

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Kayla Smith
Lacie Olivieri - Alternate

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.

October 16, 2025

Ways you can participate in Platting Board meetings:

IN PERSON: 350 E Dahlia Avenue, Palmer, Alaska

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 them to the email address above by 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
- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

A. October 2, 2025

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **WET BEAVER ESTATES:** The request is to create 2 lots from Tax Parcel A13 (Tax ID# 17N03W08A013) and dedicate turn-around easements for S. Rogers Road and W. Wilma Street, to be known as WET BEAVER ESTATES, containing 37.5 acres +/- . The property is directly south of West Beaver Lake, north and west of S. Boundary Avenue, and east of S. Rogers Road; within the NE ¼ Section 8, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

(Petitioner/Owner: William Stryken, Staff: Chris Curlin, Case # 2025-121)

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)*

- November 6, 2025, Platting Board Meeting, we have 2 cases to be heard:
 - Hammerhead 2025
 - Vanda Valley

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on October 2, 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 Liebing, District Seat #2
Mr. Michael Gillson, District Seat #3
Ms. Michelle Traxler, District Seat #5
Mr. Sidney Bertz, District Seat #7

Platting Board members absent and excused were:

Ms. Karla McBride, Alternate A
Mr. Robert Hallford, Alternate B
Ms. Amanda Salmon, District Seat #4
Ms. Sandra Kreger, District Seat #6

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Lacie Olivieri, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician
Mr. Cayman Reynolds, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member Liebing led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

MOTION: Platting Member Liebing moved to approve the Agenda. The motion was seconded by Platting Member Gillson.

VOTE: The Agenda was approved without objection.

2. APPROVAL OF MINUTES

- September 18, 2025.

MOTION: Platting Member Liebing moved to approve the Agenda. The motion was seconded by Platting Member Gillson.

VOTE: The Minutes were approved without objection.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

(None)

4. UNFINISHED BUSINESS

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **YORKSHIRE ESTATES:** The request is to create 17 lots from Tax Parcel C6 (MSB Waiver 2007-096-PWm), (Tax ID# 18N01E10C006), to be known as **YORKSHIRE ESTATES**, containing 20.00 acres +/- . The property is located directly west of E. Yorkshire Road, directly east of N. Covington Street; within the SW ¼ Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. *(Petitioner/Owner: WM Construction, LLC, Staff: Chris Curlin, Case # 2025-112)*

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

Lacie Olivieri provided the mailing report:

- Stating that 131 public hearing notices were mailed out on September 11, 2025.

Staff gave an overview of the case:

- Staff recommended approval with five findings of fact and eight conditions of approval.

Platting Members had no questions for staff

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

The petitioner's representative Craig Hanson chose not to speak.

Chair Traxler opened the public hearing for public testimony.

There being no one else to be heard, Chair Traxler closed the public hearing 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.

Platting Members had no questions for the petitioner's representative.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Yorkshire Estates contingent on staff recommendations one through eight. The motion was seconded by Platting Member Chiavetta

VOTE: The motion passed without objection.

- B. CENTENNIAL SHORES:** The request is to vacate the 33' wide section line easement on the northern boundary of Block 2, Lot 1 and Block 1, Lot 8, Centennial Shores, Plat #89-22. The 33' wide easement was dedicated as a part of the Centennial Shores Subdivision. The installation of a dock at the canoe portage between Finger and Cottonwood Lakes has been proposed in place of providing alternate access. The property is located west of N. Driftwood Circle, south and east of Finger Lake, and north of E. Palmer Wasilla Highway (Tax ID #2698B01L008 & 2698B02L001); within the NW ¼ Section 04, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4. *(Petitioner/Owner: Keystone Surveying & Mapping/Matthew Marletto & Dieffenderfer Trust, Staff: Matthew Goddard, Case #2025-116)*

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

Lacie Olivieri provided the mailing report:

- Stating that 84 public hearing notices were mailed out on September 11, 2025.

Staff gave an overview of the case:

- Staff recommended approval with six findings of fact and eight recommendations for conditions of approval.

Platting Members Liebing and Chiavetta had questions for staff.

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

The petitioner's representative, Gary Lo Russo, spoke.

Chair Traxler had questions for the petitioner's representative.

Chair Traxler opened the public hearing for public testimony.

Neighbor, Steve Novakovich, spoke.

There being no one else to be heard, Chair Traxler closed the public hearing 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.

Platting Member Chiavetta and Liebing had questions for the petitioner's representative.

Discussion ensued.

The petitioner spoke.

Discussion ensued.

MOTION: Platting Member Liebong made a motion to approve the preliminary plat of Centennial Shores contingent on staff recommendations one through eight. The motion was seconded by Platting Member Gillson.

MOTION: Platting Member Chiavetta moved an amendment to add “prior to recordation” to condition number four after “petitioner to construct agreed upon improvements.” The motion was seconded by Platting member Liebong.

VOTE: The amendment passed without objection.

VOTE: The main motion passed as amended without objection.

C. MCCULLOUGH ESTATES PHASE 1 THRU 3: The request is to create 14 lots by a three phase master plan from Tracts B & C, McCullough Estates, (Plat# 2022-6), (Tax ID's 8282000T00B & 8282000T00C), to be known as **MCCULLOUGH ESTATES PHASE 1 THRU 3**, containing 56.40 acres +/- . The property is located directly east of S. Salmon Alley Street and directly north & south of E. Yeldarb Avenue; within the NW ¼ Section 16, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. (*Petitioner/Owner: Sam McCullough, Staff: Chris Curlin, Case # 2025-113*)

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

Lacie Olivieri provided the mailing report:

- Stating that 28 public hearing notices were mailed out on September 11, 2025.

Staff gave an overview of the case:

- Staff recommended approval with six findings of fact and six conditions of approval

Platting Members had no questions for staff

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

The petitioner's representative did not speak.

Chair Traxler opened the public hearing for public testimony.

There being no one else to be heard Chair Traxler closed the public hearing and

invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative was not present.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Mcculough Estates Phase 1 Thru 3 contingent on staff recommendations one through six. The motion was seconded by Platting Member Gillson.

VOTE: The motion passed without objection.

The board took a five minute recess at 1:55 pm.

The board returned at 2:00 pm.

D. KIMBERLY'S LAKESIDE ESTATES: The request is to vacate the 50' public access easement located on the southwest boundary of Lot 2, Kimberly's Lakeside Estates, Plat #2002-38; eliminate the portion of the 20' telephone and electric easement currently bordering the public access easement; and grant a new utility easement following the southwest boundary of the property. Both the 50' public access easement and the T&E easement were created by Kimberly's Lakeside Estates, Plat #2002-38. The property is located west of Florence Lake, northeast of Boot Lake, and directly east of N. Crystal Lake Road (Tax ID #5218000L002); within the NE ¼ Section 23, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. (Petitioner/Owner: Jeffrey & Trisha Wyrick, Staff: Matthew Goddard, Case # 2025-118)

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

Lacie Olivieri provided the mailing report:

- Stating that 32 public hearing notices were mailed out on September 11, 2025.

Staff gave an overview of the case:

- Staff recommended approval with five findings of fact and seven recommendations for conditions of approval

Platting Members Traxler and Liebing had questions for staff.

Discussion ensued.

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

The petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

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

The petitioner, Trisha Wyrick, spoke.

Platting Members had no questions for the petitioner.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Kimberly's Lakeside Estates contingent on staff recommendations one through seven as amended in the handout packet. The motion was seconded by Platting Member Gillson.

VOTE: The motion passed without objections.

- E. PEACEFUL VIEW ESTATES MSP:** The request is to create 21 lots Parcels 1 and 4, MSB Waiver #82-46-PWm, Recorded as 82-59w to be known as PEACEFUL VIEW ESTATES MSP, containing 25.58 acres +/- . The petitioner is proposing the dedication and construction of internal streets to provide access for the proposed lots. The property is located west of N. Nichols Drive, north and east of W. Parks Highway, and south of W. King Arthur Drive (Tax ID #s 18N03W27D008 & 18N03W27D011); within the SE ¼ Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7. *(Petitioner/Owner: Gary Miller / Mustard Seed Development Trust, Staff: Matthew Goddard, Case # 2025-120)*

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

Lacie Olivieri provided the mailing report:

- Stating that 77 public hearing notices were mailed out on September 11, 2025.

Staff gave an overview of the case:

- Staff recommended approval with eight findings of fact and seven recommendations for conditions of approval

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

The petitioner's representative did not speak.

Chair Traxler opened the public hearing for public testimony.

There being no one else to be heard Chair Traxler closed 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 Liebing made a motion to approve the preliminary plat of Peaceful View Estates MSP contingent on staff recommendations one through seven. The motion was seconded by Platting member Gillson.

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

Planning Director, Alex Strawn informed the board that the presentation is still being worked on. Platting Clerk Kayla Smith informed the board of upcoming items:

- There is 1 case scheduled for October 16, 2025 Platting Board Meeting.
- Wet Beaver Estates

9. BOARD COMMENTS.

- Platting Member Liebing – Where is the voting process defined in code.
- Platting Member Bertz – Happy 39th Fred
- Platting Member Traxler – Happy Birthday Fred.
- Platting Member Gillson – No comment
- Platting Member Chiavetta – No comment

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 2:16 PM.

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

LACIE OLIVIERI
Temporary Platting Board Clerk

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 16, 2025

PRELIMINARY PLAT: WET BEAVER ESTATES

LEGAL DESCRIPTION: SEC 8, T17N, R03W, SEWARD MERIDIAN AK

PETITIONERS: WILLIAM STRYKEN

SURVEYOR/ENGINEER: LAVENDER SURVEY & MAPPING

ACRES: 37.5 ± PARCELS: 2

REVIEWED BY: CHRIS CURLIN

CASE #: 2025-121

REQUEST: The request is to create 2 lots from Tax Parcel A13 (Tax ID# 17N03W08A013) and dedicate turn-around easements for S. Rogers Road and W. Wilma Street, to be known as **WET BEAVER ESTATES**, containing 37.5 acres +/- . The property is directly south of West Beaver Lake, north and west of S. Boundary Avenue, and east of S. Rogers Road; within the NE ¼ Section 8, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

EXHIBITS

Vicinity Map and Aerial Photos
Topographic Narrative
As-built

EXHIBIT A – 5 pgs
EXHIBIT B – 1 pg
EXHIBIT C – 1 pg

AGENCY COMMENTS

ADF&G
PD&E
Permit Center
Utilities

EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 2 pgs
EXHIBIT G – 2 pgs

DISCUSSION: The proposed subdivision is creating 2 lots. Physical access currently exists. The turnaround dedication on W. Wilma Street 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:

ADF&G (**Exhibit D**) Alaska Department of Fish and Game (ADF&G) has reviewed this request to create two lots to be known as Wet Beaver Estates. ADF&G has no objections to this request with the following comment: This parcel contains the outlet stream of West Beaver Lake and may require a fish habitat permit for activities at the outlet stream. The applicant is welcome to contact the Habitat Section at (907)861-3200 or dfg.hab.infopaq@alaska.gov for more information.

Thank you for the opportunity to review and comment on this request.

MSB PD&E: **(Exhibit E)** PD&E has no comments.

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)** ENSTAR has no comments or recommendations. GCI, 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 #136 West Lake; Road Service Area #21 Big Lake; MSB Assessments; GCI, MTA or MEA; or the public.

CONCLUSION: The preliminary plat of **WET BEAVER 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. 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).

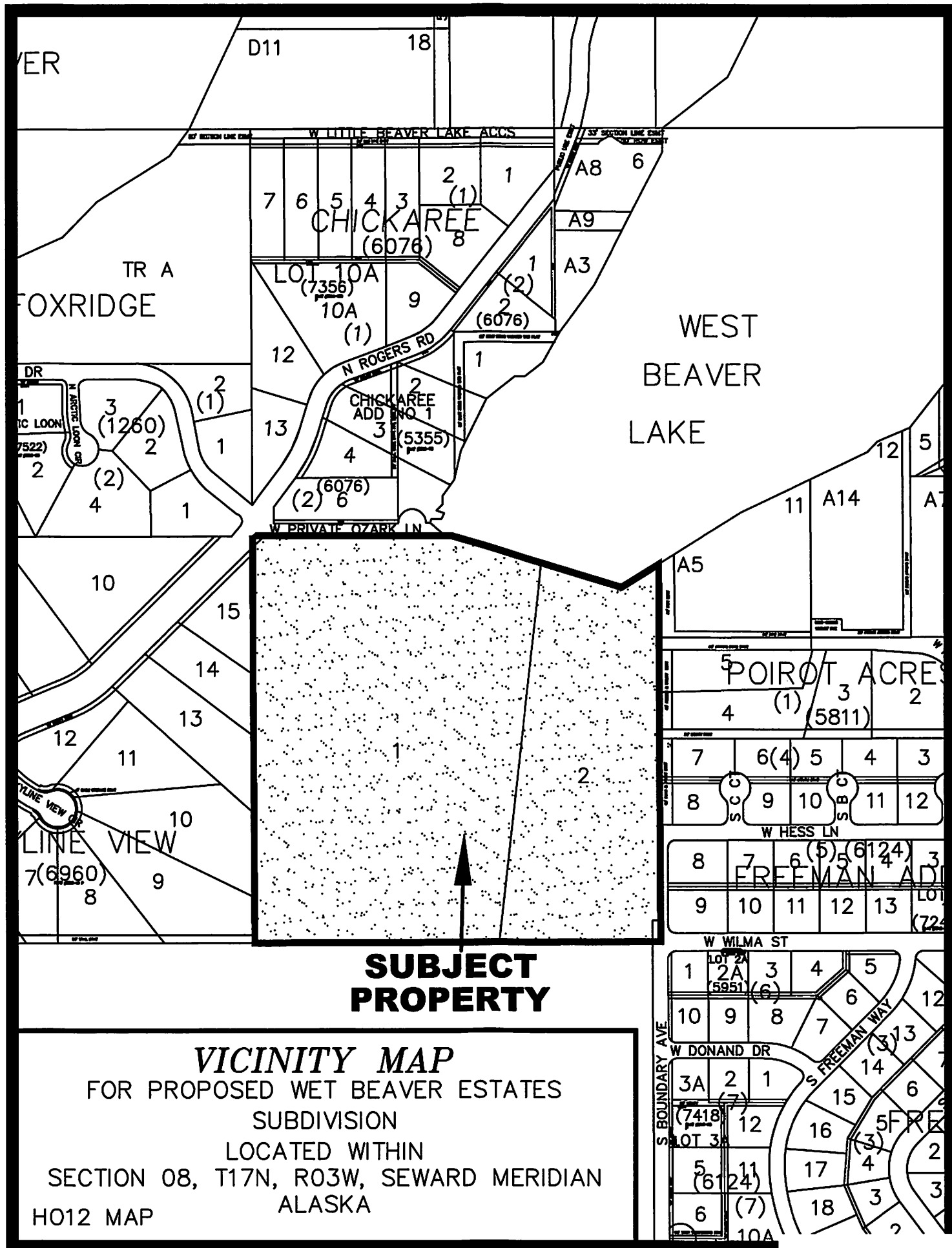
FINDINGS OF FACT

1. The plat of **WET BEAVER ESTATES** 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. Provide platting staff with completed driveway permit application.
5. 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.
6. 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 WET BEAVER ESTATES, Section 8, 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. Show all easements of record on each final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



**SUBJECT
PROPERTY**

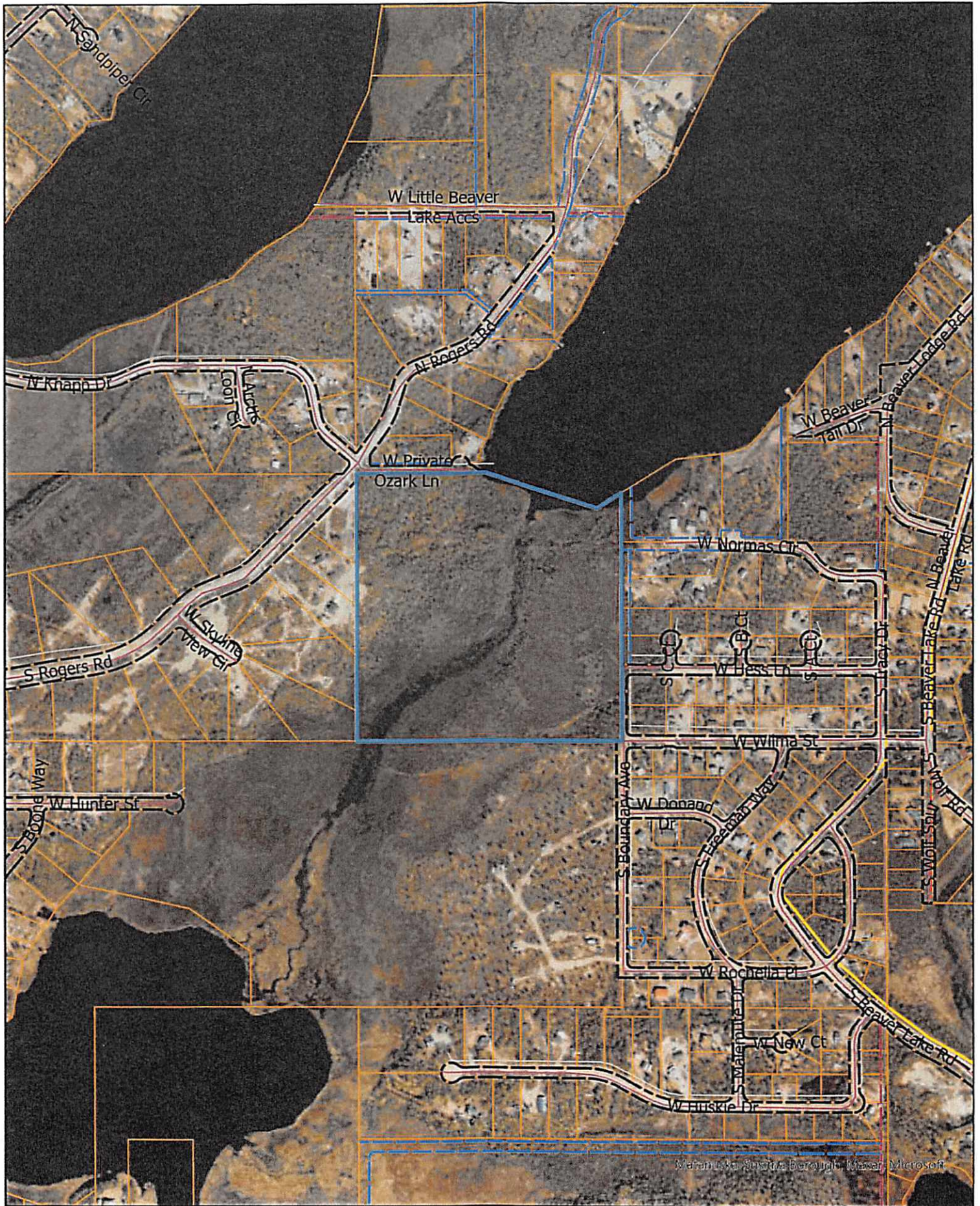
VICINITY MAP

FOR PROPOSED WET BEAVER ESTATES
SUBDIVISION

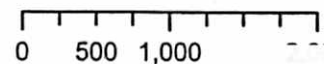
LOCATED WITHIN

SECTION 08, T17N, R03W, SEWARD MERIDIAN
ALASKA

H012 MAP



Map data © 2013 Microsoft



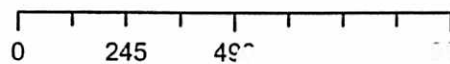
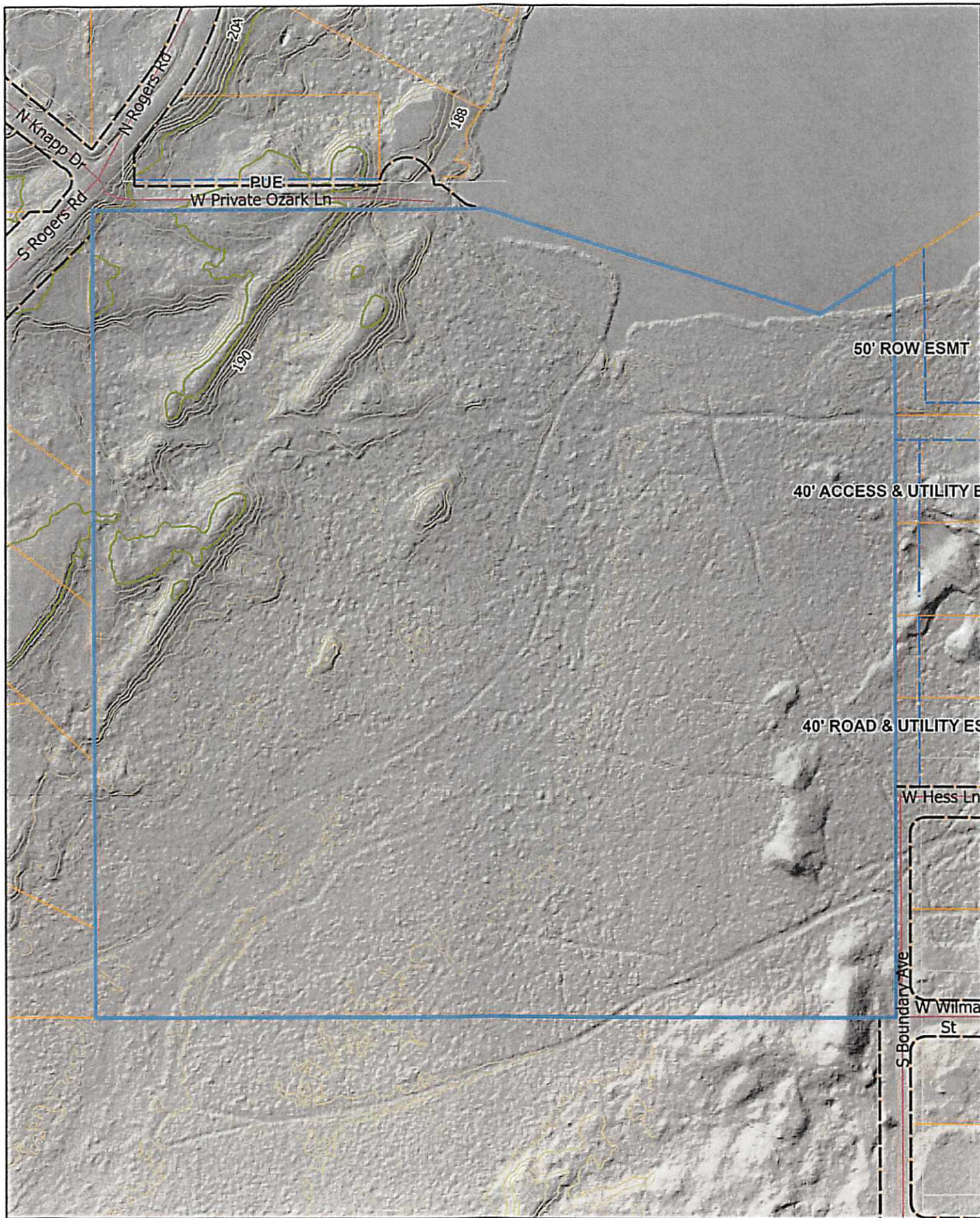
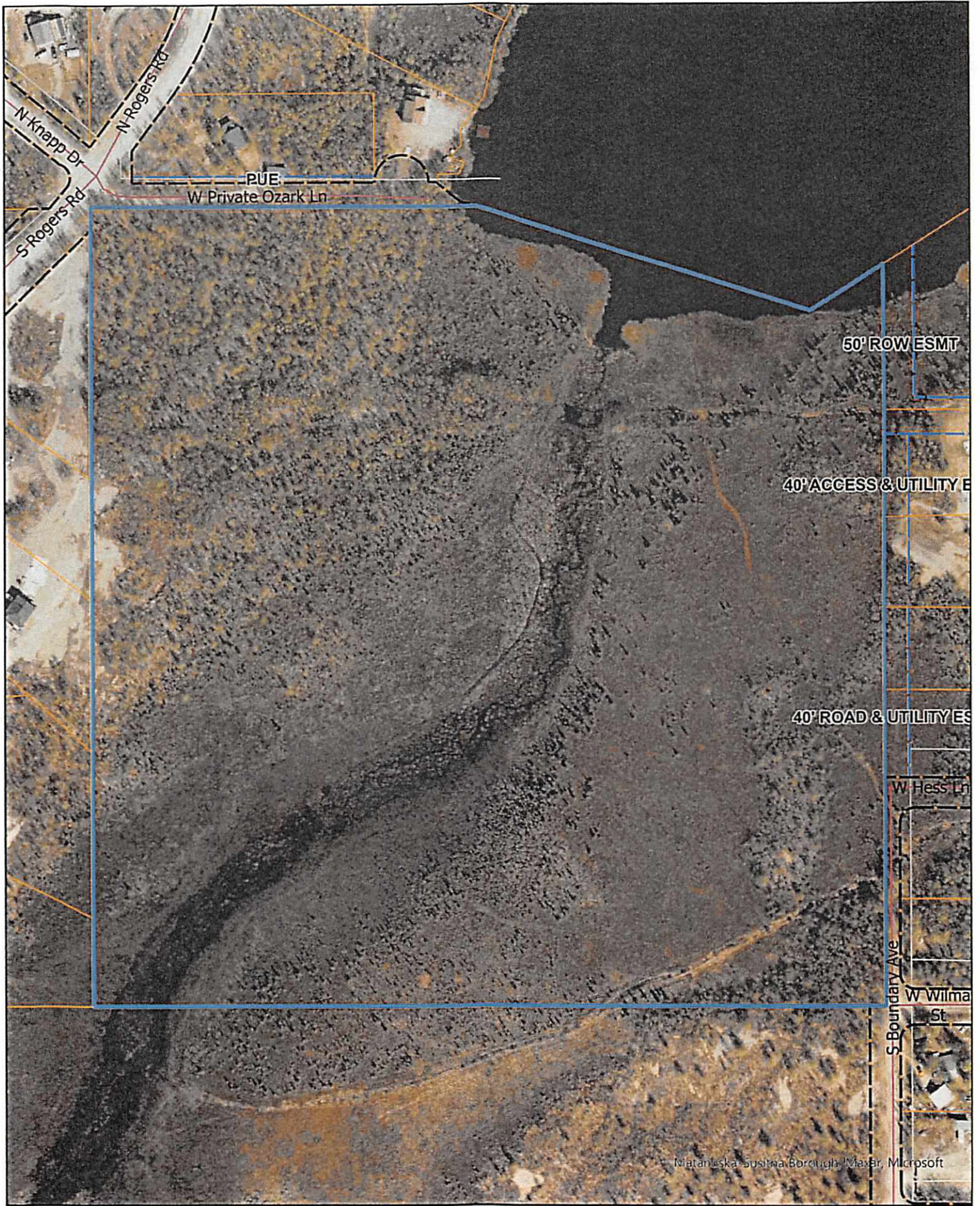


EXHIBIT A - 3



0 245 490 980 Feet



EXHIBIT A-5



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

January 8, 2025

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

RECEIVED

AUG 08 2025

PLATTING

Dear Platting,

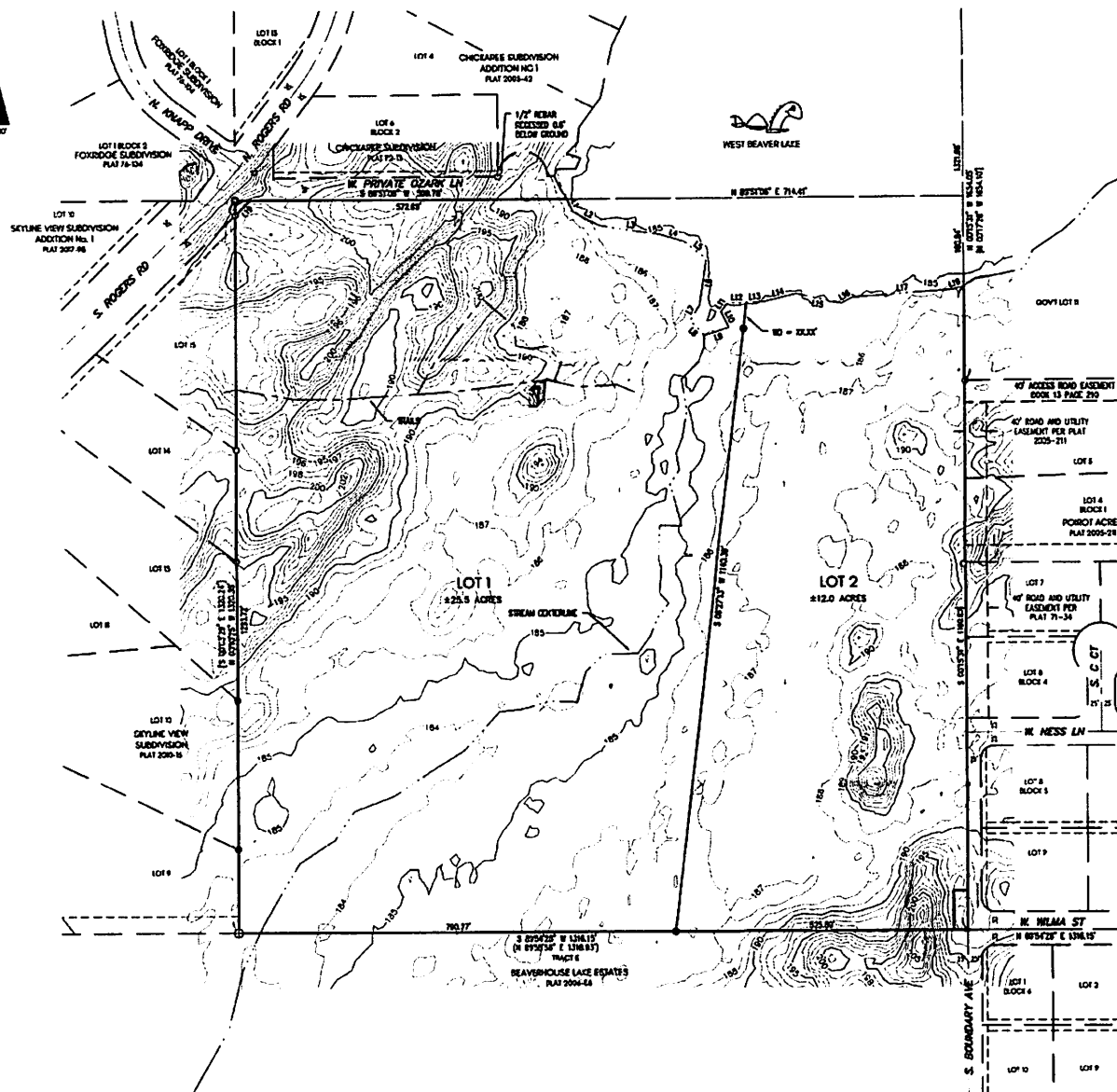
I, Dayna Rumfelt PLS, certify the proposed subdivision Wet Beaver Estates located in the Northeast one quarter (NE1/4) of Section 8, Township 17 North, Range 3 west, Seward Meridian, Alaska, Palmer Recording District will not create any setback violations, nor do any exist at this time. The land is undeveloped and is comprised predominantly of low-lying marsh. On proposed Lot 1, there is approximately 5.5 acres of good buildable land with sufficient area for a typical septic system. Proposed Lot 2 is predominantly marsh, with approximately 0.6 acres of buildable land.

Proposed Lot 1 is 25.5 acres or 1,111,679 sqft and proposed Lot 2 is 12 acres or 524,726 sqft.

Thank you,

Dayna Rumfelt PLS
LS-13322

EXHIBIT B



NOTES:

1. NO VISIBLE STRUCTURES WERE LOCATED ON THE SUBJECT PROPERTIES.
2. CONTOURS SHOWN WERE CREATED FROM 200' ASL LOCAL.
3. ENCUMBRANCES OTHER THAN THOSE SHOWN MAY EXIST. THIS ASBLT WAS PREPARED WITHOUT THE USE OF A TITLE REPORT.

LEGEND

- FOUND 2-1/2" ALUMINUM CAP
- FOUND BRASS CAP
- ⊙ ALUMINUM CAP WORKING
- ⊙ FOUND 1/4" REBAR WITH YELLOW PLASTIC CAP
- FOUND REBAR AS NOTED
- ⊙ SET 5/8" x 30" REBAR WITH PURPLE PLASTIC CAP
- SURVEYED
- 1/4" LINES
- - - EASEMENT
- - - UNDEVELOPED
- MEASURED
- (1) RECORD DATA PER PLAT 2006-08
- (2) RECORD DATA PER PLAT 2006-16
- (3) RECORD DATA PER RECORD OF SURVEY 2022-120

LANDOWNER
13322-9

LINE #	BEARING	LENGTH
L1	S 24°23'11" E	25.50'
L2	S 63°38'30" E	54.11'
L3	S 67°23'43" E	114.08'
L4	S 73°25'04" E	64.48'
L5	S 52°03'37" E	30.88'
L6	S 08°20'29" W	84.90'
L7	S 37°27'48" W	32.63'
L8	S 44°03'30" E	37.27'
L9	N 73°26'21" E	65.34'
L10	N 29°20'43" W	31.85'
L11	N 37°22'43" E	16.70'
L12	N 08°04'40" E	53.28'
L13	N 87°04'41" E	31.46'
L14	N 70°07'43" E	38.78'
L15	S 70°12'34" E	84.17'
L16	N 61°30'30" E	23.25'
L17	N 85°40'28" E	162.35'
L18	N 72°28'13" E	32.17'
L19	N 43°10'08" E	38.05'



RECEIVED
ALR 05 2025
PLATTING

I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF:
GOVERNMENT LOTS 9 AND 10 AND 21/2 H/2 3/4 H/4 NE 1/4 OF SECTION 8,
TOWNSHIP 10 NORTH, RANGE 3 WEST, SEWARD MERIDIAN,
PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
AND THAT THE IMPROVEMENTS AS DETECTED HEREON EXIST AS SHOWN IN
RELATION TO THE PROPERTY LINES.

LAVENDER
SURVEY & MAPPING
1700 N. 3RD STREET, PALMER, AK 99645
907.233.1111 FAX 907.233.1177

DRAWN BY: LPM, ORG: H03 SCALE: 1" = 100'
CHECKED BY: DMR, ORG: 25-067 DATE: 6/7/2025 SHEET: 1 OF 1

LAVENDER
SURVEY & MAPPING
1700 N. 3RD STREET, PALMER, AK 99645
907.233.1111 FAX 907.233.1177

Chris Curlin

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Friday, September 12, 2025 1:55 PM
To: Chris Curlin
Cc: Myers, Sarah E E (DFG)
Subject: RE: RFC Wet Beaver Estates (CC)

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

Hi Chris,

Alaska Department of Fish and Game (ADF&G) has reviewed this request to create two lots to be known as Wet Beaver Estates. ADF&G has no objections to this request with the following comment:

This parcel contains the outlet stream of West Beaver Lake and may require a fish habitat permit for activities at the outlet stream. The applicant is welcome to contact the Habitat Section at (907)861-3200 or dfg.hab.infopaq@alaska.gov for more information.

Thank you for the opportunity to review and comment on this request.

Colton Percy
Habitat Biologist
Access Defense Program
Alaska Department of Fish and Game
Division of Wildlife Conservation

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, August 22, 2025 11:07 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>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; DNR SCRO (DNR sponsored) <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>; Myers, Sarah E E (DFG) <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>; akchief@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@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 Wet Beaver Estates (CC)

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The following link contains a Request for Comments for Wet Beaver Estates, MSB Case 2025-121.

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, September 2, 2025 2:51 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Wet Beaver Estates (CC)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, August 22, 2025 11:07 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>; 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>; akchief@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@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 Wet Beaver Estates (CC)

Hello,

The following link contains a Request for Comments for Wet Beaver Estates, MSB Case 2025-121. Comments are due by September 12, 2025.

 [Wet Beaver Estates](#)

Sincerely,

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

Chris Curlin

From: Permit Center
Sent: Friday, August 22, 2025 11:48 AM
To: Chris Curlin
Subject: RE: RFC Wet Beaver 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: Friday, August 22, 2025 11:07 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>; 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>; akchief@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@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 Wet Beaver Estates (CC)

Hello,

The following link contains a Request for Comments for Wet Beaver Estates, MSB Case 2025-121. Comments are due by September 12, 2025.

☐ Wet Beaver 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

August 25, 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.

- **WET BEAVER ESTATES**
(MSB Case # 2025-121)

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

CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, INCLUDING 2023, AGAINST THE PROPERTY INCULCATED IN THE SUBDIVISION OF REBECCA RICH, HEREON HAVE BEEN PAID.

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-SUTCLAIR BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY RESOLUTION NO. 2023-0015, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORD IN THE RECORDS OF THE MATANUSKA-SUTCLAIR BOROUGH, STATE OF ALASKA, IN WHICH THE PLAN IS LOCATED.

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

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF 2023, BY _____, NOTARY PUBLIC, STATE OF ALASKA.

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

NOTARY ACKNOWLEDGMENT
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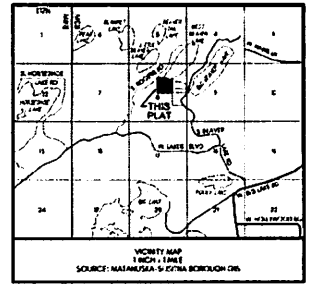
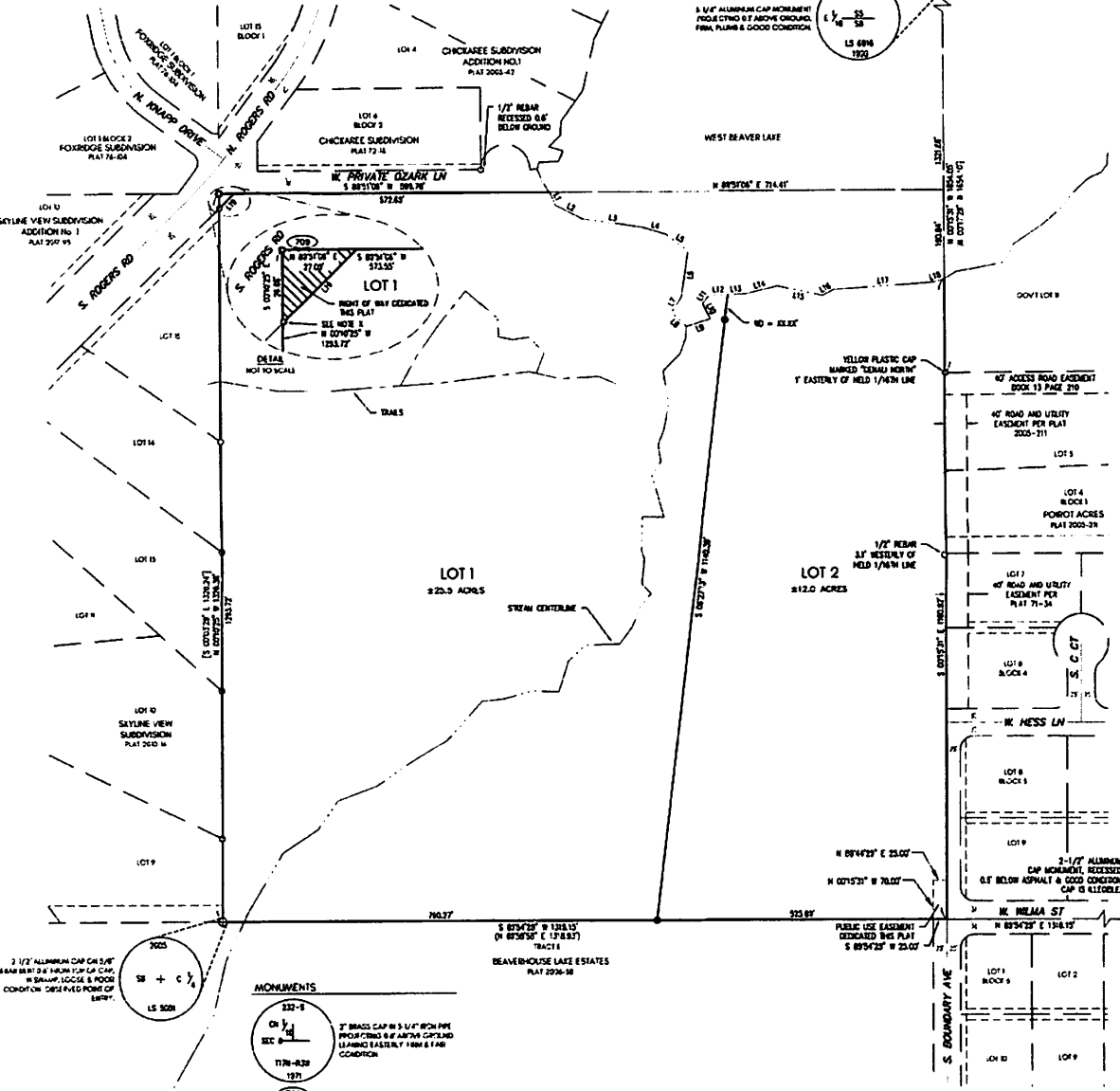
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NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF 2023, BY _____, NOTARY PUBLIC, STATE OF ALASKA.



LINE #	BEARING	LENGTH
1	S 89°23'17\"	25.56'
2	S 82°56'28\"	54.11'
3	S 81°24'43\"	111.08'
4	S 73°50'04\"	64.46'
5	S 51°56'37\"	50.94'
6	S 08°28'28\"	84.00'
7	S 31°37'46\"	32.63'
8	S 41°06'36\"	27.27'
9	N 71°38'21\"	43.54'
10	N 23°30'43\"	31.80'
11	N 37°22'43\"	19.70'
12	N 88°46'40\"	33.28'
13	N 87°46'43\"	31.46'
14	N 78°16'43\"	46.72'
15	N 78°22'44\"	84.11'
16	N 61°38'08\"	22.25'
17	N 85°49'28\"	132.33'
18	N 77°28'43\"	38.12'
19	N 47°40'03\"	38.00'

RECEIVED
2023
PLATTING

Agenda Copy

PRELIMINARY PLAT
PLAT OF
WET BEAVER ESTATES
A PLAT OF GOVERNMENT LOTS 8 AND 10 AND 1/2 W/2 SW/4 NE/4 OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN
NE 1/4 OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, AK
COMPARING TO A CORNER MARK ON MAP

LAVENDER
723 N. 1ST STREET, PALMER, AK 99645
MATANUSKA-SUTCLAIR BOROUGH (907) 269-9177

GRAPH BY: SPC 1000-1021 SCALE: 1" = 600'
CHECKED BY: GMR 1000-1021 DATE: 07/17/2023 SHEET 1 OF 1

EXHIBIT G-2