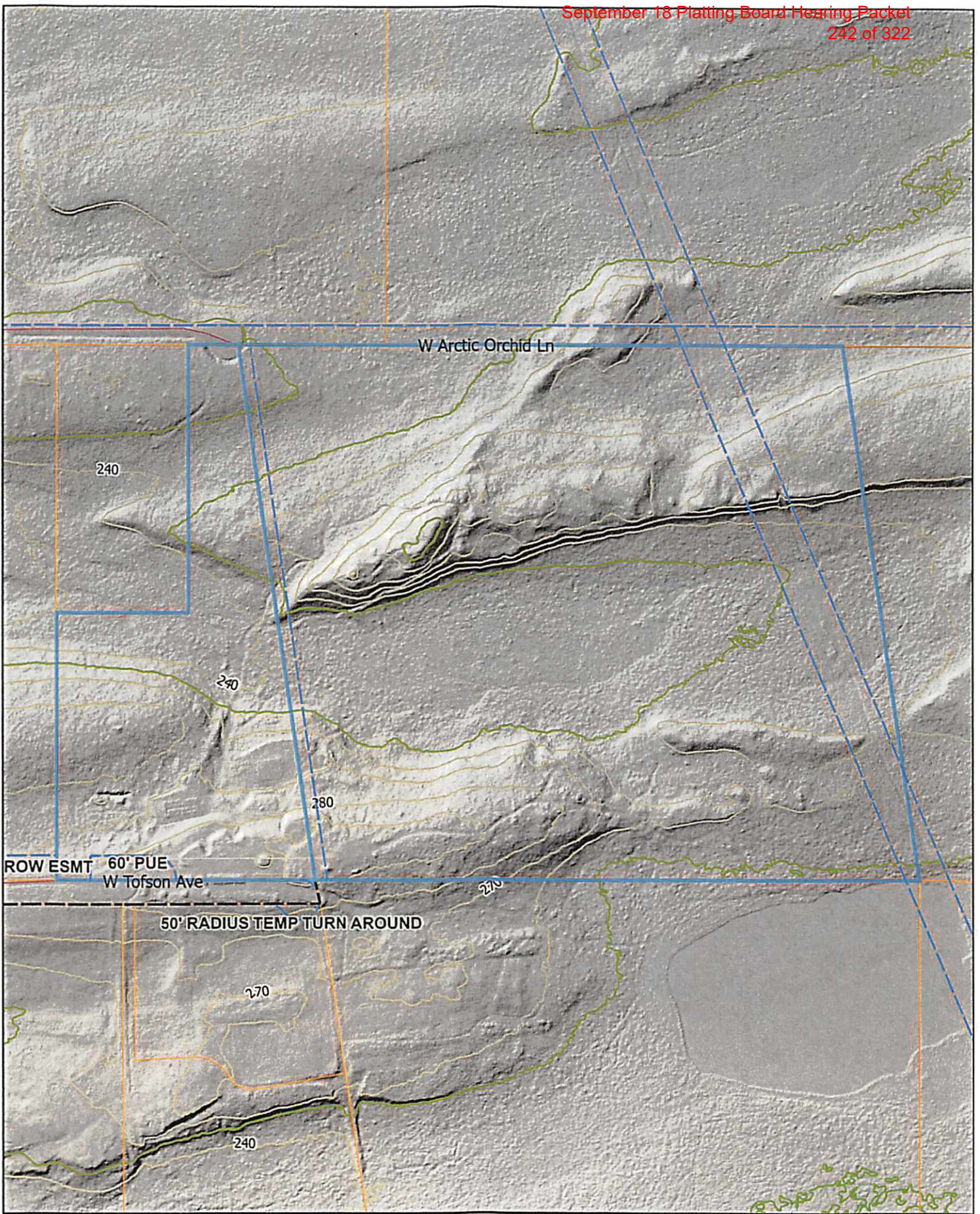
Suggested motion: I move to approve the preliminary plat of Three Sisters, Section 25, Township 17 North, Range 03W, Seward Meridian, Alaska, contingent on staff recommendations:

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.

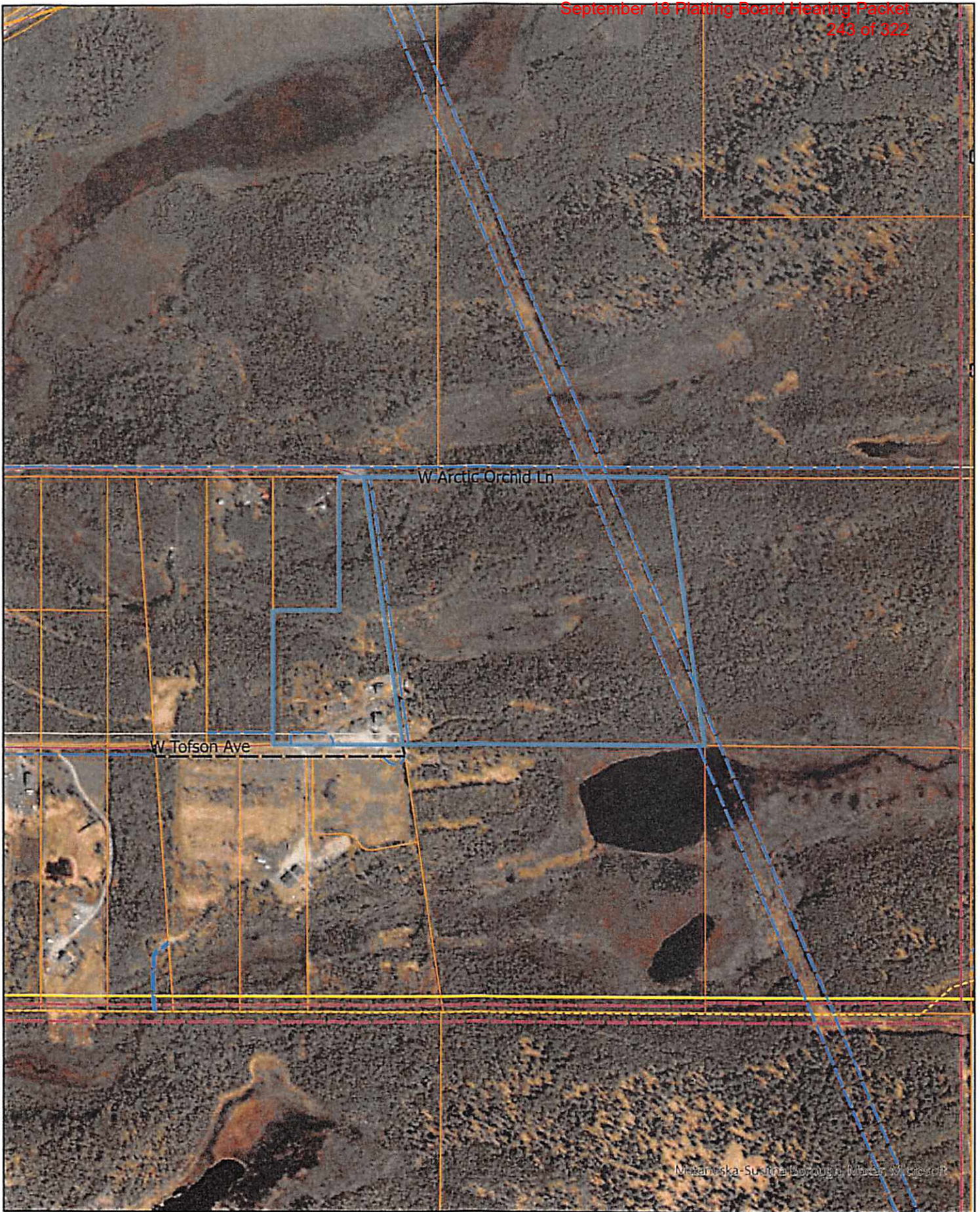




0 355 710 1 420 Feet



0 355 710 1,420 Feet



0 500 1,000 2,000 Feet



Lavender Survey & Mapping
720 N Yeti St
Pamer, AK 99645

July 11, 2025

Matanuska-Susitna Borough
350 E. Dahlia
Palmer, AK 99645
Platting Division

RECEIVED
JUL 11 2025
PLATTING

Dear Platting,

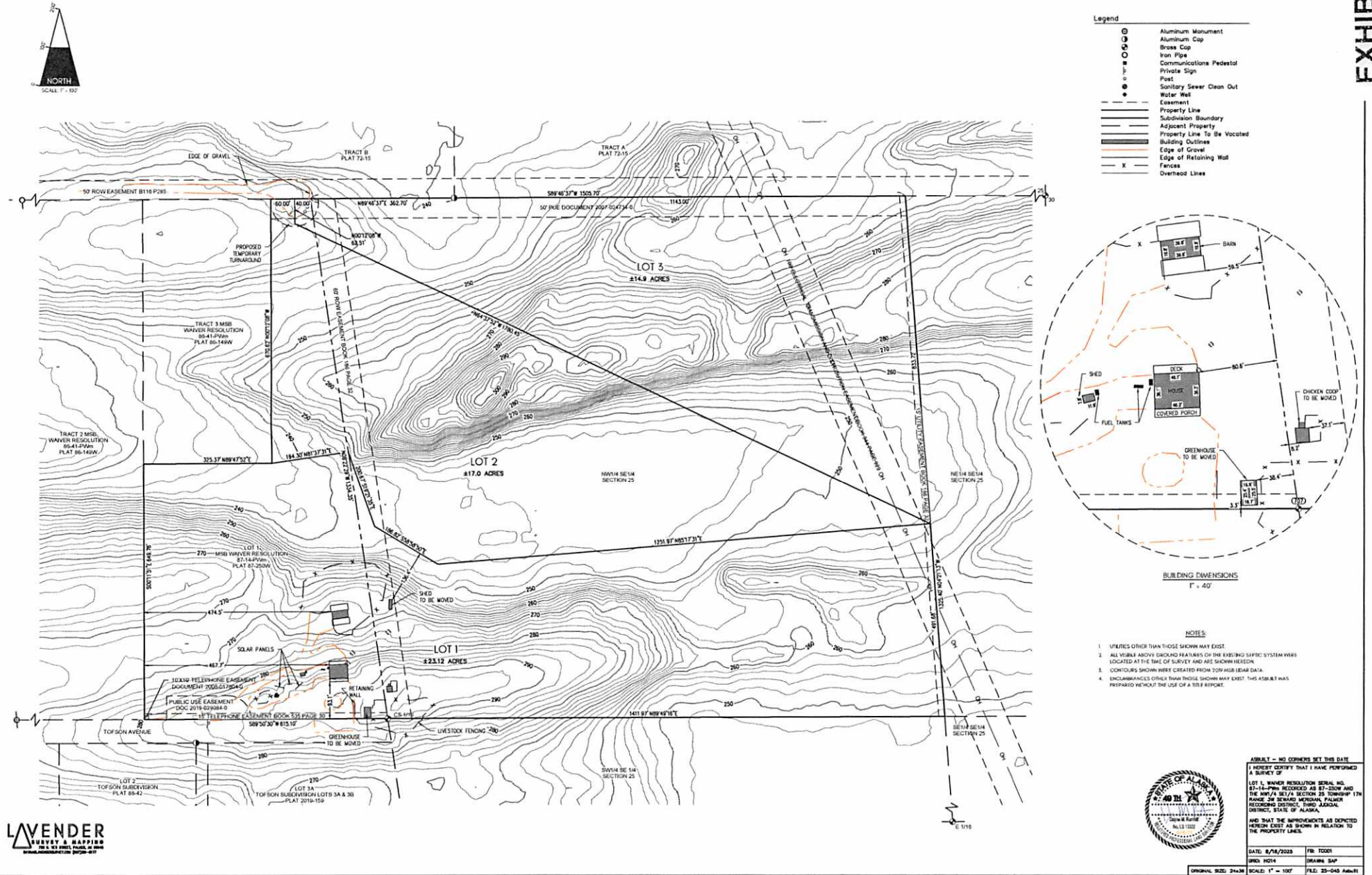
I, Dayna Rumfelt PLS, certify the proposed subdivision, Three Sisters, located in Lot 1 of Mat-Su Borough Parcel Waiver Resolution 87-14-PWm Plat No. 87-25W and the Northwest quarter (NW1/4) of the Southeast quarter (SE1/4) of Section 25, Township 17 North, Range 3 West, Seward Meridian, Alaska, Palmer 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,

A handwritten signature in black ink, appearing to read "Dayna Rumfelt", written over a horizontal line.

Dayna Rumfelt PLS
LS-13322



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



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

rrs.usace.army.mil

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, 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,

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.

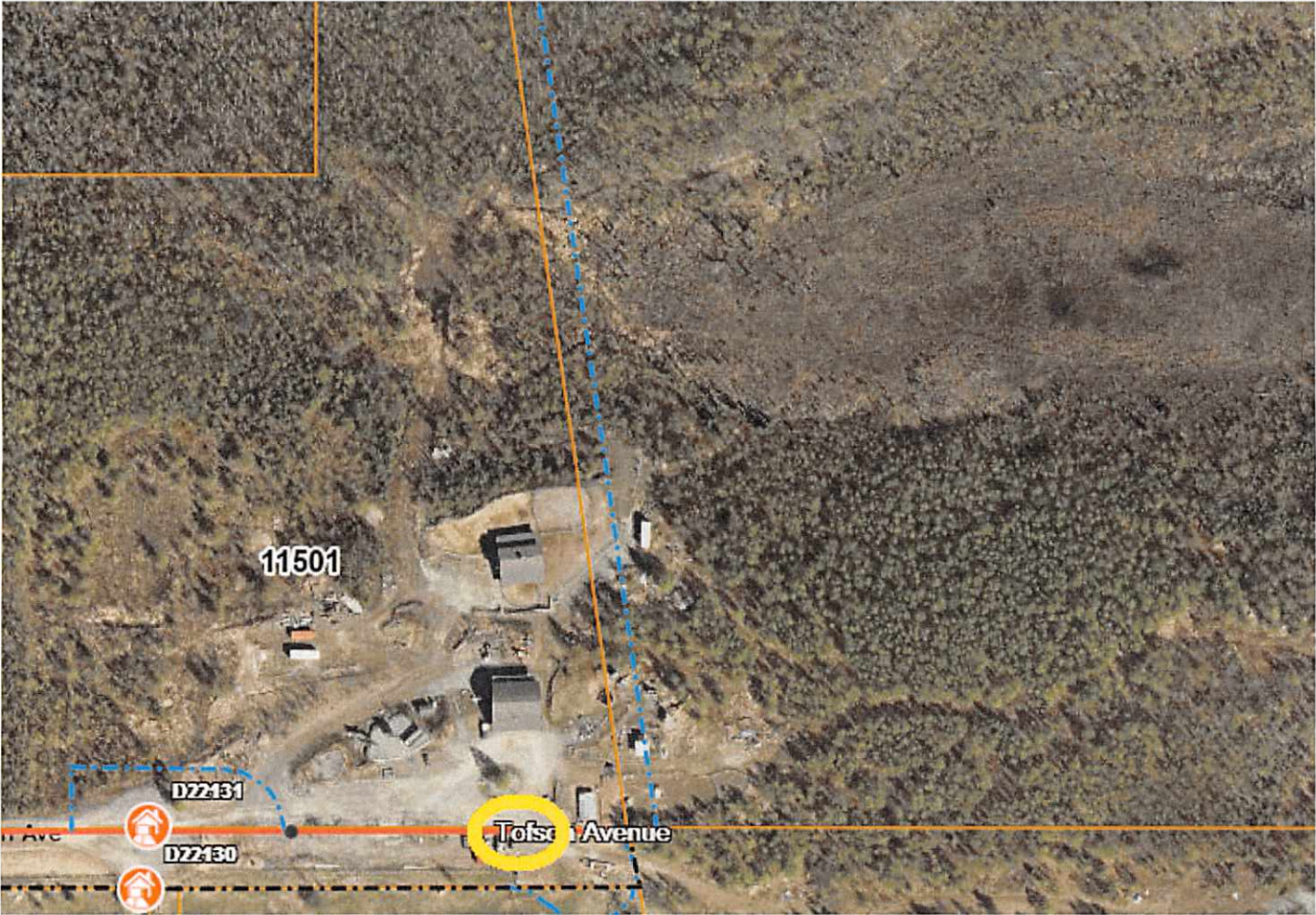
Brandon Tucker
Permit Technician
Matanuska-Susitna Borough Permit Center
350 E Dahlia Ave
Palmer AK 99645
P (907) 861-7871
F (907) 861-8158

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



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



PRELIMINARY PLAT

THAT OF
THREE SISTERS
 A SUBDIVISION OF LOT 1, MAT-52, BIGHOUSE WAIVER RESOLUTION #25, PLANNED
 REPT NO. 87-209
 AND NORTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 25 LOCATED
 SECTION 25, TOWNSHIP 10 NORTH, RANGE 5 WEST, SEWARD NEBRASKA
 PRIMER RECONCILING DISTRICT
 THIRD JUDICIAL DISTRICT, STATE OF ALABAMA
 CONTAINING 32 ACRES, MORE OR LESS

 LAVENDER
 SURVEY & MAPPING
 735 N. 10TH STREET, PRIMER, AL 36045
 205-444-0000 FAX 205-444-5177
 DRAWN BY: SJP
 CHECKED BY: DMW
 DATE: 7-25-04
 SCALE: 1" = 100'
 DATE: 7/25/04
 SHEET: 1 OF 1

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
Geotechnical Report
Topography
ADT
Drainage Plan
Letter from Surveyor

AGENCY COMMENTS

MSB Pre-Design & Engineering
MSB Permit Center
Utilities
Public

EXHIBIT A – 4 pgs
EXHIBIT B – 19 pgs
EXHIBIT B4 – 1 pg
EXHIBIT B5 – 1 pg
EXHIBIT B6 – 1 pg
EXHIBIT C – 1 pg

EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 4 pgs
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).

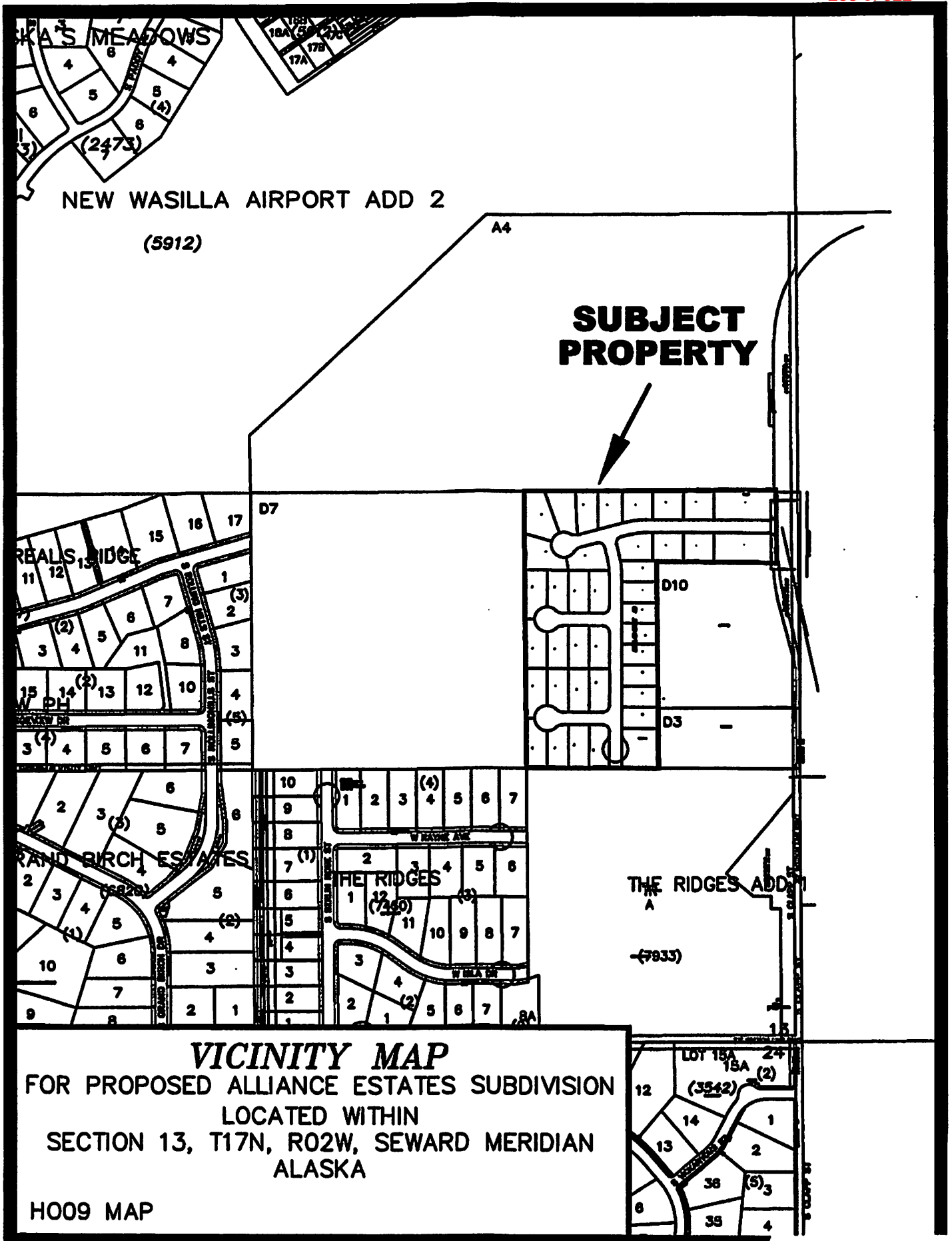
FINDINGS OF FACT

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:

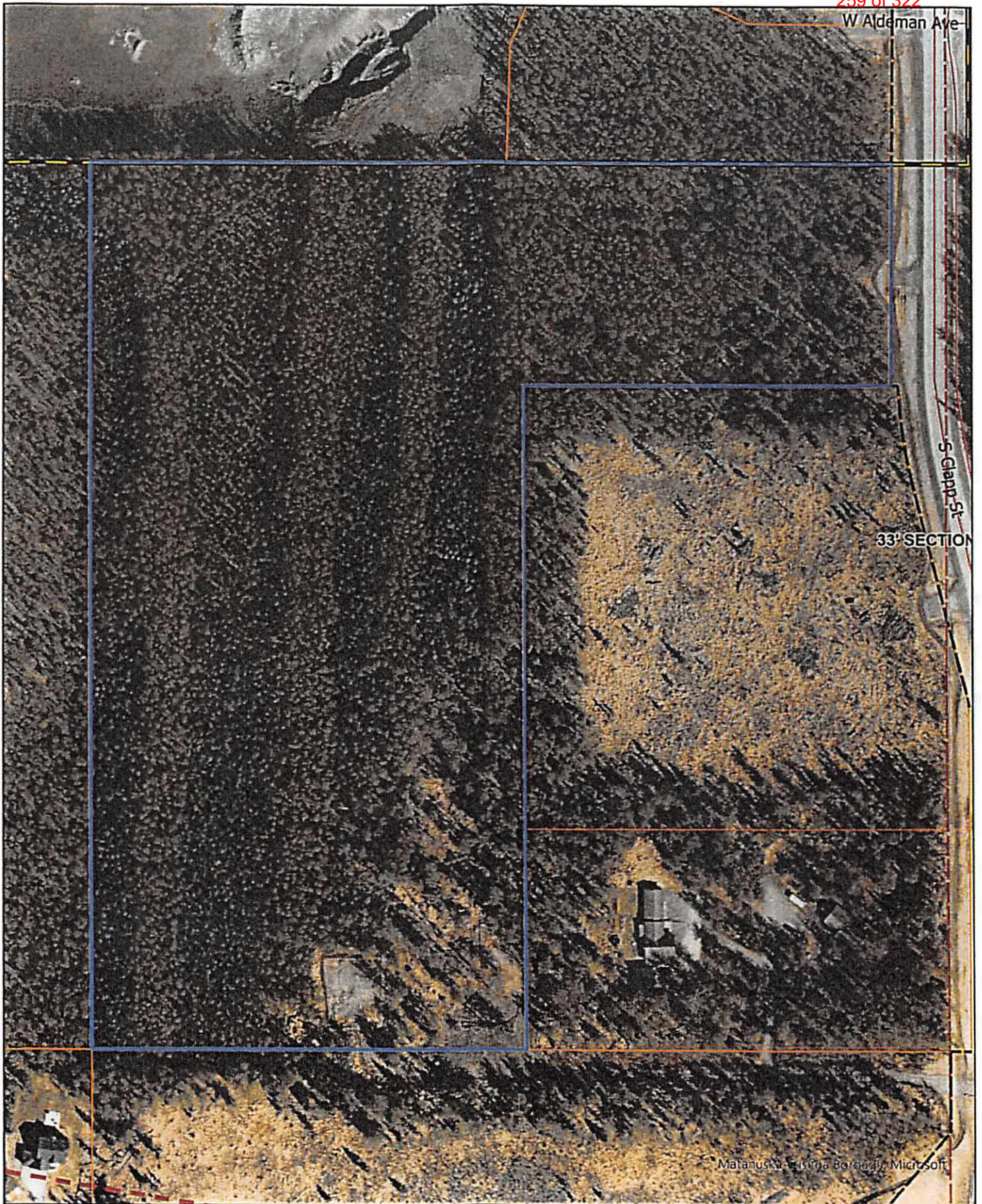
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary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

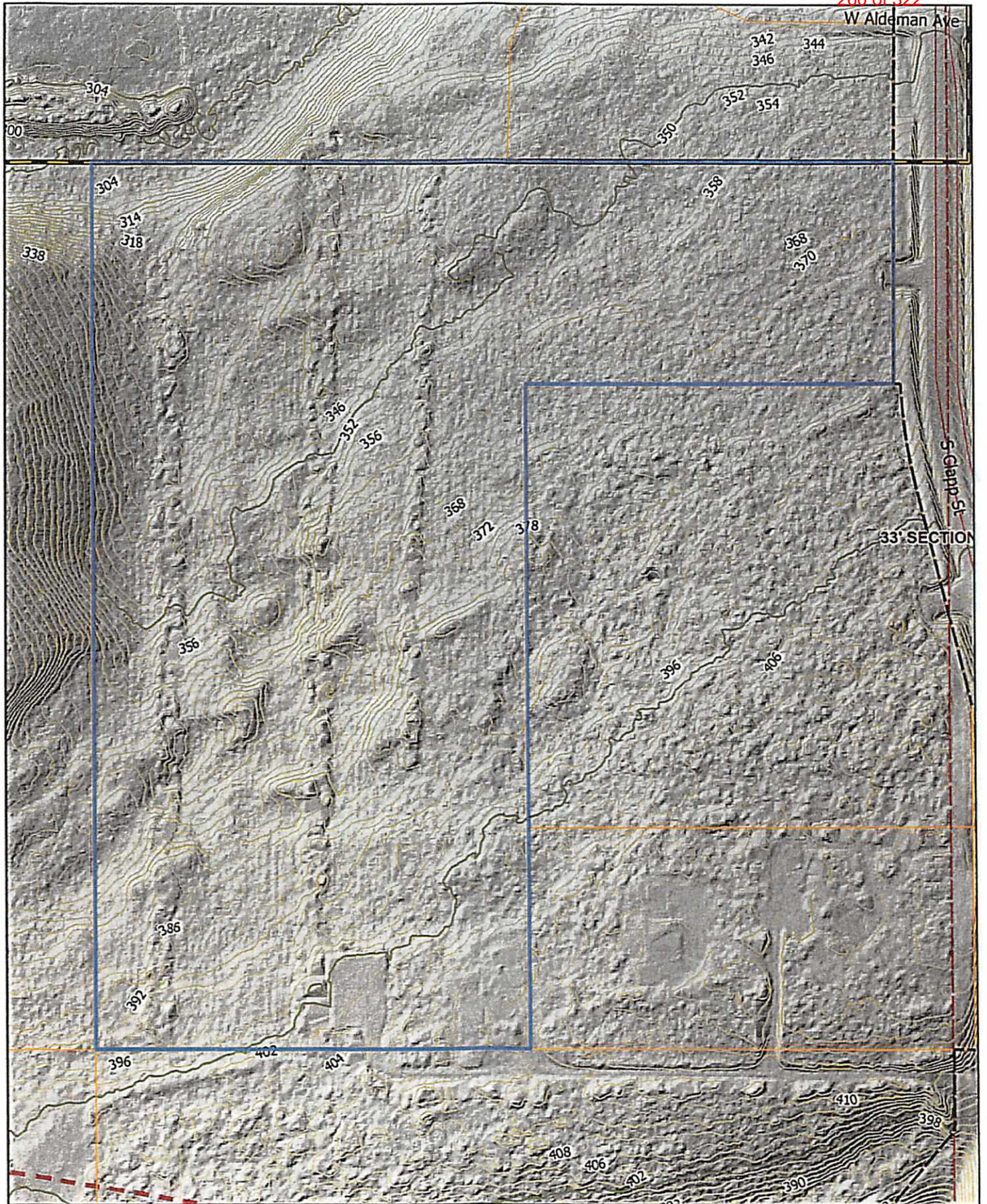
FOR PROPOSED ALLIANCE ESTATES SUBDIVISION
LOCATED WITHIN
SECTION 13, T17N, R02W, SEWARD MERIDIAN
ALASKA

H009 MAP



0 220 4 660 Feet

EXHIBIT A-2



0 220 440 660 Feet

EXHIBIT A-3

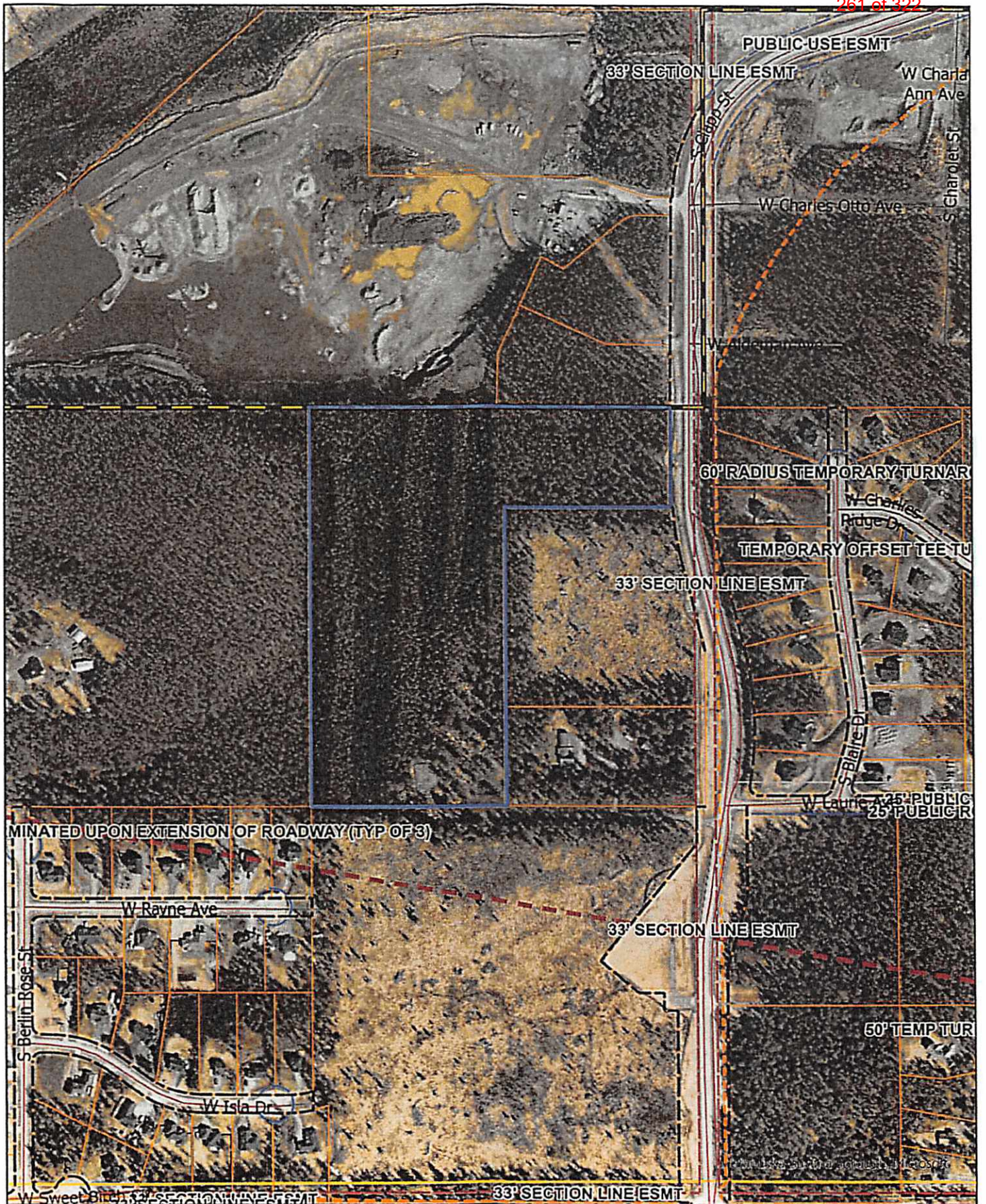


EXHIBIT A-4

5900 W. Dewberry Dr
Wasilla, AK 99623



STEINER DESIGN & CONSTRUCTION SERVICES, LLC

Phone: (907) 357-5609
Fax: (907) 357-5608

July 31, 2025

Fred Wagner
Platting Officer
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645-6488

RECEIVED
JUL 31 2025
PLATTING

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.

**Mr. Fred Wagner
Matanuska-Susitna Borough
Engineering Report – Alliance Estates**

Page 2 of 3

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.

Mr. Fred Wagner
Matanuska-Susitna Borough
Engineering Report – Alliance Estates

Page 3 of 3


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.

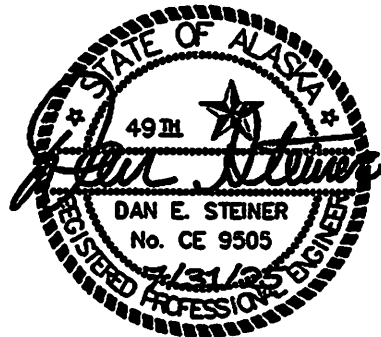
Summary

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.

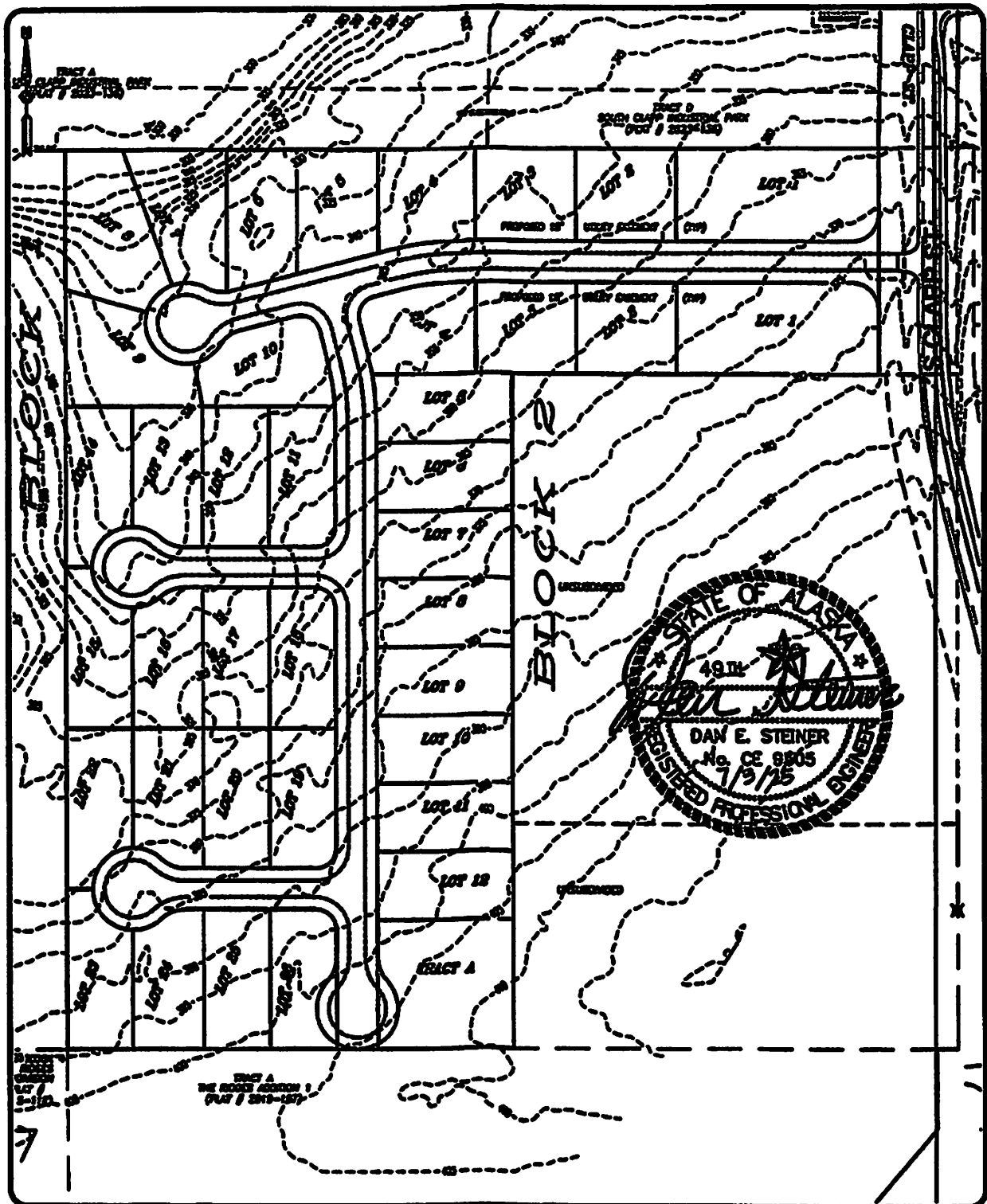
Sincerely,



Dan Steiner, P.E.
Manager



des
encl



SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5700 W. DENBERRY DR. PH: (907) 337-5609
WASILLA, AK 99625 FAX: (907) 337-5608

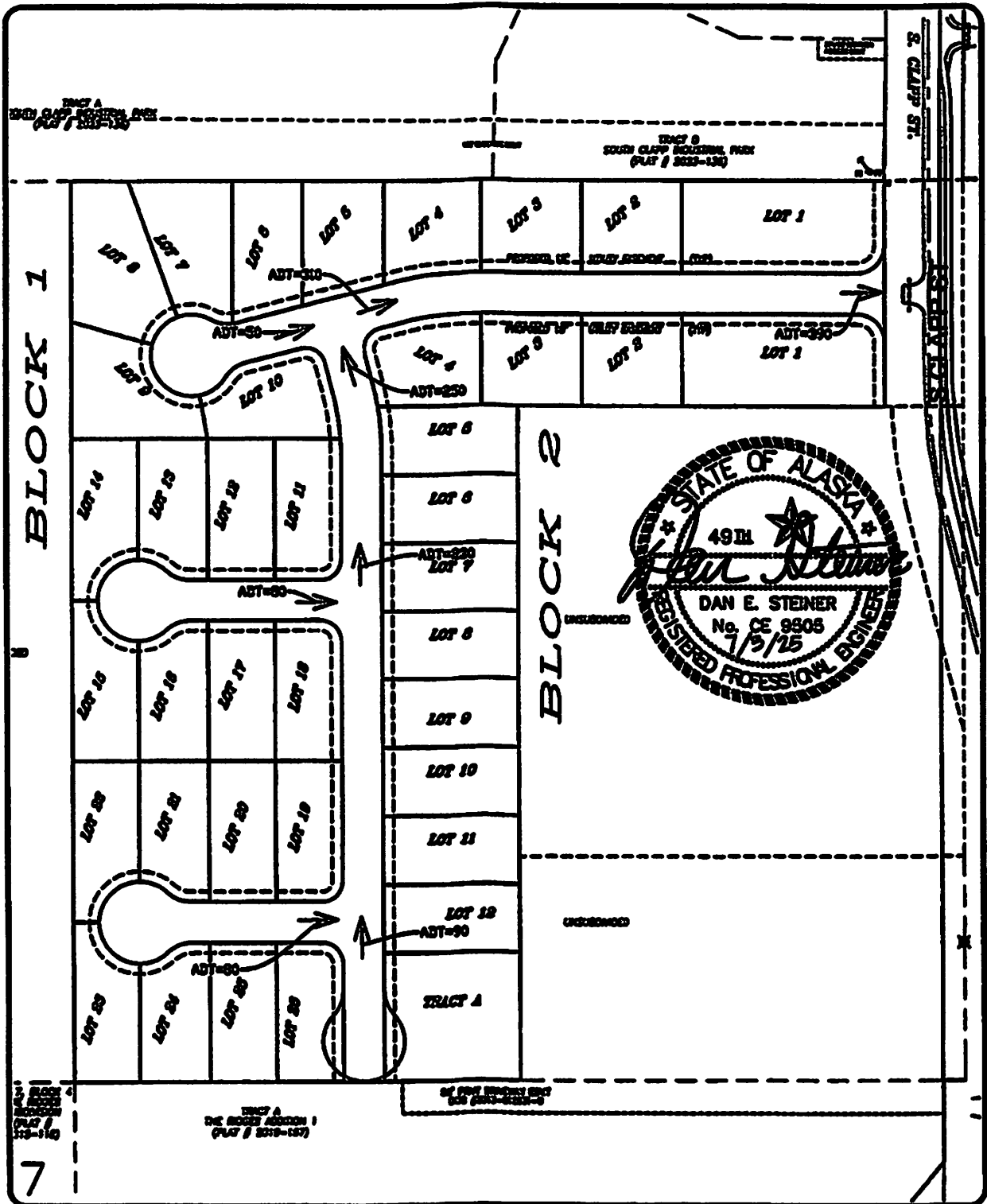
ALLIANCE ESTATES SUBDIVISION

SUBDIVISION LAYOUT
TOPOGRAPHY

FIGURE

1

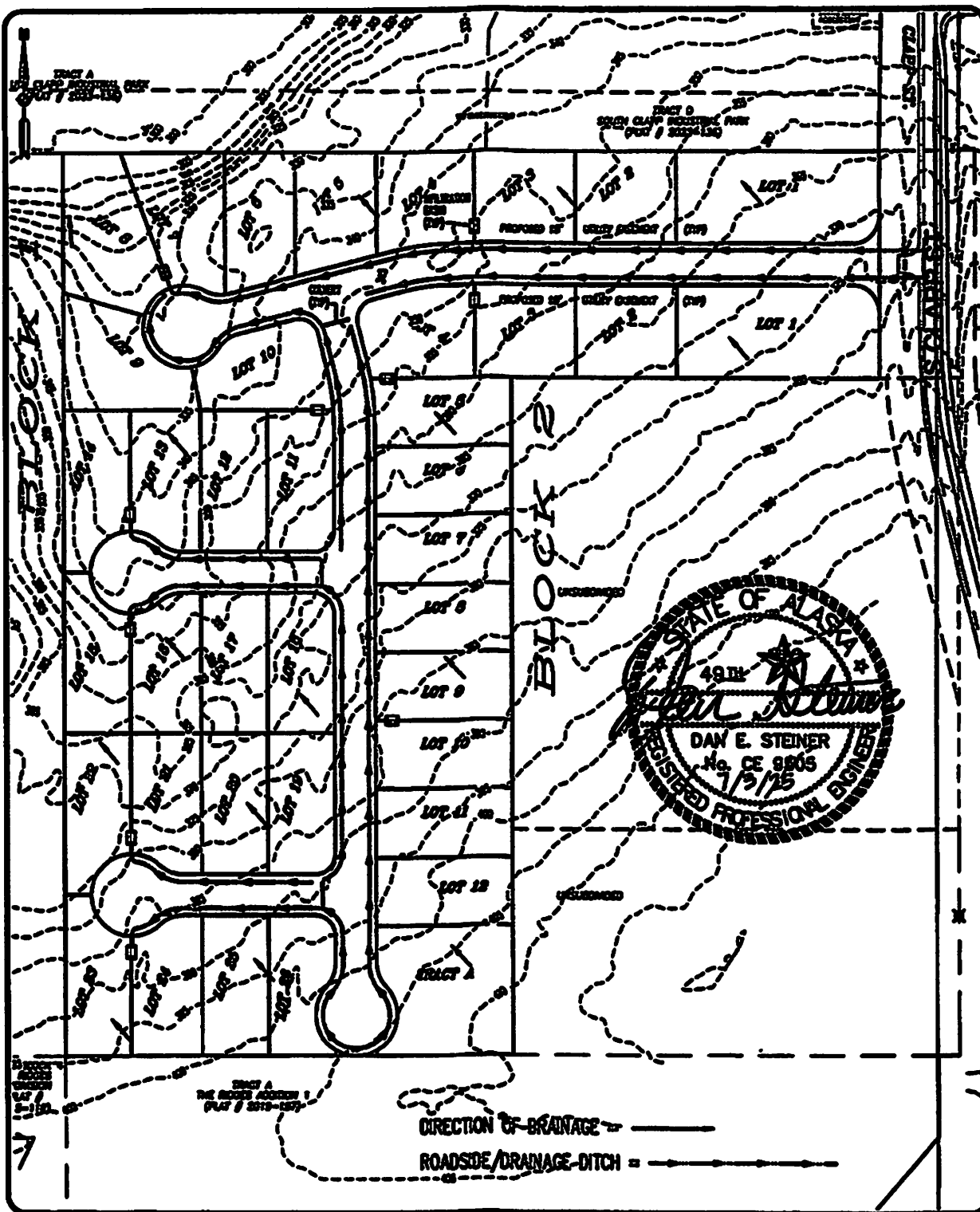
EXHIBIT B-4



SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
8900 W. DENVER DR. PH: (907) 357-5109
WASILLA, AK 99623 FAX: (907) 357-5100

ALLIANCE ESTATES SUBDIVISION
ADT DRAWING

FIGURE
2

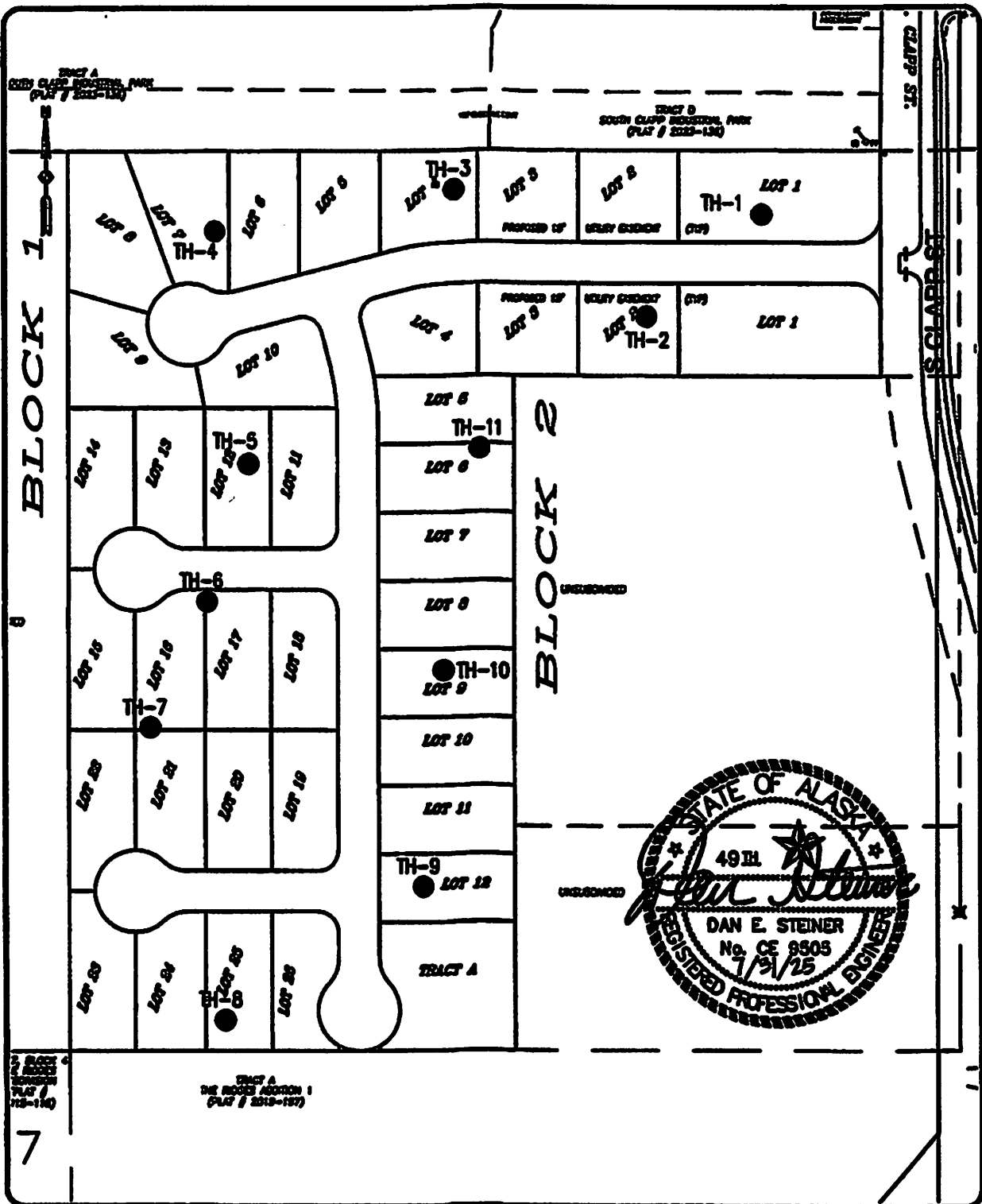


SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DENBERRY DR. PH: (907) 337-5609
WASILLA, AK 99623 FAX: (907) 337-5608

ALLIANCE ESTATES SUBDIVISION

DRAINAGE PLAN

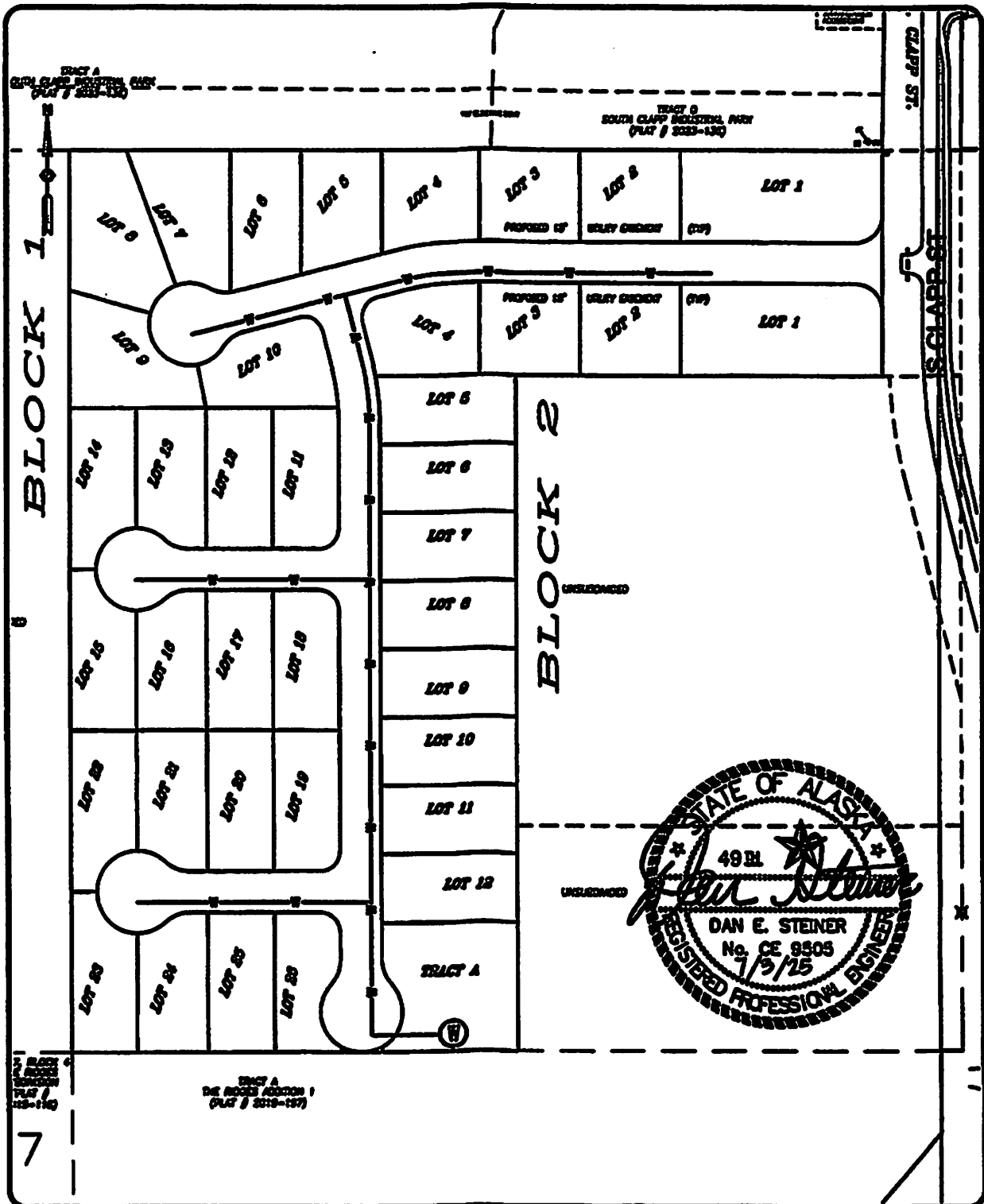
FIGURE
3



SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DENBERRY DR. PH: (907) 337-5609
WASILLA, AK 99623 FAX: (907) 337-5608

ALLIANCE ESTATES SUBDIVISION
TEST HOLE LOCATIONS
USABLE BUILDING AREA

FIGURE
4



SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
8900 W. DEWBERRY DR. PH: (907) 357-8609
WASILLA, AK 99623 FAX: (907) 357-8608

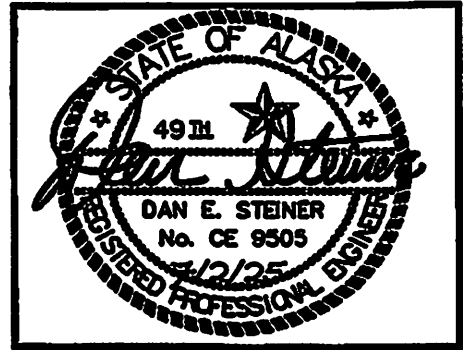
ALLIANCE ESTATES SUBDIVISION
WATER SYSTEM LAYOUT

FIGURE
5

**STEINER DESIGN &
CONSTRUCTION SERVICES, LLC**

6900 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 357-8809
Fax: (907) 357-8808

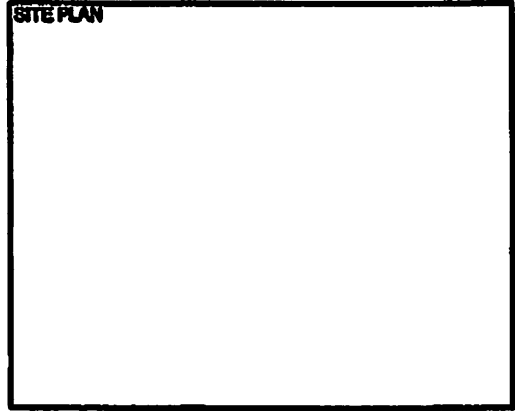


TEST HOLE / PERCOLATION TEST

TEST HOLE # 1 Date of Test Hole 6/28/2025
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Estates Subdivision
LEGAL DESC. _____
PROJECT NO. 25-023

SEAL

DEPTH, FT SOIL TYPE
1 0 - 1' Topsoil / roots and organics
2 1-2' Sandy Loam (CL)



3
4
5
6
7
8 2-16' Silty Sand w/ Gravel and Cobbles
9 Some +6" Rock (S&G)

GROUNDWATER ENCOUNTERED? No

AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A



10
11
12
13
14
15
16 BOH
17
18
19
20
21
22

PERCOLATION TEST					
READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
1	6/30/25	3:58		7	
		4:25	30	6.125	0.68
2		4:25		7.50	
		4:55	30	6.25	0.75
3		4:55		7	
		5:25	30	6.25	0.75

PERC. RATE 40 (min/hr) PERC. HOLE DIA. 6" APPLICATION RATE: 335 g/min

TEST RUN BETWEEN 5 ft & 6 ft

COMMENTS:

PERFORMED BY: PJ Phard

DATE: 6/30/2025

**STEINER DESIGN &
CONSTRUCTION SERVICES, LLC**

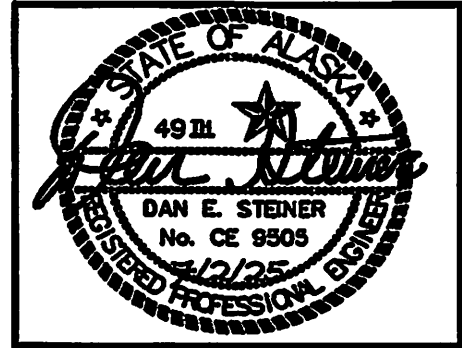
5900 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 357-8809
Fax: (907) 357-8808

TEST HOLE / PERCOLATION TEST

TEST HOLE #
PERFORMED BY:
PROJECT:
LEGAL DESC.
PROJECT NO.

Date of
Test Hole 6/28/2025
Dan Steiner, P.E.
Alliance Estates Subdivision
25-023

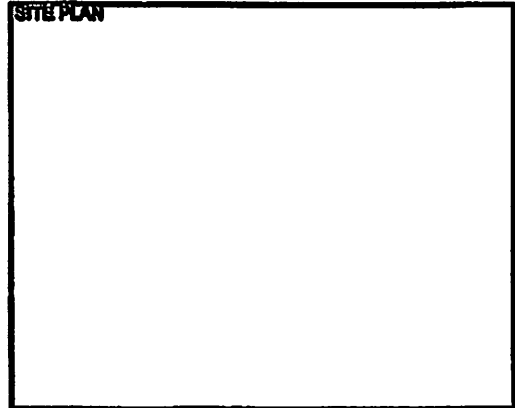


SEAL

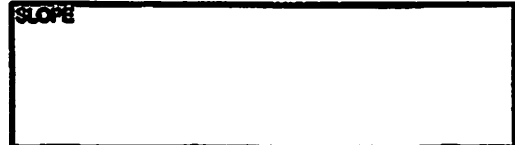
DEPTH, FT SOIL TYPE
0-0.5' Topsoil / roots and organics
0.5' - 1.5' Sandy Loam (CL)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

1.5'-18' Gravelly Sand
w/ Silt
and Cobbles
Some +4" Rock
(SP-SM)



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		8:48		7.00	
		8:51	03	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 gph
TEST RUN BETWEEN 5 R & 6 R

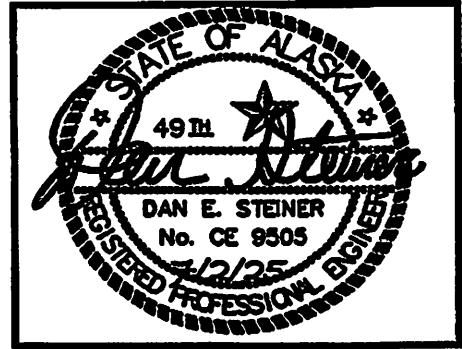
COMMENTS:

PERFORMED BY: PJ Phard DATE: 6/30/2025

**STEINER DESIGN &
CONSTRUCTION SERVICES, LLC**

6900 W. Dawberry Dr.
Wasilla, AK 99623

Phone: (907) 357-5609
Fax: (907) 357-5608



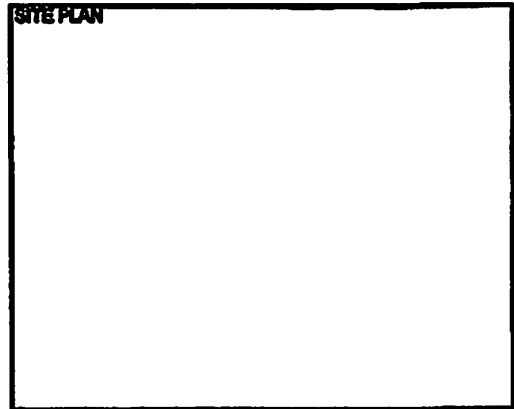
TEST HOLE / PERCOLATION TEST

TEST HOLE # 3 Date of Test Hole 6/28/2025
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Estates Subdivision
LEGAL DESC. _____
PROJECT NO. 28-023

SEAL

DEPTH, FT	SOIL TYPE
0-0.5'	Topsoil / roots and organics
0.5-1'	Sandy Loam (CL)
1-16'	Silty Sand w/ Gravel and Cobbles Some +6" Rock (SM)

BOH



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
1	6/31/25	8:20		7.00	
		8:33	13	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/hr) PERC. HOLE DIA. 6" APPLICATION RATE: 125 gals/hr

TEST RUN BETWEEN 5 ft & 6 ft

COMMENTS:

PERFORMED BY: PJ Pinard

DATE: 6/31/2025

EXHIBIT B-11

**STEINER DESIGN &
CONSTRUCTION SERVICES, LLC**

6900 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 357-5609
Fax: (907) 357-5608

TEST HOLE / PERCOLATION TEST

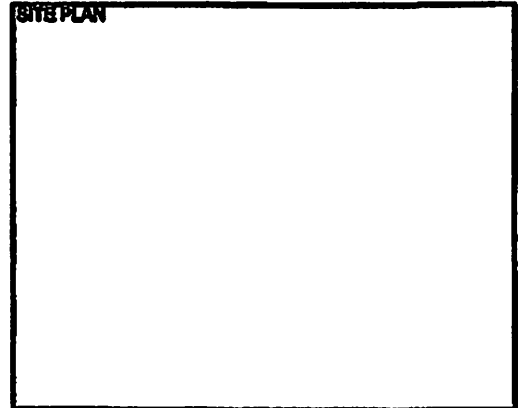
TEST HOLE #
PERFORMED BY:
PROJECT:
LEGAL DESC.
PROJECT NO.

Date of
Test Hole 8/28/2025
Dan Steiner, P.E.
Alliance Estates Subdivision
25-023



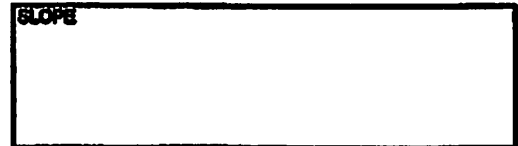
SEAL

DEPTH, FT SOIL TYPE
1 0-0.5' Topsoil / roots and organics
2 0.5-1' Sandy Loam (CL)
3 1-3' Gravelly Sand



4
5
6
7 3-16' Silty Sand
8 w/ Gravel and Cobbles
9 Some +6" Rock
10 (SM)

GROUNDWATER
ENCOUNTERED? No
AT WHAT DEPTH? N/A
DEPTH AFTER
MONITORING? N/A



11
12
13
14
15
16 BOH
17
18
19
20
21
22

PERCOLATION TEST					
READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
1	8/28/25	4: 08		7.00	
		4: 28	20	0.00	7.00
2		4: 29		7.00	
		4: 54	25	0.00	7.00
3		4: 58		7.00	
		5: 20	22	0.00	7.00

PERC. RATE 4 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: 125 g/min
TEST RUN BETWEEN 5 ft & 6 ft

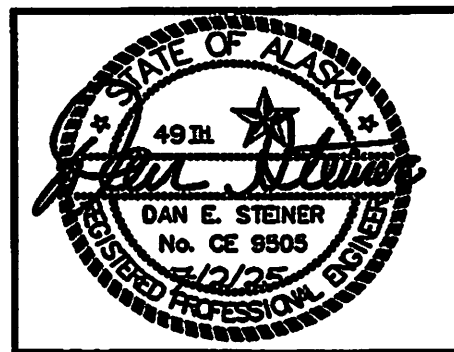
COMMENTS:

PERFORMED BY: PJ Pinard DATE: 8/3/2025

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dawberry Dr.
Wasilla, AK 99623

Phone: (907) 357-5609
Fax: (907) 357-5608

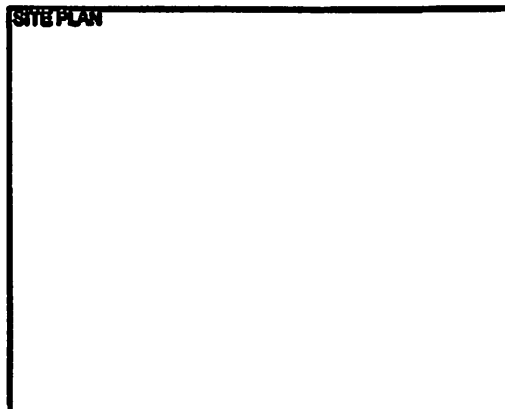


TEST HOLE / PERCOLATION TEST

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

SEAL

DEPTH, FT SOIL TYPE
0-0.5' Topsoil / roots and organics
0.5'-1' Sandy Loam (OL)
1'-2.5' Gravelly Sand



3'-10' Silty Sand w/ Gravel and Cobbles Some +6" Rock (SM)

GROUNDWATER ENCOUNTERED? No
AT WHAT DEPTH? N/A
DEPTH AFTER MONITORING? N/A



11-
12-
13-
14-
15-
16-
17-
18-
19-
20-
21-
22-
BOH

PERCOLATION TEST					
READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
1	6/23	2: 48		7.00	
		3: 10	24	0.00	7.00
2		3: 11		7.00	
		3: 37	26	0.00	7.00
3		3: 58		7.00	
		4: 04	28	0.00	7.00

PERC. RATE 4 (min/hr) PERC. HOLE DIA. 6" APPLICATION RATE: 125 gph
TEST RUN BETWEEN 5 ft & 6 ft

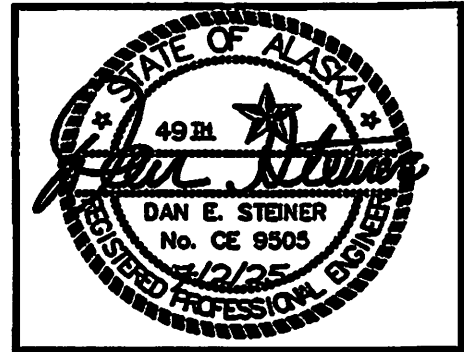
COMMENTS:

PERFORMED BY: PJ Pinard DATE: 6/8/2025

**STEINER DESIGN &
CONSTRUCTION SERVICES, LLC**

**6900 W. Dewberry Dr.
Wasilla, AK 99623**

Phone: (807) 357-5609
Fax: (807) 357-5608



TEST HOLE / PERCOLATION TEST

TEST HOLE #
PERFORMED BY:
PROJECT:
LEGAL DESC.
PROJECT NO.

Date of
Test Hole 8/28/2025
6
Driller Dan Steiner, P.E.
Location Alliance Estates Subdivision
Well No. 28-023

SEAL

DEPTH, FT

SOIL TYPE

0-1" Topsoil / roots and organics

1.

2

3

4

8

6

7

8

8

10

11

12

13

4

15

16

17

18

19

20

21

22

Sandy Loom (OL)

62.5-6.5' Sand (SP)

5.5-16' Silty Sand w/ Gravel and Cobbles Occasional + (SM)

GROUNDWATER ENCOUNTERED? No

AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

SITE PLAN

SLOPE

PERCOLATION TEST					
READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
1		4:20		7.00	
		4:50	30	3.25	3.75
2		4:50		7.00	
		5:20	30	3.50	3.50
3		5:20		7.00	
		5:50	30	3.50	3.50

PERC. RATE 9 (min/min) PERC. HOLE DIA. 6" APPLICATION RATE: 190 gals'

TEST RUN BETWEEN 5 R & 6 R

COMMENTS:

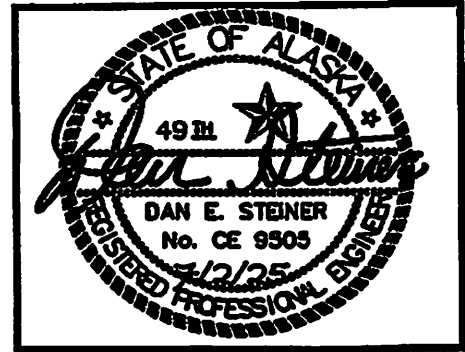
PERFORMED BY: PJ Pinaud

DATE: 8/8/2025

**STEINER DESIGN &
CONSTRUCTION SERVICES, LLC**

5900 W. Dewberry Dr.
Wasilla, AK 99823

Phone: (907) 357-5809
Fax: (907) 357-5808



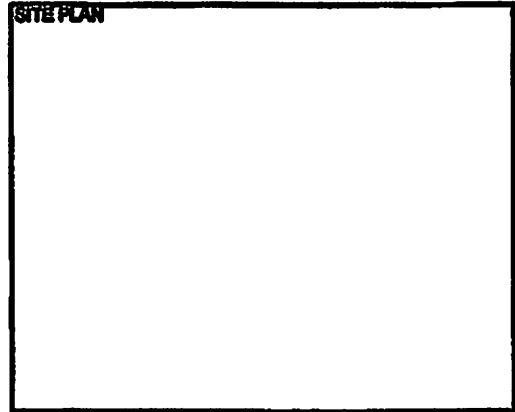
TEST HOLE / PERCOLATION TEST

TEST HOLE #
PERFORMED BY:
PROJECT:
LEGAL DESC.
PROJECT NO.

Date of
Test Hole 6/28/2025
7
Dan Steiner, P.E.
Alliance Estates Subdivision
25-023

SEAL

DEPTH, FT	SOIL TYPE
0 - 0.5'	Topsoil / roots and organics
0.5 - 1'	Sandy Loam (CL)
1 - 10'	Silty Sand w/ Gravel and Cobbles Some +6" Rock (SM)



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
1	6/23	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/hr) PERC. HOLE DIA. 6" APPLICATION RATE: 250 gph

TEST RUN BETWEEN 5 ft & 6 ft

COMMENTS:

PERFORMED BY: PJ Pinard

DATE: 6/8/2025

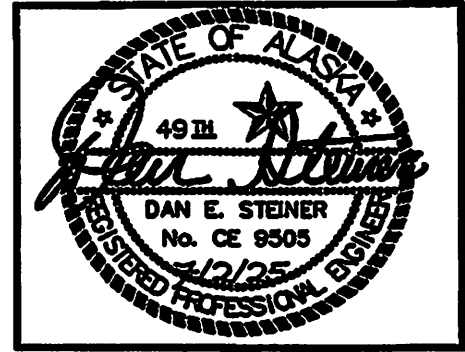
STEINER DESIGN & CONSTRUCTION SERVICES, LLC

6900 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 367-6609
Fax: (907) 367-6608

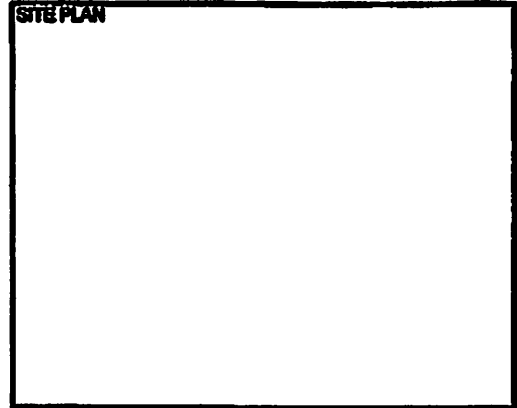
TEST HOLE / PERCOLATION TEST

TEST HOLE # 10 Date of Test Hole 6/28/2025
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Estates Subdivision
LEGAL DESC. _____
PROJECT NO. 25-023



SEAL

DEPTH, FT SOIL TYPE
1- 0-1' Topsoil / roots and organic
2- 1'-2' Sandy Loam (CL)



3-
4-
5-
6-
7- 2-10' Silty Sand w/ Gravel and Cobbles Some +6" Rock (SM)
8-
9-
10-
11-
12-
13-
14-
15-
16-
17-
18-
19-
20-
21-
22-

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
1	6/28/25	3:20		7.00	
		3:50	30	6.13	0.88
2		3:50		7.00	
		4:20	30	6.25	0.75
3		4:20		7.00	
		4:50	30	6.25	0.75

PERC. RATE 40 (min/hr) PERC. HOLE DIA. 6" APPLICATION RATE: 335 g/m²/hr

TEST RUN BETWEEN 5 ft & 6 ft

COMMENTS:

PERFORMED BY: PJ Pinard DATE: 6/5/2025

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

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@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)

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>; dglsviatn@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

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.

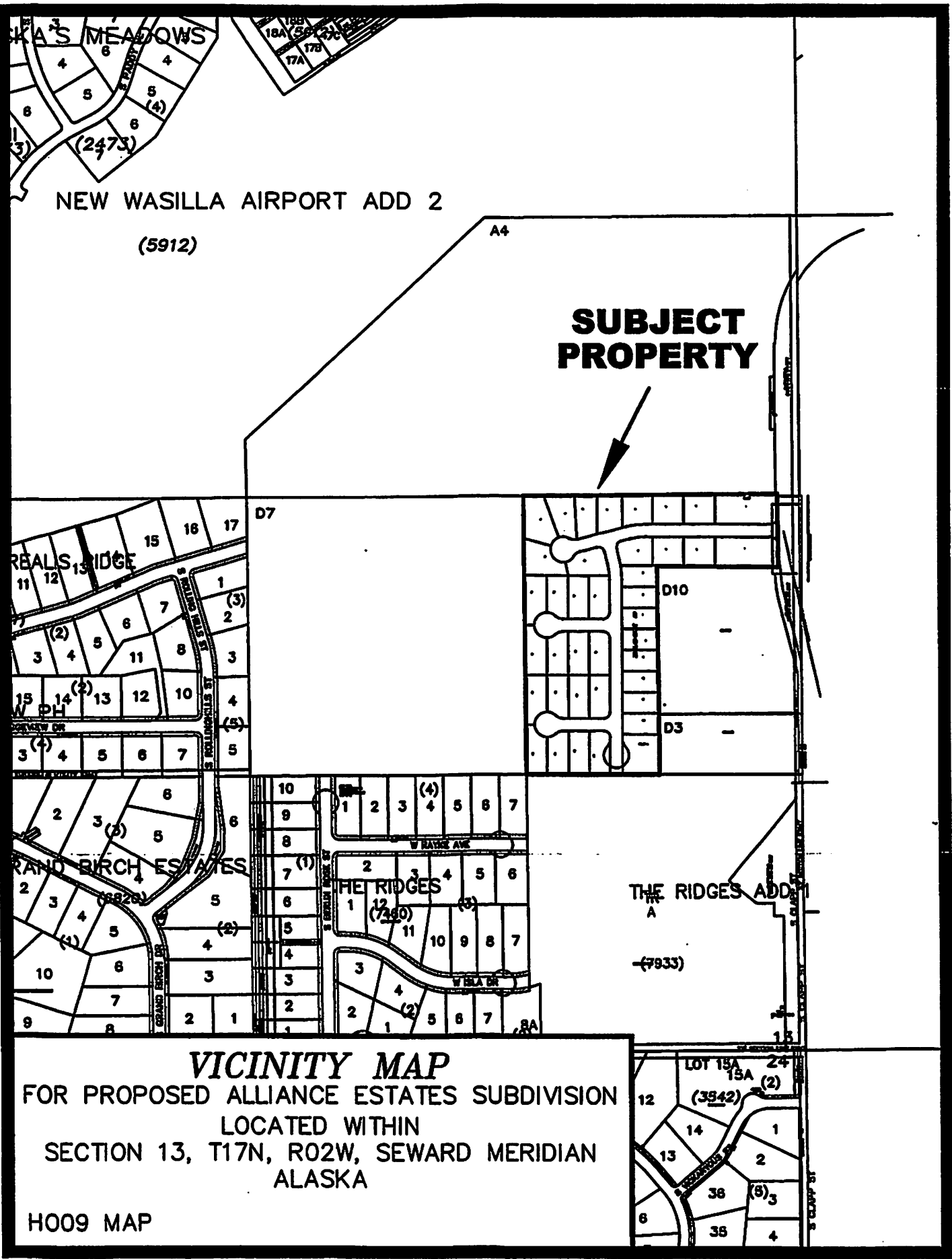
The Matanuska-Susitna Borough Platting Board will hold a public hearing in the Assembly Chambers at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed Subdivision. The public hearing is scheduled for September 18, 2025, starting at 1:00p.m. We are sending you this 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 [☒] Concern

Name: JAMES PARTRIDGE Address: 824 W. SEWARD 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.



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
July 17, 2025 Staff Report

EXHIBIT A – 4 pgs
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.

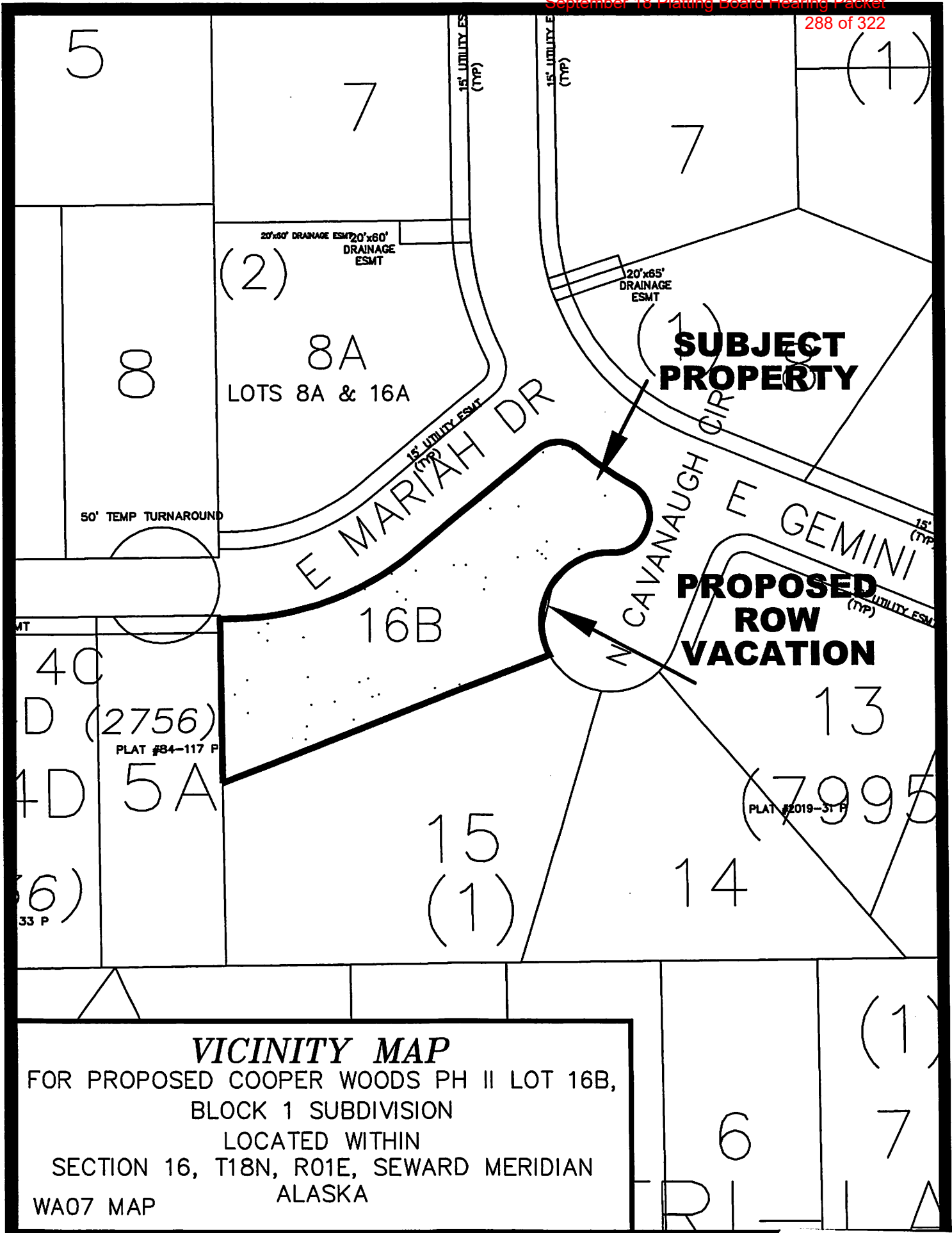
FINDINGS OF FACT:

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.





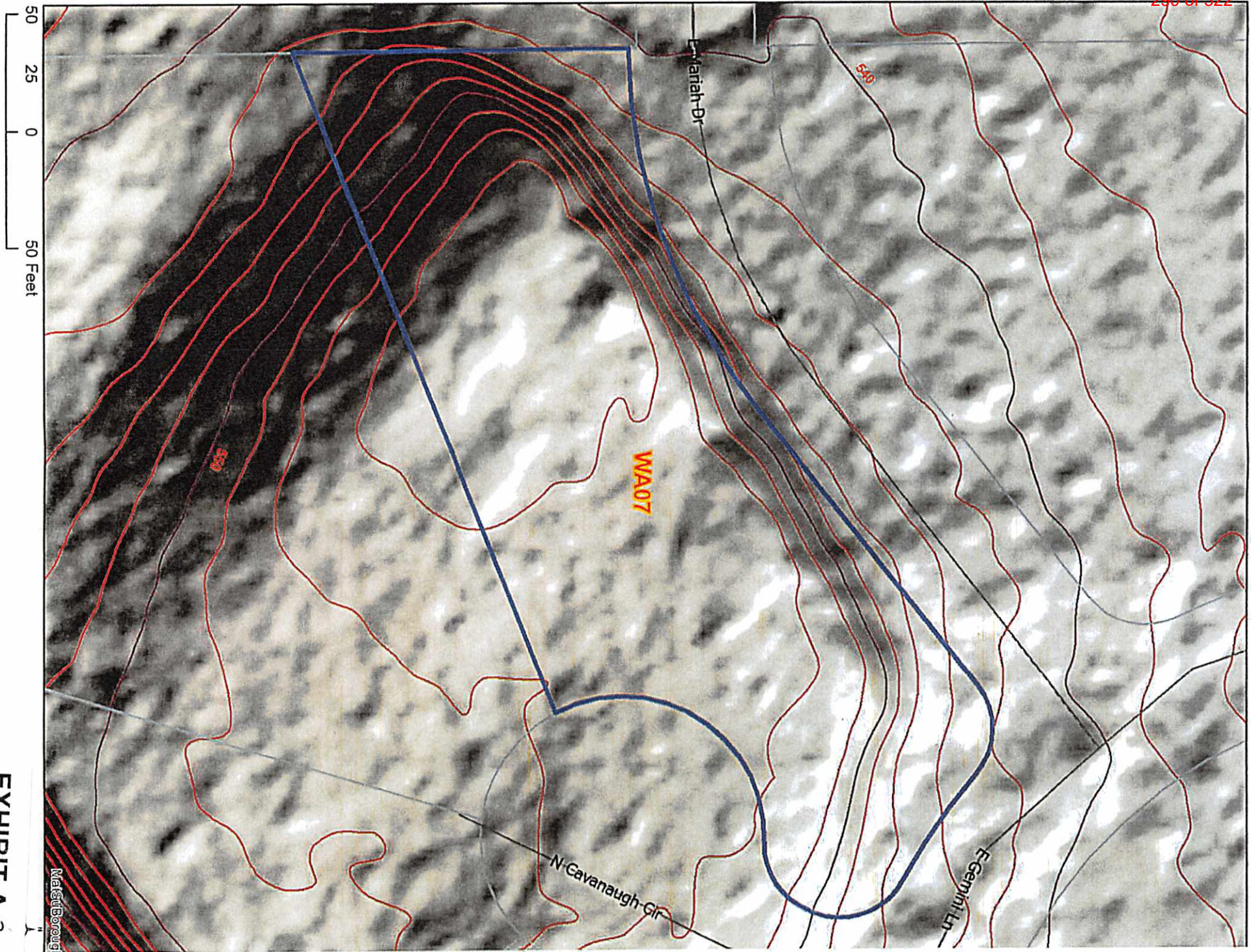
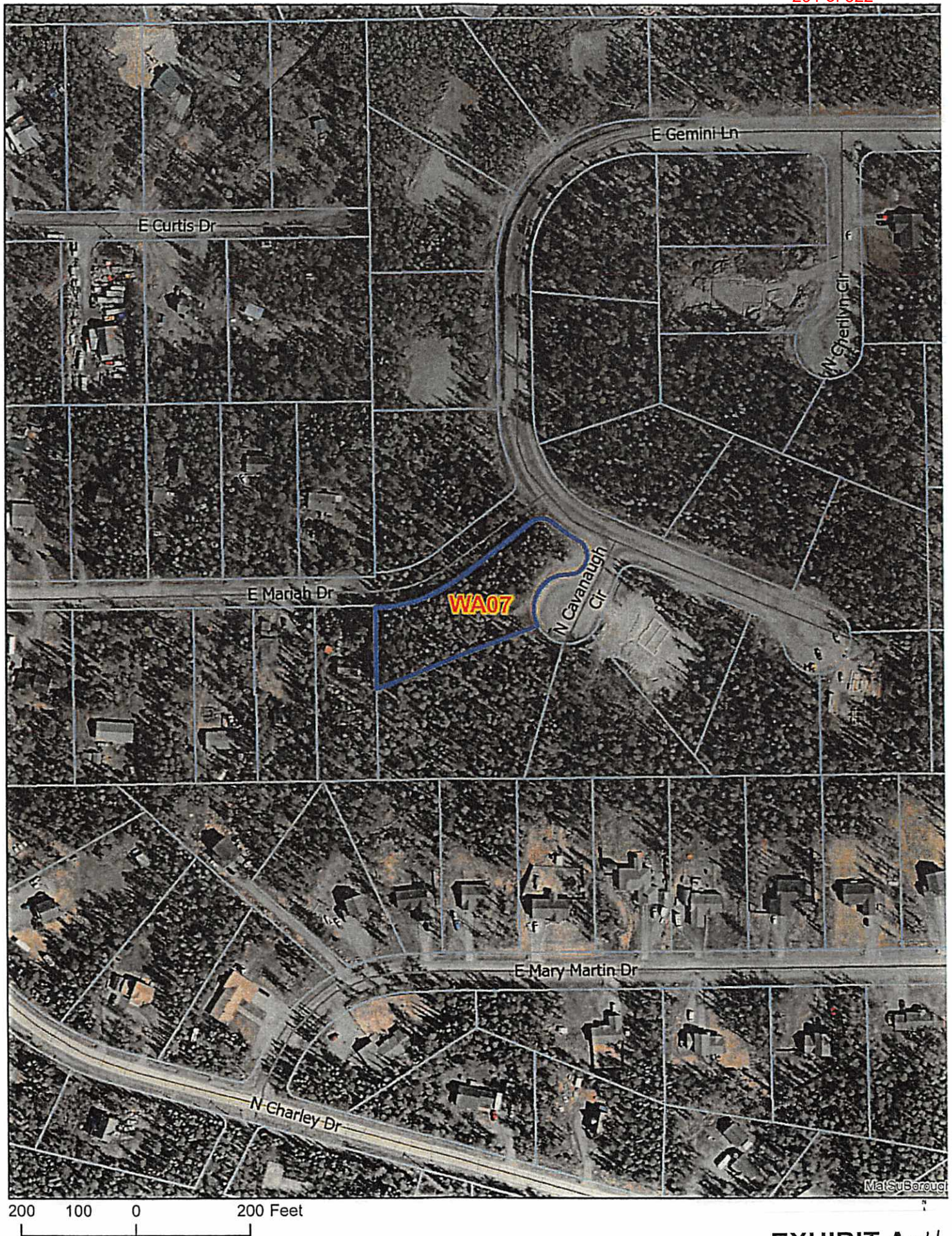


EXHIBIT A-3

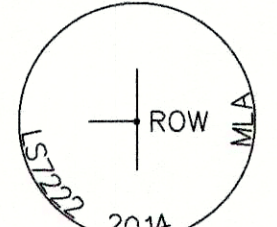


M1
FOUND 3-1/4"
BRASS CAP MONUMENT
ON 2-1/2" ALUMINUM PIPE



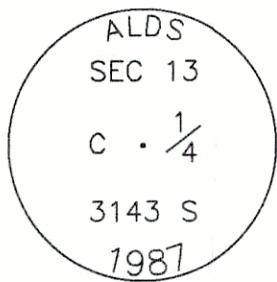
DOWN 0.6ft, UNDISTURBED

M2
FOUND 2" ALUMINUM
CAP ON 5/8" REBAR



FLUSH, UNDISTURBED

M3
FOUND 3-1/4"
BRASS CAP MONUMENT
ON 2-1/2" ALUMINUM PIPE



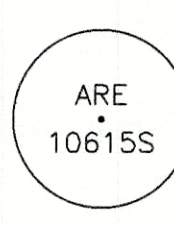
UP 0.6ft, LEANING NORTH,
LOOSE, SHOT AT GROUND

M4
FOUND 1-1/2"
ALUMINUM CAP
ON 5/8" REBAR



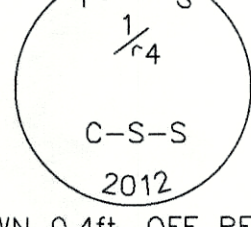
UP 0.2ft, UNDISTURBED

M5
FOUND 1" PINK PLASTIC
CAP ON 5/8" REBAR



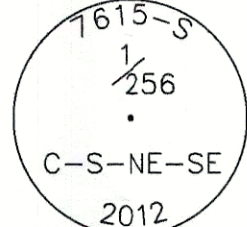
FLUSH, BANGED UP

M6
FOUND 2" ALUMINUM
CAP ON 5/8" REBAR



DOWN 0.4ft, OFF REBAR,
BENT, SHOT AT BEND,
STRAIGHTENED REBAR,
REPLACED CAP ON REBAR

M7
FOUND 2" ALUMINUM
CAP ON 5/8" REBAR



UP 0.5ft, UNDISTURBED

M8
FOUND 2" ALUMINUM
CAP ON 5/8" REBAR



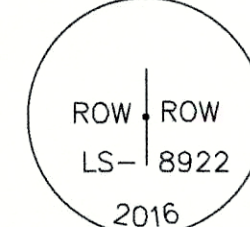
FLUSH, UNDISTURBED

M9
FOUND 2" ALUMINUM
CAP ON 5/8" REBAR



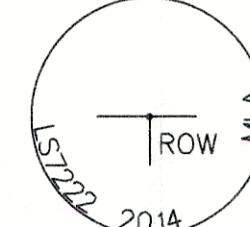
FLUSH, UNDISTURBED
(GNSS CONTROL
POINT)

M10
FOUND 2" ALUMINUM
CAP ON 5/8" REBAR

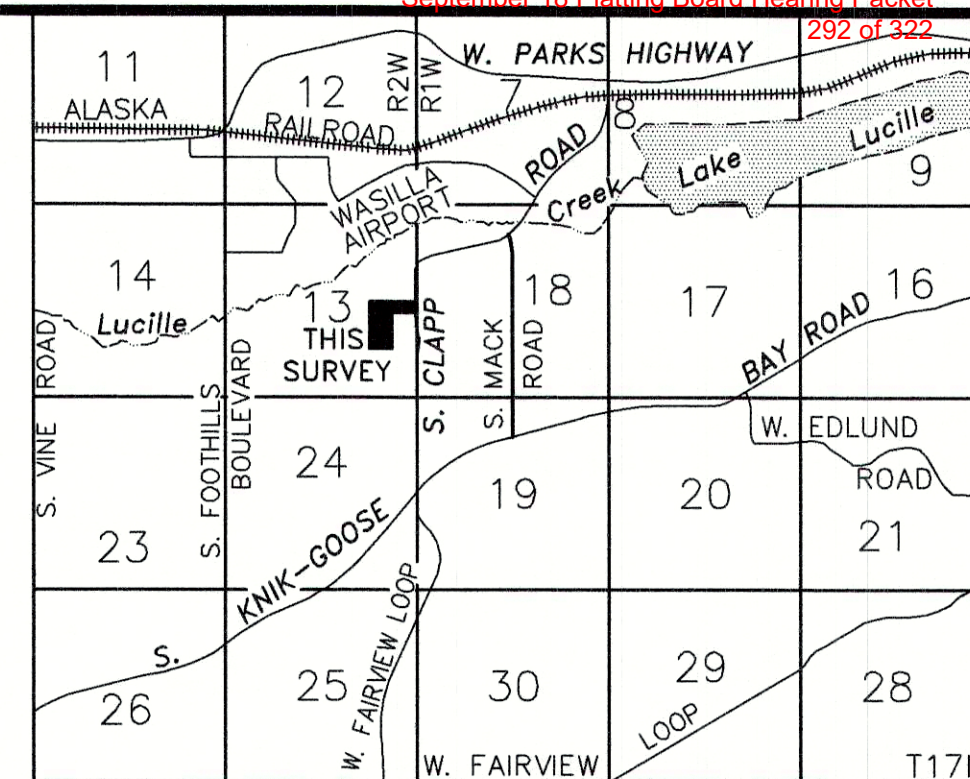


FLUSH, UNDISTURBED

M11
FOUND 2" ALUMINUM
CAP ON 5/8" REBAR



FLUSH, SLIGHTLY
BANGED UP



VICINITY MAP

SCALE: 1" = 1 MILE

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 ASSESSMENTS THROUGH ____, 20__, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTOR OFFICIAL, MAT-SU BOROUGH

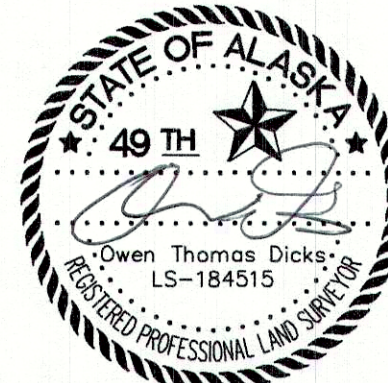
DATE

SURVEYOR'S CERTIFICATE

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

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 resolutelandsurvey.com

DRAWN: EEG

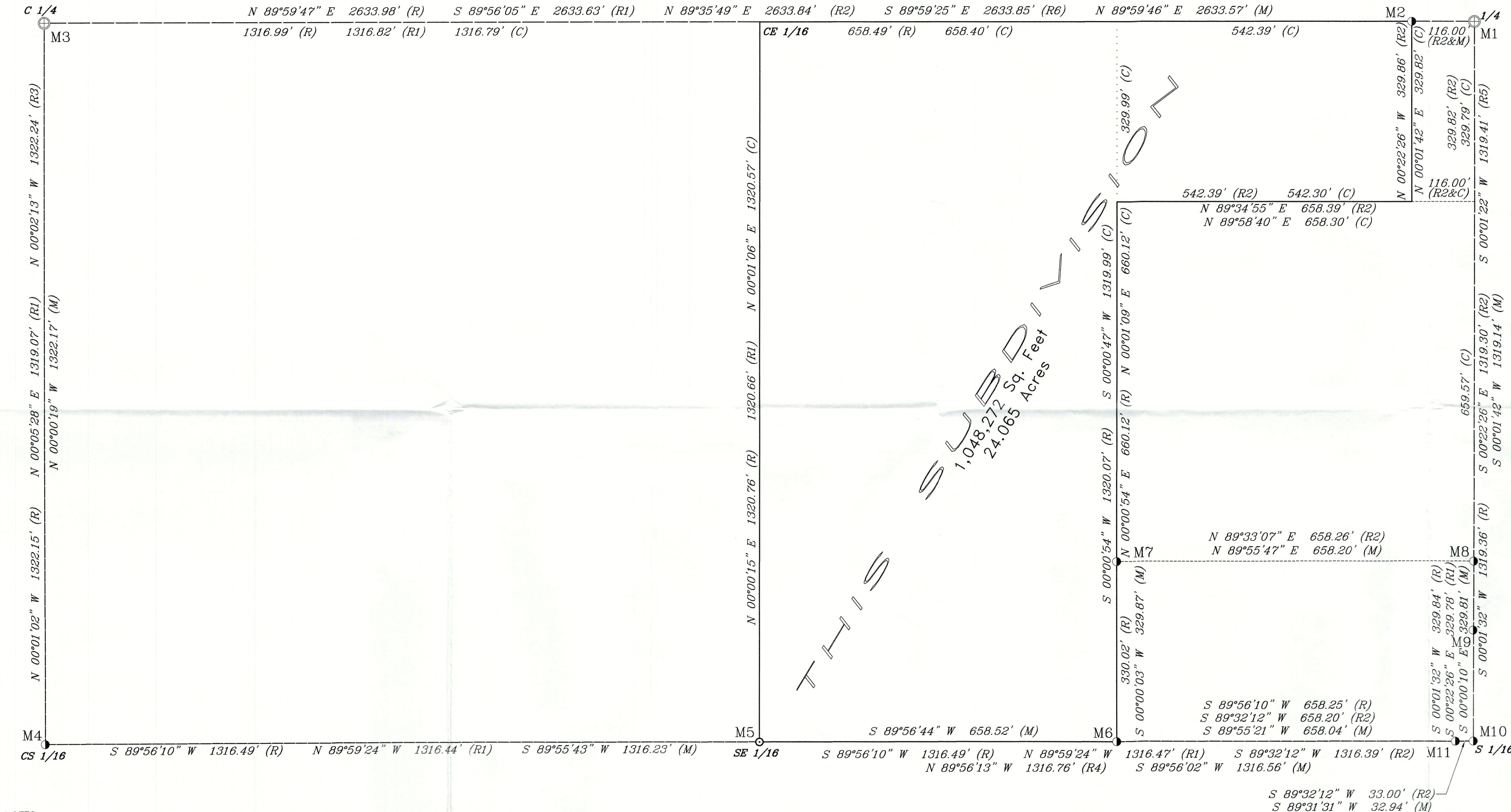
DATE: 7/8/2025

PROJECT: 250170

SCALE: 1" = 100'

FIELD BOOK: GSS-19

SHEET 1 OF 2



NOTES

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO 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.
- 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.
- NO DIRECT ACCESS TO S. CLAPP ST. FROM LOT 1, BLOCK 1 AND LOT 1, BLOCK 2.
- ALL SUBDIVISION CORNERS TO BE SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "RESOLUTE, LS 184515" UNLESS OTHERWISE NOTED.
- BASIS OF BEARING FROM GNSS OBSERVATION AT MONUMENT #9 ON MAY 6, 2025.
- CONTOURS TAKEN FROM 2011 MSB LIDAR PROJECT.

Legend

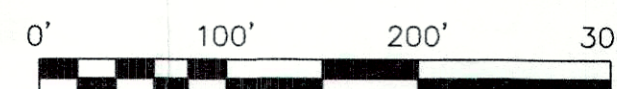
- Found Aluminum Monument
- Found Aluminum Cap on 5/8" Rebar
- Set Aluminum Monument
- Found Plastic Cap
- Set Spike/Mag Nail
- Record per ROS, 2012-101
- Record per PLAT, 2015-118
- Record per PLAT, 2017-51
- Record per PLAT, 2019-62
- Record per PLAT, 2019-127
- Record per PLAT, 2020-126
- Record per PLAT, 2023-136
- Measured this survey
- 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
- Overhead Lines
- Fences

Topographic Symbols Legend

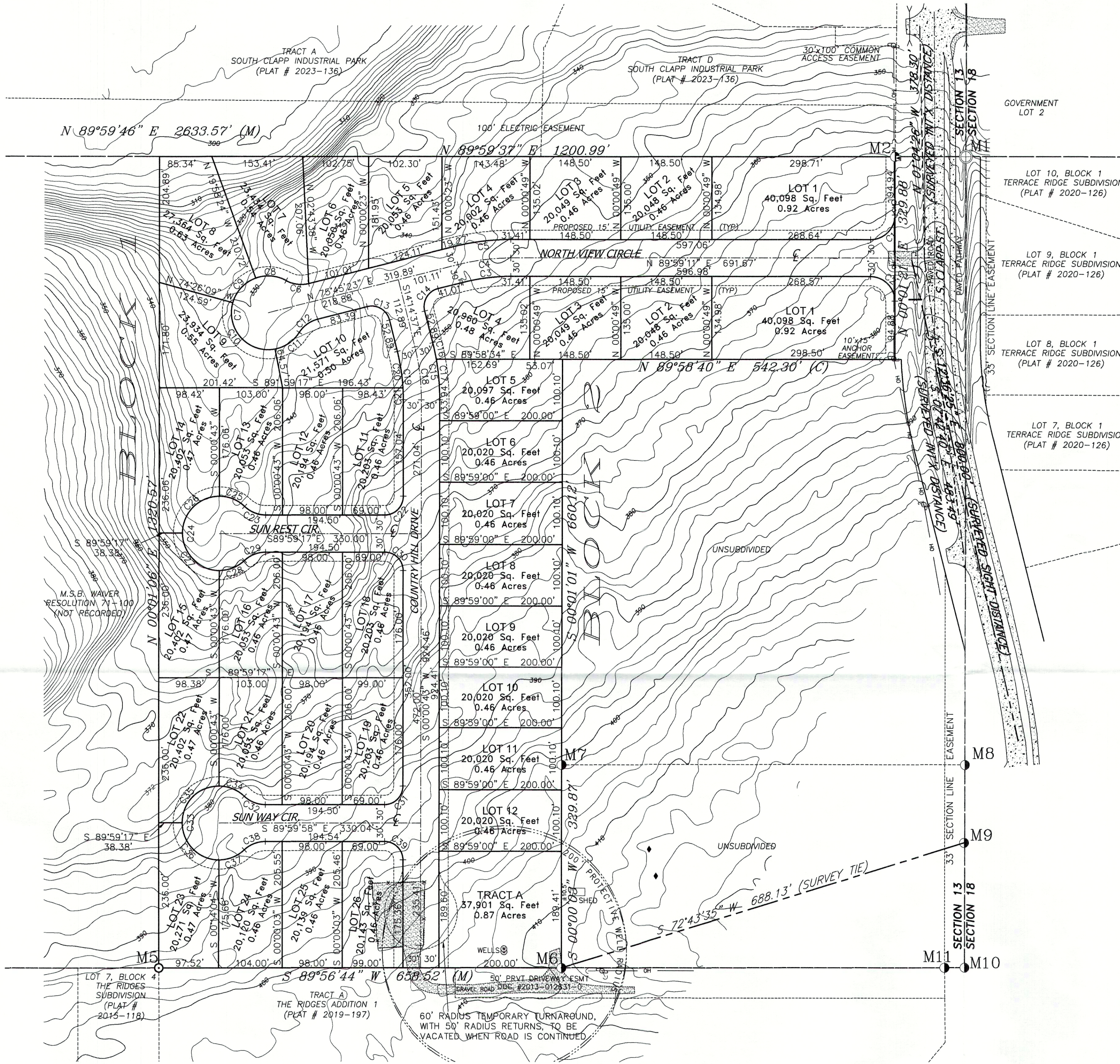
- Communications Pedestal
- Traffic Sign
- Utility Pole
- Guy Wire
- Water Well
- Sanitary Sewer Clean Out
- Septic Vent



SCALE: 1" = 100 FT.

PRELIMINARY

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'	S8°51'05"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'



Legend

- Found Aluminum Monument
- Found Aluminum Cap on 5/8" Rebar
- Set Aluminum Monument
- Found Plastic Cap
- Set Spike/Mag Nail
- Record per ROS, 2012-101
- Record per PLAT, 2015-118
- Record per PLAT, 2017-51
- Record per PLAT, 2019-62
- Record per PLAT, 2019-127
- Record per PLAT, 2020-126
- Record per PLAT, 2023-136
- Measured this survey
- 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
- Overhead Lines
- Fences

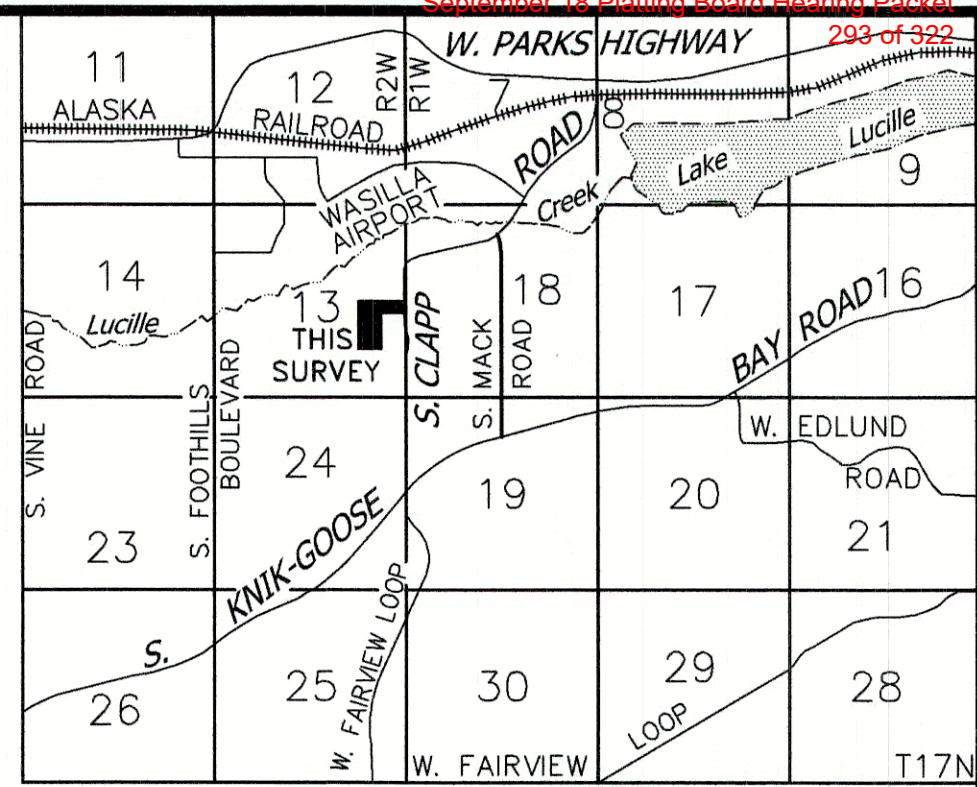
Topographic Symbols Legend

- Communications Pedestal
- Traffic Sign
- Utility Pole
- Guy Wire
- Water Well
- Sanitary Sewer Clean Out
- Septic Vent



SCALE: 1" = 100 FT.

PRELIMINARY



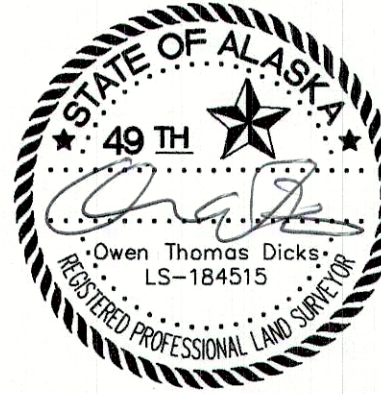
VICINITY MAP
SCALE: 1" = 1 MILE

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

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 resolute-survey.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
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
Petition for Vacation of Right of Way
As-built and Topography

EXHIBIT A – 4 pgs
EXHIBIT B – 2 pgs
EXHIBIT C – 2 pgs

AGENCY COMMENTS

Department of Public Works Pre-Design & Engineering
Permit Center
Utilities

EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
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.

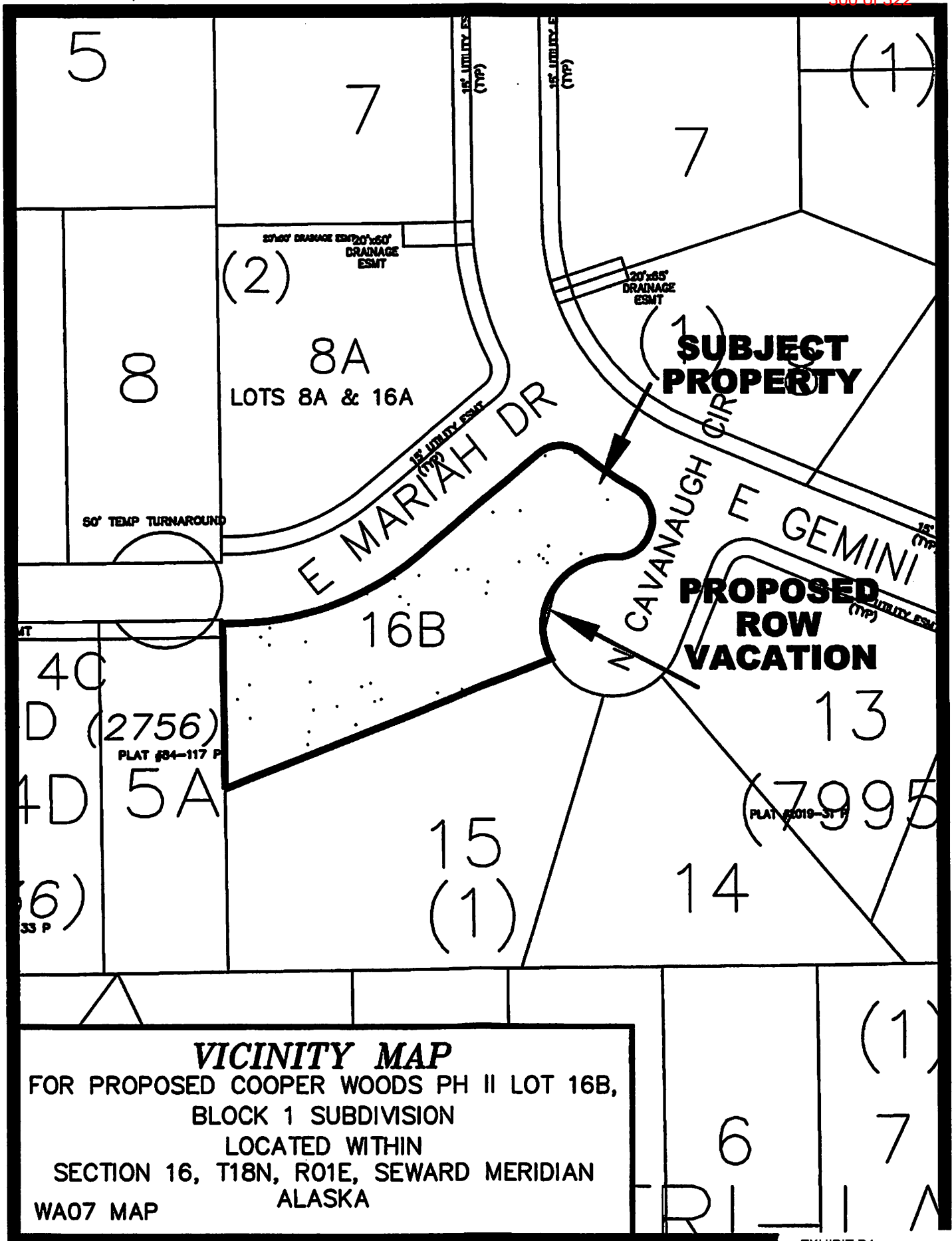
FINDINGS OF FACT FOR DENIAL

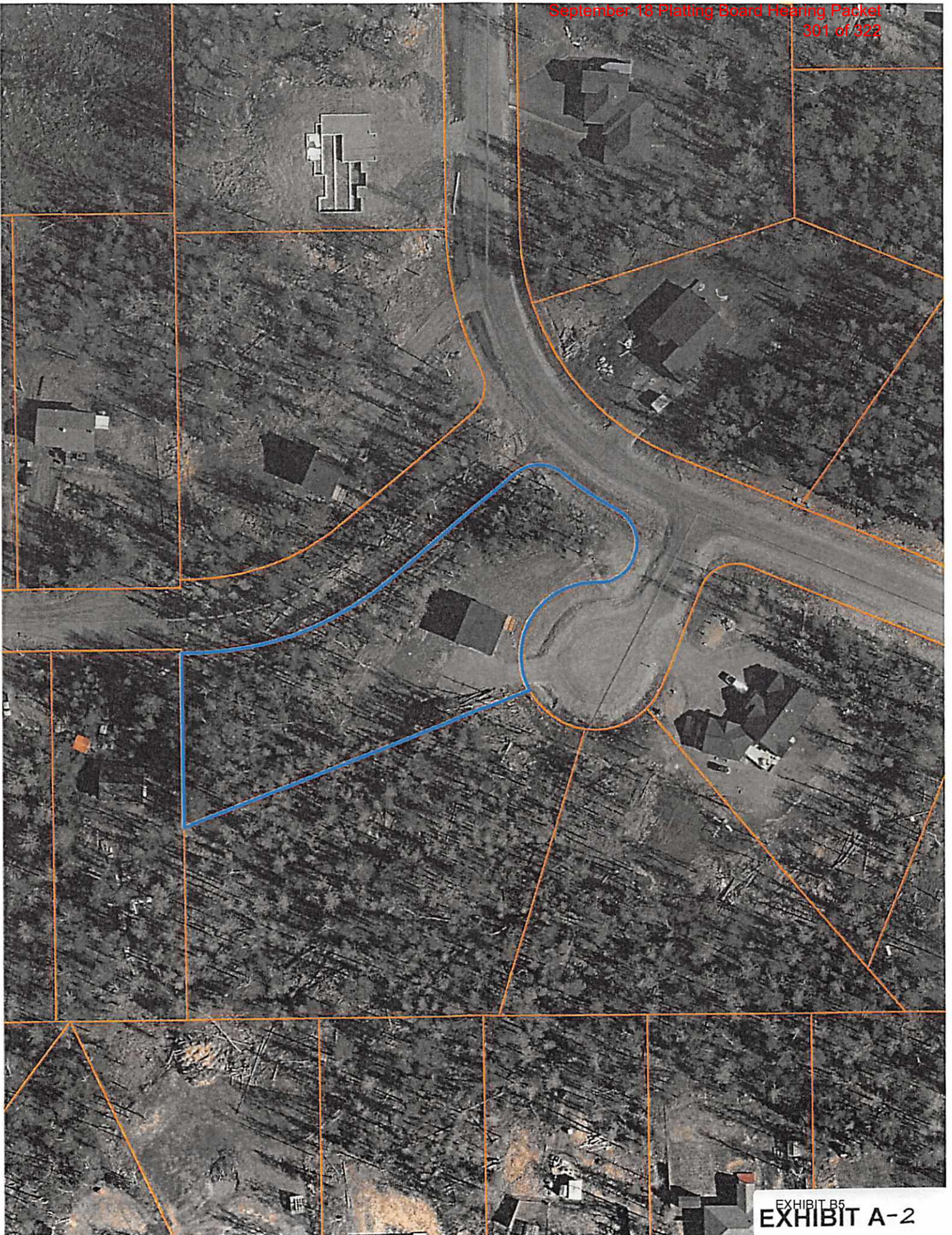
1. The Vacation of the Right-of-Way is not consistent with MSB 43.15.035 Vacations, as the Right-of-Way is being used.
2. MSB DPW Pre-Design and Engineering objects to the vacation.
3. Vacating the Right-of-Way would result in a substandard Cul-De-Sac.

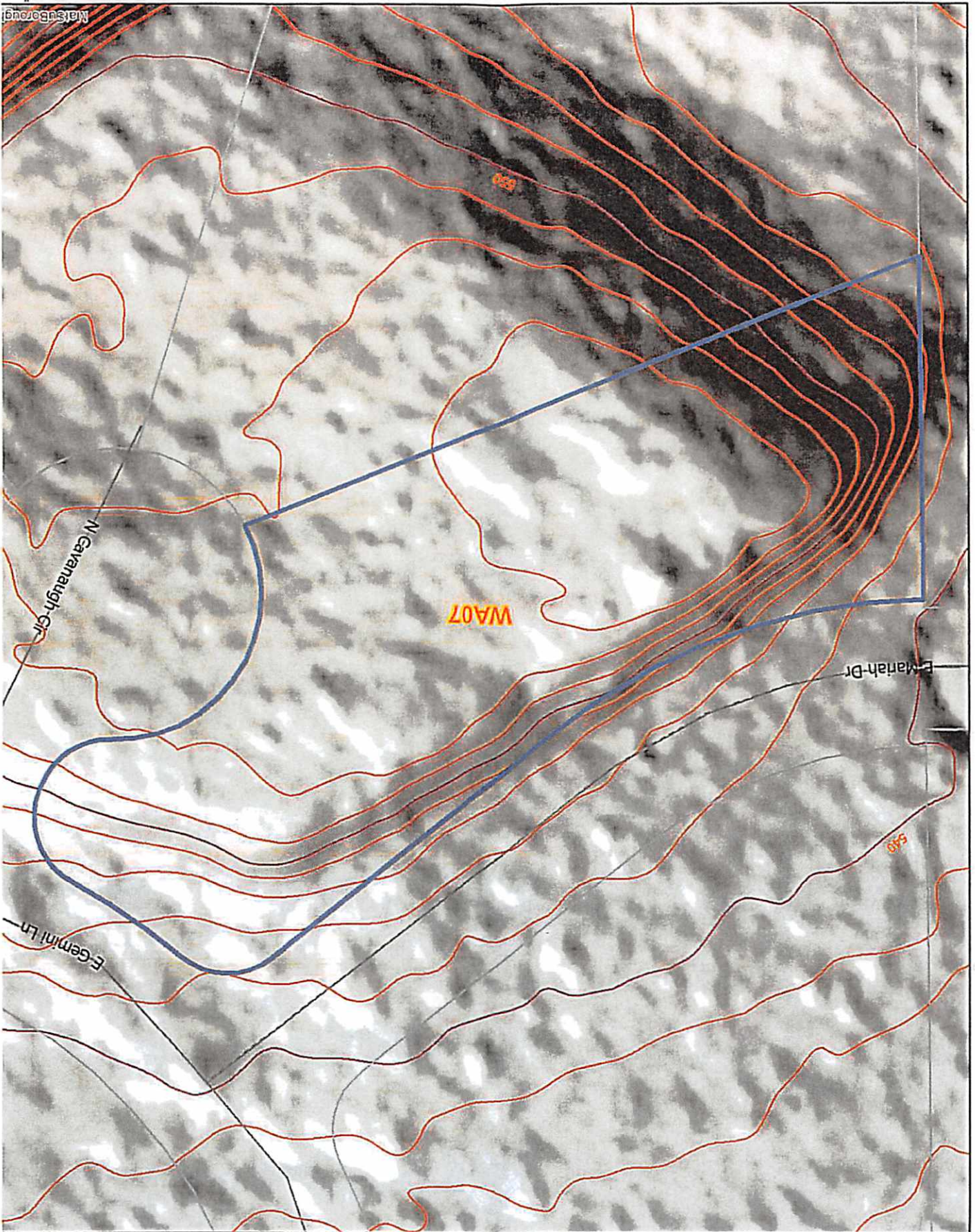
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

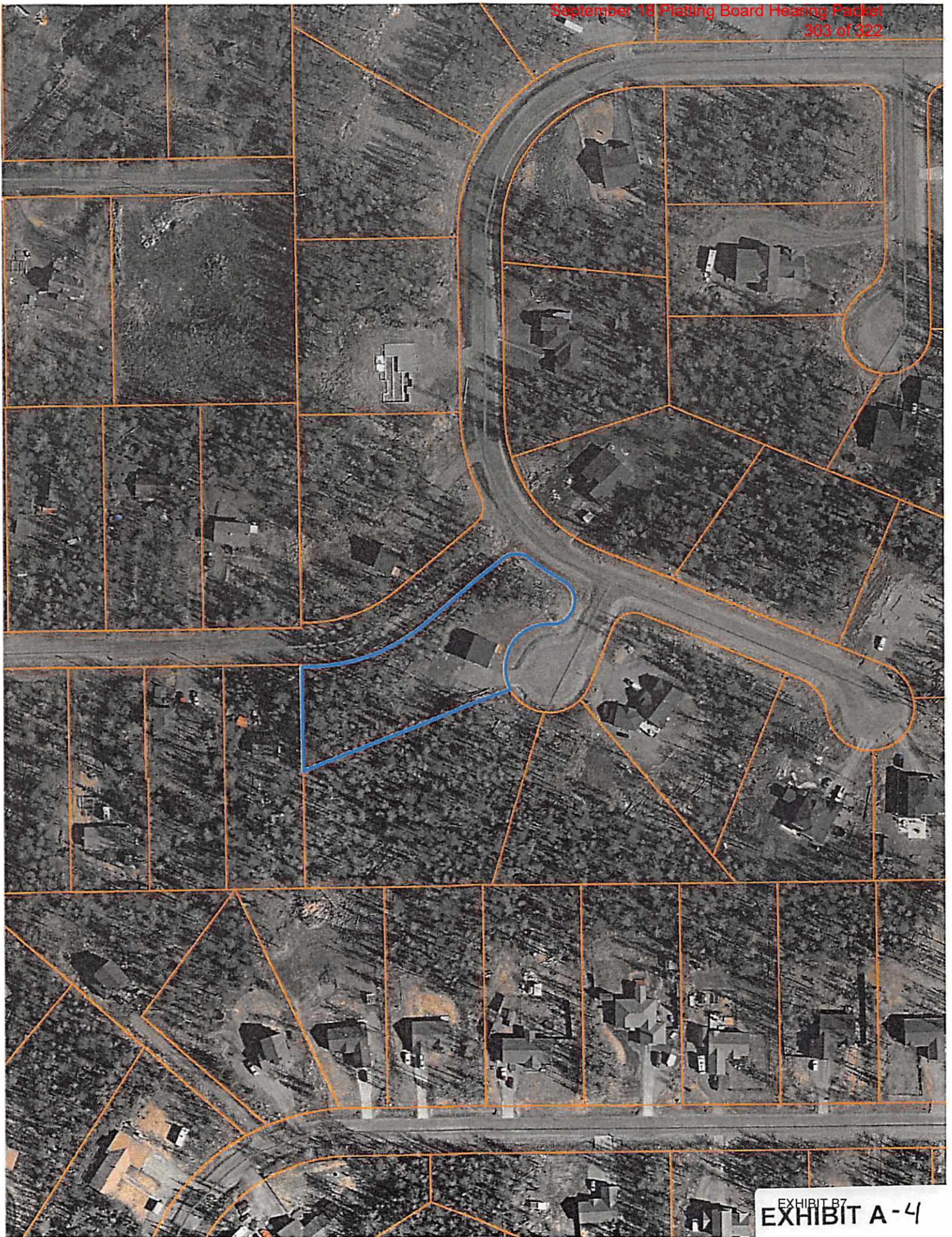
Suggested motion: I make a motion to approve the Vacation of the 2.23' by 32.44' portion of the Public Use Easement Vacation, Section 19, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

- 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.**









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

Said right-of-way being more fully described as:

RECEIVED

APR 14 2025

PLATTING

(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



HANSON LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99615
(907) 746-7738
BUSINESS LICENSE #1525



PLANIMETRY
/AS-BUILT

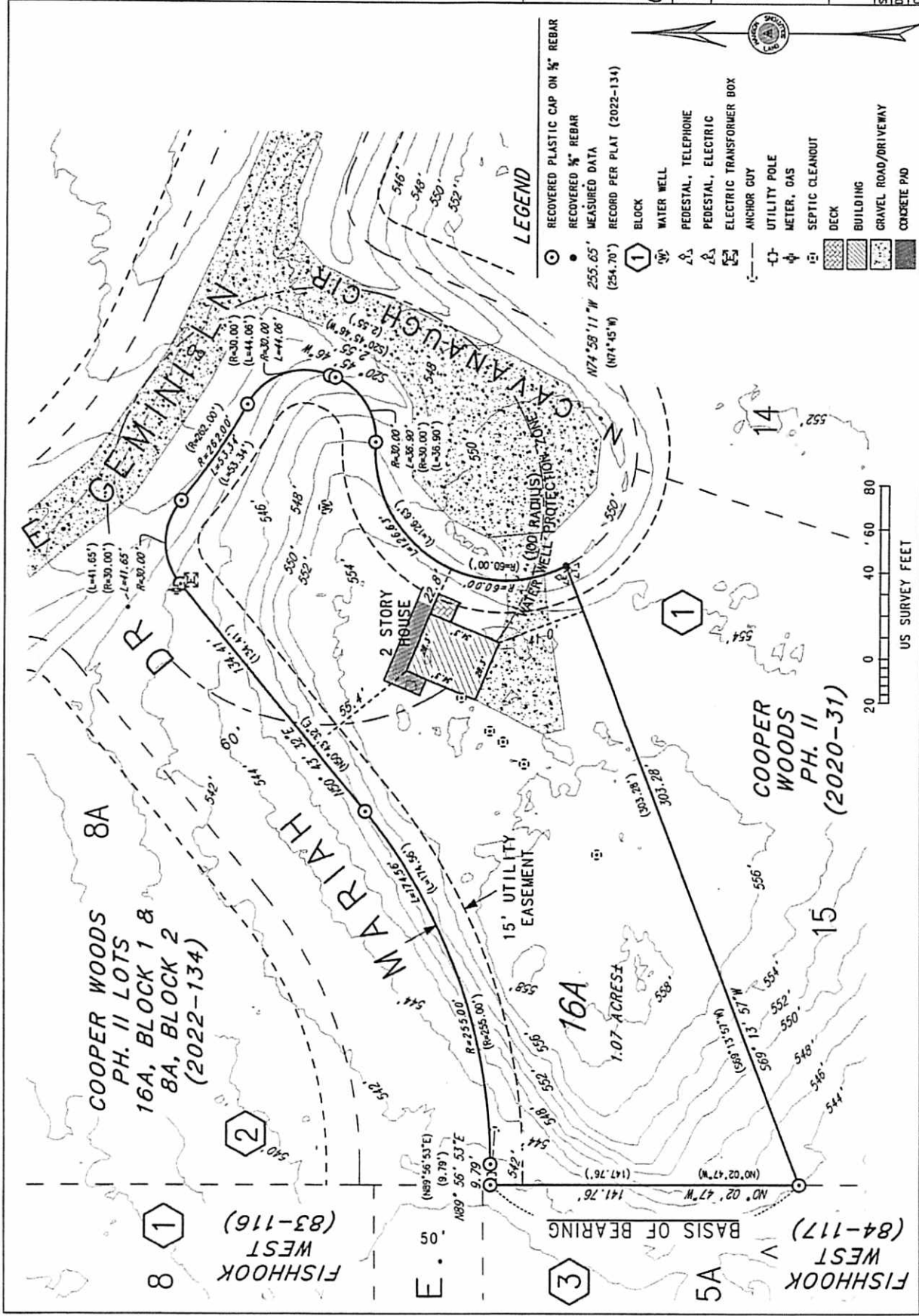
**LOT 16A,
BLOCK 1
COOPER
WOODS
PH. II
(2022-134)**

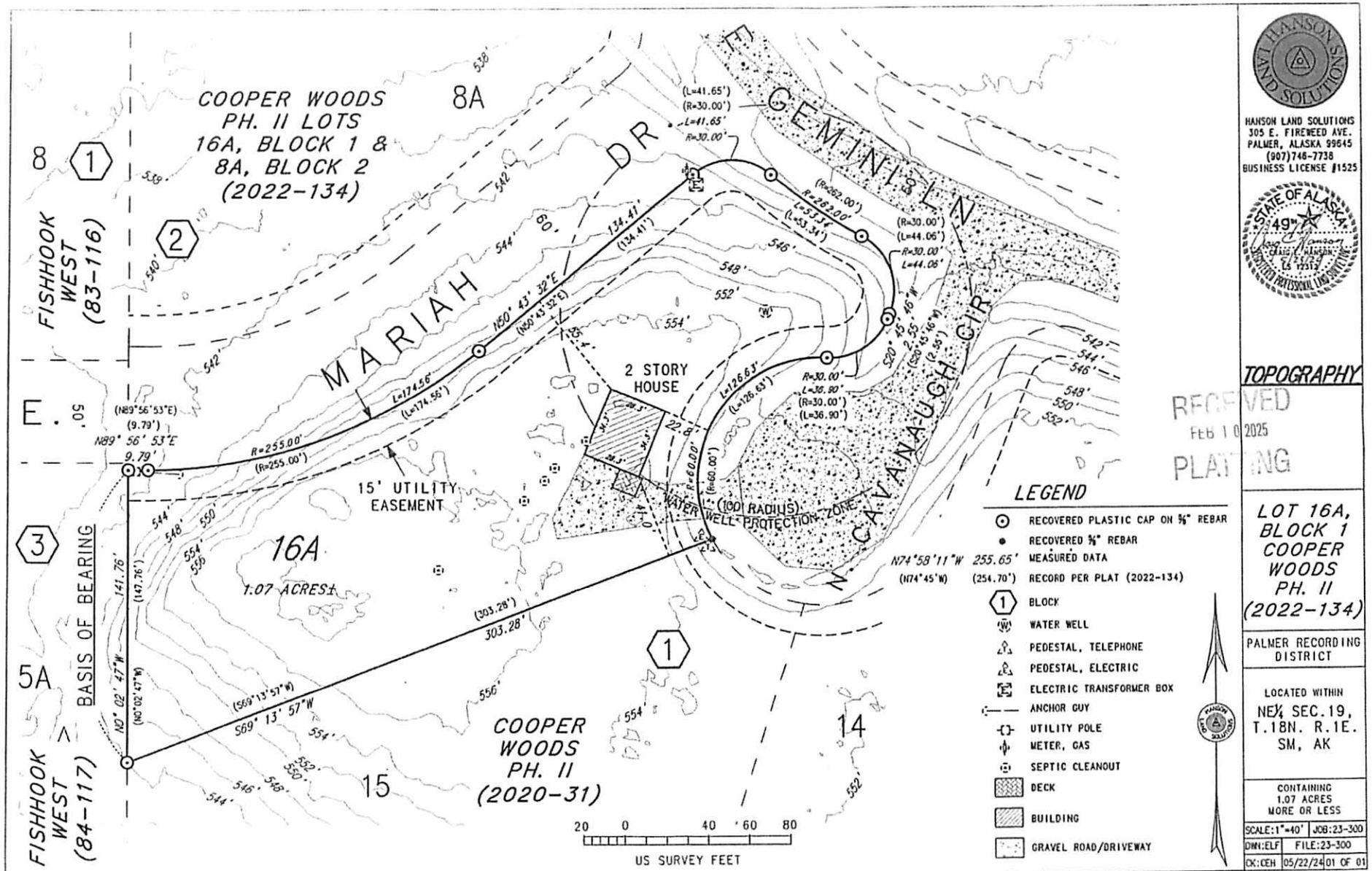
PALMER RECORDING
DISTRICT

LOCATED WITHIN
NE1/4 SEC. 19,
T. 18N. R. 1E.
SM, AK

CONTAINING
1.07 ACRES
MORE OR LESS

SCALE: 1"=40' JOB: 23-300
DW: ELF FILE: 23-300
CK: CH 02/14/25 01 07 00





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

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)

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



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,

A handwritten signature in cursive script that reads "James Christopher".

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

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF 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: _____

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.



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)

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)

LEGEND

- RECOVERED PLASTIC CAP ON 1/2" REBAR
- RECOVERED 1/2" REBAR
- SET PLASTIC CAP ON 1/2" REBAR
- MEASURED DATA
- RECORD PER PLAT (2022-134)

N74°58'11"W 255.65'
(N74°45'30" (254.70'))

FISHHOOK WEST (83-116)

COOPER WOODS PH. II
11 LOTS 16A, BLOCK 1 & 8A, BLOCK 2
(2022-134)

8 ①

E. 50'

3 ③

5A

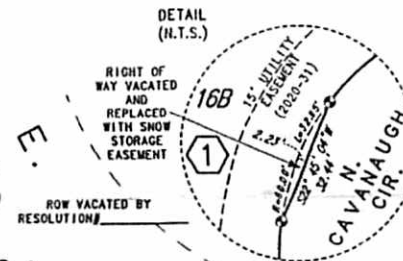
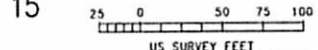
FISHHOOK WEST (84-117)

COOPER WOODS PH. II
(2020-31)

15

COOPER WOODS PH. II
(2020-31)

US SURVEY FEET



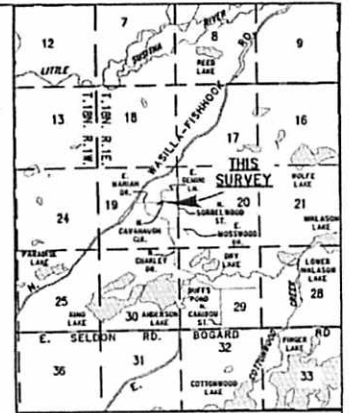
ROW VACATED BY RESOLUTION#

SNOW STORAGE AND MAINTENANCE EASEMENT. SEE DETAIL.

14

COOPER WOODS PH. II
(2020-31)

US SURVEY FEET



SOURCE: MSB TAX MAP WA02, WA03, WA06, & WA07 1"=5280'

SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MEASUREMENTS 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
NE 1/4 SEC. 19, T.18N. R.1E. SW, 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 OK: CEN SCALE: 1"=50' 11/08/23 1 OF 1

EXHIBIT F-2

ELF

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.]

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](#)

EXHIBIT F-4

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ (PLATTING CLERK)

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 ON BEHALF OF ALL INTERESTED PARTIES AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DUSTIN MARRS (OWNER) _____ DATE _____
DUSTIN MARRS QUINS INC.
2033 S. SALLY HAKE CIR.
WASILLA, AK 99623

NOTARY ACKNOWLEDGEMENT

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

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

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. NO INDIVIDUAL WATER, SUPPLY, SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED OR LAY OUT 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 EXISTING NATURAL GAS BLANKET EASEMENT RECORDED ON SEPTEMBER 13, 2018 AT DOCUMENT # 2018-018852-0.
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.

CERTIFICATE OF PAYMENT OF TAXES

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

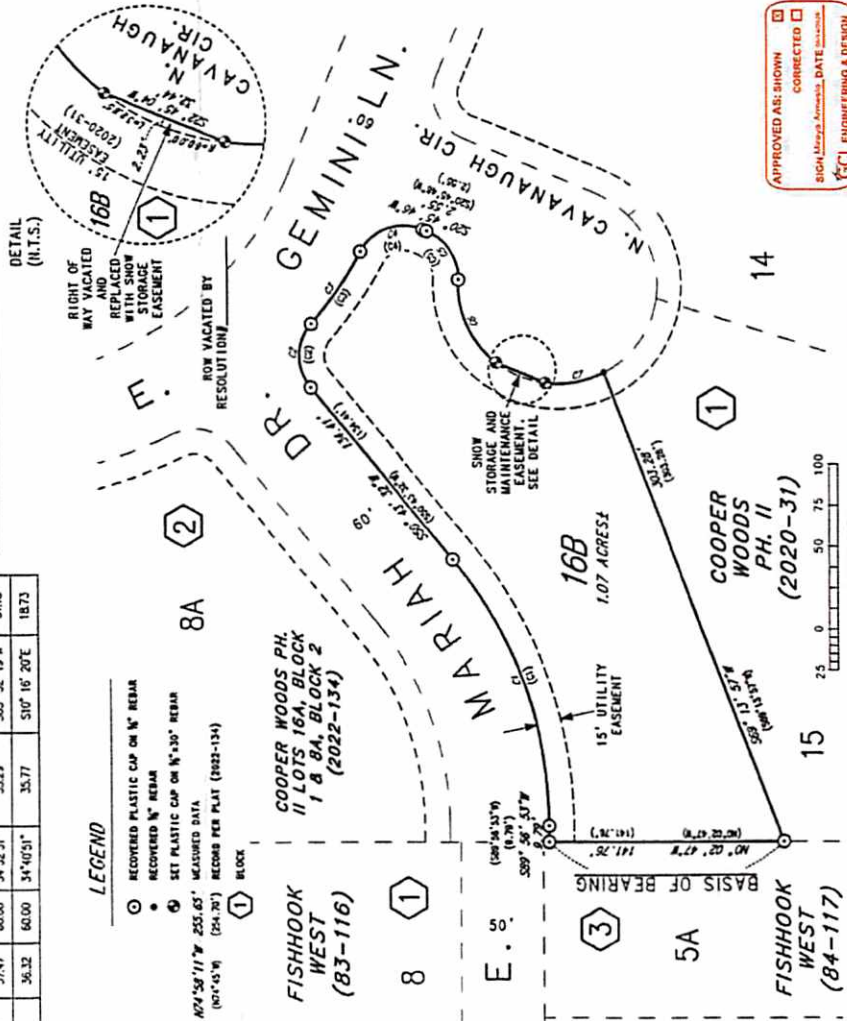
TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSTITNA BOROUGH)

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	TANGENT
(01)	(174.56)	(255.00)	(39°12'30")	(N70°20'12"E)	(90.86)
(02)	(41.65)	(30.00)	(79°32'49")	(S89°30'04"E)	(24.97)
(03)	(53.34)	(262.00)	(11°39'50")	(S55°33'34"E)	(26.76)
(04)	(44.06)	(30.00)	(84°08'23")	(S19°11'01"E)	(27.08)
(05)	(36.90)	(60.00)	(54°52'31")	(S57°51'59"W)	(21.19)
(06)	(57.47)	(60.00)	(34°40'51")	(S10°16'20"E)	(18.73)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	TANGENT
C1	174.56	255.00	39°12'30"	N70°20'12"E	90.86
C2	41.65	30.00	79°32'49"	S89°30'04"E	24.97
C3	53.34	262.00	11°39'50"	S55°33'34"E	26.76
C4	44.06	30.00	84°08'23"	S19°11'01"E	27.08
C5	36.90	60.00	54°52'31"	S57°51'59"W	21.19
C6	57.47	60.00	34°40'51"	S10°16'20"E	18.73

LEGEND

- RECOVERED PLASTIC CAP ON N° REBAR
- RECOVERED N° REBAR
- SET PLASTIC CAP ON N° 330° REBAR
- ▲ N74°58'11"W 255.65' MEASURED DATA (2014-15) (24.30') RECORD PER PLAT (2022-134)
- ① BLOCK



SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT I HAVE PERSONALLY EXAMINED THE PLAT AND THE MONUMENTS SHOWN ON THE PLAT, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACCURATELY REFLECT THE SURVEY DATA AND THAT THE MONUMENTS SHOWN ON THE PLAT ARE IN CONFORMITY WITH THE 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., S. 4W., AK
CONTAINING 1.07 ACRES MORE OR LESS

HANSON

LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEE AVENUE
PALMER, ALASKA, 99645
(907) 746-7738
FILE: 1623-301 OK: GH SCALE: 1"=50' 11/08/23 1 OF 1

APPROVED AS SHOWN
CORRECTED
SIGN: [Signature] DATE: [Date]
[Signature] ENGINEERING & DESIGN

EXHIBIT B17

ELF

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.

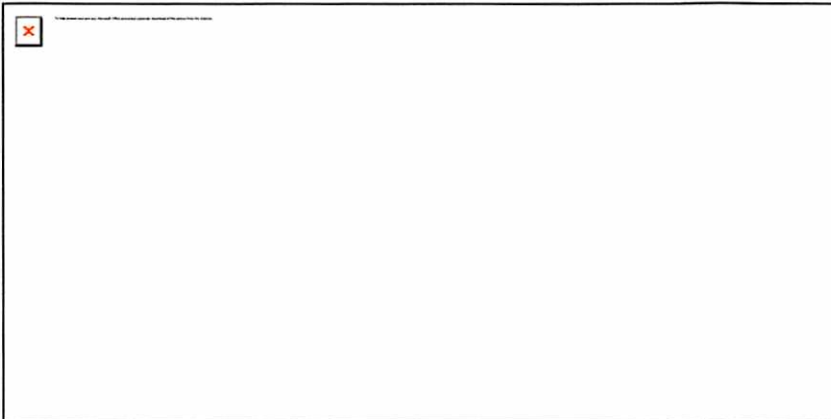
Approving this replat is essential to preserving the future marketability and value of the property. I urge you to consider the impact on the homeowner and the importance of ensuring a fair resolution.

Thank you for your time and thoughtful consideration.

Sincerely,

--

Kara Rupp
907-632-8518



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.

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 high 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,











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: _____

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.



CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL
(MATANUSKA-SUSITNA BOROUGH)

DATE

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)

LEGEND

- RECOVERED PLASTIC CAP ON 5/8" REBAR
- RECOVERED 5/8" REBAR
- SET PLASTIC CAP ON 5/8"x30" REBAR
- MEASURED DATA
- RECORD PER PLAT (2022-134)
- BLOCK

N74°58'11"W 255.65'
(N74°45'W) (254.70')

FISHHOOK WEST
(83-116)

COOPER WOODS PH. II
II LOTS 16A, BLOCK
1 & 8A, BLOCK 2
(2022-134)

8 1

E. 50'

3

5A

FISHHOOK WEST
(84-117)

8A

2

MARIAH DR.

16B
1.07 ACRES±

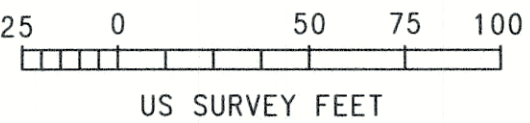
COOPER WOODS PH. II
(2020-31)

15

GEMINI LN.

N. Cavanaugh CIR.

14



DETAIL
(N.T.S.)

RIGHT OF WAY VACATED AND REPLACED WITH SNOW STORAGE EASEMENT

ROW VACATED BY RESOLUTION#

SNOW STORAGE AND MAINTENANCE EASEMENT. SEE DETAIL

15' UTILITY EASEMENT

BASIS OF BEARING

(S89°56'53"W)
(9.79')
S89° 56' 53"W
9.79'

141.76'
(141.76')
N0° 02' 47"W
(N0°02'47"W)

S69° 13' 57"W
(S69°13'57"W)

134.41'
(134.41')
S50° 43' 32"W
(S50°43'32"W)

134.41'
(134.41')
S50° 43' 32"W
(S50°43'32"W)

134.41'
(134.41')
S50° 43' 32"W
(S50°43'32"W)

134.41'
(134.41')
S50° 43' 32"W
(S50°43'32"W)

134.41'
(134.41')
S50° 43' 32"W
(S50°43'32"W)

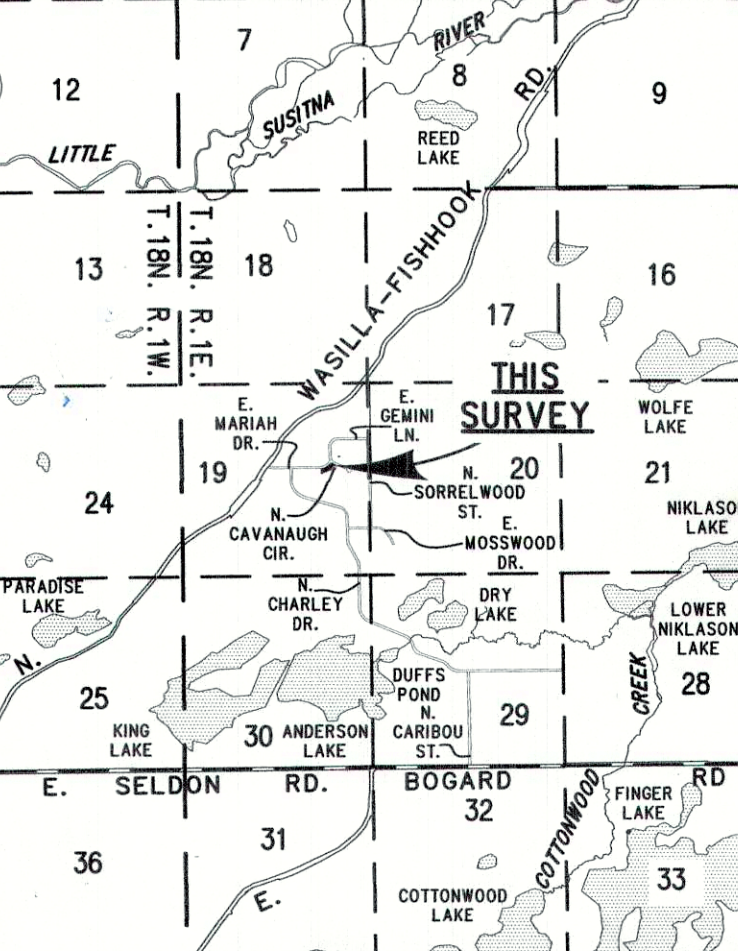
134.41'
(134.41')
S50° 43' 32"W
(S50°43'32"W)

134.41'
(134.41')
S50° 43' 32"W
(S50°43'32"W)

134.41'
(134.41')
S50° 43' 32"W
(S50°43'32"W)

134.41'
(134.41')
S50° 43' 32"W
(S50°43'32"W)

134.41'
(134.41')
S50° 43' 32"W
(S50°43'32"W)



SOURCE: MSB TAX MAP WA02, WA03, WA06, & WA07 1"=5280'

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

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