

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING ADMINISTRATIVE
SPECIALIST
Kayla Smith
Lacie Olivieri - Alternate



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

CONFERENCE ROOM 110

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

October 29, 2025

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS: *None*

3. PUBLIC HEARINGS:

- A. **POINT MACKENZIE RAIL EXTENSION:** The request is to create four lots from Tracts 10 & 13, Alaska State Land Survey No. 80-111, Plat No. 82-80 to be known as **Point Mackenzie Rail Extension**, containing 1,197.29 acres +/- . The property is located directly east of S. Guernsey Road, south of W. Holstein Avenue, and west of W. Point MacKenzie Road (Tax ID # 2097000T010 / T013); within Sections 19, 30, & 31, Township 15 North, Range 04 West, Seward Meridian, Alaska. In the Point MacKenzie Community Council and in Assembly District #5. (*Petitioner/Owner: Matanuska-Susitna Borough, Staff: Matthew Goddard, Case #2025-138*)
- B. **LITTLE SUSITNA RIDGE ADDITION 1:** The request is to create two lots from Tract A Little Susitna Ridge Subdivision, Plat 2021-69, and to be known as **Little Susitna Ridge Addition 1**, containing 52.90 acres +/- . The plat is located south of Little Susitna River, directly north of East Needham Avenue, and east of East Fishers Drive, located within the SE ¼ Section 7, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1(*Petitioner/Owner: Jay Duke, Staff: Cayman Reynolds, Case #2025-139*)
- C. **WHIT'S WOODS:** The request is to create two lots by adjusting the common lot line between Lots 6 & 7, Ridgecrest Subdivision, Plat No. 73-20 to be known as **Whit's Woods**, containing 4.29 acres +/- . The property is located east and south of N Meadow Lakes Loop, west of N Pittman Road, and directly north of W Sunrise Drive (Tax ID # 6442B01L006 / L007); within the NE ¼ Section 33, Township 18 North, Range 02 West, Seward Meridian,

Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

(Petitioner/Owner: Sidney Whitaker, Holly Whitaker & Kay Lanz, Staff: Matthew Goddard, Case #2025-140)

- D. MASSAY MANOR:** The request is to create one lot from TRACT A and TRACT B, ASLS 73-004 Subdivision, containing 5.16 acres +/- . Also to create a second lot from ASLS 72-051 and TRACT A ASLS 70-015, containing 0.53 acres +/- . Both to be known as **Massay Manor**. The first plat is located directly south of Oil Well Road, and west of South Sister Road, and north of Sister Lake. The Second plat is located within Sister Lake on an island. Both plats are located within the NE ¼ Section 11, Township 24 North, Range 07 West, Seward Meridian, Alaska. In Assembly District #7 (Petitioner/Owner: Donna Massay, Staff: Cayman Reynolds, Case #2025-141)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 a.m.** on **October 29, 2025**, in the **CONFERENCE ROOM 110** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** The Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
 - **3-minute time limit per person for members of the public.**
 - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
 - **Testimony is limited to five (5) minutes for the petitioner/applicant.**
 - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** The motion to approve is made by the Platting Officer.
 - No further unsolicited input from the petitioner is appropriate.
 - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
 - Decisions are final unless reconsidered by the Platting Board, MSB 43.35.005, or appealed to the board of adjustments and appeals. MSB 43.35.015

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 29, 2025

ABBREVIATED PLAT: POINT MACKENZIE RAIL EXTENSION
LEGAL DESCRIPTION: SEC 19, 30, & 31, T15N, R04W, SEWARD MERIDIAN AK
PETITIONERS: MATANUSKA-SUSITNA BOROUGH
SURVEYOR/ENGINEER: MATANUSKA-SUSITNA BOROUGH – CHRISTOPHER FROST, PLS.
ACRES: 1,197.29 ± PARCELS: 4
REVIEWED BY: MATTHEW GODDARD CASE #: 2025-138

REQUEST: The request is to create four lots from Tracts 10 & 13, Alaska State Land Survey No. 80-111, Plat No. 82-80 to be known as **POINT MACKENZIE RAIL EXTENSION**, containing 1,197.29 acres +/- . The property is located directly east of S. Guernsey Road, south of W. Holstein Avenue, and west of W. Point MacKenzie Road (Tax ID # 2097000T010 / T013); within Sections 19, 30, & 31, Township 15 North, Range 04 West, Seward Meridian, Alaska. In the Point MacKenzie Community Council and in Assembly District #5.

EXHIBITS

Vicinity Map and Aerial Photos
Topographic Narrative

EXHIBIT A – 6 pgs
EXHIBIT B – 1 pg

AGENCY COMMENTS

U.S. Army Corps of Engineers
ARRC
MSB PD&E
MSB Development Services
Utilities

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 2 pgs
EXHIBIT G – 4 pgs

DISCUSSION: The proposed subdivision is creating four Tracts. The proposed subdivision will separate the rail bed interest from the remaining property. Access for the proposed tracts is from W. Holstein Avenue and W. Reddane Avenue, both roads are Borough maintained.

Topographic Narrative: A topographic narrative was supplied pursuant to MSB 43.20.281(A)(1)(i)(i).

Comments:

U.S. Army Corps of Engineers (**Exhibit C**) notes that the proposed Point MacKenzie Rail Extension does not appear to require permitting from the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act and/or the Rivers and Harbors Act.

ARRC (**Exhibit D**) requestes the petitioner considers changing the name of the subdivision as the rail extension is much larger than the portion included on the agenda plat.

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

MSB Development Services (**Exhibit F**):

- Permit Center: Notes that each access or encroachment constructed during the 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.
- Code Compliance: No outstanding violations on existing tract 10 or 13 exist at this time. Code Compliance does not object to the re-platting of Tract 10 & 13 into four lots at this time.

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

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #6 Point MacKenzie; Road Service Area #17 Knik; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.

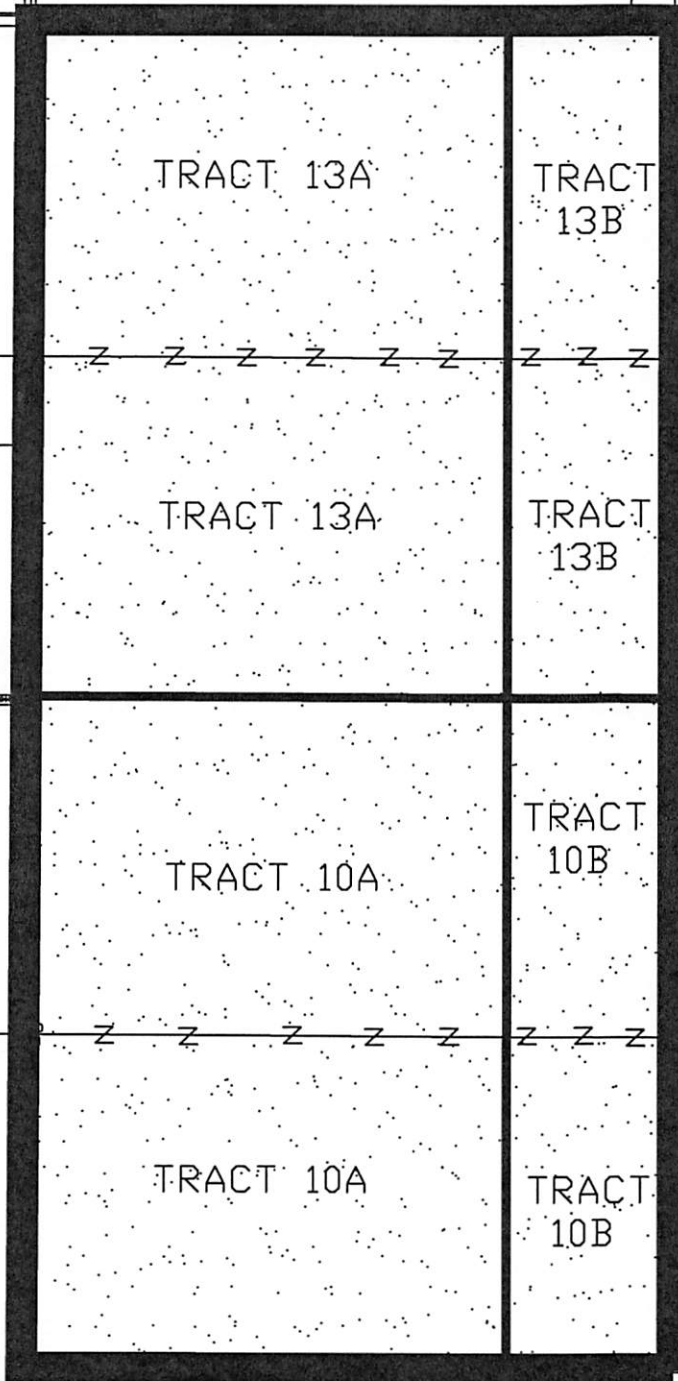
CONCLUSION: The abbreviated plat of Point MacKenzie Rail Extension is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A Topographic Narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i).

FINDINGS OF FACT

1. The plat of Point MacKenzie Rail Extension is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
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 ADF&G; Community Council #6 Point MacKenzie; Road Service Area #17 Knik; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.
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.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Point MacKenzie Rail Extension, Sections 19, 30, & 31, Township 15 North, Range 04 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 final plat in full compliance with Title 43.



W HOLSTEIN AVE

BYLER FARM
(2824)

**SUBJECT
PROPERTY**

TR D

WILLIAMS FARM SUBDIVISION
(8073)

TR C

TR B

TR A

VICINITY MAP

FOR PROPOSED POINT MACKENZIE RAIL
EXTENSION SUBDIVISION

LOCATED WITHIN

SECTIONS 19, 30, & 31, T15N, R04W, SEWARD

GB 13 MAP MERIDIAN, ALASKA

EXHIBIT A

W Holstein Ave

October 29, 2025 Abbreviated Plat Hearing
10 of 86

S Guernsey Rd

W Reddane Ave

Wiken, Microsoft



0 1,250 2,500 5,000 Feet

W Holstein Ave

October 29, 2025 Abbreviated Plat Hearing
11 of 86

150

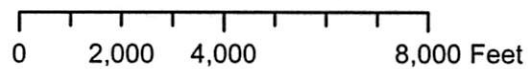
150

S Guernsey Rd

W Reddane Ave



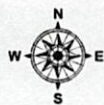
0 1,250 2,500 5,000 Feet





Mat-Su Borough Wetlands Viewer

October 29, 2025 Abbreviated Plat Hearing
13 of 86



- Mat-Su Addresses
- CookInlet Wetlands
- Depression
- Drainageway
- Kettle
- LAKE
- Low Resolution 15m Imagery
- Citations

This map is solely for information purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

0 0.17 0.35 0.7
mi

8/28/2025

Topographical Narrative for ASLS 80-111 Tracts 10 & 13

Christopher Frost, RLS

Public Works, M.S.B.

RECEIVED
AUG 29 2025
PLATTING

The following is an overview of the topographical nature of the subject tracts.

A large percentage of the topography of Tracts 10 & 13 is lightly undulating with minor relief. Much but not all of the native vegetation has been cleared for hay production, though stands of native woods and second growth remain. The general trend of the relief is mostly flat with shallow depressions. A view of the area using the MSB 2019 Lidar derived Hillshade, reveals evidence of a distant past scouring event and some small kettle lake like depressions. The soils appear to be mostly glacial in origin with low organic content. No significant flooding potential was observed.

Matthew Goddard

From: Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>
Sent: Monday, September 29, 2025 5:43 PM
To: Matthew Goddard
Subject: RE: RFC Point MacKenzie Rail Extension (MG)

Hi Matthew,

I'm responding to the notice about the proposed Point MacKenzie Rail Extension. Upon review of the Mat-Su Borough Wetlands Viewer website for the subject property at 24240 W Holstein Ave and 18455 S Guernsey Rd, it appears that there are no jurisdictional wetlands or other waters present. Thus, the activities planned at this site would not require permitting from the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act and/or the Rivers and Harbors Act.

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: CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>
Sent: Monday, September 29, 2025 4:59 PM
To: Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>
Subject: FW: RFC Point MacKenzie Rail Extension (MG)

Please review the message below as Reg of the Day and respond as needed.
-Sara J

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, September 29, 2025 4:09 PM
To: CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>
Subject: [Non-DoD Source] RFC Point MacKenzie Rail Extension (MG)

Hello,

The following link is a request for comments for the proposed Point MacKenzie Rail Extension.

Matthew Goddard

From: Jon Roder <RoderJ@akrr.com>
Sent: Monday, October 6, 2025 5:17 PM
To: Matthew Goddard
Subject: RE: RFC Point MacKenzie Rail Extension (MG)

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

Hello Mr. Goddard,

The ARRC Land Services department has no objections to the agenda plat as submitted. After review we have the following comments:

- Consider a name change for the subdivision. The Rail Extension is much larger than just the portion on the agenda plat. This is wide area which maybe used for a railyard. Perhaps call it something referring the segment or operation of land.

Thank you for the opportunity to review this plat.

Jon Roder

Manager, Land Services & Geospatial Programs
907-265-2411 Office | 907-903-2303 Cell

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, September 29, 2025 4:04 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <RoderJ@akrr.com>; duebrk@akrr.com; garyfoster61@outlook.com; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Bill Gamble <Bill.Gamble@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>; Wheeler Nevels <Wheeler.Nevels@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; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Point MacKenzie Rail Extension (MG)

Hello,

The following link is a request for comments for the proposed Point MacKenzie Rail Extension. Please ensure all comments have been submitted by October 9, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Point MacKenzie Rail Extension](#)

Feel free to contact me if you have any questions.

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, September 30, 2025 3:53 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Point MacKenzie Rail Extension (MG)

Hello,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, September 29, 2025 4:04 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; duebrk@akrr.com; garyfoster61@outlook.com; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Bill Gamble <Bill.Gamble@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>; Wheeler Nevels <Wheeler.Nevels@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; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
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 [Point MacKenzie Rail Extension](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

Matthew Goddard

From: Permit Center
Sent: Monday, September 29, 2025 4:38 PM
To: Matthew Goddard
Subject: RE: RFC Point MacKenzie Rail Extension (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: Monday, September 29, 2025 4:04 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; duebrk@akrr.com; garyfoster61@outlook.com; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Bill Gamble <Bill.Gamble@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>; Wheeler Nevels <Wheeler.Nevels@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; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Point MacKenzie Rail Extension (MG)

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☐ [Point MacKenzie Rail Extension](#)



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 745-9876

E-mail: ccb@matsugov.us

MEMORANDUM

DATE: 10/6/2025

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Pre-Application action for Point Mackenzie Rail Extension
Case 2025-138

Code Compliance does not have any open or outstanding violations on existing Tract 10 or 13 at this time.

Code Compliance does not object to the re-platting Tract 10 & 13 into four lots at this time.



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

October 8, 2025

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

To whom it may concern:

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

- **POINT MACKENZIE RAIL EXTENSION SUBDIVISION
(MSB Case # 2025-138)**

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



Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, October 8, 2025 1:19 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Point MacKenzie Rail Extension (MG)
Attachments: Point Mackenzie Rail Extension Subdivision.pdf

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

Matthew,

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

Thanks,

GCI | OSP Design

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

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, September 29, 2025 4:04 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; duebrk@akrr.com; garyfoster61@outlook.com; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Bill Gamble <Bill.Gamble@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>; Wheeler Nevels <Wheeler.Nevels@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; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Point MacKenzie Rail Extension (MG)

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

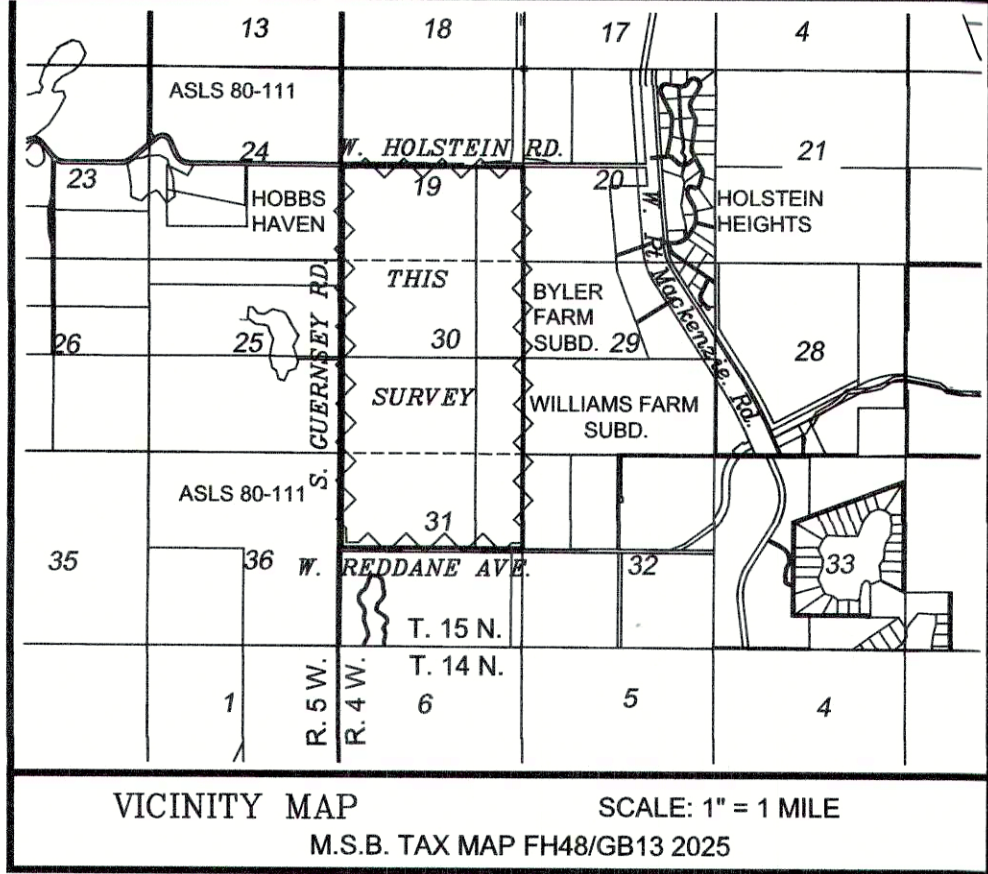
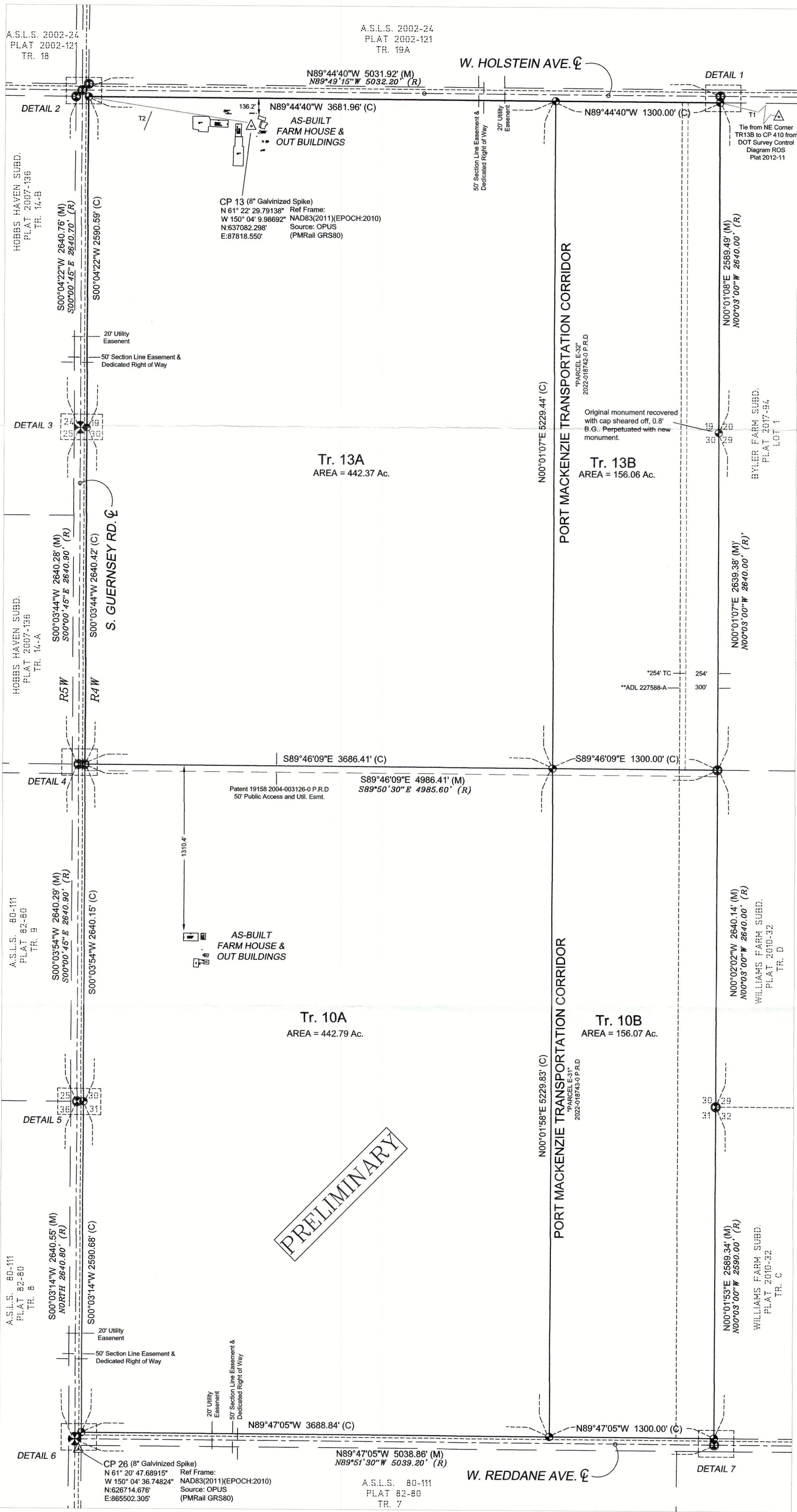
Hello,

The following link is a request for comments for the proposed Point MacKenzie Rail Extension. Please ensure all comments have been submitted by October 9, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Point MacKenzie Rail Extension](#)

Feel free to contact me if you have any questions.





OWNERSHIP CERTIFICATE

I, the undersigned, hereby certify that I am the owner of the real property shown and described hereon, that I hereby adopt this plan of subdivision by my free consent.

Owner _____ Date _____

_____, Borough Manager
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK. 99645

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____,
For: _____

My commission expires: _____

Notary Public: _____

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 planning authority by:

Plat Resolution Number: _____ Dated: _____, 202__

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 _____

SURVEY NOTES:

- 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 the parcels shown hereon.
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- 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.
- Driveway access must be consistent with the current edition of the Matanuska-Susitna Borough Construction Manual.
- *254' TC is a 254' wide Transportation Corridor Easement, reserved in Patent 20222.
- *254' TC is a 254' wide Transportation Corridor Easement, reserved in Patent 20222.
- Section line easements were vacated by Plat 80-106 unless shown hereon.
- A Title Report wasnot provided for the preparation of this plat.
Based on Document 2022-018742-0, Tract 13-B is subject to the following easements:
a. MEA Electric Line ROW Esmt. Bk. 433 Pg. 985.
b. MEA ROW Esmt. Bk. 1029 Pg. 497.
c. MEA ROW Esmt Bk. 1088 Pg. 179
d. MEA ROW Esmt Bk. 1088 Pg. 179
e. **ADL 227588-A is a PENDING 300' wide RR & Utility ROW/Easement.
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a. MEA Electric Line ROW Esmt. Bk. 427 Pg. 242

There may be other easements and/or, encumbrances of record not shown that these parcels are subject to.

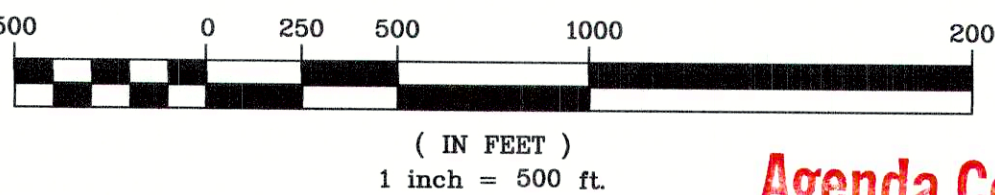
HORIZONTAL CONTROL STATEMENT

THE BASIS OF BEARINGS IS GR580 GEODETIC NORTH AT LONGITUDE 150°00'00" WEST AS DETERMINED BY GPS OBSERVATIONS ADJUSTED TO CORS STATIONS THROUGH THE NGS OPUS UTILITY. THE PROJECTION SYSTEM USED ON THIS PLAT IS "PMRAIL GR580", A LOW DISTORTION TRANSVERSE MERCATOR PROJECTION PLANE COORDINATE SYSTEM SUITABLE FOR ENGINEERING, BOUNDARY DEVELOPMENT, PROPERTY ACQUISITION, AND USE IN GEOGRAPHICAL INFORMATION SYSTEMS (GIS).
FALSE NORTHING: 500,000 FALSE EASTING: 100,000
ORIGIN LATITUDE: 61°00'00" NORTH CENTRAL MERIDIAN: 150°00'00" WEST
ELLIPSOID: GR580 UNITS: US SURVEY FEET = 1200 / 3937 METERS
ASSIGNED PROJECT SCALE FACTOR (SF) AT CENTRAL MERIDIAN = 1.000 004

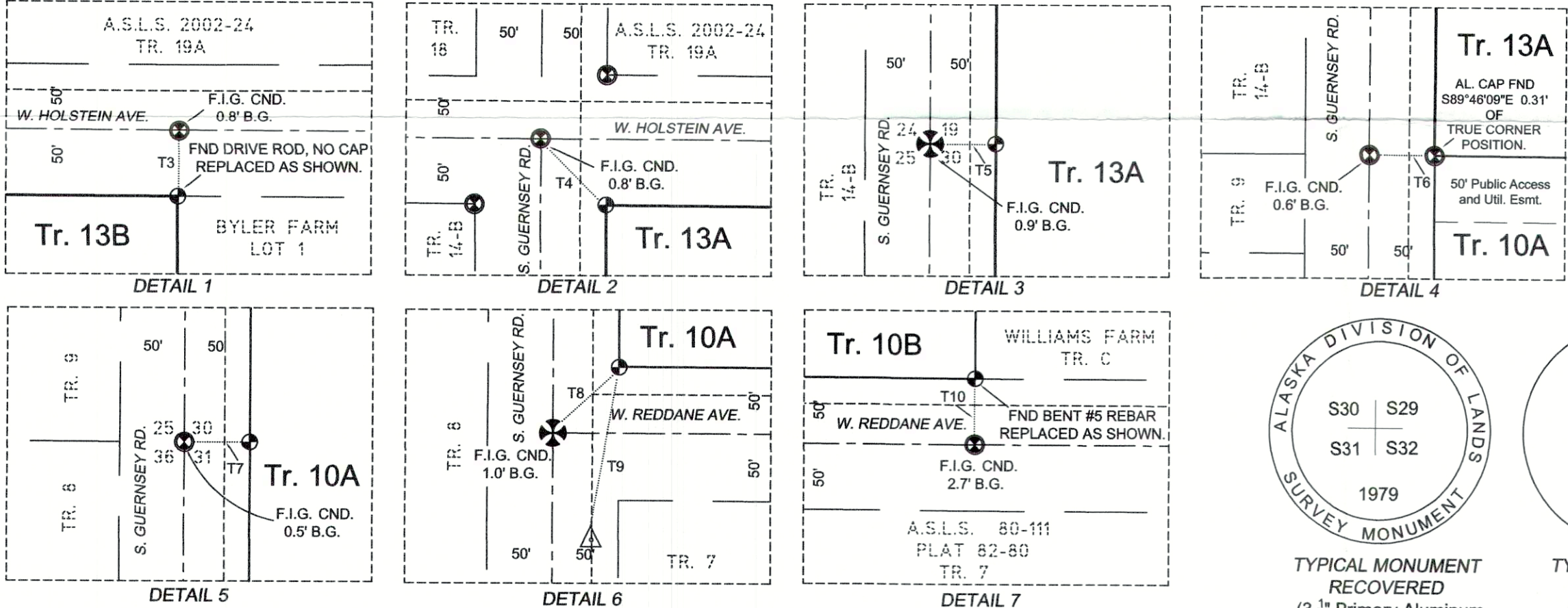
LEGEND

- RECOVERED BLM/GLO BRASS CAP
- RECOVERED ALUMINUM "AK DIV. OF LAND" MONUMENT
- SET 3" ALUMINUM CAP ON 32" #5 REBAR
- FOUND OR SET CONTROL POINT AS DESCRIBED
- THIS SUBDIVISION BOUNDARY LINE TYPE
- EASEMENT LINE TYPE
- UNSURVEYED RECORD LINE TYPE
- ROAD CENTERLINE/LIQUOT PART LINE TYPE
- SURVEY TIE LINE TYPE
- B.G. BELOW GRADE
- F.I.G. CND. FOUND IN GOOD CONDITION
- (M)(R)(C) MEASURED RECORD per ASLS 80-111 CALCULATED

GRAPHIC SCALE



Agenda Copy



LINE TABLE OF SURVEY TIES

TIE #	DESCRIPTION	BEARING	DISTANCE
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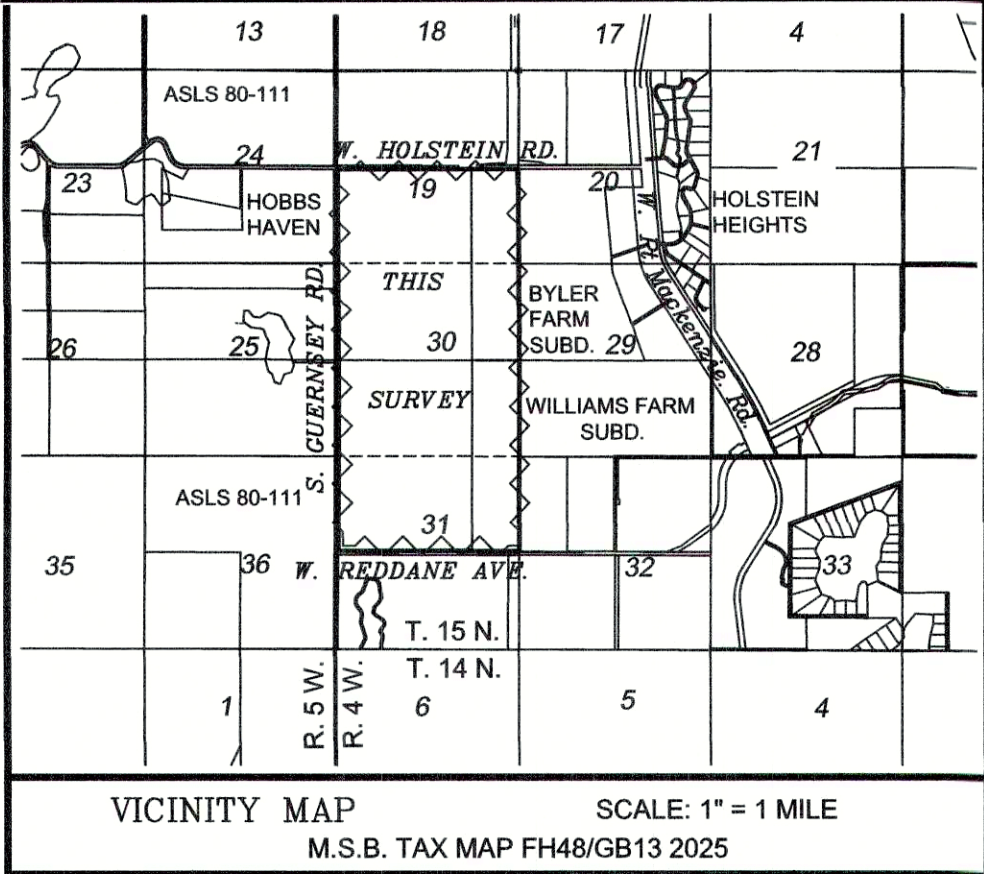
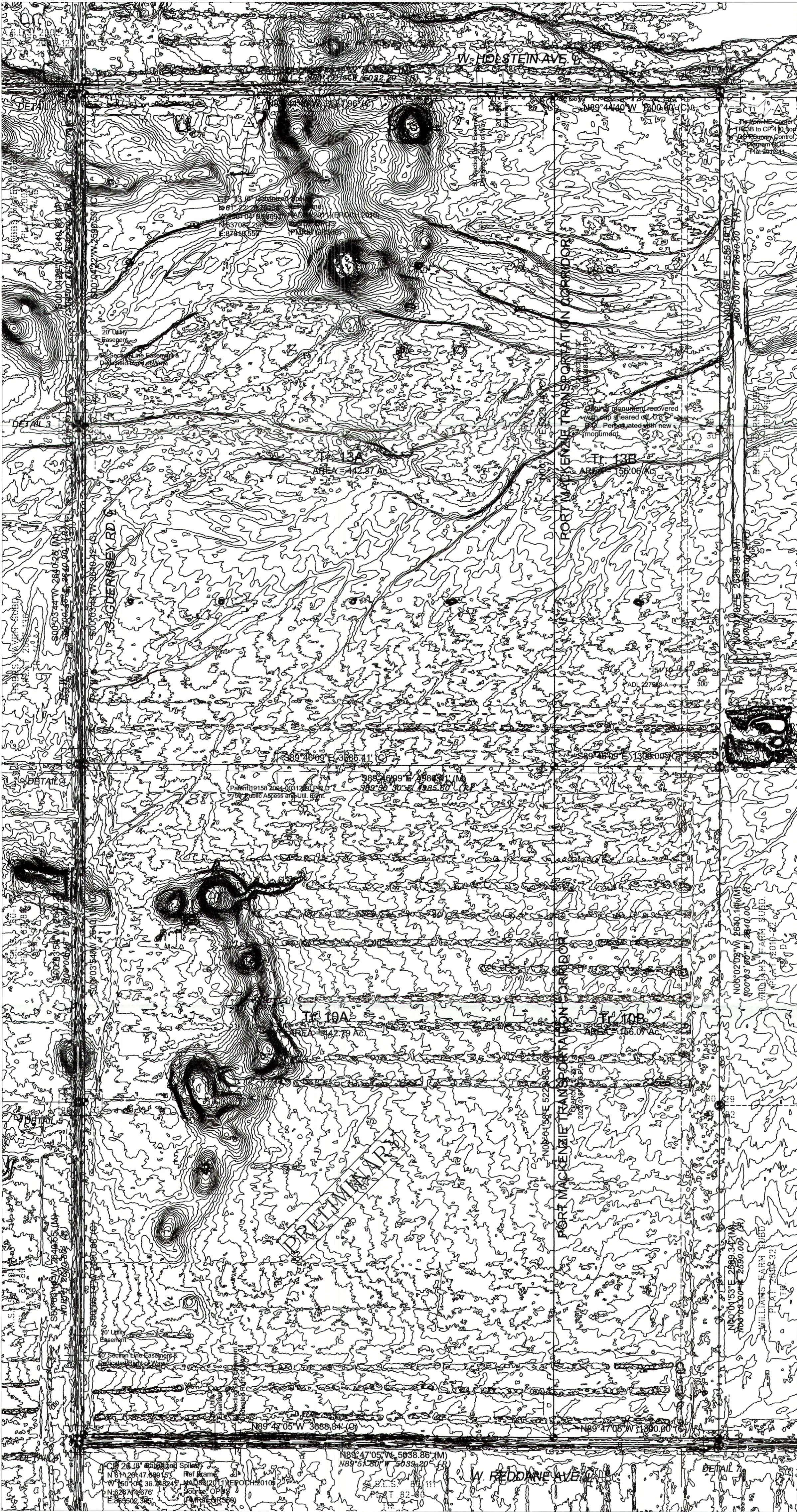
PRELIMINARY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED AND LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC & ASBUILT INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
DATE: _____ REGISTRATION No. 11550

CHRISTOPHER J. FROST
REGISTERED LAND SURVEYOR



Point MacKenzie Rail Extension Subdivision MATANUSKA SUSITNA BOROUGH A Subdivision of: Alaska State Land Survey No. 80-111 (Plat No. 82-80) Tract 10 & Tract 13 Located within: Sections 19, 30, 31 Township 15 North, Range 4 West Seward Meridian, Alaska	
Third Judicial District	Palmer Recording District
PREPARED FOR : MATANUSKA-SUSITNA BOROUGH 350 EAST DAHLIA AVE. PALMER, Alaska, 99501 BY : MATANUSKA-SUSITNA BOROUGH PRE-DESIGN & ENGINEERING DIVISION 350 EAST DAHLIA AVE. PALMER, Alaska, 99501	
DATE OF SURVEY: 05/29/25 - DATE PREPARED: August 2025 PROJECT No.: 25-014 MSB TAX MAP GRID: FH48/GB13	SCALE: 1" = 500' DRAWN BY: CJF CHECKED BY: SA SHEET No.: 1 OF 1



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Owner _____ Date _____

_____, Borough Manager
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK. 99645

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this ____ day of _____,
For: _____

My commission expires: _____

Notary Public: _____

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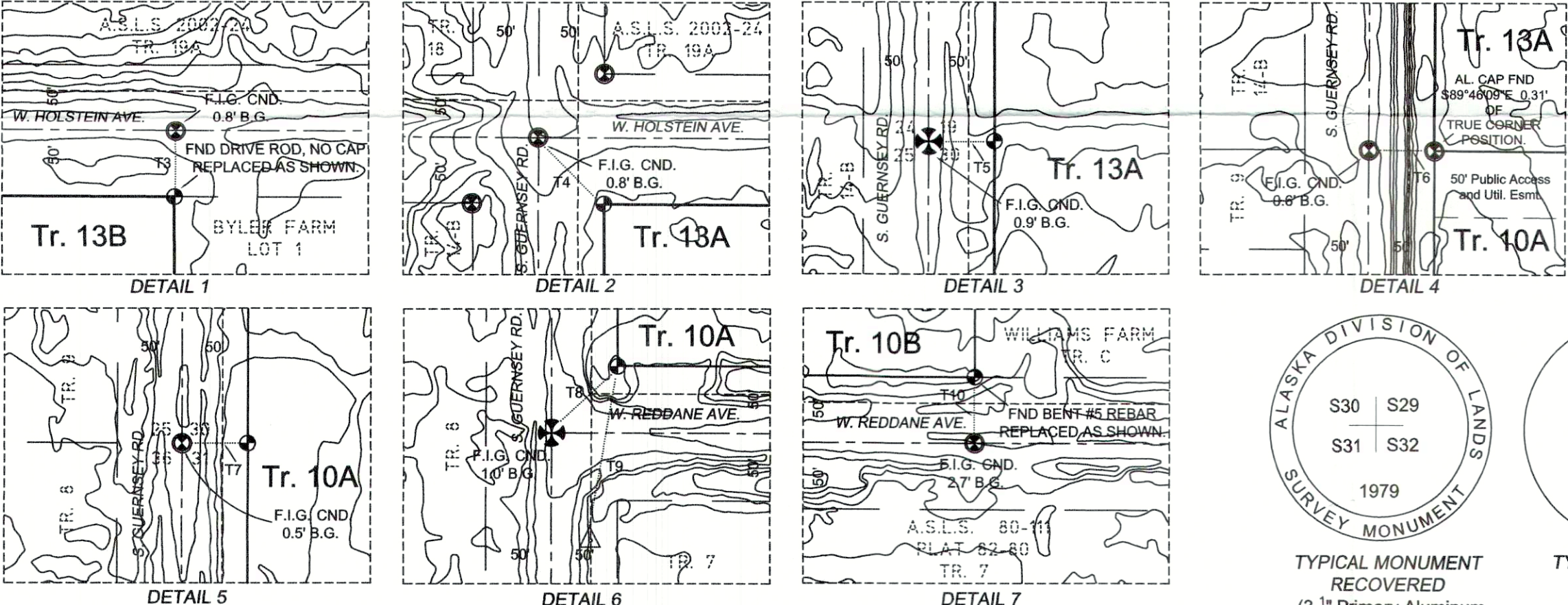
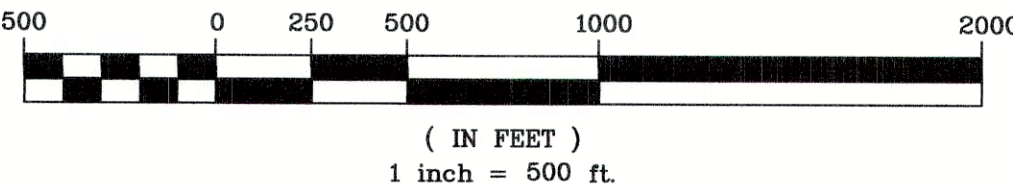
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LEGEND

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DATE: _____ REGISTRATION No. 11550

CHRISTOPHER J. FROST
REGISTERED LAND SURVEYOR



Point MacKenzie Rail Extension Subdivision

MATANUSKA SUSITNA BOROUGH

A Subdivision of: Alaska State Land Survey No. 80-111 (Plat No. 82-80).

Tract 10 & Tract 13

Located within:

Sections 19, 30, 31

Township 15 North, Range 4 West

Seward Meridian, Alaska

Third Judicial District

Palmer Recording District

PREPARED FOR:
MATANUSKA-SUSITNA BOROUGH
350 EAST DAHLIA AVE. PALMER, Alaska, 99501

BY:
MATANUSKA-SUSITNA BOROUGH
PRE-DESIGN & ENGINEERING DIVISION
350 EAST DAHLIA AVE. PALMER, Alaska, 99501

DATE OF SURVEY: 05/29/25 -
DATE PREPARED: August 2025
PROJECT No.: 25-014
MSB TAX MAP GRID: FH48/GB13

SCALE: 1" = 500'
DRAWN BY: CJF
CHECKED BY: SA
SHEET No.: 1 OF 1

3B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 29, 2025

ABBREVIATED PLAT: LITTLE SUSITNA RIDGE ADDITION 1
LEGAL DESCRIPTION: SEC 07, T18N, R01E, SEWARD MERIDIAN AK
PETITIONERS: JAY DUKE
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING
ACRES: 52.9 ± PARCELS: 2
REVIEWED BY: CAYMAN REYNOLDS CASE #: 2025-139

REQUEST: The request is to create two lots from Tract A Little Susitna Ridge Subdivision, Plat 2021-69 and to be known as **LITTLE SUSITNA RIDGE ADDITION 1**, containing 52.90 acres +/- . The plat is located south of Little Susitna River, directly north of East Needham Avenue, and east of East Fishers Drive, located within the SE ¼ Section 7, Township 18 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 5 pgs
EXHIBIT B – 4 pgs

AGENCY COMMENTS

Development Services
ADF&G
Utilities
Public Comments

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

DISCUSSION: The proposed subdivision is creating two lots from Tract A Little Susitna Subdivision. Lot 2 is to be 2.01 acres and Tract A1 is to be 50.85 acres. Access is N. En Dove Rd. N. En Dove Rd is a Borough owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, PE, notes the soils evaluation included visual analyses of each of the lots, logging on one new testhole, review of topography information and direct observations on site. Grades over 25% were noted on the attached drawing. The total elevation differential is approximately 62'; The Little Susitna River bisects the property. A gravel pad, shop building, and loading ramp exist on the proposed lot 2. on the parent parcel; other than immediate clearing around the structures, the remainder of the proposed lots are treed with bushes and grasses scattered throughout. The new testhole was excavated on July 27, 2025 to 13.5'. Subsurface soils consist primarily of a thin organic mat and silty topsoils overlaying sands and gravel extending to 13.5'. Testhole log is attached. No percolation tests were warranted. No groundwater or seeps were noted. Based on the available soils and water table information, topography, Borough code and observations on

site, each lot will have at least 10,000 sf of contiguous useable septic area and 10,000 sf of useable building area within each of the proposed lots, with the river lying over 100' away from any potentially usable area. Separation to groundwater is not expected to be a limiting factor for the proposed lots.

Comments: Development Services (**Exhibit C**) comments that “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.”

ADF&G (**Exhibit D**) has no objections. Noted: “Tract A Little Susitna Ridge Subdivision, Plat 2021-69 does contain multiple channels of Little Susitna River, which runs in the north end of the property. Crocker Creek (AWC: 247-41-10100) is a catalogued stream for Chinook, coho, chum, pink and sockeye salmon, as well as Artic lamprey. It has been determined that dividing the lot into two lots does not require habitat permit at this time but may be required a permit if the property owner intends to modify riverbanks, has in water work, or work at or below the ordinary high water line. Please contact me if you have any questions at (907)861-3203 or mandy.salminen@alaska.gov.”

Utilities: (**Exhibit E**) Enstar has no comments, recommendations or objections. GCI has no comments or objections. MTA did not respond. MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Fishhook Area; 132 Greater Palmer Consol; Road Service Area # 28 Gold Trail; Emergency Services, Assessments, Planning Division, Pre-Design Division; MEA, or MTA.

Public Comments: (**Exhibit F**) The parish council of St Herman’s church fully supports the subdivision.

CONCLUSION: The abbreviated plat of Little Susitna Ridge Addition 1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

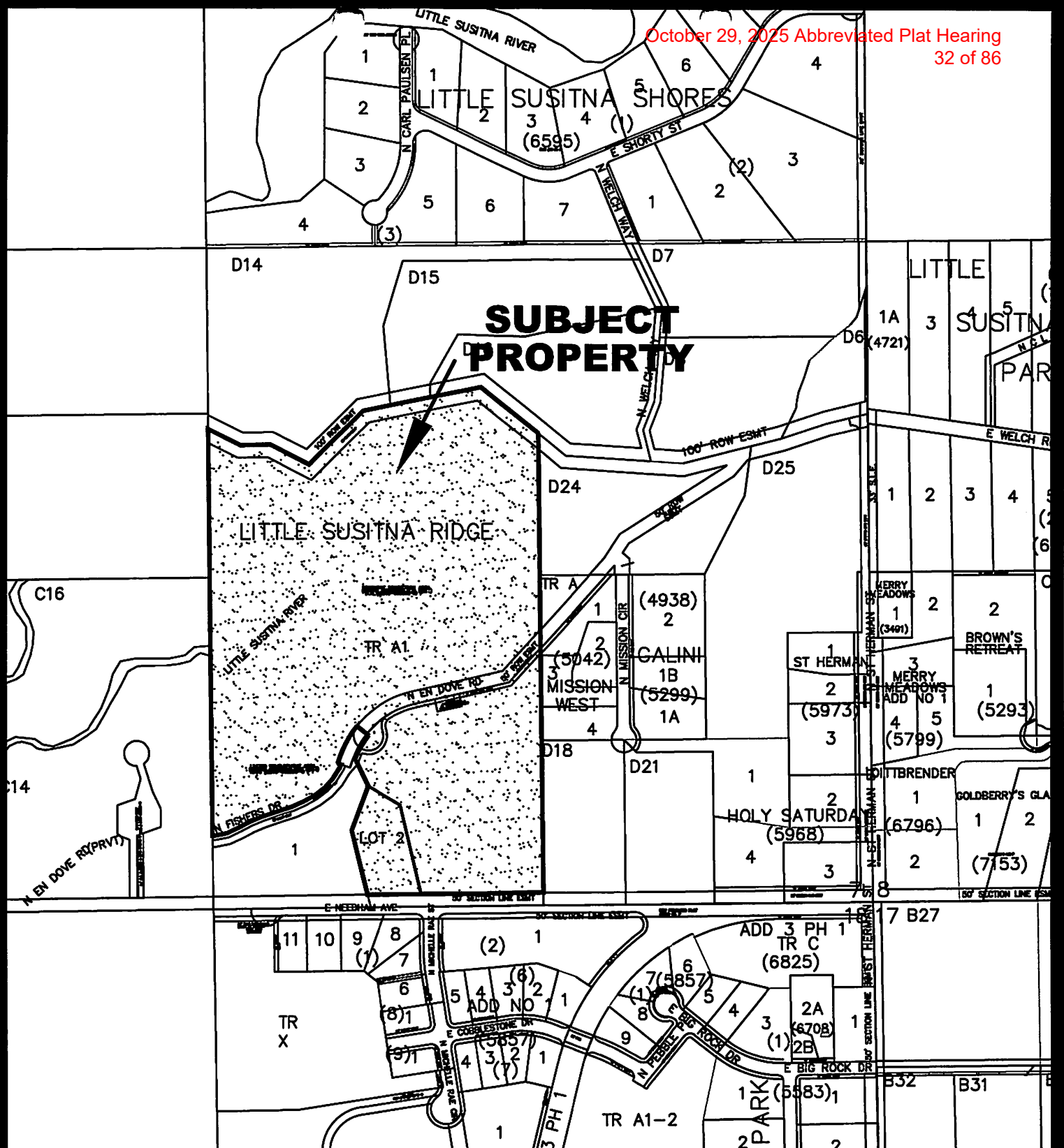
FINDINGS OF FACT

1. The plat of Little Susitna Ridge Addition 1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
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 USACE; Community Council Fishhook Area; 132 Greater Palmer Consol; Road Service Area # 28 Gold Trail; Emergency Services, Assessments, Planning Division, Pre-Design Division; or MEA, or MTA.
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.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of LITTLE SUSITNA RIDGE ADDITION 1, Section 07, 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. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED LITTLE SUSITNA RIDGE ADDITION
1 SUBDIVISION
LOCATED WITHIN
SECTION 07, T18N, R01E, SEWARD MERIDIAN
ALASKA
WA02 MAP

EXHIBIT A



EXHIBIT A

0 285 570 1,140 Feet

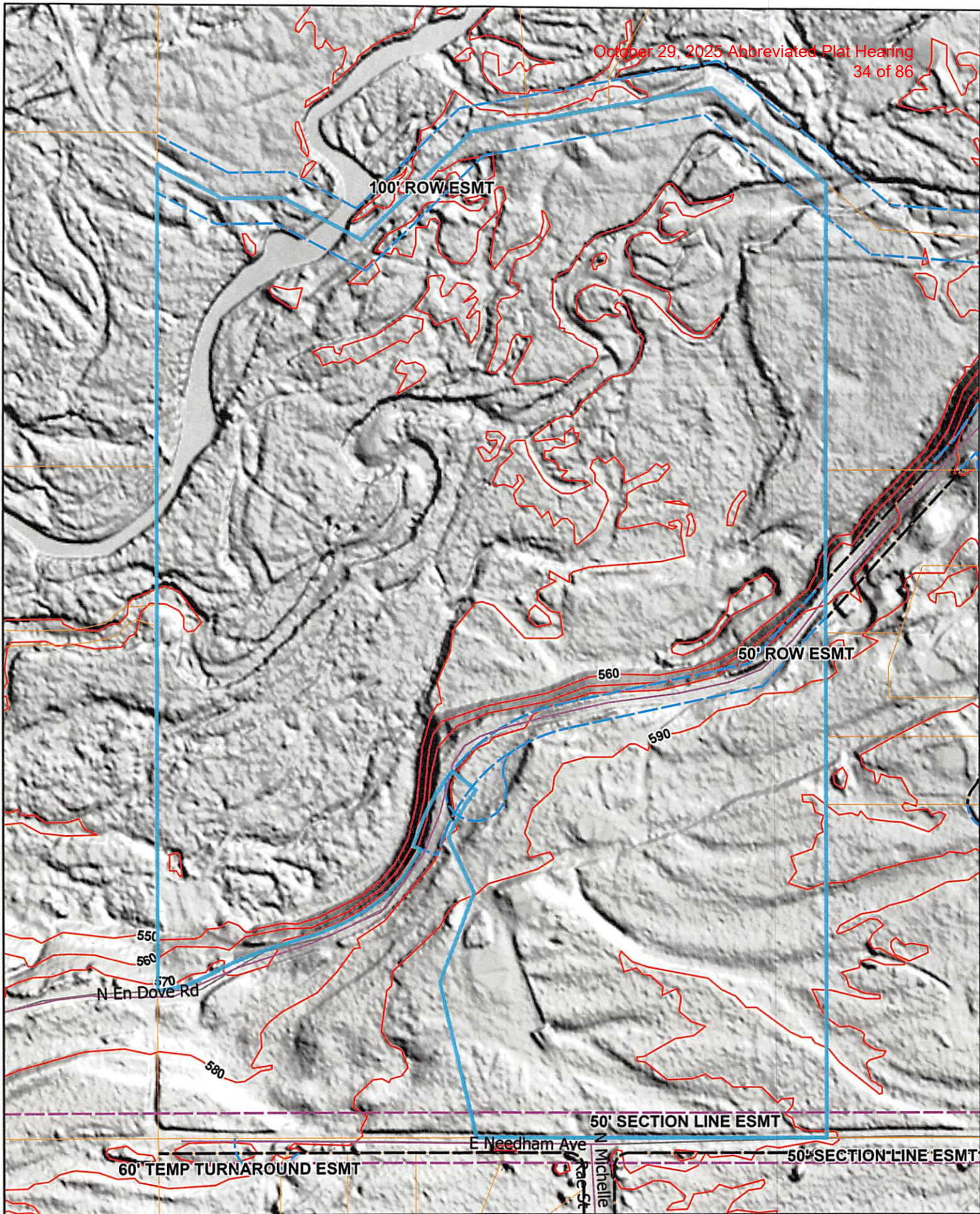


EXHIBIT A

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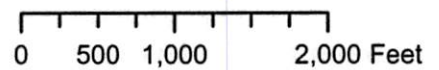




EXHIBIT A

0 285 570 1,140 Feet



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

August 14, 2025

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

RECEIVED
AUG 18 2025
PLATTING

Re: *Little Susitna Landing Subdivision; Useable Areas*
HE #20038

Dear Mr. Wagner:

At the request of the property owners, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 1 new lot and one large remainder lot from an existing tract by creating new lotlines as shown on the attached drawing. Our soils evaluation included logging one new testhole, review of our earlier work, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms an incomplete tall rectangle north of E. Needham Avenue, and west of N. Mission Circle. Terrain varies in elevation with a high region near the southern border of the project that contains a steep drop to the north lower region which contains gently rolling terrain as well as portions of the Little Su River, which bisects the property. The total elevation differential indicated from the provided topographical map is approximately 62'. Some steep areas with slopes exceeding 25% exist within the project and are delineated on the attached drawing.

Soils & Vegetation. The proposed 2- acre Lot 2 and the remainder Lot 1 contain cleared areas with a few existing structures and driveways. A gravel pad, shop building and loading ramp exist on lot 2. The native vegetation remaining on the parent parcel consists primarily of mature birch, spruce, and cottonwood, with lesser brush/grasses scattered throughout. As shown on the attached drawing one new testhole was dug on a common lotline to evaluate soil conditions, and a copy of the log is included with this report. Near surface soils included a thin organic mat and silty topsoils over clean sands and gravels extending to 13.5', which is typical for the area. Copies of the testhole log and the location/topography map are attached.

Groundwater. Groundwater was not encountered in the testhole which was dug to a depth of 13.5'. Portions of the Little Su River pass through the low region central to the larger Lot 1, and would be expected to have a relatively shallow water table. However,

adequate other higher ground areas exist as well, and the river lies more than 100' away from any potential useable area. Separation to groundwater is not expected to be a limiting factor for the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, setbacks to existing water wells, steep areas and related setbacks, and setbacks to existing structures. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For both proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***proposed Lot 2 will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Proposed Lot 1 contains more than 400,000 square feet of area and does not require useable area verification.***

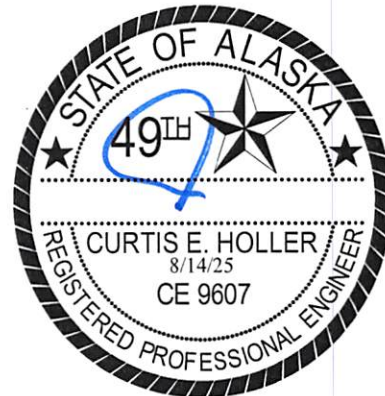
Drainage Plan. The new lot and tract have existing access and no new roads will need to be constructed. Existing drainage patterns are not expected to change as a result of the lot line changes. As no new road construction is planned, no formal drainage plan is required. However, we have indicated general existing drainage patterns on the attached map.

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

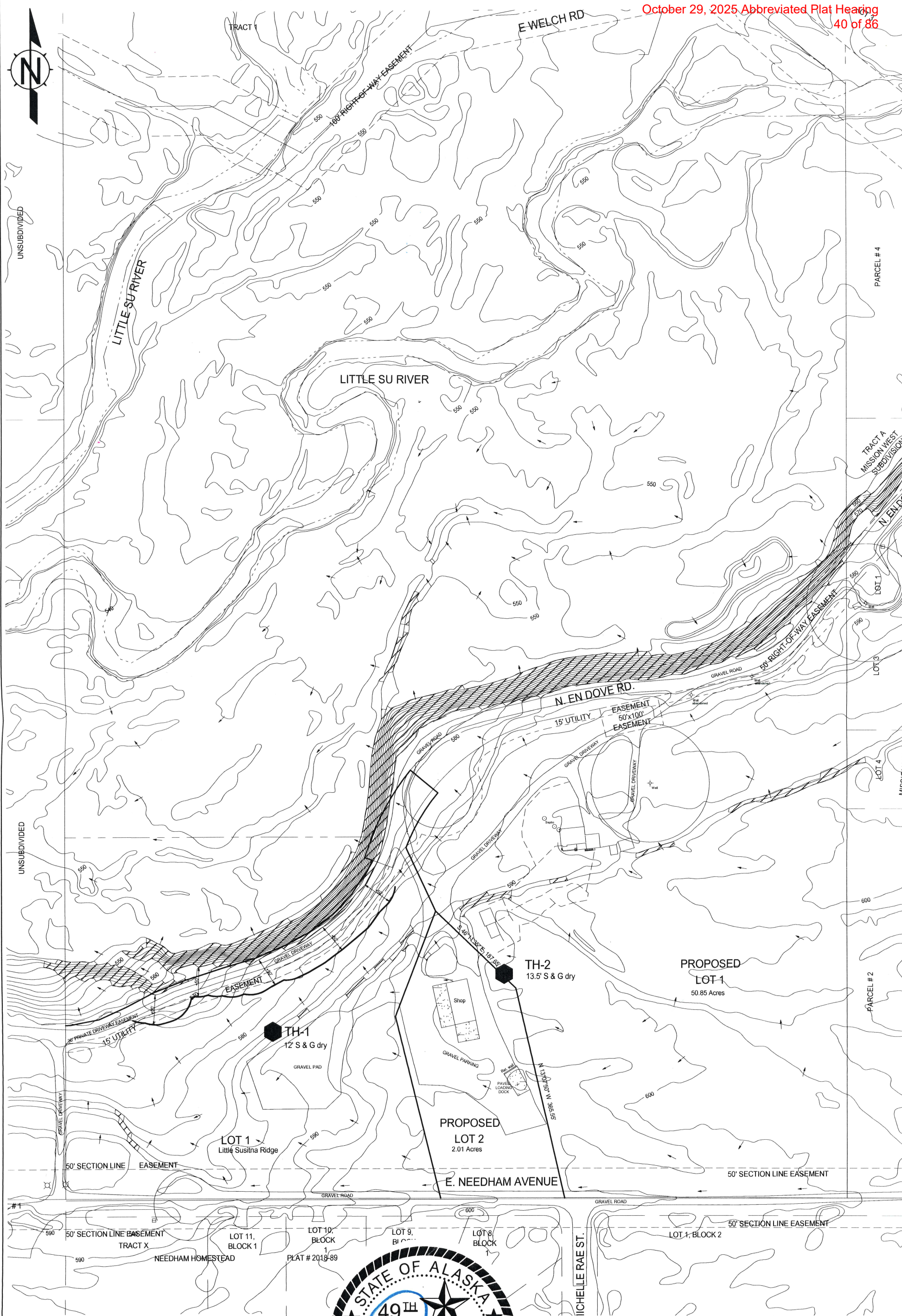
Sincerely,

Curtis Holler, PE

c: J. Duke, w/attachments



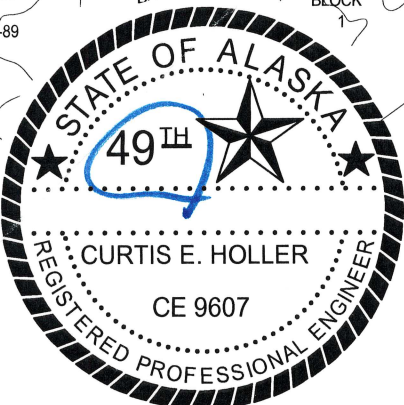




Little Susitna Landing Subdivision
Useable Area, Drainage and Topography Map

HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654

Job # 20038 Scale: 1" = 150' 8/14/25



Notes:

1. Base & 2' contours provided by surveyor.
2. Arrows denote apparent drainage patterns.
3. Testhole location approximate.
4. Hatched areas have +25% grade.

Cayman Reynolds

From: Permit Center
Sent: Wednesday, October 1, 2025 8:15 AM
To: Cayman Reynolds
Subject: RE: RFC Little Susitna Ridge Addition 1 CR

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: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Tuesday, September 30, 2025 4:34 PM
To: zolalaska@gmail.com; jprevost@palmerak.org; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; TimHaleDistrict1@gmail.com
Subject: RFC Little Susitna Ridge Addition 1 CR

Hello,

The following link is a request for comments for the proposed Little Susitna Ridge Addition 1.

Please ensure all comments have been submitted by October 14, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

☐ [Little Susitna Ridge Addition 1](#)

Feel free to contact me if you have any questions.

Cayman Reynolds

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Tuesday, October 14, 2025 12:24 PM
To: Cayman Reynolds
Cc: Salminen, Mandy M (DFG)
Subject: RE: RFC Little Susitna Ridge Addition 1 CR

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

Hi Cayman,

Alaska Department of Fish & Game (ADF&G) has reviewed this application to create two lots from Tract A Little Susitna Ridge Subdivision Plat 2021-69, containing 52.90 acres. ADF&G has no objections to the proposed platting actions with the following comments:

Tract A Little Susitna Ridge Subdivision, Plat 2021-69 does contain multiple channels of Little Susitna River, which runs in the north end of the property. Crocker Creek (AWC: 247-41-10100) is a catalogued stream for Chinook, coho, chum, pink and sockeye salmon, as well as Artic lamprey. It has been determined that dividing the lot into two lots does not require habitat permit at this time but may be required a permit if the property owner intends to modify riverbanks, has in water work, or work at or below the ordinary high water line. Please contact me if you have any questions at (907)861-3203 or mandy.salminen@alaska.gov.

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

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

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Tuesday, September 30, 2025 4:34 PM
To: zolalaska@gmail.com; jprevost@palmerak.org; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; TimHaleDistrict1@gmail.com
Subject: RFC Little Susitna Ridge Addition 1 CR

Cayman Reynolds

From: James Christopher <James.Christopher@enstarnaturalgas.com>
Sent: Thursday, October 2, 2025 9:18 AM
To: Cayman Reynolds
Cc: Sterling Lopez
Subject: RE: RFC Little Susitna Ridge Addition 1 CR
Attachments: MSB No Comment 2025-139.pdf

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

Good morning,

Please see ENSTARS attached letter with no comments.

Thank you,

Jimmy Christopher
Right of Way & Permitting Agent
ENSTAR Natural Gas Company, LLC
O: (907) 334-7944
C: (614) 623-3466

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Tuesday, September 30, 2025 4:34 PM
To: zolalaska@gmail.com; jprevost@palmerak.org; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ENSTAR ROW Shared Mailbox <row@enstarnaturalgas.com>; ospdesign@gci.com; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; TimHaleDistrict1@gmail.com
Subject: RFC Little Susitna Ridge Addition 1 CR

CAUTION: This email originated outside of ENSTAR/TSU. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are not sure, use the "Report Phish" button or contact enstar.helpdesk@enstarnaturalgas.com

Hello,

The following link is a request for comments for the proposed Little Susitna Ridge Addition 1.

Please ensure all comments have been submitted by October 14, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Cayman Reynolds

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, October 14, 2025 4:30 PM
To: Cayman Reynolds
Cc: OSP Design Group
Subject: RE: RFC Little Susitna Ridge Addition 1 CR
Attachments: Agenda Plat (75).pdf

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

Cayman,

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: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Tuesday, September 30, 2025 4:34 PM
To: zolalaska@gmail.com; jprevost@palmerak.org; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; TimHaleDistrict1@gmail.com
Subject: RFC Little Susitna Ridge Addition 1 CR

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

Hello,

The following link is a request for comments for the proposed Little Susitna Ridge Addition 1.

Please ensure all comments have been submitted by October 14, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

☐ [Little Susitna Ridge Addition 1](#)

Feel free to contact me if you have any questions.

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

60
TRUELSON ERIC S & DIANA C
6568 N ST HERMAN ST
WASILLA AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: JAY DUKE

REQUEST: The request is to create two lots from Tract A Little Susitna Ridge Subdivision, Plat 2021-69 and to be known as **LITTLE SUSITNA RIDGE ADDITION 1**, containing 52.90 acres +/- . The plat is located south of Little Susitna River, directly north of East Needham Avenue, and east of East Fishers Drive, located within the SE ¼ Section 7, Township 18 North, Range 01 East, Seward Meridian, Alaska.

The Matanuska-Susitna Borough Platting Officer will hold a public hearing in the Assembly Chambers at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed Subdivision. The public hearing is scheduled for October 29, 2025, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plating@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. All public comments are due one (1) day prior, by 12:00 p.m. To request additional information please contact the Platting Technician, Cayman Reynolds at (907) 861-7872. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

☒ No Objection ☐ Objection ☐ Concern

Name: Eric Truelsen Address: 6568 N. St Herman St.

Comments:

Fully support this sub division

Case # 2025-139 CR

Note: Vicinity map Located on Reverse Side

EXHIBIT F

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

56
ST HERMAN ANTIOCHIAN ORTHDX CH
6988 N EN DOVE RD
WASILLA AK 99654-9030

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: JAY DUKE

REQUEST: The request is to create two lots from Tract A Little Susitna Ridge Subdivision, Plat 2021-69 and to be known as **LITTLE SUSITNA RIDGE ADDITION 1**, containing 52.90 acres +/- . The plat is located south of Little Susitna River, directly north of East Needham Avenue, and east of East Fishers Drive, located within the SE ¼ Section 7, Township 18 North, Range 01 East, Seward Meridian, Alaska.

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☒ No Objection ☐ Objection ☐ Concern

Name: Eric Truelsen Address: 6988 N En Dove rd
Palmer

Comments: The parish council of St Herman's church fully
support this subdivision

Case # 2025-139 CR

Note: Vicinity map Located on Reverse Side

3C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 29, 2025

ABBREVIATED PLAT: WHIT'S WOODS

LEGAL DESCRIPTION: SEC 33, T18N, R02W, SEWARD MERIDIAN AK

PETITIONERS: SIDNEY WHITAKER, HOLLY WHITAKER, & KAY LANZ

SURVEYOR/ENGINEER: DENALI NORTH

ACRES: 4.29 ± PARCELS: 2

REVIEWED BY: MATTHEW GODDARD CASE #: 2025-140

REQUEST: The request is to create two lots by adjusting the common lot line between Lots 6 & 7, Ridgecrest Subdivision, Plat No. 73-20 to be known as **WHIT'S WOODS**, containing 4.29 acres +/- . The property is located east and south of N Meadow Lakes Loop, west of N Pittman Road, and directly north of W Sunrise Drive (Tax ID # 6442B01L006 / L007); within the NE ¼ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 5 pgs
EXHIBIT B – 6 pgs

AGENCY COMMENTS

MSB DPW Pre-Design and Engineering Division
MSB Development Services
Utilities

EXHIBIT C – 1 pg
EXHIBIT D – 2 pgs
EXHIBIT E – 4 pgs

DISCUSSION: The proposed subdivision is creating two lots. Access is from N. Prospect Drive and W. Sunrise Drive, both roads are Borough maintained roads.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). James Rowland, Registered Professional Engineer, notes that a soils investigation has been completed for the proposed Whit's Woods. The investigation was to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements. Two test holes were dug to a depth of 12'. No groundwater was encountered. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72. Based on the test hole data and observations of topography, there is a minimum of 10,000 square feet of usable building area and 10,000 square feet of contiguous usable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281. Topographic mapping, As-Built

information, and test hole locations are shown on the agenda plat. Based on the supplied as-built, there is a shed that will need to be relocated prior to recordation (**Recommendation #4**).

Comments:

Department of Public Works (**Exhibit C**) has no comments.

MSB Development Services (**Exhibit E**):

- Permit Center – Each access or encroachment constructed during subdivision development shall be reported to the Permit Center for documentation.
- Code Compliance – There are no open or outstanding violations on existing Lot 6 or 7. As long as the shed is removed along the proposed west property line adjustment. If the shed is not removed/relocated, it will be in violation of MSB Setbacks per 17.55 side lot line (**Recommendation #4**). Code Compliance does not object to the platting action.

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

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #1 Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.

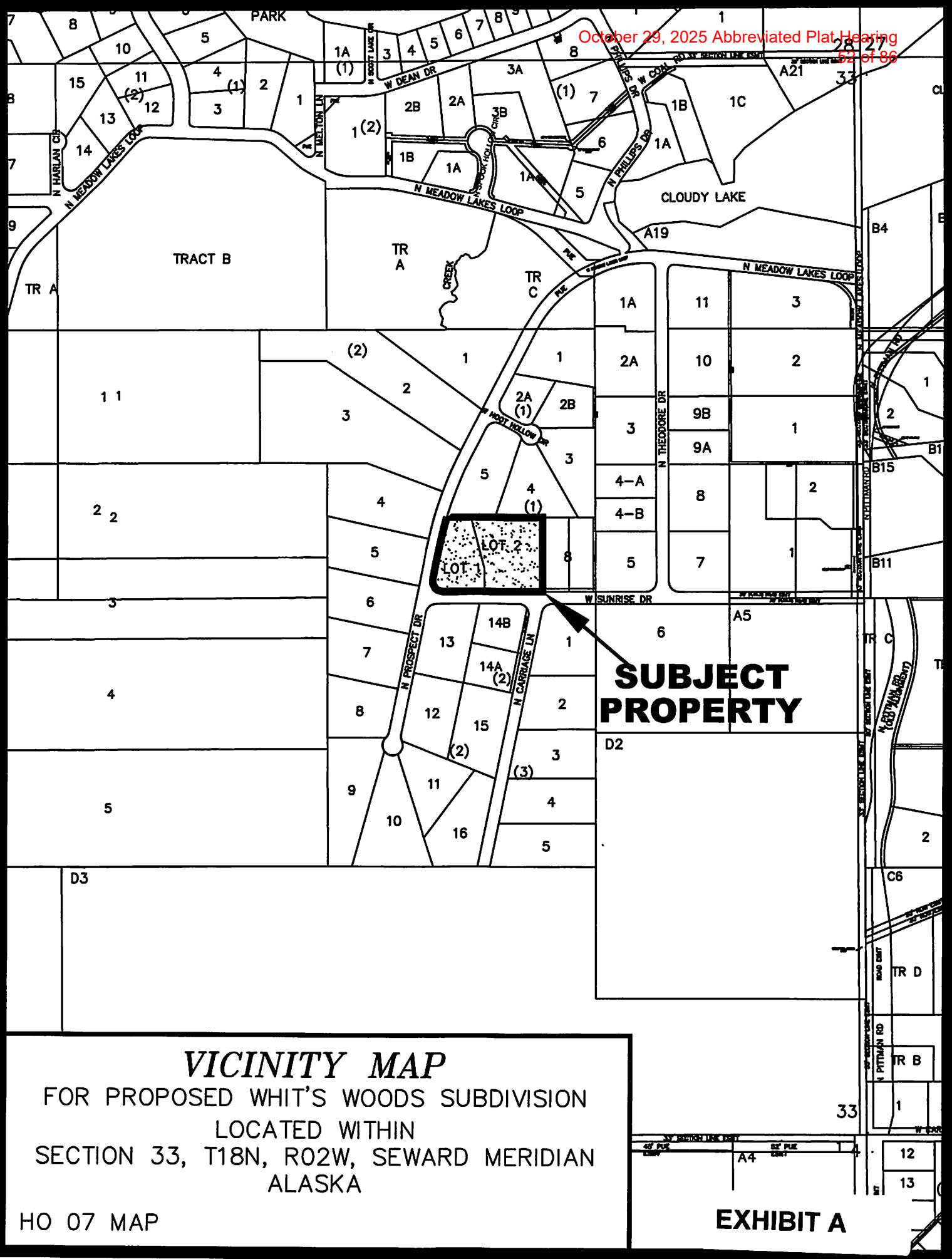
CONCLUSION: The abbreviated plat of Whit's Woods is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

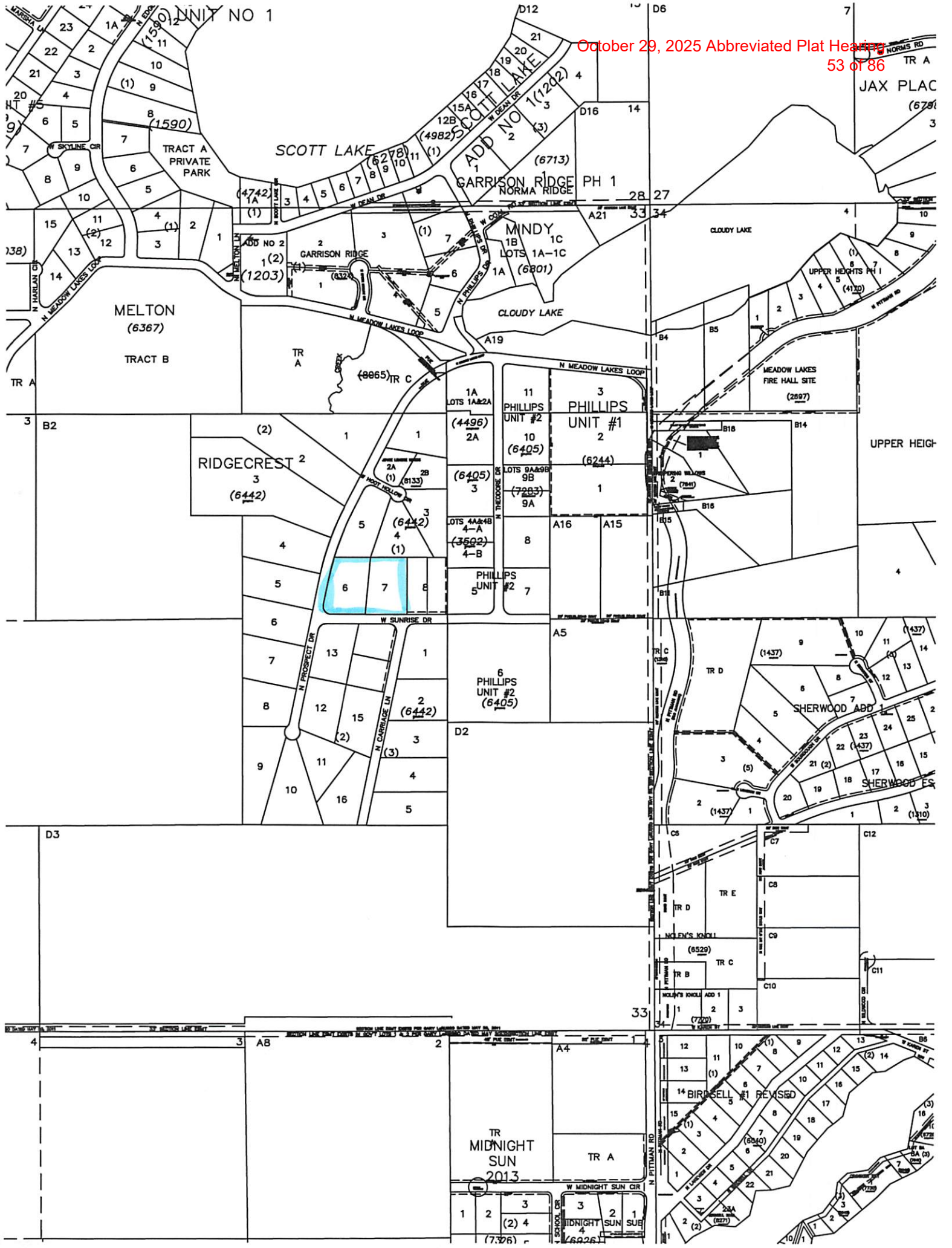
FINDINGS OF FACT

1. The plat of Whit's Woods is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
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 ADF&G; USACE; Community Council #1 Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.
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.

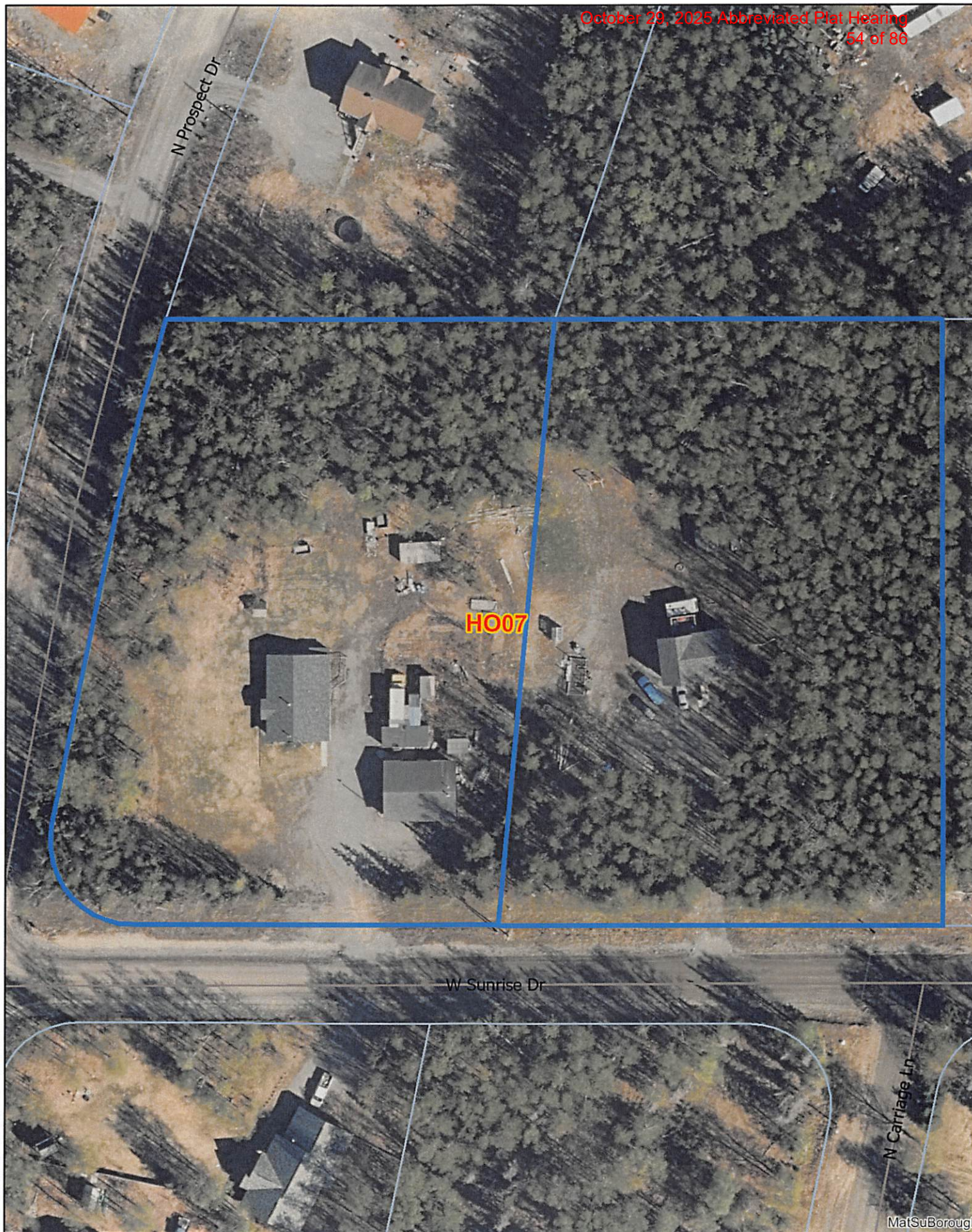
RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Whit's Woods, Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

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. Remove/relocate any structure in violation of MSB Title 17.55 setbacks and Screening Easements. Provide platting staff with either an updated as-built or a letter signed and stamped by a surveyor certifying that no setback violations exist nor will any be created by the recordation of this subdivision.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



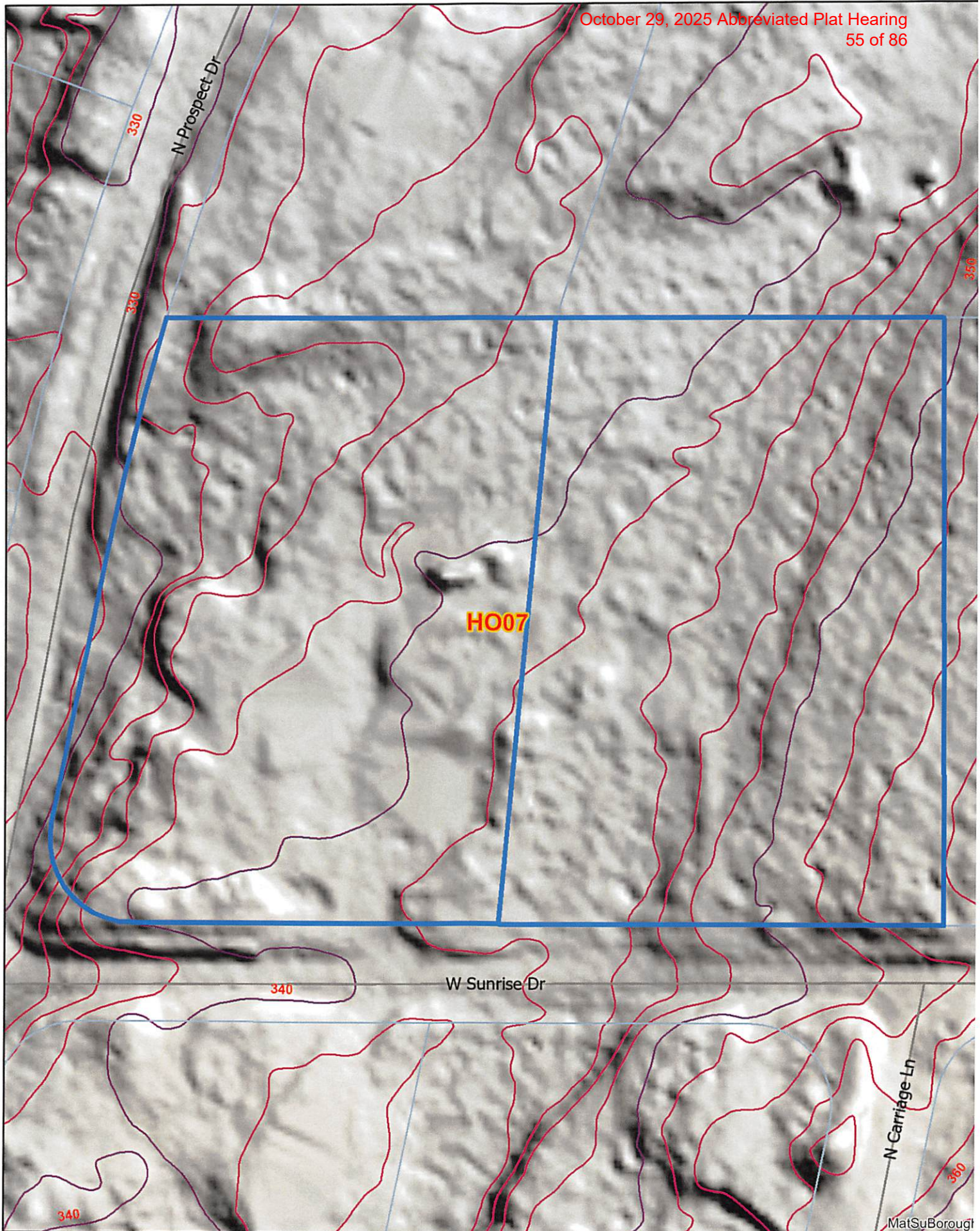


October 29, 2025 Abbreviated Plat Hearing
53 of 86



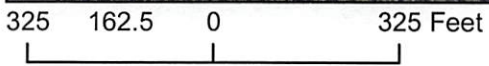
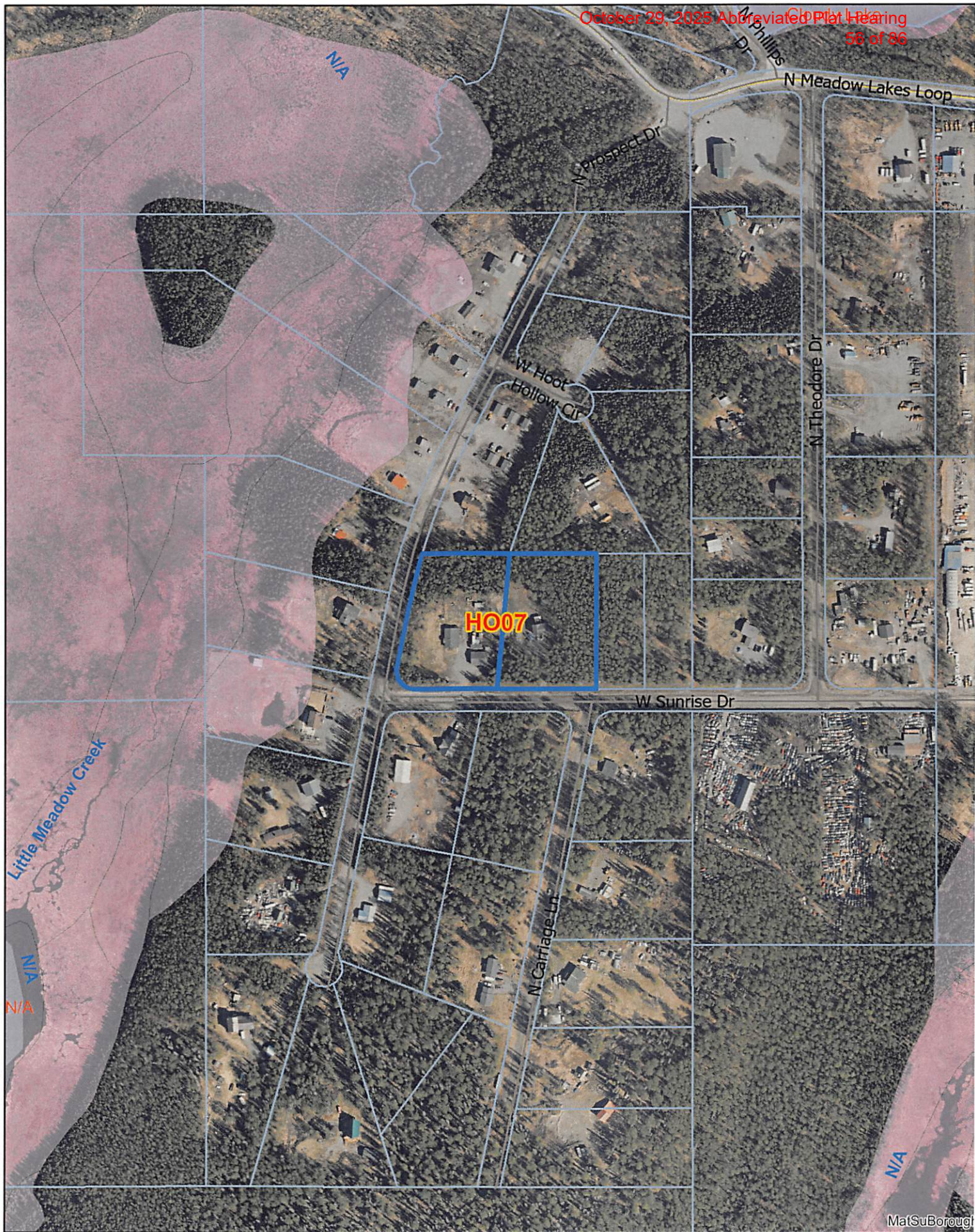
75 37.5 0 75 Feet





75 37.5 0 75 Feet





RECEIVED
AUG 20 2025
PLATTING

Denali North
1190 N. Helen Ln.
Wasilla, AK 99654

August 11, 2025

Platting Department
350 E. Dahlia Ave.
Palmer, AK 99645

RE: HO 07 PA#2023-0139 (Whit's Woods)
Ridgecrest Lots 6 & 7 Block 1

SOILS INVESTIGATION:

A soils investigation has been completed for the referenced proposed two lot subdivision. The investigation was to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72 Wastewater Disposal Regulations.

Attached is the test hole logs dated 8-9-2025. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72. Based on the test hole data and my observations of topography, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281.

SITE PLAN:

In accordance with MSB 43.15.016(A) the drainage/topo map is included. Drainage patterns will not be altered as a result of this subdivision.

If you have any questions, please feel free to contact the office at (907)376-9535.

Sincerely


James Rowland, P.E.

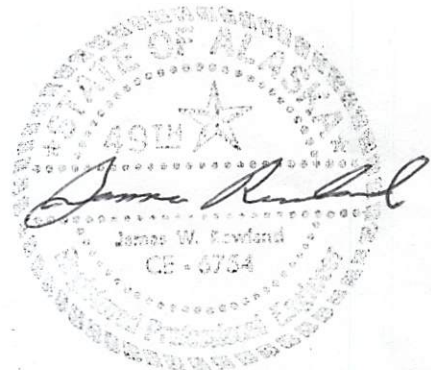


EXHIBIT B

October 29, 2025 Abbreviated P&H Hearing
58 of 86
☒ SOIL LOG
☐ PERCOLATION TEST

BEDROOMS_____

PERFORMED FOR: WHITAKERS DATE PERFORMED: 8-8-25
LEGAL DESCRIPTION: LOTS 6 & 7, Block 1 RIDGECREST SUB (Replat)

SEE PLAT.

[illegible]

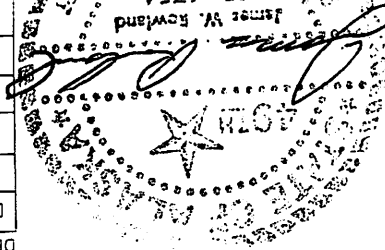
COMMENTS _____
PERFORMED BY: WW CERTIFIED BY: JK DATE: 8-13-25

DATE: 8-13-25

FEET
(MIN/INCH)

DATE	READING	GROSS TIME	NET TIME	DEPTH TO WATER	NET DROP	REFILLED
------	---------	------------	----------	----------------	----------	----------

NO
WAS GROUND WATER

DEPTH
(FEET)

25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2

- mud to 150 ft
 - gray - black
 - reddish salty
 sandy soil (sm)
 - brown sandy
 gravel 100 ft
 cobble 2' to
 4' occasional
 8" rocks
 damp (sp sm)

SEE
PLAT

(NOT TO SCALE)

SOIL LOG/PERCOLATION TEST

BEDROOMS

☒ SOIL LOG

☐ PERCOLATION TEST

DENALI NORTH
1190 N. HELEN LN.
WASILLA, AK 99654

PERFORMED FOR: _____
LEGAL DESCRIPTION: _____

PERFORMED FOR: WHITAKERS
DATE PERFORMED: 8-9-25
LEGAL DESCRIPTION: LOTS 1 & 7 BLK 1 21060 (East Sub

PERFORMED FOR: WILLIAMS
LEGAL DESCRIPTION: LOTS 6 & 7 BLK 1 RIDGECREST SUB

Denali North
1190 N. Helen Ln.
Wasilla, AK 99654

September 25, 2024

Platting Department
350 E. Dahlia Ave.
Palmer, AK 99645

RE: HO 07 PA#2023-0139
Ridgecrest Lots 6 & 7 Block 1

SOILS INVESTIGATION:

A soils investigation has been completed for the referenced proposed two lot subdivision. The investigation was to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72 Wastewater Disposal Regulations.

Attached is the test hole log from the existing septic documentation dated 5/28/19. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72. Based on the test hole data and my observations of topography, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281.

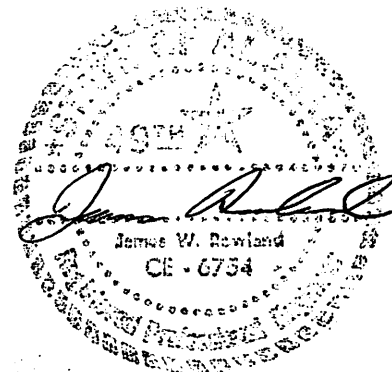
SITE PLAN:

In accordance with MSB 43.15.016(A) the topo map is included. Drainage patterns will not be altered as a result of this subdivision.

If you have any questions, please feel free to contact the office at (907)376-9535.

Sincerely


James Rowland, P.E.



1674

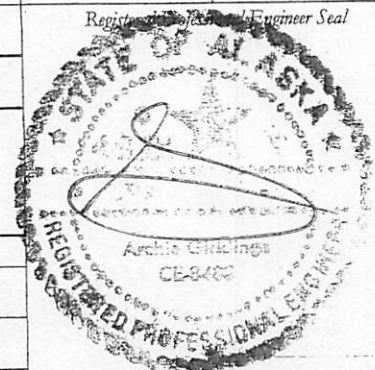
Date Received	State of Alaska Department of Environmental Conservation Documentation of Construction	October 29, 2025 Abbreviated Plat Hearing Processed by: 61 of 86 Date: SEPTS Key #:
---------------	--	--

Part I. General Information

Legal Description	Lot 7 Block 1 Ridgecrest	PAN or Tax ID#:
Street Address	7591 W Sunrise Dr	City (or nearest community): Wasilla
Coordinates	Latitude:	Longitude: Datum: v
Installer Name, Email, & Phone #	Fischer Brothers Excavation & Logging; 376-4416	

Part II. Wastewater Disposal System

Facility Served	☒ Private Residence - # of buildings: 1	☐ Multi-family - # of Units:	Total # Bedrooms: 3			
	☐ Small Commercial Facility (< 500 gpd)	<i>show design flow calculations in Comments section below</i>				
☒ New System ☐ Repair/Replace Existing (state new components installed and decommissioning/inspection results of existing components):						
System Installed By: ☐ Certified Installer ☐ Approved Homeowner		Notification Date: na				
☒ Registered Engineer/Supervision or Inspection by Registered Engineer		Date Installed: 5-28-19				
Septic Tank	Capacity (gal): 1,000	# of Compartments: 2	Material: steel Manufacturer: Anchorage			
Lift Station	Manufacturer:	Pump (make/model):	Alarms: ☐ Yes ☐ No			
Type of Field	☐ Deep Trench ☐ Shallow Trench ☐ Leach Pit ☒ Bed ☐ 5-Wide					
Soils - Visual and Perc Test	Classification: SP/GP Application Rate (sq. ft./bedroom): 150 Percolation Rate (min./inch): Attach percolation test results or other soils report sealed by registered professional engineer as applicable.					
Soil Absorption System Details	Length (ft): 34	Width (ft): 18	Rock Depth: 12-in Effective Area (sq ft): 602			
	Rock Grade: fine	Graveless Media: # Units:	Unit Area: Manufacturer:			
Freeze Protection	Septic Tank		Absorption Area			
	Soil Cover (feet)	2	2			
Cleanout Pipes	Sewer Lines					
	Insulation (inches)	2	2			
Cleanout Pipes	# Cleanout(s): 1	# Septic Tank Vents: 2	# Leach Field Monitor Tubes: 2			
Vertical Separation Distance from Bottom of Soil Absorption System to: Groundwater 4+ Impermeable Soils 6+						
Horizontal Separation Distances (measured from nearest edge to nearest edge)	list distances to all nearest:	Private Well	Public Well	Waterline	Surface Water	Property Line
	Septic Tank	100+	na	10+	100+	survey
	Soil Absorption System	100+	na	10+	100+	survey
	Lift Station	na	na	na	na	na
	Sewer Line(s)	25+	na	10+		
Horizontal Separation Distance from Soil Absorption System to Slope exceeding 25%: 50+						
Comments/Criteria used to size commercial facility (state type of facility, # people, gpd/person, etc.):						
I certify that the information provided in Parts I, II, III and IV is correct:						
Signature Sign Here		Printed Name Archie Giddings, PE				
Title or Certification No.		Date 7/28/19				
NOTE: Certified Installers or Approved Homeowners must sign and date. Professional Engineers must seal, sign, and date.						



Part III - Required Diagram of System(s)

October 29, 2025 Abbreviated Plat Hearing
62 of 86

1. In a plan view, locate and identify each of the following:

- a) Well
- b) All Structures
- c) Septic Tank
- d) Soil Absorption system (include dimensions)
- e) Surface Water
- f) Sources of Contamination
- g) Property Line
- h) Closest well on adjacent property
- i) Closest septic tank on an adjacent property
- j) Closest edge of an absorption field on adjacent property
- k) All Cleanouts and monitor tubes
- l) Testhole location

2. Show distances between the well and each of the sources of contamination listed in 1.

3. Show distances between water bodies and each part of the onsite system listed in 1.

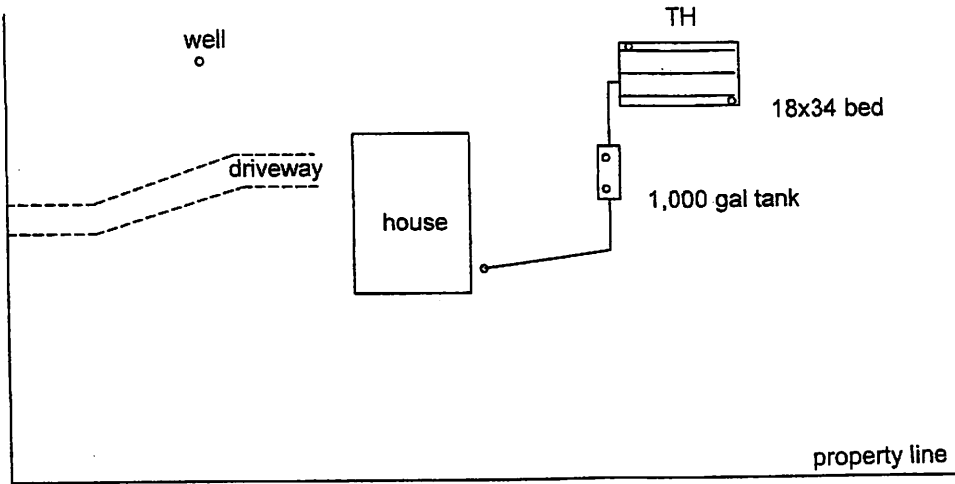
4. In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:

- a) Soil Cover
- b) Absorption Material
- c) Water Table
- d) Bedrock
- e) Discharge Pipes
- f) Insulation

Testhole total depth: 12 ft. Groundwater/Seeps encountered? Y/N at 6 ft.
Impermeable soil (Silt/Clay/Bedrock) encountered? Y/N at na ft.

Plan View

Lot 7 Block 1 Ridgecrest



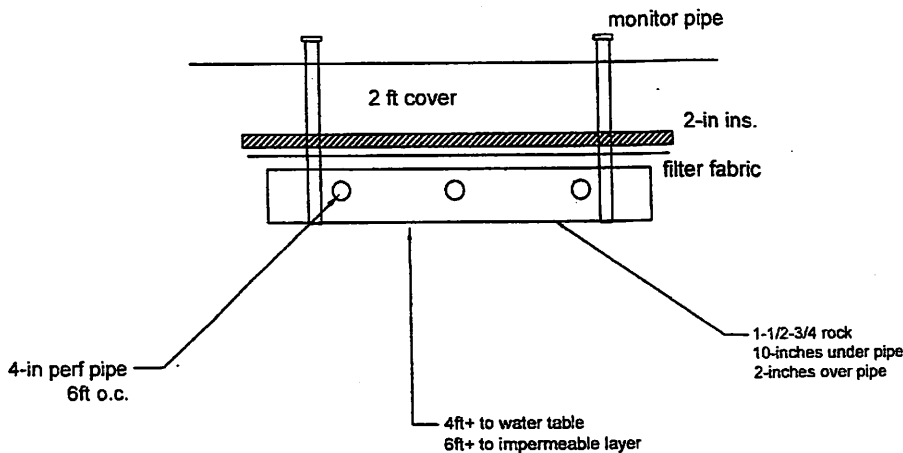
Septic system 100ft+ to onsite well and adjacent wells.

Date 5-28-19

Inspected By
AG

1ft	TS
2ft	
3ft	SP/GP
4ft	
5ft	
6ft	
7ft	GM
8ft	
9ft	
10ft	
11ft	
12ft	

Cross Section



13ft
14ft
15ft
16ft
17ft
18ft
19ft
20ft
21ft

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, October 7, 2025 2:46 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Whit's Woods (MG)

Hello,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, September 30, 2025 4:04 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisherak49@gmail.com>; information@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Stephen Edwards <sledwards4959@gmail.com>; Ron Bernier <Ron.Bernier@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>; Wheeler Nevels <Wheeler.Nevels@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; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Whit's Woods (MG)

Hello,

The following link is a request for comments for the proposed Whit's Woods.

Please ensure all comments have been submitted by October 10, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Whit's Woods](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

From: Permit Center
Sent: Wednesday, October 1, 2025 8:13 AM
To: Matthew Goddard
Subject: RE: RFC Whit's Woods (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: Tuesday, September 30, 2025 4:04 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisherak49@gmail.com>; information@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Stephen Edwards <sledwards4959@gmail.com>; Ron Bernier <Ron.Bernier@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>; Wheeler Nevels <Wheeler.Nevels@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; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Whit's Woods (MG)

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 [Whit's Woods](#)



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 745-9876

E-mail: ccb@matsugov.us

MEMORANDUM

DATE: 10/6/2025

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Pre-Application action for Whit's Woods Case 2025-140

Code Compliance does not have any open or outstanding violations on existing Lot 6 or 7 Ridgecrest Subdivision currently.

As long as the shed is removed along the proposed West Property line of Lot 1; there will not be any setback issues created by the lot line adjustment. If the shed is not removed/re-located, it will be in violation of MSB Setbacks per 17.55 side lot line.

Code Compliance does not object to the platting action to adjust the common lot line to create Lot 1 & 2 Whit's Woods at this time.



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

October 1, 2025

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

To whom it may concern:

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

- **WHIT'S WOODS**
(MSB Case # 2025-140)

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

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, October 8, 2025 3:04 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Whit's Woods (MG)
Attachments: Agenda Plat.pdf

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

Matthew,

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

Thanks,

GCI | OSP Design

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

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, September 30, 2025 4:04 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisherak49@gmail.com>; information@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Stephen Edwards <sledwards4959@gmail.com>; Ron Bernier <Ron.Bernier@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>; Wheeler Nevels <Wheeler.Nevels@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; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Whit's Woods (MG)

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Please ensure all comments have been submitted by October 10, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Whit's Woods](#)

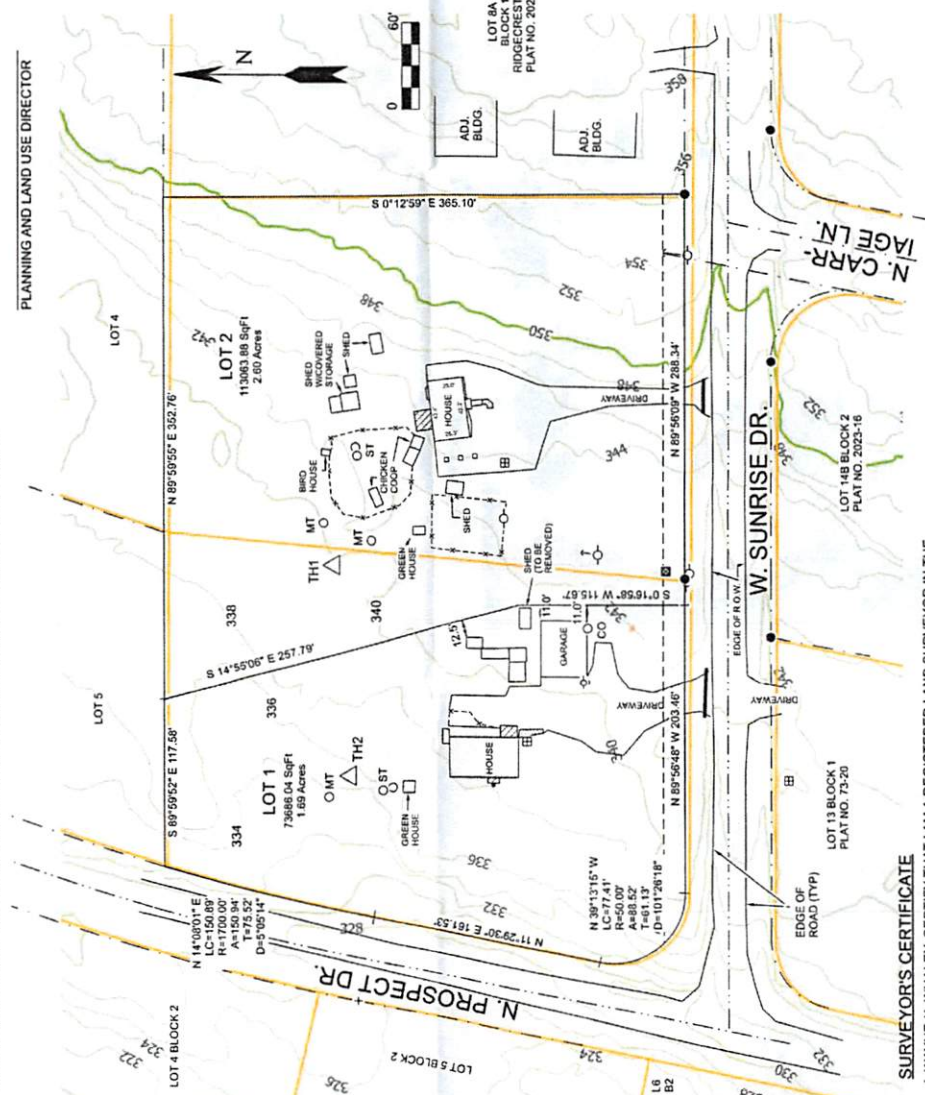
PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 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.

DATE _____, 20____

PLANNING AND LAND USE DIRECTOR _____ ATTEST: _____ PLATTING CLERK

- NOTES**
1. 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 THE PARCELS SHOWN HEREON.
 2. NO INDIVIDUAL WATER OR WASTE WATER SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH 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. THIS PLAT IS AFFECTED BY AN MEA BLANKET EASEMENT RECORDED 10/5/1980 AT BK 34 PG. 102 AND 01/22/2019 AT INSTRUMENT NUMBER 2019-011979-0.
 4. THIS PLAT IS AFFECTED BY AN MTA BLANKET EASEMENT RECORDED 12/9/1976 AT BK 128 PG. 906.



CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____

WAYNE N. WHALEY
REGISTERED LAND SURVEYOR
REGISTRATION NO. 6925-S

ASBEST & TOPO
INFO ONLY

DATE _____, 20____ TAX COLLECTION OFFICIAL (BOROUGH)



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.

NAME: KAY F. LANZ DATE: _____
PMB 273 7362 W PARKS HWY
WASILLA AK 99623-9308

NAME: SIDNEY WAYNE WHITAKER DATE: _____
7591 W. SUNRISE DR.
WASILLA, AK 99623

NAME: HOLLY WHITAKER DATE: _____
7591 W. SUNRISE DR.
WASILLA, AK 99623

RECEIVED
AUG 20 2025
Agenda Copy
PLATTING

PRELIMINARY PLAT

WHIT'S WOODS

A REPLAT OF
LOTS 6 & 7 BLOCK 1 RIDGECREST
SUBDIVISION PLAT NO. 73-20
LOCATED WITHIN:
SECTION 33 TOWNSHIP 18 NORTH
RANGE 2 WEST SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
CONTAINING ACRES MORE OR LESS

DENALI NORTH

1190 N. HELEN LN. WASILLA, ALASKA 99654
PHONE (907) 376-9555

APPROVED AS: SHOWN
CORRECTED
SIGN: MARY ARMSTRONG, DATE: 10/29/2025
CCI ENGINEERING & DESIGN

JOB NO. 24-157PP DATE: AUGUST 18, 2025 DWN HW CHK WW
SCALE 1"= 60' FB. PGS. SHEET 1 OF 1

NOTES

1. 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 THE PARCELS SHOWN HEREON.
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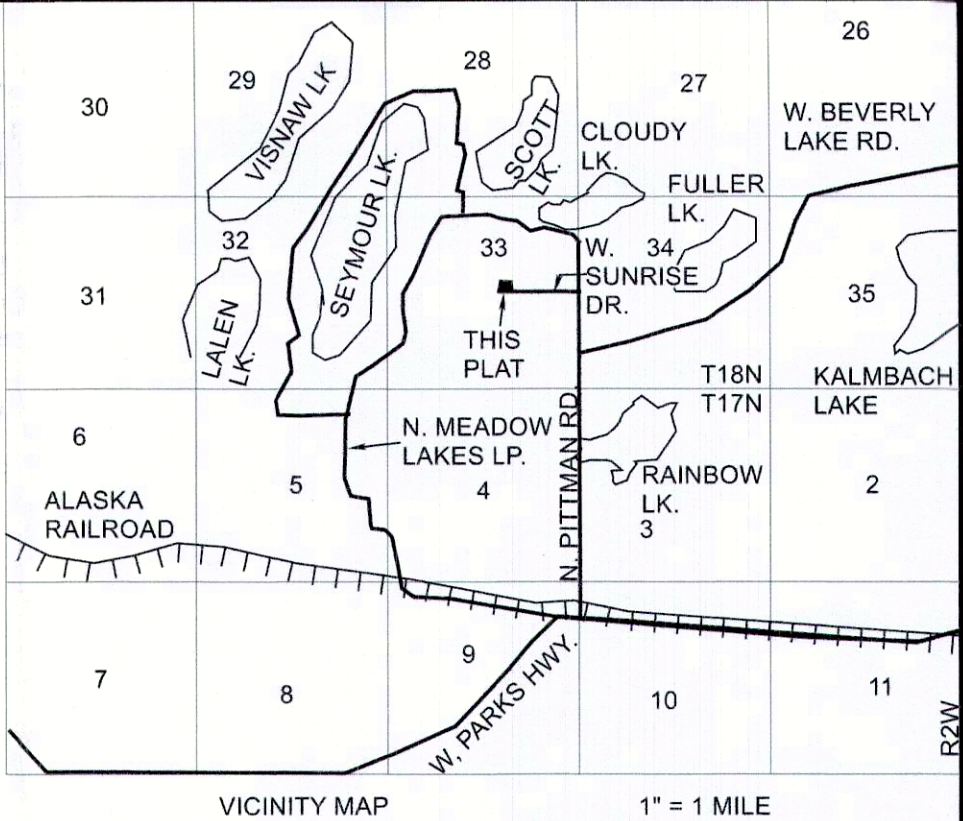
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DATE _____, 20____

PLANNING AND LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK



CERTIFICATE OF OWNERSHIP

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

NAME: KAY F. LANZ DATE: _____
PMB 273 7362 W PARKS HWY
WASILLA AK 99623-9308

NAME: SIDNEY WAYNE WHITAKER DATE: _____
7591 W. SUNRISE DR.
WASILLA, AK 99623

NAME: HOLLY WHITAKER DATE: _____
7591 W. SUNRISE DR.
WASILLA, AK 99623

RECEIVED
AUG 20 2025
PLATTING

Agenda Copy

PRELIMINARY PLAT

A PLAT OF

WHIT'S WOODS

A REPLAT OF
LOTS 6 & 7 BLOCK 1 RIDGECREST
SUBDIVISION PLAT NO. 73-20

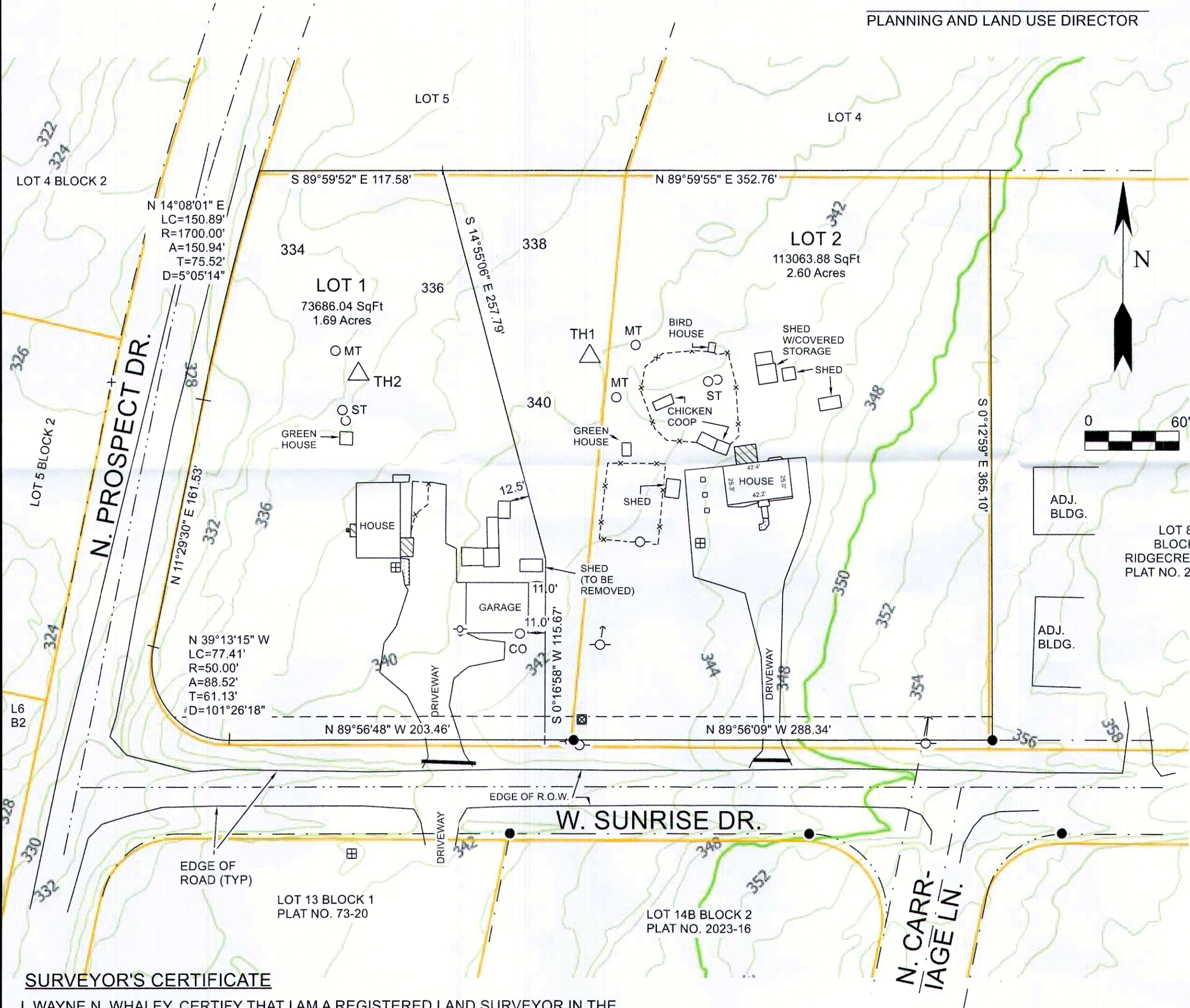
LOCATED WITHIN:
SECTION 33 TOWNSHIP 18 NORTH
RANGE 2 WEST SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
CONTAINING _____ ACRES MORE OR LESS

DENALI NORTH

1190 N. HELEN LN. WASILLA, ALASKA 99654
PHONE (907) 376-9535

JOB NO. 24-157PP	DATE: AUGUST 18, 2025	DWN HW CHK WW
SCALE 1"= 60'	FB. PGS.	SHEET 1 OF 1



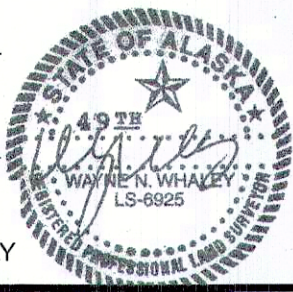
SURVEYOR'S CERTIFICATE

I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED 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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____

WAYNE N. WHALEY
REGISTERED LAND SURVEYOR
REGISTRATION NO. 6925-S

ASBUILT
& TOPO
INFO ONLY



CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____, 20____
TAX COLLECTION OFFICIAL
(BOROUGH)

3D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 29, 2025

ABBREVIATED PLAT: **TREASURE IS RSB B/2 L/33&34**

LEGAL DESCRIPTION: **SEC11 , T24N, R07W S.M., AK**

PETITIONER: **DONNA MASSAY**

SURVEYOR: **ERIC SIMMONS**

ACRES: **05.69 +/-** PARCELS: **2**

REVIEWED BY: **CAYMAN REYNOLDS**

CASE: **2025-141**

REQUEST:

The request is to create one lot from TRACT A and TRACT B, ASLS 73-004 Subdivision, containing 5.16 acres +/- . Also to create a second lot from ASLS 72-051 and TRACT A ASLS 70-015, containing 0.53 acres +/- . Both to be known as **MASSAY MANOR**. The first plat is located directly south of Oil Well Road, and west of South Sister Road, and north of Sister Lake. The Second plat is located within Sister Lake on an island. Both plats are located within the NE ¼ Section 11, Township 24 North, Range 07 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps and Aerial Photos

Exhibit A - 4 pgs

AGENCY COMMENTS:

Development Services

Exhibit B - 1 pg

USACE

Exhibit C - 1 pg

DISCUSSION: The proposed subdivision is creating one lot from TRACT A and TRACT B, ASLS 73-004 Subdivision, containing 5.16 acres +/- . Also to create a second lot from ASLS 72-051 and TRACT A ASLS 70-015, containing 0.53 acres +/- . The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

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

CONCLUSION

The plat of Massay Manor is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from

provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

FINDINGS of FACT:

1. The abbreviated plat of Massay Manor is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Treasure Island Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Massay Manor (Plat #80-18), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Massay Manor contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.



MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874 • FAX 861-8407

Comments Due: October 16, 2025

October 3, 2025

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	MSB – Community Development
AK Dept. of Transportation – Aviation	MSB – Cultural Resources
AK DNR, Division of Mining/Land/Water	MSB – Capital Projects, Engineering
AK DNR, Public Access Defense	MSB – Public Works, O&M
AK DNR, Division of Agriculture	MSB – Assessments
AK DF&G, Habitat Mgmt. & Permitting	MSB – Code Compliance
AK DF&G, Division of Sport Fish	MSB – Planning Division
AK Railroad, Engineering Department	MSB – Pre-Design Division
Corp of Engineers	MSB – Permit Center
U.S. Postmaster	M.E.A.
City of:	M.T.A.
Community Council: N/A	Enstar
Fire Service Area: 900 No Fire Service	GCI
Road Service Area: 030 Trapper Creek RSA	Assembly District #007
MSB – Borough Attorney	

Title:	Massay Manor
Location:	Sec 11, T24N, R07W, S.M, AK
Petitioner:	Donna Massay
Address:	PO Box 13250 Trapper Creek Alaska, 99683
Surveyor:	Eric Simons
Address:	P.O. Box 954 Palmer Alaska, 99645

The request is to create one lot from TRACT A and TRACT B, ASLS 73-004 Subdivision, containing 5.16 acres +/- . Also to create a second lot from ASLS 72-051 and TRACT A ASLS 70-015, containing 0.53 acres +/- . Both to be known as MASSAY MANOR. The first plat is located directly south of Oil Well Road, and west of South Sister Road, and north of Sister Lake. The Second plat is located within Sister Lake on an island. Both plats are located within the NE ¼ Section 11, Township 24 North, Range 07 West, Seward Meridian, Alaska.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations.

All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **October 16, 2025** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **October 29, 2025**.

Sincerely,

Cayman Reynolds
Platting Technician
(907)861-7872
Cayman.Reynolds@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.





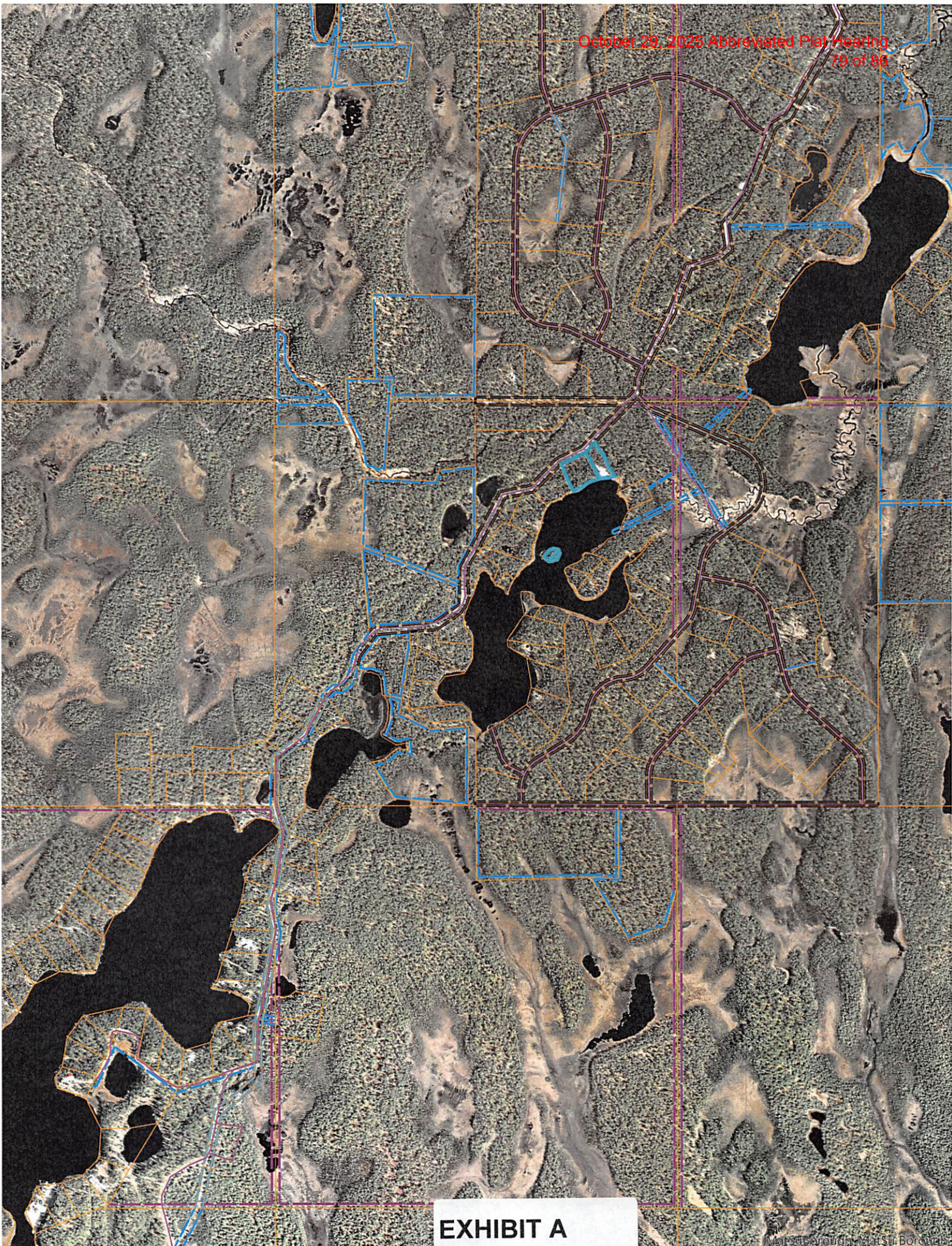
EXHIBIT A

0 475 950 1,900 Feet



EXHIBIT A

0 475 950 1,900 Feet



Cayman Reynolds

From: Permit Center
Sent: Monday, October 6, 2025 8:14 AM
To: Cayman Reynolds
Subject: RE: RFC Massay Manor CR

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: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Friday, October 3, 2025 9:54 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Permit Center <Permit.Center@matsugov.us>
Subject: RFC Massay Manor CR

Hello,

The following link is a request for comments for the proposed Massay Manor.

Please ensure all comments have been submitted by October 16, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Massay Manor](#)

Feel free to contact me if you have any questions.

Thank you,

Cayman Reynolds

From: Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>
Sent: Monday, October 6, 2025 7:02 AM
To: Cayman Reynolds
Subject: RE: RFC Massay Manor CR

Dear Ms. Reynolds,

The Corps of Engineers (Corps) does not have any specific comments regarding the RFC for Massay Manor CR.

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

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

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

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

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

The applicant is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and they will be assigned a project manager to assist them.

Thank you,
Carolyn



**US Army Corps
of Engineers®**

Carolyn Farmer
Project Manager
North Central Section
U.S. Army Corps of Engineers | Alaska District
Phone 561-785-5634
Email carolyn.h.farmer@usace.army.mil



MATANUSKA-SUSITNA BOROUGH

October 29, 2025 Abbreviated Plat Hearing
82 of 86

Real Property Detail for Account: 565500000000

Site Information

Account Number	565500000000	Subdivision	ASLS 72-051
Parcel ID	14360	City	None
TRS	S24N07W11	Map MC00	
Abbreviated Description (Not for Conveyance)	ASLS 72-051	This is a remote parcel. The section map is linked.	Tax Map

Site Address 35201 S Oilwell Rd

Ownership

Owners	MASSAY DONNA A	Buyers	
Primary Owner's Address	PO BOX 13250 TRAPPER CREEK AK 99683-3250	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2025	\$12,200.00	\$233,000.00	\$245,200.00	2025	\$0.00	\$0.00	\$0.00
2024	\$12,200.00	\$217,200.00	\$229,400.00	2024	\$0.00	\$0.00	\$0.00
2023	\$12,200.00	\$208,600.00	\$220,800.00	2023	\$0.00	\$0.00	\$0.00

Building Information

Structure 0 of 2					
Residential Units	1	Use	Residential Building		
Condition	Standard	Design	Daylight Basement		
Basement	Full	Construction Type	Frame		
Year Built		2012 Grade	04.6		
Foundation	Poured Concrete	Well	Well 1 - Drilled Well		
Septic	Septic - 1 - Septic Tank				

Structure 0 of 2

Residential Units	0	Use	Residential Garage
Condition	Standard	Design	Other
Basement	None	Construction Type	Frame
Year Built		2012 Grade	None
Foundation	Poured Concrete	Well	
Septic			

Building Item Details

Building Number	Description	Area	Percent Complete
0	Unfinished Basement - 2A	336 Sq. Ft.	100%
0	Deep Bsmt Fin - 2C	336 Sq. Ft.	100%
0	DLB Finish - 2D	336 Sq. Ft.	100%
0	Propane Heat	1 Sq. Ft.	100%
0	Wood Stove w/Fin-8Z	1 Sq. Ft.	100%
0	Garage (10.3) Area - 11M	672 Sq. Ft.	100%
0	First Story	672 Sq. Ft.	100%
0	DLB	336 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2025	Yes	0052	13.122	\$0.00
2024	Yes	0052	13.429	\$0.00
2023	Yes	0052	13.084	\$0.00

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
5/30/2019	TRANSFER ON DEATH	Talkeetna 2019-000720-0
4/29/2013	WARRANTY DEED (ALL TYPES)	Talkeetna 2013-000534-0
6/14/2010	PERSONAL REPRESENTATIVE	Talkeetna 2010-000934-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current		\$0.00	\$0.00	\$0.00	\$150,000.00	\$245,200.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.88	1.88	Assembly District 007	30-590	900 No Fire Service	030 Trapper Creek RSA

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.

³ If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Last Updated: 10/2/2025 12:00:01 PM



MATANUSKA-SUSITNA BOROUGH

October 29, 2025 Abbreviated Plat Hearing
83 of 86

Real Property Detail for Account: 56006000T00A

Site Information

Account Number	56006000T00A	Subdivision	ASLS 70-015
Parcel ID	57218	City	None
TRS	S24N07W11	Map MC00	Tax Map
Abbreviated Description (Not for Conveyance)	ASLS 70-015 TRACT A	This is a remote parcel. The section map is linked.	

Site Address 35241 S Oilwell Rd

Ownership

Owners	MASSAY DONNA ANN	Buyers	
Primary Owner's Address	PO BOX 13250 TRAPPER CREEK AK 99683-3250	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2025	\$13,100.00	\$0.00	\$13,100.00	2025	\$13,100.00	\$0.00	\$13,100.00
2024	\$13,100.00	\$0.00	\$13,100.00	2024	\$13,100.00	\$0.00	\$13,100.00
2023	\$13,100.00	\$0.00	\$13,100.00	2023	\$13,100.00	\$0.00	\$13,100.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
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Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2025	Yes	0052	13.122	\$171.89
2024	Yes	0052	13.429	\$175.92
2023	Yes	0052	13.084	\$171.40

Recorded Documents

Date	Type
5/30/2019	TRANSFER ON DEATH
1/20/2016	WARRANTY DEED (ALL TYPES)
3/25/2005	WARRANTY DEED (ALL TYPES)

Recording Info (offsite link to DNR)

[Talkeetna 2019-000720-0](#)
[Talkeetna 2016-000063-0](#)
[Talkeetna 2005-000577-0](#)

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area
3.28	3.28	Assembly District 007	30-590	900 No Fire Service

Road Service Area
030 Trapper Creek RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

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³ If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Last Updated: 10/2/2025 12:00:01 PM



MATANUSKA-SUSITNA BOROUGH

October 29, 2025 Abbreviated Plat Hearing
84 of 86

Real Property Detail for Account: 56547000T00A

Site Information

Account Number	56547000T00A	Subdivision	ASLS 73-004
Parcel ID	77839	City	None
TRS	S24N07W11	Map MC00	
Abbreviated Description (Not for Conveyance)	ASLS 73-004 TRACT A	This is a remote parcel. The section map is linked.	Tax Map

Ownership

Owners	MASSAY DONNA ANN	Buyers	
Primary Owner's Address	PO BOX 13250 TRAPPER CREEK AK 99683-3250	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2025	\$8,000.00	\$0.00	\$8,000.00	2025	\$8,000.00	\$0.00	\$8,000.00
2024	\$8,000.00	\$0.00	\$8,000.00	2024	\$8,000.00	\$0.00	\$8,000.00
2023	\$8,000.00	\$0.00	\$8,000.00	2023	\$8,000.00	\$0.00	\$8,000.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
-----------------	-------------	------	------------------

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DNR)
2025	Yes	0052	13.122	\$104.98	5/30/2019	TRANSFER ON DEATH	Talkeetna 2019-000720-0
2024	Yes	0052	13.429	\$107.43	10/14/2015	WARRANTY DEED (ALL TYPES)	Talkeetna 2015-001346-0
2023	Yes	0052	13.084	\$104.68	2/10/1992	QUITCLAIM DEED (ALL TYPE)	Talkeetna Bk: 138 Pg: 436

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ¹	LID Exists
Current		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.32	0.32	Assembly District 007	30-590 900	No Fire Service	030 Trapper Creek RSA

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.

³ If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Last Updated: 10/2/2025 12:00:01 PM

**MATANUSKA-SUSITNA BOROUGH**October 29, 2025 Abbreviated Plat Hearing
85 of 86**Real Property Detail for Account: 56547000T00B****Site Information**

Account Number	56547000T00B	Subdivision	ASLS 73-004
Parcel ID	60959	City	None
TRS	S24N07W11	Map MC00	
Abbreviated Description (Not for Conveyance)	ASLS 73-004 TRACT B	This is a remote parcel. The section map is linked.	Tax Map

Ownership

Owners	MASSAY DONNA ANN	Buyers	
Primary Owner's Address	PO BOX 13250 TRAPPER CREEK AK 99683-3250	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2025	\$6,000.00	\$0.00	\$6,000.00	2025	\$6,000.00	\$0.00	\$6,000.00
2024	\$6,000.00	\$0.00	\$6,000.00	2024	\$6,000.00	\$0.00	\$6,000.00
2023	\$6,000.00	\$0.00	\$6,000.00	2023	\$6,000.00	\$0.00	\$6,000.00

Building Information**Building Item Details**

Building Number	Description	Area	Percent Complete
-----------------	-------------	------	------------------

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DNR)
2025	Yes	0052	13.122	\$78.74	5/30/2019	TRANSFER ON DEATH	Talkeetna 2019-000720-0
2024	Yes	0052	13.429	\$80.58	10/14/2015	WARRANTY DEED (ALL TYPES)	Talkeetna 2015-001346-0
2023	Yes	0052	13.084	\$78.51	2/10/1992	QUITCLAIM DEED (ALL TYPE)	Talkeetna Bk: 138 Pg: 436

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.20	0.20	Assembly District 007	30-590	900 No Fire Service	030 Trapper Creek RSA

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.

³ If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Last Updated: 10/2/2025 12:00:01 PM

NOTES

- ALL BEARINGS AND DISTANCES ARE FROM THE FOLLOWING RECORDED PLATS:
ASLS 72-51, PLAT No. 74-12T; ASLS 70-15, PLAT No. 71-9T;
ASLS 73-4, PLAT No. 73-16T.
- THIS PLAT IS SUBJECT TO THE FOLLOWING ALASKA STATE PATENTS:
No. 2121, No. 2122, No. 2062 AND No. 3657.
- THIS PLAT IS SUBJECT FEDERAL PATENT No. 1229898.
- NO FIELD WORK WAS CONDUCTED IN PREPARING THIS PLAT.

CERTIFICATION 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.

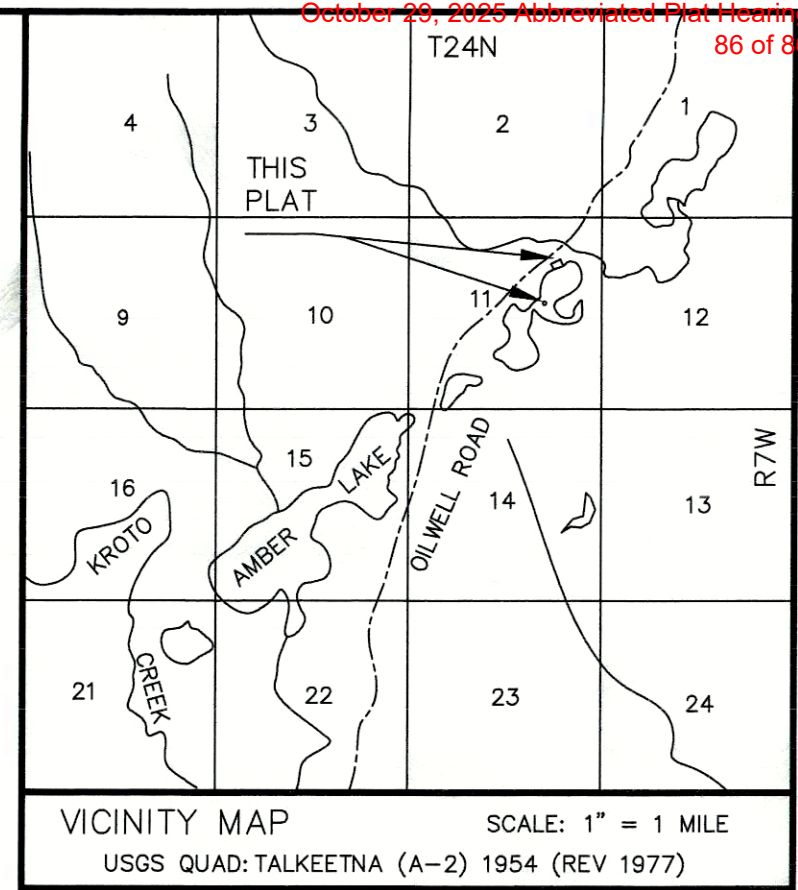
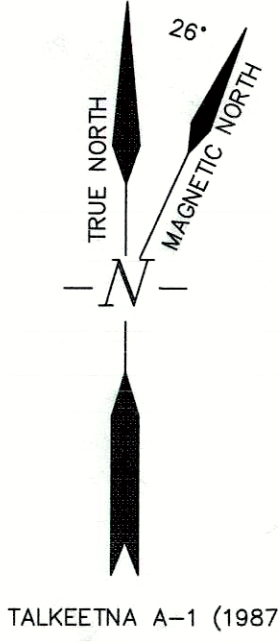
PLANNING AND LAND USE DIRECTOR DATE _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS 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 TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____

ATTEST: _____
PLATTING CLERK



CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF MASSAY MANNOR, AS SHOWN ON THIS PLAT. I APPROVE THIS PLAT,

DONNA ANN MASSAY _____ DATE _____
P.O. BOX 13250
TAPPER CREEK, ALASKA 99683

NOTARY'S ACKNOWLEDGEMENT

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

MY COMMISSION EXPIRES: _____

LEGEND

- PRIMARY MONUMENT OF RECORD - SEE NOTE No. 1.
- SECONDARY MONUMENT OF RECORD

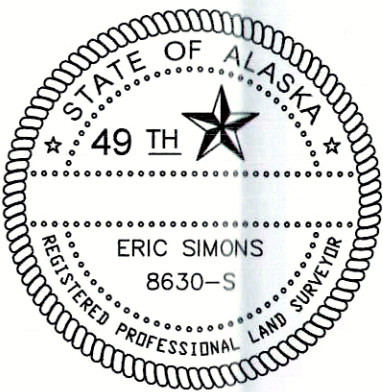
LINE	BEARING	DISTANCE
L1	S 80°51'00" E	36.35'
L2	S 36°53'45" E	118.94'
L3	S 74°24'15" W	76.24'
L4	S 84°01'50" W	121.33'
L5	S 71°55'50" W	92.56'
L6	S 69°17'50" W	69.29'
L7	S 34°51'00" W	141.73'
L8	S 69°18'40" W	98.31'
L9	S 81°29'20" W	70.18'
L10	S 46°40'40" W	120.51'
L11	S 68°17'50" W	142.29'
L12	S 48°00'30" W	65.93'
L13	S 26°28'20" W	70.42'
L14	S 13°49'50" W	206.49'
L15	S 22°21'50" W	114.23'
L16	S 14°10'30" W	81.76'
L17	S 32°08'10" W	70.02'
L18	S 07°02'10" W	84.52'
L19	S 00°07'20" W	89.91'
L20	S 26°33'40" W	29.29'
L21	S 44°12'50" W	41.22'
L22	N 41°30'36" W	86.91'
L23	S 39°41'54" E	104.05'
L24	N 68°57'05" E	59.36'
L25	S 77°40'04" E	65.56'
L26	S 21°10'55" E	54.39'
L27	N 24°13'15" E	87.73'
L28	S 79°00'44" W	114.05'

SURVEYOR'S CERTIFICATE

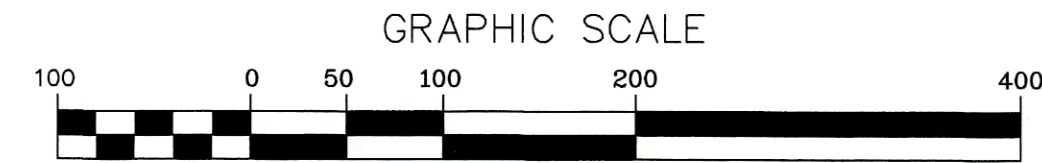
I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THE INFORMATION SHOWN IS FROM RECORDED PLATS.

DATE: _____ REGISTRATION No. 8630

REGISTERED LAND SURVEYOR _____



PRELIMINARY PLAT



Agenda Copy
RECEIVED
SEP 25 2025
PLATTING

DATE OF SURVEY: BEGINNING: N/A END: N/A	SURVEYOR: ERIC SIMONS P.O. BOX 954 PALMER, AK 99645
A PLAT OF MASSAY MANOR A SUBDIVISION OF TRACT A, ASLS 70-15, ASLS 72-51, TRACTS A AND B, ASLS 73-4 CREATING LOTS 1 & 2, CONTAINING 5.69± ACRES LOCATED WITHIN SECTION 11, T. 24 N., R. 7 W. SEWARD MERIDIAN, ALASKA TALKEETNA RECORDING DISTRICT	
DRAWN BY: ES DATE: 9/2025 SCALE: 1" = 100'	CHECKED: _____ FILE No. 2025010