

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.

November 5, 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@matugov.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. **CASWELL LAKES SUBDIVISION LOT 714A:** The request is to create one lot from Lots 714, 715, and 716 Caswell Lakes Subdivision, Plat 68-10 to be known as **Caswell Lakes Subdivision Lot 714A**, containing 1.52 acres +/- . The plat is located north of Caswell Lakes Road, south of South Tussle Circle, and west of Bendapole Road, located within the NE ¼ Section 14, Township 22 North, Range 04 West, Seward Meridian, Alaska. Tax account # 6070000L0714 / 715 / 716. Community Council #12 Susitna and Assembly District #7. *(Petitioner/Owner: Barbara Parker, Staff: Cayman Reynolds, Case #2025-143)*
- B. **ABF ESTATES PHASE 2:** The request is to create two lots from Tract A, ABF Estates, Plat No. 2013-93 to be known as **ABF Estates Phase 2**, containing 17.6 acres +/- . The property is located south and east of S. Knik Goose Bay Road, west of W. Fairview Loop, and directly north of W. Marble Way (Tax ID #7228000T00A); within the SE ¼ Section 24, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. *(Petitioner/Owner: Valley Rental LLC, Staff: Matthew Goddard, Case #2025-144)*
- C. **49SK:** The request is to create one lot from Lots 22, 23, and 24, Double “B” Ranch Subdivision, Plat 68-7, to be known as **49SK**, containing 3.30 acres +/- . The plat is located south of E Palmer-Wasilla Highway, directly west of N Double B Street, and east of North Branding Iron Lane, located within the NE ¼ Section 4, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #6. *(Petitioner/Owner: Jennifer Thorne, Staff: Cayman Reynolds, Case #2025-145)*

- D. **VAN ABEL ESTATES:** The request is to create two lots from Lot 1 of Franklin-Van Abel Subdivision, Tax ID #8557000L001, to be known as **Van Abel Estates**, containing 17.50 acres +/- . The plat is located directly north of N Florence Drive, directly west of John Lake, and south of West Lansing Street, located within the NW ¼ Section 24, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. (*Petitioner/Owner: Jeffrey & Marsha Van Abel, Staff: Cayman Reynolds, Case #2025-148*)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 a.m.** on **November 5, 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
NOVEMBER 5, 2025**

ABBREVIATED PLAT: CASWELL LAKES SUBDIVISION LOT 714A

LEGAL DESCRIPTION: SEC 14, T22N, R04W S.M., AK

PETITIONER: BARBARA PARKER

SURVEYOR: BULL MOOSE SURVEYING

ACRES: 1.52 +/- PARCELS: 1

REVIEWED BY: CAYMAN REYNOLDS

CASE: 2025-143

REQUEST:

The request is to create one lot from Lots 714, 715, and 716 Caswell Lakes Subdivision, Plat 68-10 to be known as **CASWELL LAKES SUBDIVISION LOT 714A**, containing 1.52 acres +/- . The plat is located north of Caswell Lakes Road, south of South Tussle Circle, and west of Bendapole Road, located within the NE ¼ Section 14, Township 22 North, Range 04 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps and Aerial Photos

Exhibit A – 4 pgs

AGENCY COMMENTS:

Development Services

Exhibit B – 1 pg

Public Comments

Exhibit C – 1 pg

DISCUSSION: The subject parcels are located within the #12 Susitna Community Council. 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 Caswell Lakes Subdivision Lot 714A 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.

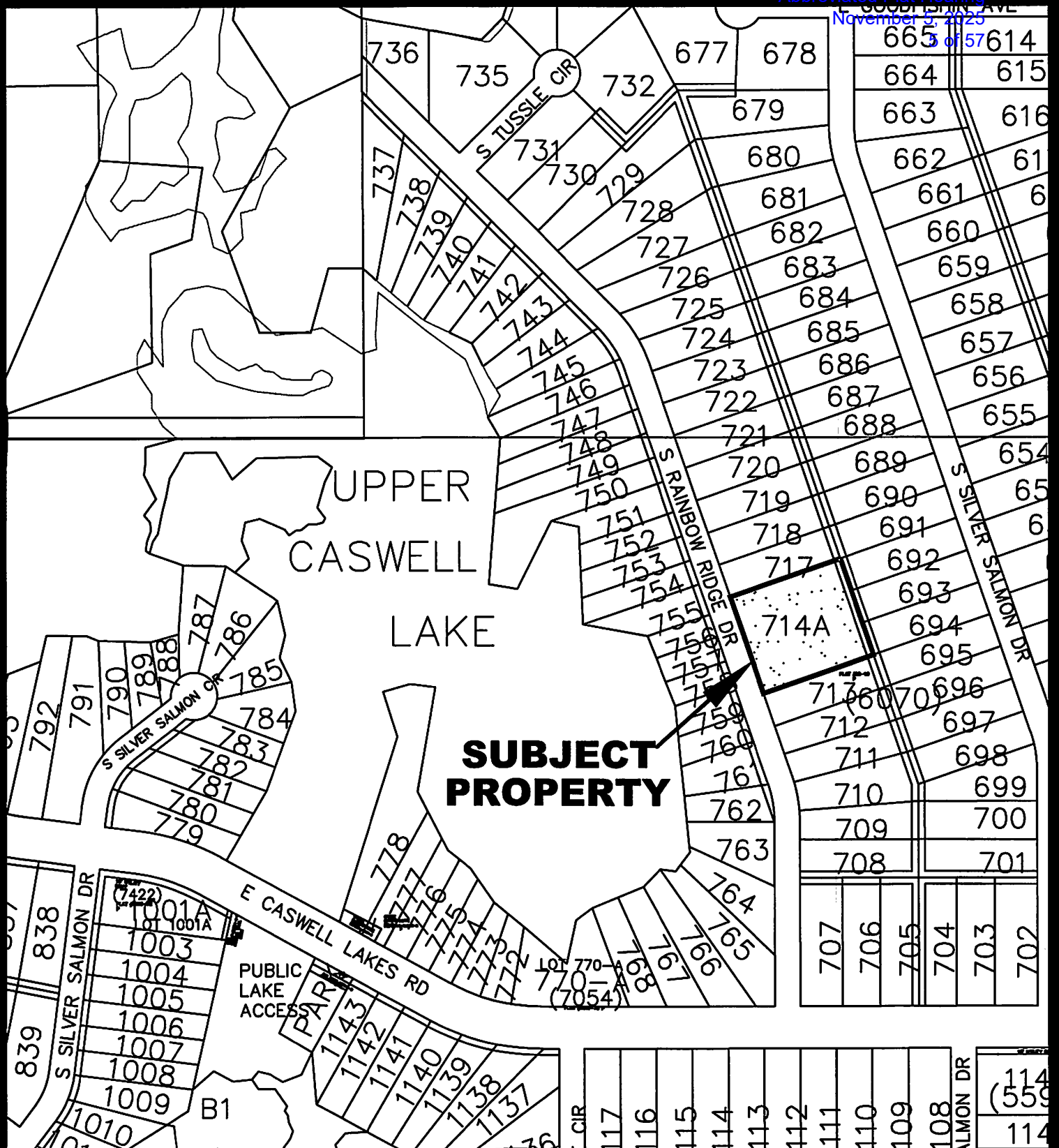
FINDINGS of FACT:

1. The abbreviated plat of Caswell Lakes Subdivision Lot 714A 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 three lots within Caswell Lakes 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 Caswell Lakes Subdivision Lot 714A (Plat #68-10), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Caswell Lakes Subdivision Lot 714A 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.



VICINITY MAP

FOR PROPOSED CASWELL LAKES SUBDIVISION

LOT 714A

LOCATED WITHIN

SECTION 14, T22N, R04W, SEWARD MERIDIAN

ALASKA

CA01 MAP

EXHIBIT A

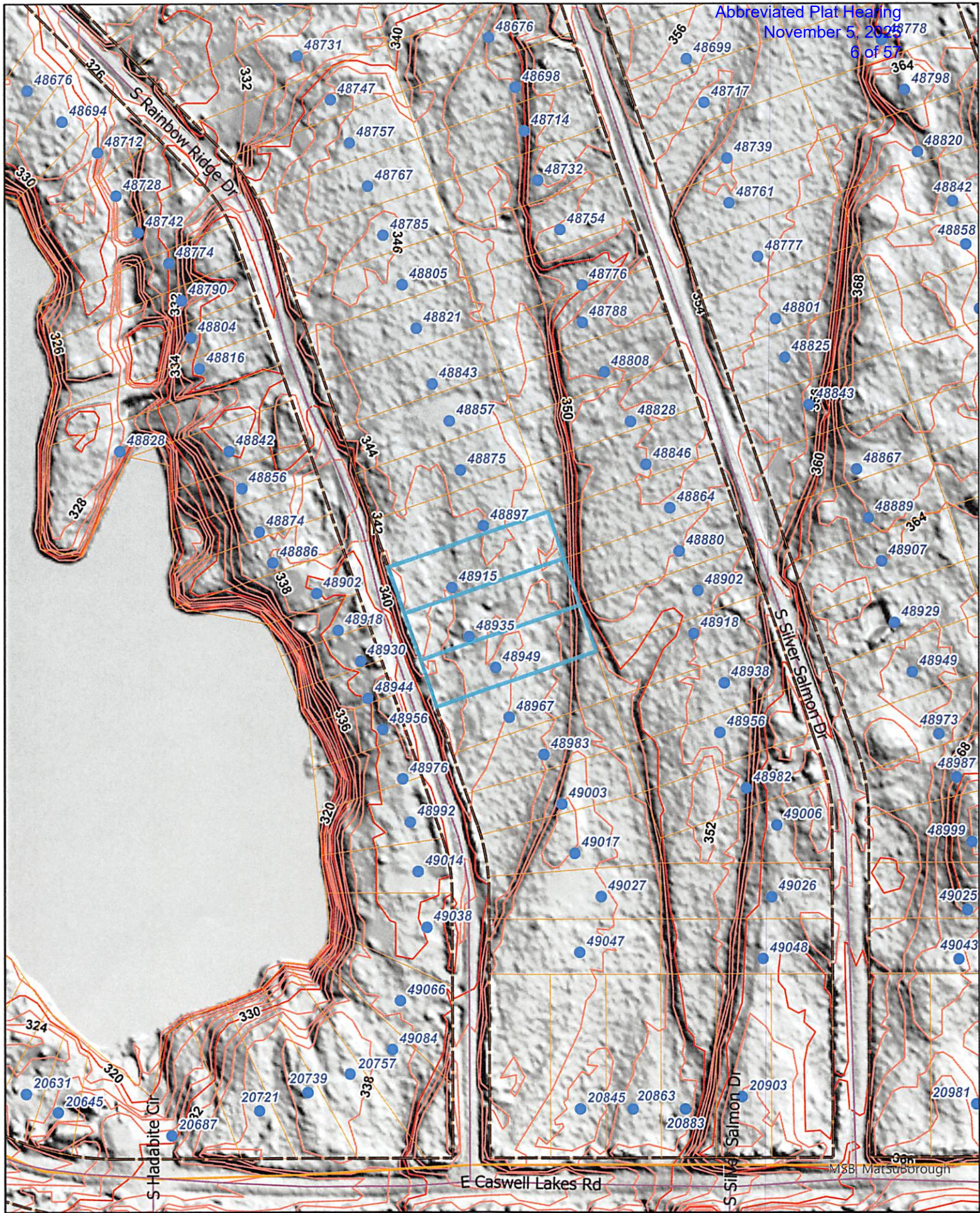


EXHIBIT A

0 245 490 980 Feet



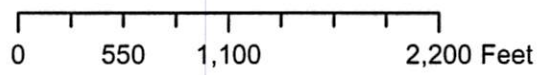
EXHIBIT A

0 245 490 980 Feet

NOTE: 50' S/L ESMT EACH SIDE OF SECTION
LINE. SECTIONS 11, 12, 13, & 14 WITHIN
CASWELL LAKES SUBDIVISION.



EXHIBIT A



Cayman Reynolds

From: Permit Center
Sent: Monday, October 6, 2025 2:08 PM
To: Cayman Reynolds
Subject: RE: RFC Caswell Lakes Subdivision Lot 714A CR

No comments from the Permit Center.

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

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Monday, October 6, 2025 1:46 PM
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; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>
Subject: RFC Caswell Lakes Subdivision Lot 714A CR

Hello,

The following link is a request for comments for the proposed Caswell Lakes Subdivision Lot 714A.

Please ensure all comments have been submitted by October 20, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 Caswell Lakes

Feel free to contact me if you have any questions.

Thank you,



Cayman Reynolds
Platting Division
Platting Technician

Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer, AK 99645
(907) 861-7872
Cayman.Reynolds@matsugov.us

Cayman Reynolds

From: Matthew Goddard
Sent: Friday, October 17, 2025 8:08 AM
To: Cayman Reynolds
Subject: FW: DEE Section 4ve Washes 202 ori, age 04 West, SCare aned dian, A Baka. Tax accou, located within
Attachments: DEE Section 4ve Washes 202 ori, age 04 West, SCare aned dian, A Baka. Tax accou, located within.pdf

From: DJ McBride <akdjmcbride1@gmail.com>
Sent: Thursday, October 16, 2025 5:43 PM
To: Platting <platting@matsugov.us>; Stacy Johnson <stacyjohnson@gmail.com>
Subject: DEE Section 4ve Washes 202 ori, age 04 West, SCare aned dian, A Baka. Tax accou, located within

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

No objections from Caswell Lakes RSA 15

DJ McBride

3B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 5, 2025

ABBREVIATED PLAT: ABF ESTATES PHASE 2

LEGAL DESCRIPTION: SEC 24, T17N, R02W, SEWARD MERIDIAN AK

PETITIONERS: VALLEY RENTAL LLC

SURVEYOR/ENGINEER: RESOLUTE LAND SURVEYING / PIONEER ENGINEERING

ACRES: 17.6± PARCELS: 2

REVIEWED BY: MATTHEW GODDARD CASE #: 2025-144

REQUEST: The request is to create two lots from Tract A, ABF Estates, Plat No. 2013-93 to be known as **ABF ESTATES PHASE 2**, containing 17.6 acres +/- . The property is located south and east of S. Knik Goose Bay Road, west of W. Fairview Loop, and directly north of W. Marble Way (Tax ID #7228000T00A); within the SE ¼ Section 24, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3.

EXHIBITS

Vicinity Map and Aerial Photos
Topographic Narrative
Soils Report

EXHIBIT A – 5 pgs
EXHIBIT B – 1 pg
EXHIBIT C – 3 pgs

AGENCY COMMENTS

MSB DPW Pre-Design and Engineering Division
MSB Development Services
MSB Emergency Services
Utilities
Public Comments

EXHIBIT D – 1 pg
EXHIBIT E – 2 pgs
EXHIBIT F – 1 pg
EXHIBIT G – 5 pgs
EXHIBIT H – 1 pg

DISCUSSION: The proposed subdivision is creating two lots. Access for the proposed subdivision is from W. Marble Way and S. Lansing Road, both roads are Borough maintained roads.

Topographic Narrative: A topographic narrative was submitted (**Exhibit B**) pursuant to MSB 43.20.281(A)(1)(i)(i). Owen Dicks, a registered professional land surveyor notes that the terrain of the proposed Tract A-1 slopes gently from the base of a steep slope in the northwest to the southeast. The land is spruce and birch forest with some dense growth in areas that were once cleared. A pond of standing water exists in the northeast corner of the tract; the area of standing water is approximately 1.9 acres and the water level is approximately 232' elevation.

Soils Report: A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, notes the soils investigation was performed on behalf of the owners and in coordination with Resolute Land Surveying. One test hole was excavated on September 1, 2025. The test hole was sited on the smaller of the proposed lots. The test hole had 2 feet of topsoils overlaying well graded gravel to 6 feet deep and then well graded sand to the bottom of the test hole at 11 feet. Groundwater was observed at 8.5 feet deep. No test hole was required for the larger parcel since it was larger than 400,000 square feet. Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and observations at the site, each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA.

Comments:

MSB DPW Pre-Design and Engineering Division (**Exhibit D**) has no comments.

MSB Development Services (**Exhibit E**) notes that there is one non-permitted access to S. Lansin Road. The petitioner will need to apply for driveway permits for all non-permitted accesses (**Recommendation #4**).

MSB Emergency Services (**Exhibit F**) notes that the proposed subdivision should comply with section 503 (Fire Apparatus Access Roads, and appendix D of the 2021 International Fire Code as a minimum construction standard.

Utilities: (Exhibit G)

ENSTAR has no comments or recommendations.

GCI has no comments or objections.

MTA has no comments.

MEA did not respond.

Public Comments: (Exhibit H) Daniel Fonov has no objections to the proposed subdivision.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #16 Knik-Fairview; Road Service Area #14 Fairview; MSB Community Development, Assessments, or Planning Division; or MEA.

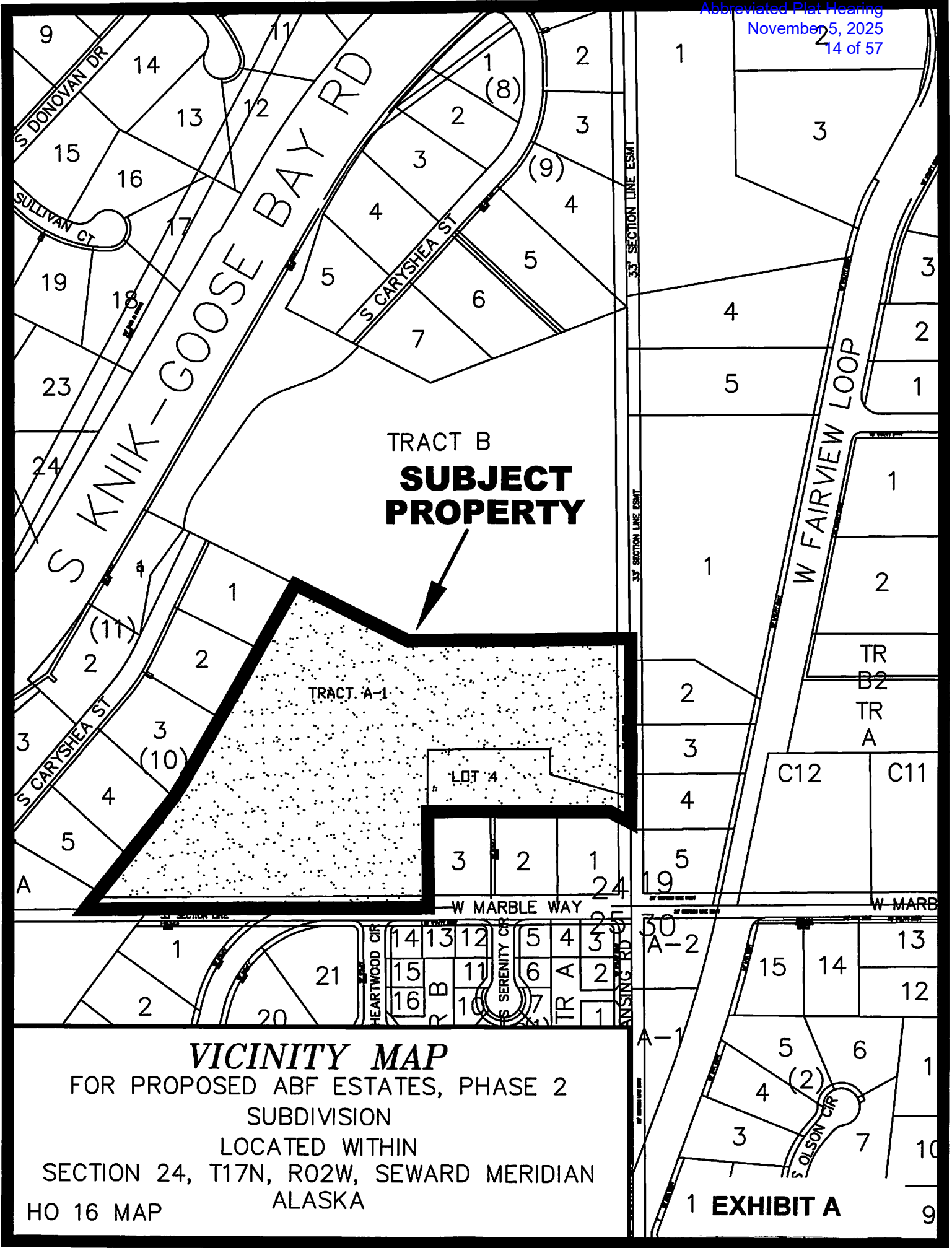
CONCLUSION: The abbreviated plat of ABF Estates Phase 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response 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). A topographic narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i)

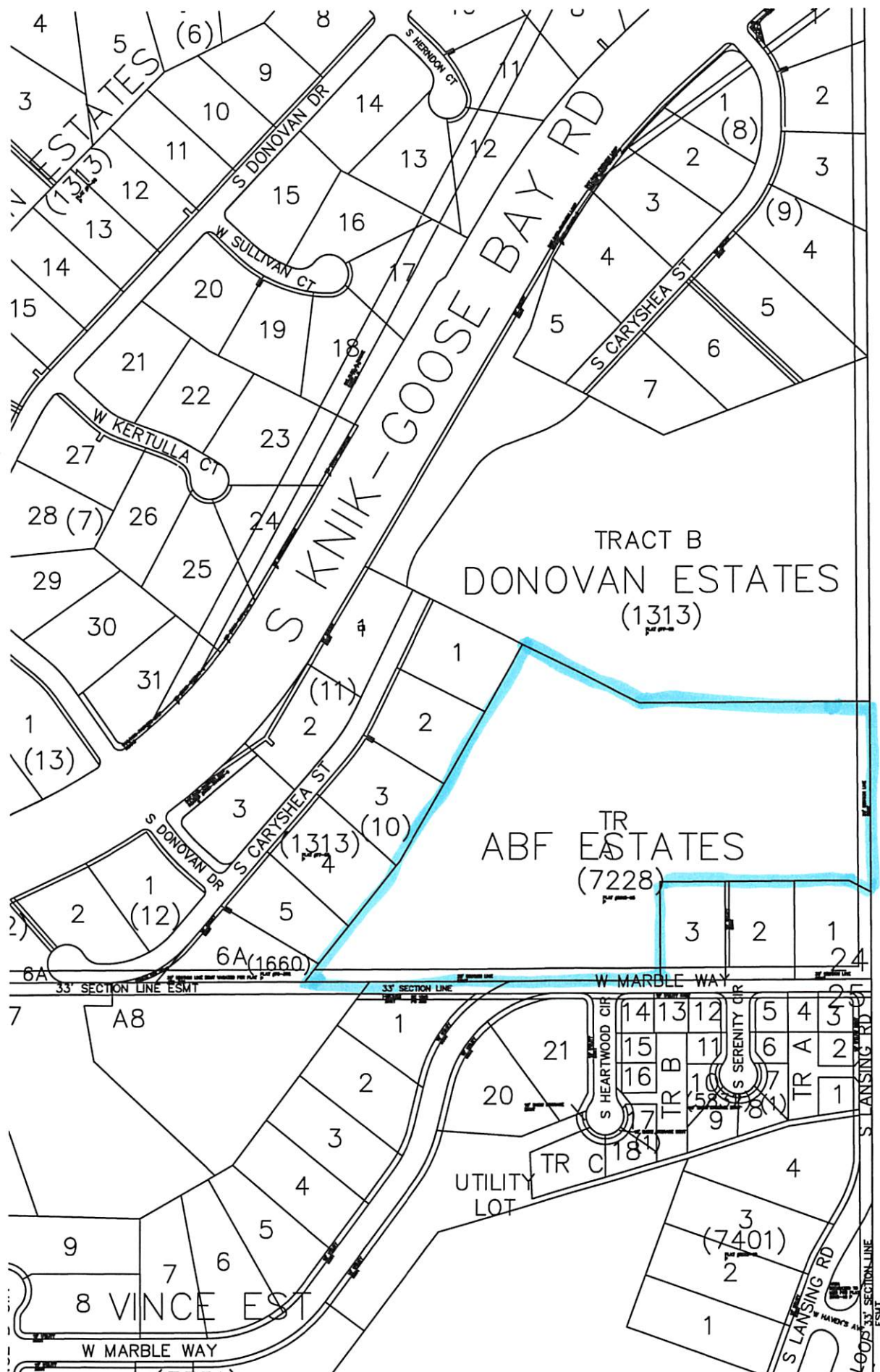
FINDINGS OF FACT

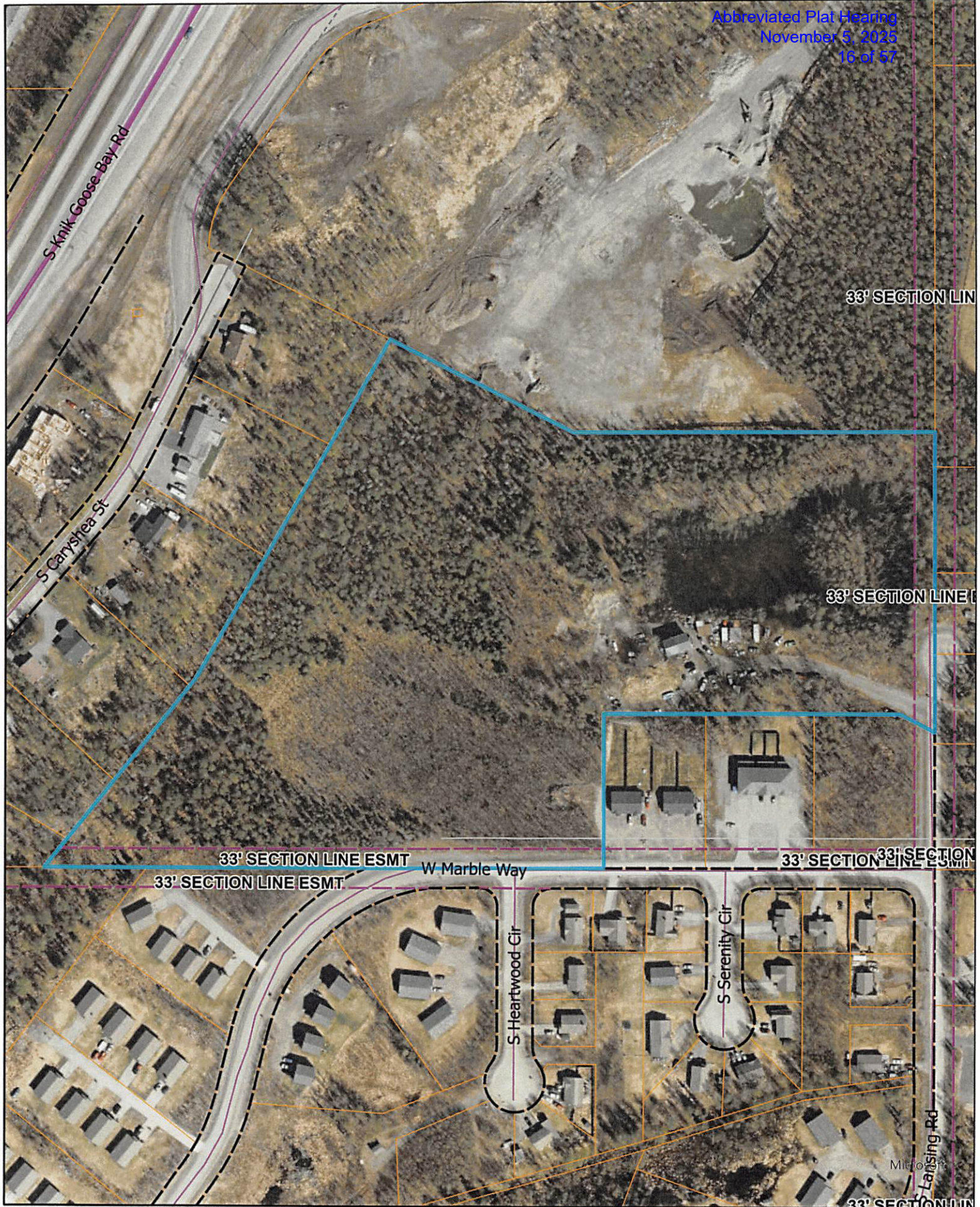
1. The plat of ABF Estates Phase 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. A topographic narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i)
4. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
5. Each lot has the required frontage pursuant to MSB 43.20.320.
6. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #16 Knik-Fairview; Road Service Area #14 Fairview; MSB Community Development, Assessments, or Planning Division; or MEA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. At the time the staff report was written there were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of ABF Estates Phase 2, Section 24, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

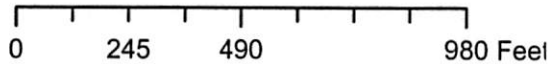
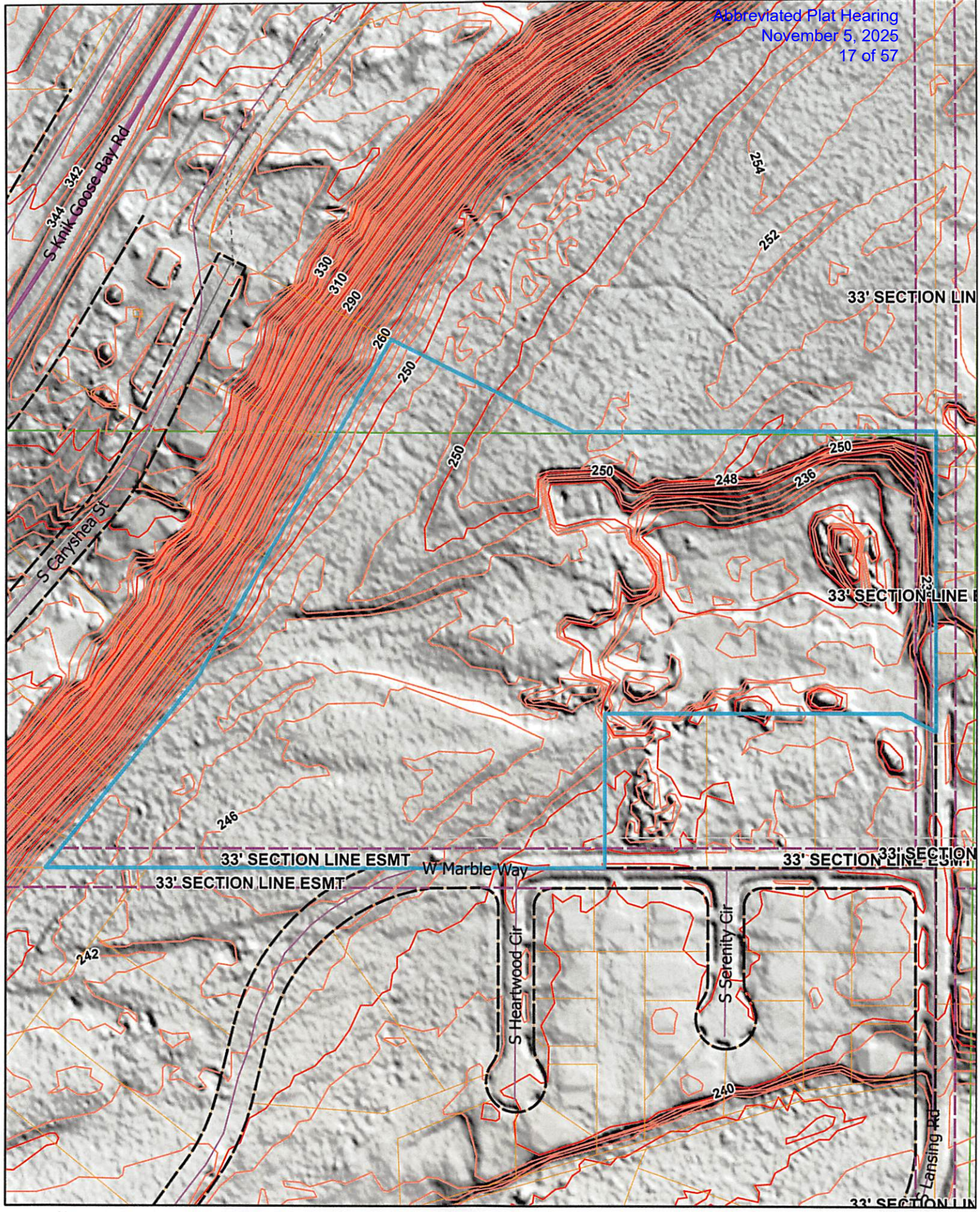
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Apply for a driveway permit for all non-permitted accesses. Submit a copy of all driveway permits / permit applications to platting staff.
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.

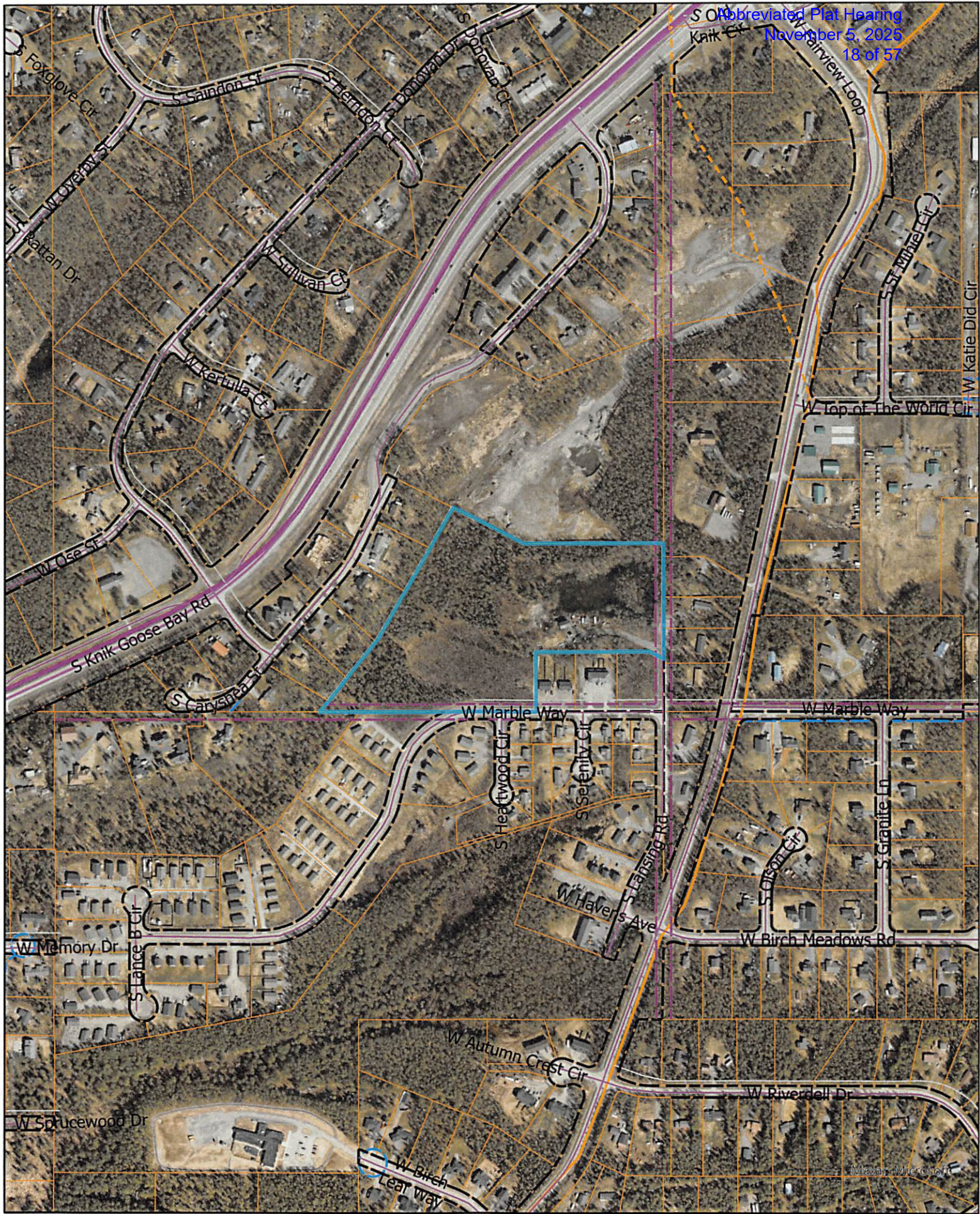






0 245 490 980 Feet





0 500 1,000 2,000 Feet



RESOLUTE LAND SURVEYING

Abbreviated Plat Hearing
November 5, 2025
19 of 57

7362 W Parks Hwy, #349; Wasilla, AK 99623

www.resolutesurvey.com

Project name: ABF Estates, Ph 2, Preliminary Plat
Parcel / Legal description: Tract A, ABF Estates, Plat# 2013-93
Dates of Field Survey: August 2-5, 2025

Applicant / Owner: Valley Rental, LLC — 1601 E Golden Circle, Wasilla, AK 99654
Contact / Surveyor: Owen Dicks, PLS (AK #184515) — (907) 521-4989

RECEIVED
OCT 02 2025
PLATTING

Date: October 2, 2025

This topographic narrative is submitted in accordance with MSB Title 43 subdivision requirements and specifically pursuant to MSB 43.20.281 allowing detailed topographic information to be provided where a soils report would otherwise be required for parcels greater than 400,000 square feet.

The terrain of the proposed Tract A-1 slopes gently from the base of a steep slope in the northwest (approx. 254 ft elevation) to southeast (approx. 240 ft elevation). The land is spruce and birch forest with some dense growth in areas that were once cleared. A pond of standing water exists in the northeast corner of the tract; the area of the standing water is approximately 1.9 acres and the water level is at approximately 232' elevation. A review of MSB aerial imagery from 2004-2025 revealed that no water existed in this location until after at least the acquisition date of the 2011 MSB aerial imagery which shows dry ground in this the location of the current standing water. The residence on the proposed Lot 4 has a "year built" date of 1991 listed in the MSB Real Property Detail for account 57228000T00A.

I hereby certify that the topographic survey and narrative were prepared under my direct supervision, that field work was performed on the dates listed, and that to the best of my professional knowledge the information shown accurately represents the site conditions observed.

Owen Dicks, PLS (AK #184515)



EXHIBIT B



Pioneer Engineering LLC
Professional, Reliable, Local

September 15, 2025

RE: Usable Area Report
Subdivision of ABF Estates, Tract A

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

RECEIVED
OCT 02 2025
PLATTING

Dear Mr. Wagner,

Description: Working on behalf of the owners and in coordination with Resolute Land Surveying, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide the parent parcel into 2 lots (14.67 and 1.87 acres).

Test Hole:

One test hole was excavated on 9-1-25. The test hole was sited on the smaller of the proposed lots. The test hole had 2' of topsoil (OL) overlaying well graded gravel (GW) to 6 feet deep and then well graded sand (SW) to the bottom of the test hole at 11 feet. Groundwater was observed at 8.5 feet deep. No test hole was required for the larger lot since it was larger than 400,000 SF.

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

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

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

Sincerely,

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



EXHIBIT C

SOIL LOG

Job Number: 2025-SW-157

Project Location: ABF Estates, Tract A
3540 S Lansing Road

Logged By: Steve Wilson

Date: 9-1-25

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	Well-graded gravel (GW)
4	
5	
6	
7	Well-graded sand (SW)
8	
9	Groundwater @ 8.5'
10	Well-graded sand (SW)
11	
12	Bottom of test hole
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

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



Matanuska-Susitna Borough

Abbreviated Plat Hearing
November 5, 2025
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Legend

ParcelViewer

Roads

Minor Road

Mat-Su Borough Boundary



Address Numbers



Parcels



ROW and Easements

ROW Road

Section line easement

Section Lines



1 : 4514



THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

0 350 700
ft

WGS_1984_Web_Mercator_Auxiliary_Sphere

Date: 06/16/25

This map is solely for informational 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.

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, October 14, 2025 3:34 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC ABF Est Ph 2 (MG)

Hello,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, October 6, 2025 3:36 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; alaskatd@gmail.com; Dee McKee <Dee.McKee@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>; Daniel Dahms <daniel.dahms@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 ABF Est Ph 2 (MG)

Hello,

The following link is a request for comments for the proposed ABF Estates, Phase 2.
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.

 [ABF Estates Phase 2](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

From: Permit Center
Sent: Monday, October 6, 2025 3:46 PM
To: Matthew Goddard
Subject: RE: RFC ABF Est Ph 2 (MG)
Attachments: Screenshot 2025-10-06 154438.png

They'll need a DW permit as shown. 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, October 6, 2025 3:36 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; alaskatd@gmail.com; Dee McKee <Dee.McKee@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>; Daniel Dahms <daniel.dahms@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 ABF Est Ph 2 (MG)

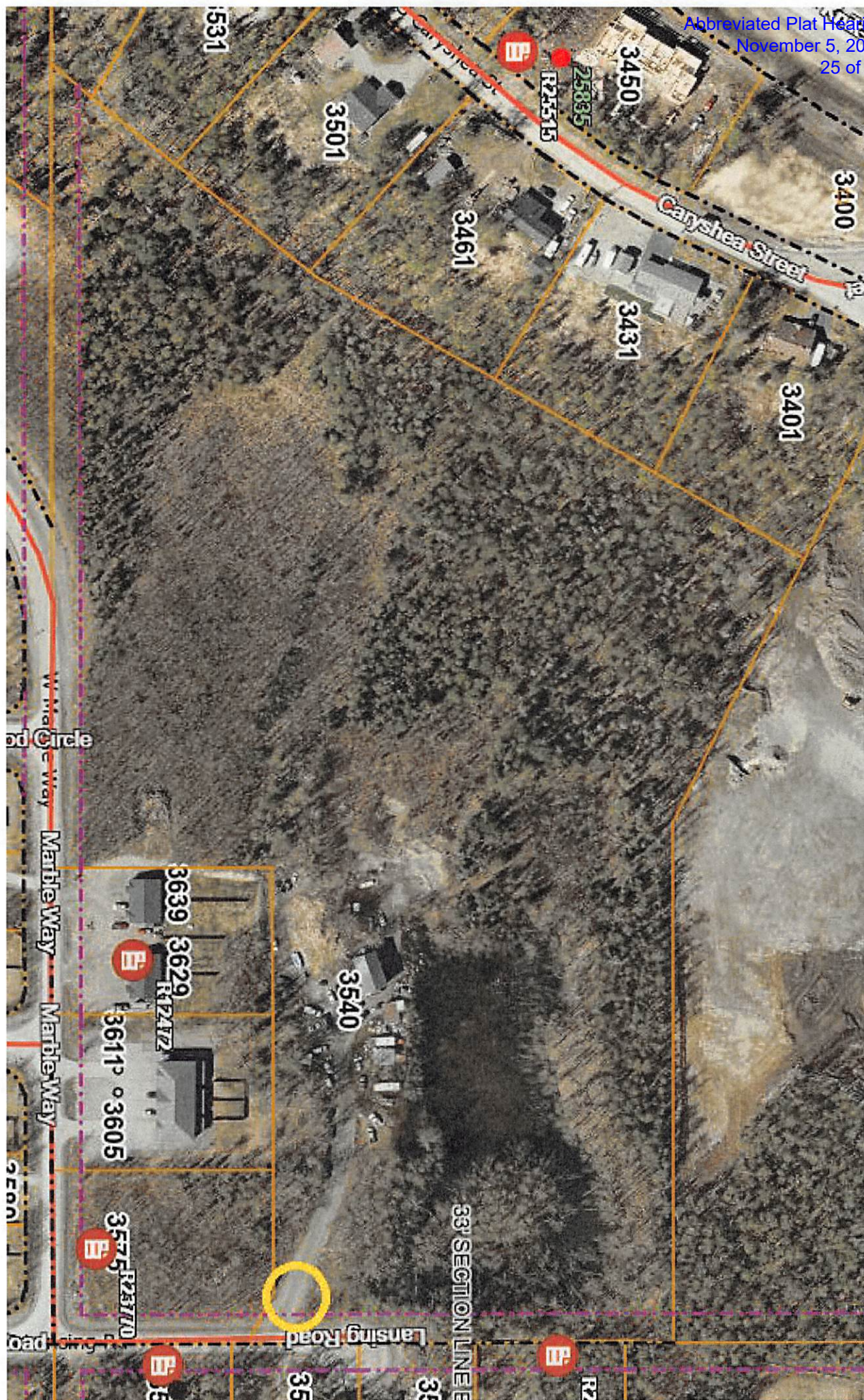
Hello,

The following link is a request for comments for the proposed ABF Estates, Phase 2. 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.

 [ABF Estates Phase 2](#)

Feel free to contact me if you have any questions.

Thank you,



Matthew Goddard

From: Jeffrey Anderson
Sent: Wednesday, October 8, 2025 4:44 PM
To: Platting
Subject: RE: RFC ABF Est Ph 2 (MG)

It is the recommendation of this office that any proposed subdivision of land is done so in compliance with regard to section 503 (Fire Apparatus Access Roads), and Appendix D of the 2021 International Fire Code as a minimum construction standard.

The potential usages of such land necessitates that due care is taken during the platting stage to maintain the safest community and buildings possible now and in the future.



JEFF ANDERSON

Assistant Chief / Fire Marshal
CENTRAL MAT-SU FIRE DEPARTMENT
Fire & Life Safety Division (907) 861-8383
FireCode@matsugov.us

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

Sent: Monday, October 6, 2025 3:36 PM

To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; alaskatd@gmail.com; Dee McKee <Dee.McKee@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>; Daniel Dahms <daniel.dahms@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 ABF Est Ph 2 (MG)

Hello,

The following link is a request for comments for the proposed ABF Estates, Phase 2. 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.

☐ [ABF Estates Phase 2](#)

Feel free to contact me if you have any questions.



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

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.

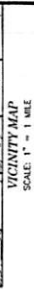
- **ABF ESTATES, PHASE 2**
(MSB Case # 2025-144)

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



DATE _____

DIMITRI FONOV (MEMBER)
VALLEY RENTAL LLC
1601 E. GOLDEN CIRCLE
WASILLA, AK 99654

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ PLATTING CLERK

TAX COLLECTOR OFFICIAL, MAT-SU BOROUGH DATE

10/2/15
GAL

STATE OF ALASKA
49TH
JAMES W. BUCKLEY
GOVERNOR
JAMES W. BUCKLEY
GOVERNOR
US-180313

Agenda Copy

Tract A, ARF Estates
PLAT No. 2013-93 PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT, STATE OF ALASKA

DRAWN: OTD	SCALE: 1" = 100'
DATE: 10/01/2025	FIELD BOOK: RLB-05
PROJECT: 250244	SHEET 1 OF 1



Legend

[illegible]

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, October 14, 2025 4:24 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC ABF Est Ph 2 (MG)
Attachments: Agenda Plat (78).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, October 6, 2025 3:36 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; alaskatd@gmail.com; Dee McKee <Dee.McKee@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>; Daniel Dahms <daniel.dahms@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 ABF Est Ph 2 (MG)

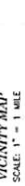
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

The following link is a request for comments for the proposed ABF Estates, Phase 2.

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.

 [ABF Estates Phase 2](#)



DATE 10/1/15

Agenda Copy



7362 W. PARKS HWY., #349, WASILLA, ALASKA 99623 PH: (907)521-4989 resultsurvey@comcast.net	SCALE 1" = 100'
DRAWN BY	FIELD BOOK RLS-15
DATE: 10/01/2025	

PROJECT: 250244	SHEET 1 OF 1
-----------------	--------------



LINE	READING	DISTANCE
1	N 02° 27' 31" W	65.01
2	N 74° 39' 44" W	246.91
3	N 85° 48' 11" W	64.44

Legend

- Legend**
- Found Aluminum Mount
 - Found Aluminum Cap
 - Found Plastic Cap
 - Found Rebar
 - Set Plastic Cap
 - Water Vault
 - Communications Posterial
 - Communications Vault
 - 4" PVC Pipe
 - Electrical Transformer

- [illegible]

Matthew Goddard

From: Kiley Guggenmos <kguggenmos@mtasolutions.com>
Sent: Tuesday, October 14, 2025 12:48 PM
To: Matthew Goddard
Subject: RE: RFC ABF Est Ph 2 (MG)

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

Hello,

No comments.

Thank you for the opportunity to comment.

Kiley Guggenmos, Right of Way Assistant

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2687 | www.mtasolutions.com



Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, October 6, 2025 3:36 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; alaskatd@gmail.com; Dee McKee <Dee.McKee@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>; Daniel Dahms <daniel.dahms@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 ABF Est Ph 2 (MG)

Hello,

The following link is a request for comments for the proposed ABF Estates, Phase 2.

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.

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

RECEIVED
OCT 20 2025
PLATTING

10
FONOV DANIEL N
PO BOX 872801
WASILLA AK 99687

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: VALLEY RENTAL LLC

REQUEST: The request is to create two lots from Tract A, ABF Estates, Plat No. 2013-93 to be known as **ABF ESTATES PHASE 2**, containing 17.6 acres +/- . The property is located south and east of S. Knik Goose Bay Road, west of W. Fairview Loop, and directly north of W. Marble Way (Tax ID #7228000T00A); within the SE ¼ Section 24, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room #110** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **November 5, 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: plattling@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, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

☒ No Objection ☐ Objection ☐ Concern

Name: Daniel Fonov Address: Po Box 872801, Wasilla, AK 99687

Comments: I see no issue with subdivision of this land.

3C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 5, 2025

ABBREVIATED PLAT: 49SK
LEGAL DESCRIPTION: SEC 04, T17N, R01E S.M., AK
PETITIONER: JENNIFER THORNE
SURVEYOR: LAVENDER SURVEYING
ACRES: 3.3 +/- PARCELS: 1
REVIEWED BY: CAYMAN REYNOLDS

CASE: 2025-145

REQUEST:

The request is to create one lot from Lots 22, 23, and 24 Double "B" Ranch Subdivision, Plat 68-7, to be known as 49SK, containing 3.30 acres +/- . The plat is located south of E Palmer-Wasilla Highway, directly west of N Double B Street, and east of North Branding Iron Lane, located within the NE ¼ Section 4, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #6.

EXHIBITS:

Vicinity Maps

Exhibit A – 4 pgs

AGENCY COMMENTS:

Development Services
Road Service Area #9
Code Compliance

Exhibit B – 1 pg

Exhibit C – 1 pg

Exhibit D – 1 pg

DISCUSSION: The subject parcels are located within the South Lakes Community Council. 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 49SK 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.

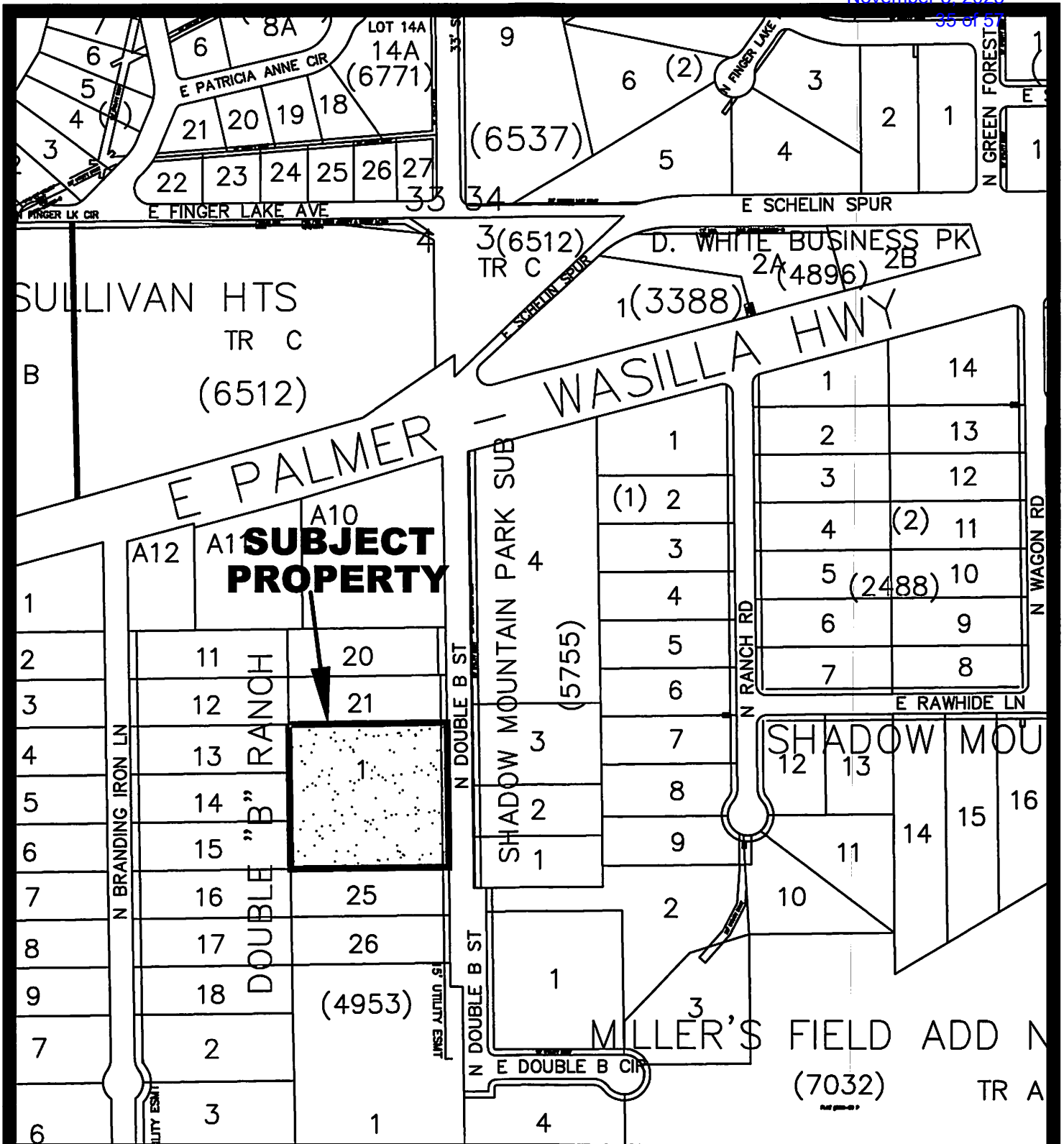
FINDINGS of FACT:

1. The abbreviated plat of 49SK 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 three lots within Double “B” Ranch 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 Double “B” Ranch Subdivision (Plat #68-7), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of 49SK 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.



VICINITY MAP

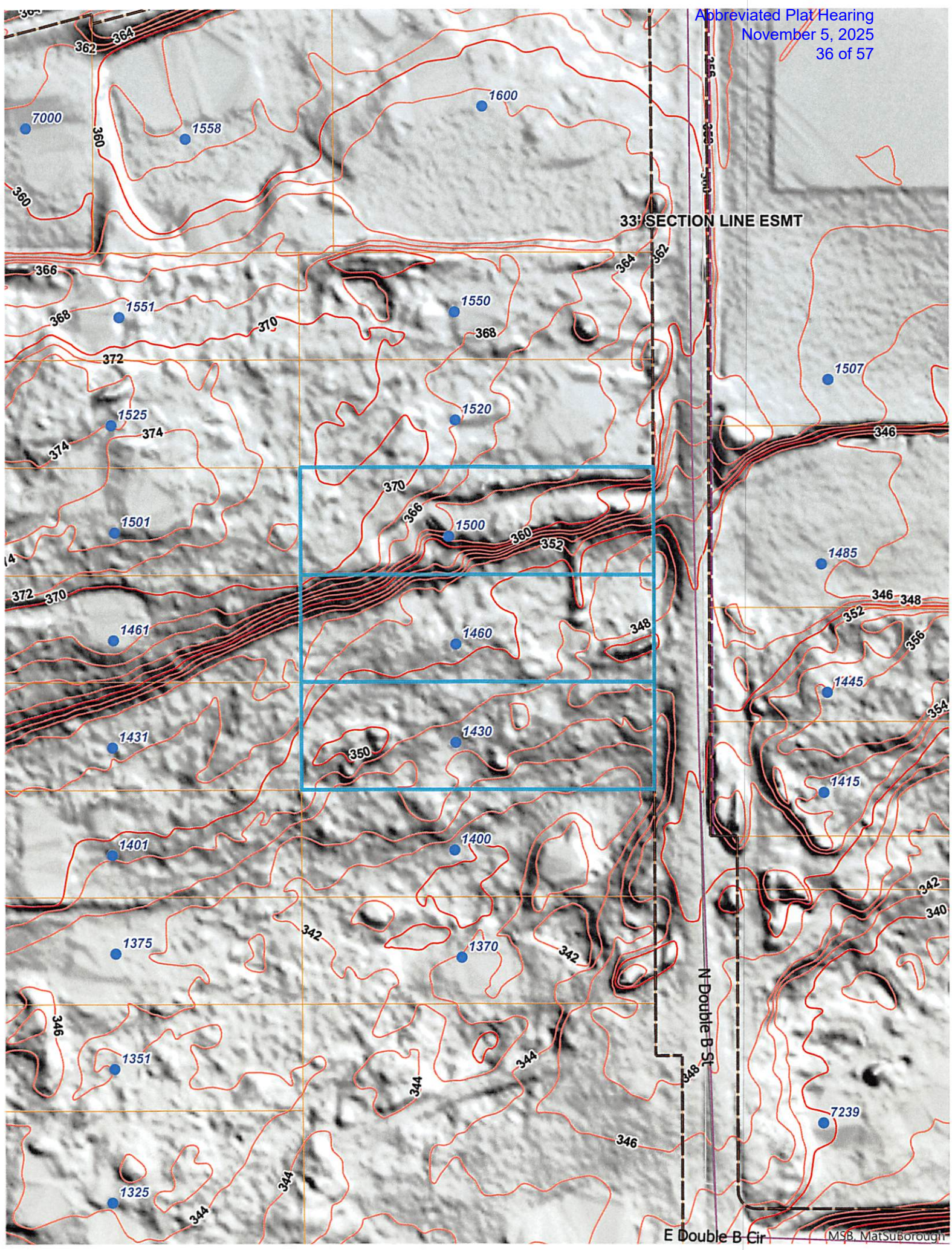
FOR PROPOSED 49SK SUBDIVISION

LOCATED WITHIN

SECTION 04, T17N, R01E, SEWARD MERIDIAN
ALASKA

WA10 MAP

EXHIBIT A





33° SECTION LINE ESMT

N Double B St

E Double B Cir

MatSuBorough



Cayman Reynolds

From: Permit Center
Sent: Wednesday, October 8, 2025 3:43 PM
To: Cayman Reynolds
Subject: RE: RFC 49SK CR
Attachments: Screenshot 2025-10-08 154205.png

They'll need a DW permit as shown. 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: Wednesday, October 8, 2025 3:35 PM
To: Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; 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
Subject: RFC 49SK CR

Hello,

The following link is a request for comments for the proposed 49SK.

Please ensure all comments have been submitted by October 22, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 49SK

Feel free to contact me if you have any questions.

Thank you,



Cayman Reynolds
Platting Division
Platting Technician

Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer, AK 99645
(907) 861-7872
Cayman.Reynolds@matsugov.us

Matthew Goddard

From: Dan Tucker <antiquetuck@gmail.com>
Sent: Friday, October 17, 2025 4:34 PM
To: Platting
Subject: Case #2025-145 Comments from RSA#9

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

No Objection to this action noted from RSA#9.

--

Daniel J. Tucker
RSA #9 Road Services Board Primary Member
(907) 376-2630 home
(907) 863-1313 cell
MatSu Problem Reporter link
<https://survey123.arcgis.com/share/166cb8a69f8441908700860c85bbc6ee>



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: 10/23/2025

TO: Cayman Reynolds, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for 49SK Platting action 2025-145

By eliminating the lot line between Lots 22, 23 & 24 Double "B" Ranch Subdivision to create one large lot will not create any violation of MSB ordinance at this time.

No objection to the platting action to eliminate the exiting lot lines, creating one new lot to be known as 49SK.

3D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 5, 2025

ABBREVIATED PLAT: VAN ABEL ESTATES
LEGAL DESCRIPTION: SEC 24, T19N, R05W, SEWARD MERIDIAN AK
PETITIONERS: JEFFREY & MARSHA VAN ABEL
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING
ACRES: 17.5 ± PARCELS: 1
REVIEWED BY: CAYMAN REYNOLDS CASE #: 2025-148

REQUEST: The request is to create two lots from Lot 1 of Franklin-Van Abel Subdivision, Tax ID #8557000L001 to be known as **VAN ABEL ESTATES**, containing 17.50 acres +/- . The plat is located directly north of N Florence Drive, directly west of John Lake, and south of West Lansing Street, located within the NW ¼ Section 24, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

AGENCY COMMENTS

Development Services

EXHIBIT B – 3 pgs

PD&E

EXHIBIT C – 1 pg

Code Compliance

EXHIBIT D – 1 pg

Utilities

EXHIBIT E – 3 pgs

DISCUSSION: The proposed subdivision is creating two lots from Lot 1 of Franklin-Van Abel Subdivision. Lot 1 is 12.98 acres; Lot 2 is 4.52 acres. Access to both proposed lots is from N Florence Dr.

Comments:

Development Services

(Exhibit B) “No comments from the Permit Center.”

PD&E

(Exhibit C) “PD&E has no comments.”

Code Compliance

(Exhibit C) “There is a cabin on Southern area of property (will be on proposed Lot 2) that does not meet the required setbacks. Proposed plat shows “cabin” at 38.3 ft from water body, and MSB 17.55 requires structures to be 75 ft from waterbodies. Determining when the cabin was built, it may be eligible for non-conforming status but will need to be applied for through the Mat-Su Borough Permitting Department.”

Utilities: (Exhibit E) Enstar has no comments, recommendations or objections. GCI has no comments or objections. MTA has no comments. 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 Willow Area; Fire Service Area #140 Willow-Caswell; Road Service Area #20 Greater Willow; MSB Community Development, Emergency Services, Assessments, Planning Division, Pre-Design Division, or MEA.

CONCLUSION: The abbreviated plat of Van Abel Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal agencies or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Water frontage for the subdivision exists, pursuant to MSB 43.20.340 Lot Dimensions.

FINDINGS OF FACT

1. The plat of Van Abel Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
3. Each lot has the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Willow Area; Fire Service Area #140 Willow-Caswell; Road Service Area #20 Greater Willow; MSB Community Development, Emergency Services, Assessments, Planning Division, Pre-Design Division, or MEA.
5. There were no objections from any federal or state agencies, or Borough departments.
6. There were no objections from the public in response to the Notice of Public Hearing.
7. Platting division determined that the structure called out by exhibit D is not in violation of MSB 8.45.112. See exhibit B.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Van Abel Estates, Section 24, Township 19 North, Range 05 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.

A6

EXHIBIT A

50' SECTION LINE ESMT

50' SEC ESMT

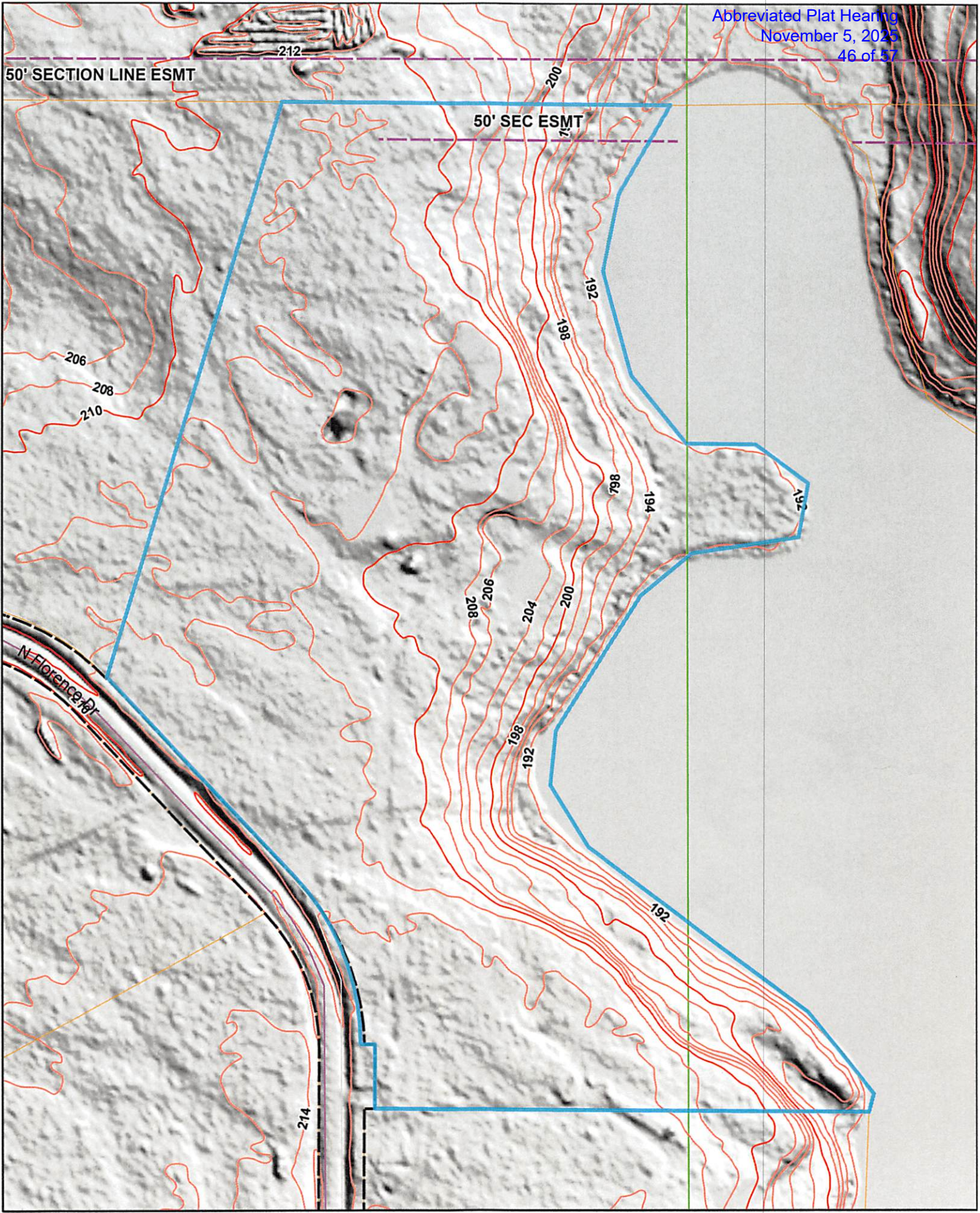
N Florence Dr

Matanuska-Susitna Borough, Microsoft

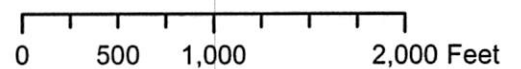


0 195 390 780 Feet





0 195 390 780 Feet





MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

E-mail: permitcenter@matsugov.us

www.matsugov.us

Date: 10/29/2025
To: Caymen Reynolds, Platting Technician
From: Natasha Heindel, Current Planner
Subject: Platting Case # 2025-148, Van Abel Estates
Tax ID# 8557000L001

Background: There is a proposed platting action on the subject property. The following findings of fact and recommendation are made.

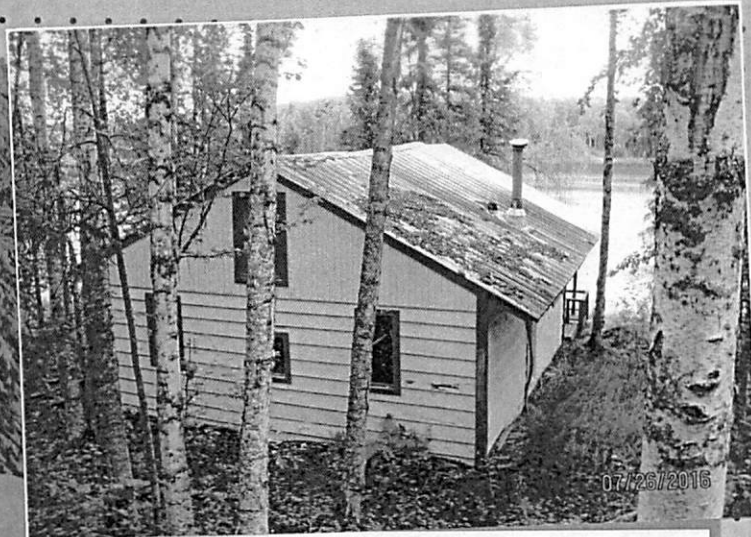
Findings of Fact:

1. The cabin on proposed Lot 2 is located 38.3 feet from the John Lake per the Agenda Plat.
2. Assessment records show this cabin to have been constructed in 1971.
3. Record dimensions and dimensions on the Agenda Plat indicate that no additions have been constructed.
4. Pictures of the current status of the structure have not been provided or reviewed by staff.
5. MSB 17.55 *Setbacks and Screening Easements* requires structures to be located at least 75 feet from the ordinary high water mark of a waterbody (MSB 17.55.020).
6. MSB 17.80 *Nonconforming Structures* allows for structures to qualify as legal nonconforming structures without an administrative determination if they were “built lawfully and made nonconforming by adoption of subsequent ordinances” (MSB 17.80.020).
7. Structures built prior to July 3, 1973 (adoption of MSB 8.45.112 *Shorelands* through MSB Ordinance 73-6), are found to qualify as pre-existing legal nonconforming structures (aka structures with “grandfather” status).

In consideration of the above-noted Findings of Fact, the following recommendation is made:

1. The construction of the structure located on proposed Van Abel Estates Lot 2 predates the adoption of MSB 8.45.112 *Shorelands*.
2. It is likely that the existing structure, on proposed Van Abel Estates Lot 2, qualifies as a pre-existing legal nonconforming structure based on available evidence.
3. A structure may qualify as a legal nonconforming structure without an administrative determination.
4. A written determination is not required to complete the proposed platting action. However, an administrative determination may be issued if requested by the property owner (MSB 17.80.020).
5. To receive a written determination of legal nonconforming status, a complete application must be submitted to the Permit Center.

Attachment: Assessment “Blue Book” Record of Structure



12/15/2004 3:47:27 PM
Rear View

12/15/2004 3:51:30 PM
Lake View

Cayman Reynolds

From: Permit Center
Sent: Monday, October 13, 2025 2:49 PM
To: Cayman Reynolds
Subject: RE: RFC Van Abel Estates CR

No comments from the Permit Center.

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

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Monday, October 13, 2025 12:24 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Brian Davis <Brian.Davis@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Land Management <Land.Management@matsugov.us>; 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>; Katrina Kline <katrina.kline@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; row@enstarnaturalgas.com; andrew.fraiser@enstarnaturalgas.com; ospdesign@gci.com
Subject: RFC Van Abel Estates CR

Hello,

The following link is a request for comments for the proposed Van Abel Estates.

Please ensure all comments have been submitted by October 27, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 Van Abel Estates

Feel free to contact me if you have any questions.

Thank you,

Cayman Reynolds

From: Tammy Simmons
Sent: Tuesday, October 21, 2025 2:30 PM
To: Cayman Reynolds
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Van Abel Estates CR

Hello,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Monday, October 13, 2025 12:24 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Brian Davis <Brian.Davis@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Land Management <Land.Management@matsugov.us>; 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>; Katrina Kline <katrina.kline@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; row@enstarnaturalgas.com; andrew.fraiser@enstarnaturalgas.com; ospdesign@gci.com
Subject: RFC Van Abel Estates CR

Hello,

The following link is a request for comments for the proposed Van Abel Estates.

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☐ [Van Abel Estates](#)

Feel free to contact me if you have any questions.

Thank you,



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645

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

E-mail: ccb@matsugov.us

MEMORANDUM

DATE: 10/28/2025

TO: Cayman Reynolds, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Van Able Estates # 2025-148

There is a cabin on Southern area of property (will be on proposed Lot 2) that does not meet the required setbacks. Proposed plat shows "cabin" at 38.3 ft from water body, and MSB 17.55 requires structures to be 75 ft from waterbodies.

Determining when the cabin was built, it may be eligible for non-conforming status but will need to be applied for through the Mat-Su Borough Permitting Department.



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 20, 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.

- **VAN ABEL ESTATES**
(MSB Case # 2025-148)

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

Sincerely,

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

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

EXHIBIT E

Cayman Reynolds

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, October 22, 2025 5:39 PM
To: Cayman Reynolds
Cc: OSP Design Group
Subject: RE: RFC Van Abel Estates CR
Attachments: Agenda Plat (79).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: Monday, October 13, 2025 12:24 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Brian Davis <Brian.Davis@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Land Management <Land.Management@matsugov.us>; 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>; Katrina Kline <katrina.kline@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; row@enstarnaturalgas.com; andrew.fraiser@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Van Abel Estates CR

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

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☐ [Van Abel Estates](#)

Feel free to contact me if you have any questions.

Cayman Reynolds

From: Kiley Guggenmos <kguggenmos@mtasolutions.com>
Sent: Friday, October 24, 2025 1:23 PM
To: Cayman Reynolds
Subject: RE: RFC Van Abel Estates CR

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

Good afternoon,

No comments.

Thank you for the opportunity to comment.

Kiley Guggenmos, Right of Way Assistant
1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2687 | www.mtasolutions.com



Life. Technology. Together.

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Monday, October 13, 2025 12:24 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Brian Davis <Brian.Davis@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Land Management <Land.Management@matsugov.us>; 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>; Katrina Kline <katrina.kline@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; andrew.fraiser@enstarnaturalgas.com; ospdesign@gci.com
Subject: RFC Van Abel Estates CR

Hello,

The following link is a request for comments for the proposed Van Abel Estates.

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RECEIVED
SEP 09 2025
PLATTING

Bull Moose Surveying LLC

Tim & Sara Carmen, Owners

Robert S. Hoffman, P.L.S.

200 E. Hygrade Lane

Wasilla, Alaska 99654

Phone 907.357.6957

Email: office@bullmoosesurveying.com



TOPOGRAPHIC NARRATIVE

TO: Fred Wagner, PLS, Platting Officer

RE: Franklin-Van Able Subdivision

Date: 05/28/2025

The topography for the larger Proposed Lot 1 is relatively flat and borders John Lake along the Eastern property line. The Proposed Lot 1 contains some shops and/or shed building structures, as well as dwellings and cabins that are serviced by their own septic systems and wells. The highest elevation begins at 212' in the center of the proposed lot and then slowly decreases to 196' when moving in an easterly direction from the central region of the proposed subdivision. The typical change in elevation or grade change ranges from flat to 4%. The property can be described as gently rolling with dense timber and undergrowth. Both lots have over 400,000 square feet of area and over 10,000 square feet of buildable area.

Respectfully,

Robert S. Hoffman, PLS