

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Kayla Smith
Lacie Olivieri - Alternate

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds



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

PLATTING BOARD AGENDA **ASSEMBLY CHAMBERS** **350 E DAHLIA AVENUE PALMER**

PLATTING BOARD MEETING **1:00 P.M.** **November 6, 2025**

Ways you can participate in Platting Board meetings:

IN PERSON: 350 E Dahlia Avenue Palmer, Alaska

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

TELEPHONIC TESTIMONY: (Audio only)

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

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

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

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

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

A. October 16, 2025

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **HAMMERHEAD:** The request is to create four lots from Tact 3, Hammerhead (Plat #92-105),(Tax ID# 4065000T00) to be known as **Hammerhead 2025**, containing 4.63 acres +/-, and dedicate a turn-around on E. Walling Road. The property is located directly north of E. Walling Road; within the NW ¼ Section 30, Township 17 North, Range 03 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. (*Petitioner/Owner: Bean LLC, Staff: Chris Curlin, Case # 2025-130*)

B. **VANDA VALLEY:** The request is to create 43 lots from Tax Parcel C6, (Tax ID#18N01E19C006) to be known as **Vanda Valley**, containing 49.29 acres +/- . The property is located directly west of E. Kilo Drive, directly north of E. Foxtrot Avenue, and southeast of N. Wasilla-Fishhook Road; within the SW ¼ Section 3, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #1. (*Petitioner/Owner: Kov's LLC, Staff: Chris Curlin, Case # 2025-128*)

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*If needed*)

○ Definition: Law. To hear and settle an issue or a question regarding code.

B. Upcoming Platting Board Agenda Items (*Staff: Fred Wagner & Clerk: Kayla Smith*)

- November 20, 2025, Platting Board Meeting, we have 1 case to be heard:
 - Prosperity South

9. BOARD COMMENTS

10. ADJOURNMENT

Minutes

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

Platting Board Hearing
November 6, 2025
REGULAR MEETING 6 of 27
October 16, 2025

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on October 16, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the meeting to order at 1:00 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Chris Chiavetta, District Seat #1
Mr. Michael Liebing, District Seat #2
Mr. Michael Gillson, District Seat #3
Ms. Michelle Traxler, District Seat #5
Mr. Sidney Bertz, District Seat #7

Platting Board members absent and excused were:

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

Platting Board members absent were: None

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

Platting Traxler led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

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

VOTE: The Agenda was approved without objection.

2. APPROVAL OF MINUTES

- October 2, 2025.

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

VOTE: The minutes were approved without objection.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

PERSONS TO BE HEARD (Three minutes per person for items not scheduled for public hearing)
(None)

4. UNFINISHED BUSINESS

5. RECONSIDERATIONS/APPEALS
(None)

6. PUBLIC HEARINGS

- A. **WET BEAVER ESTATES:** The request is to create 2 lots from Tax Parcel A13 (Tax ID# 17N03W08A013) and dedicate turn-around easements for S. Rogers Road and W. Wilma Street, to be known as WET BEAVER ESTATES, containing 37.5 acres +/- . The property is directly south of West Beaver Lake, north and west of S. Boundary Avenue, and east of S. Rogers Road; within the NE ¼ Section 8, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (Petitioner/Owner: William Stryken, Staff: Chris Curlin, Case # 2025-121)

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

Lacie Olivieri provided the mailing report:

- Stating that 85 public hearing notices were mailed out on September 24, 2025.

Staff gave an overview of the case:

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

Platting Members had no questions for staff

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

The petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

Daniel Poirot – asking for language to be added with regulations for the plat.

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

The petitioner's representative, Dayna, spoke.

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

MOTION: Platting Member Liebing made a motion to approve contingent on staff recommendations one through eight. The motion was seconded by Platting Member Gillson

MOTION: Platting Member Liebing moved an amendment to add a condition for a driveway permit. The motion was seconded by Platting member Gillson.

VOTE: The amendment passed without objection.

VOTE: The main motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS
(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

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

- There are 2 cases scheduled for November 6, 2025 Platting Board Meeting.
 - Hammerhead 2025
 - Vanda Valley

9. BOARD COMMENTS.

- Platting Member Liebing – Appreciate everyone scheduling a short meeting on my birthday
- Platting Member Bertz – Happy 39th Fred
- Platting Member Traxler – Happy Birthday Fred.
- Platting Member Gillson – No comment
- Platting Member Chiavetta – No comment

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 1:16 PM.

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

LACIE OLIVIERI
Temporary Platting Board Clerk

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 6, 2025

PRELIMINARY PLAT: HAMMERHEAD 2025

LEGAL DESCRIPTION: SEC 30, T17N, R03E, SEWARD MERIDIAN AK

PETITIONERS: BEAN, LLC

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 4.63 ± PARCELS: 4

REVIEWED BY: CHRIS CURLIN CASE #: 2025-130

REQUEST: The request is to create four lots from Tact 3, Hammerhead (Plat #92-105), to be known as **HAMMERHEAD 2025**, containing 4.63 acres +/-, and dedicate a turn-around on E. Walling Road. The property is located directly north of E. Walling Road; within the NW ¼ Section 30, Township 17 North, Range 03 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

EXHIBITS

Vicinity Map and Aerial Photos
Geotechnical Report
Topography & Asbuilt

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

AGENCY COMMENTS

USACE
MSB Pre-Design & Engineering
MSB Permit Center
Utilities

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

DISCUSSION: The proposed HAMMERHEAD 2025 is creating 4 lots ranging in size from 1.04 acres to 1.27 acres. Access for all lots will be from the proposed temporary turn-around at the end of E. Walling Road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). William Klebesadel, P.E. notes that the soils investigation consisted of 1 test hole dug to a depth of fifteen feet. No groundwater was encountered in the test hole. Soil specifications for the test hole is noted on the Soil Inspection Log Sheets along with Percolation Test findings. Based on Title 43.20.281 of the Matanuska-Susitna Borough Code, the engineer states all lots contain sufficient overall area. All lots have at least 10,000 square feet of useable building area. All lots have at least 10,000 square feet of contiguous useable septic area.

Comments:

USACE: (Exhibit D) Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands.

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.

The owner 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 you will be assigned a project manager to assist you. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712

MSB PD&E: (Exhibit E) What is the plan for the well and the shed located within the flag poles?

Additional comments are:

The petitioner will need to construct/certify Walling Road to a minimum of pioneer standard from the end of maintenance to the end of the proposed cul-de-sac. If Borough maintenance is desired, residential standard is required.

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

Any water system, sewer lines, or street lighting placed in the right-of-way shall require a utility permit.

No other comments from the Permit Center.

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

At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #5 Greater Butte; Road Service Area #26 Greater; MSB Community Development or Assessments; MEA or MTA; or the public.

CONCLUSION: The preliminary master plan of HAMMERHEAD 2025 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A geotechnical report was submitted, pursuant to MSB 43.20.281(A).

FINDINGS OF FACT

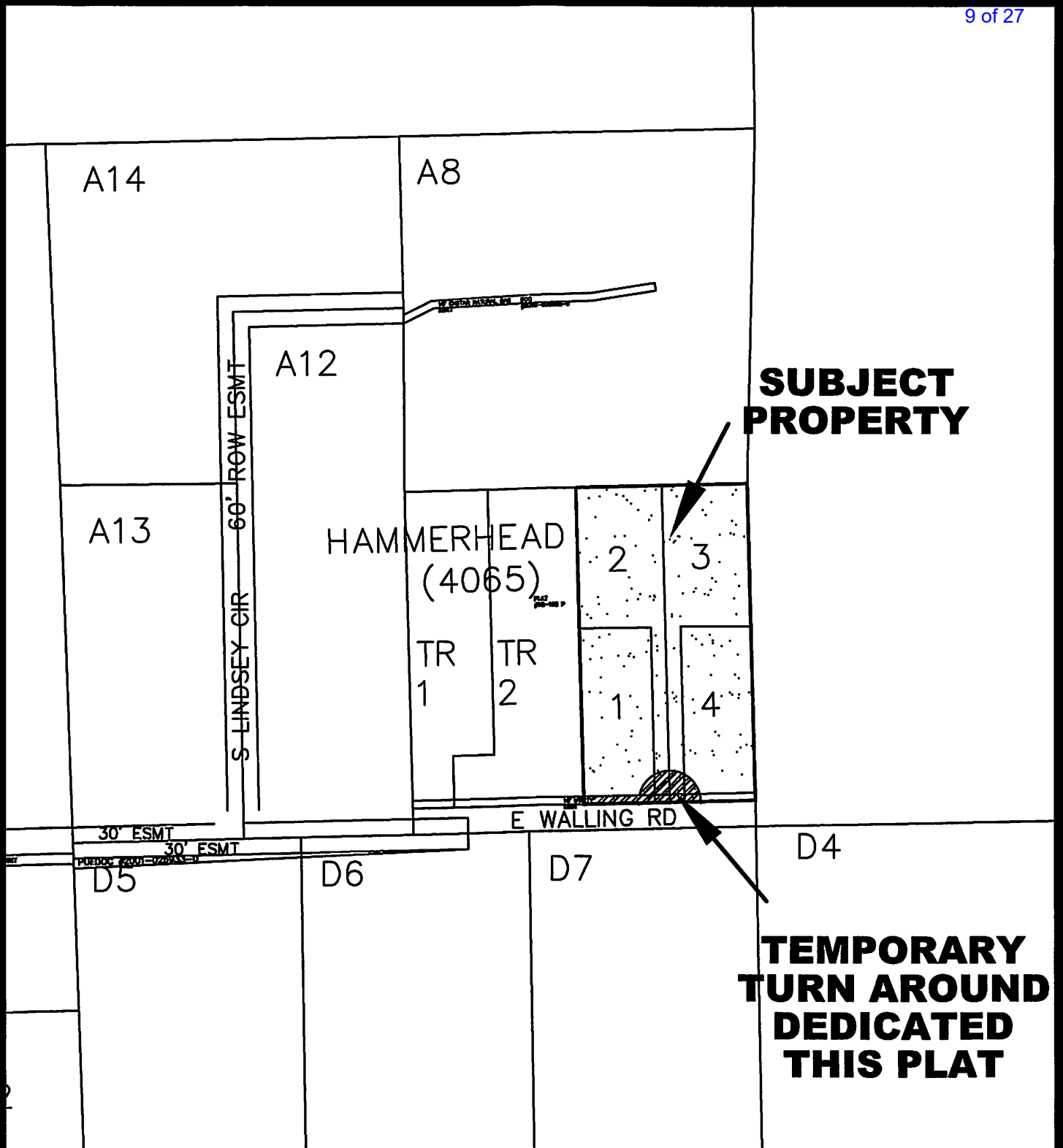
1. The plat of HAMMERHEAD 2025 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A geotechnical report was submitted, pursuant to MSB 43.20.281(A). All lots will have the required usable area.

3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #5 Greater Butte; Road Service Area #26 Greater; MSB Community Development or Assessments; MEA or MTA; or the public.
5. There were no objections from any federal or state agencies, or Borough departments or utilities.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary master plan of HAMMERHEAD 2025, Section 30, Township 17 North, Range 03 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. Construct internal roads and cul-de-sacs to residential street standards according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
4. Pay postage and advertising fees.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit plat in full compliance with Title 43 for each phase of the master plan.



VICINITY MAP

FOR PROPOSED HAMMERHEAD 2025 SUBDIVISION
LOCATED WITHIN
SECTION 30, T17N, R03E, SEWARD MERIDIAN
ALASKA

PA15 MAP

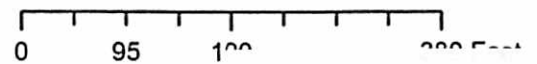
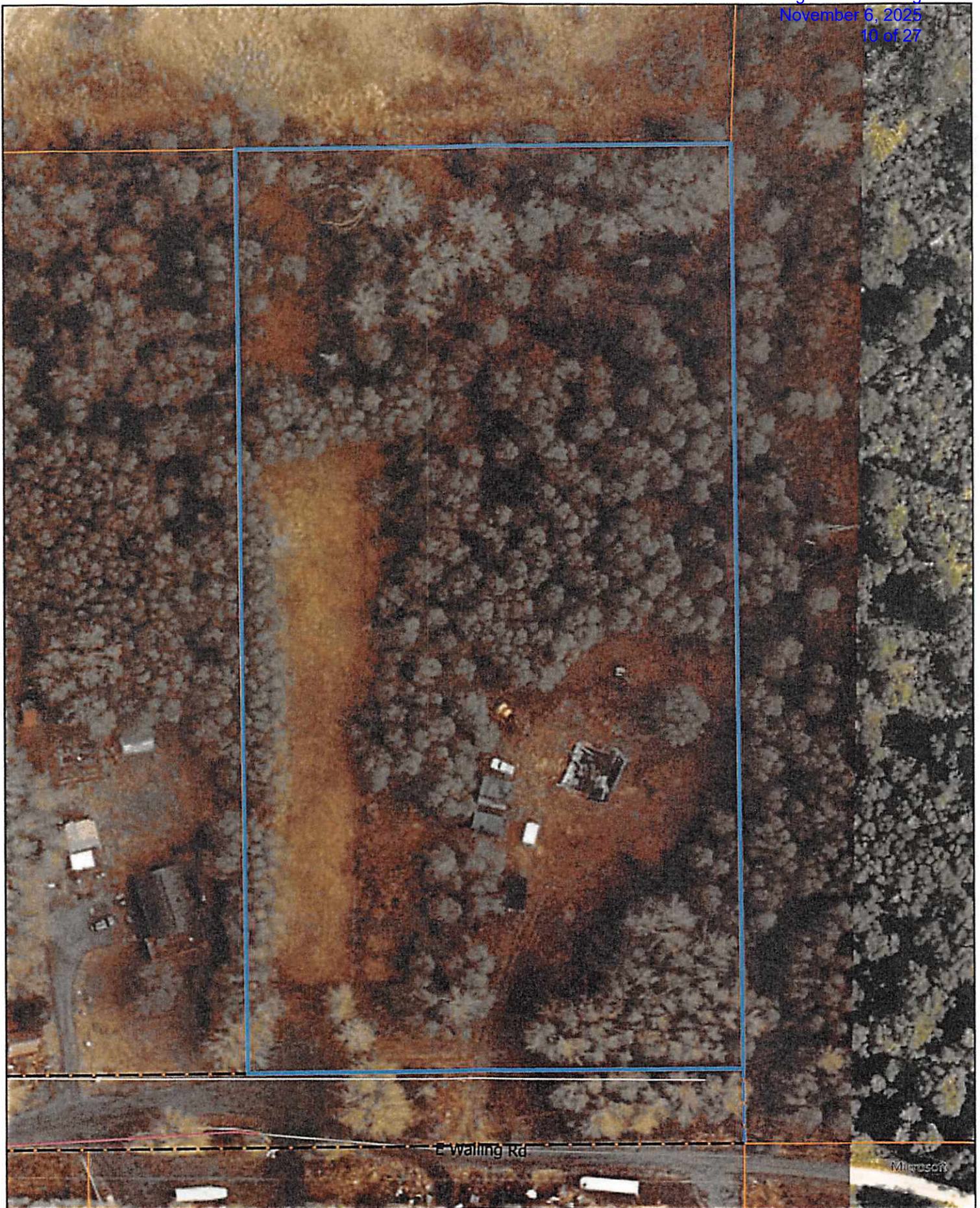
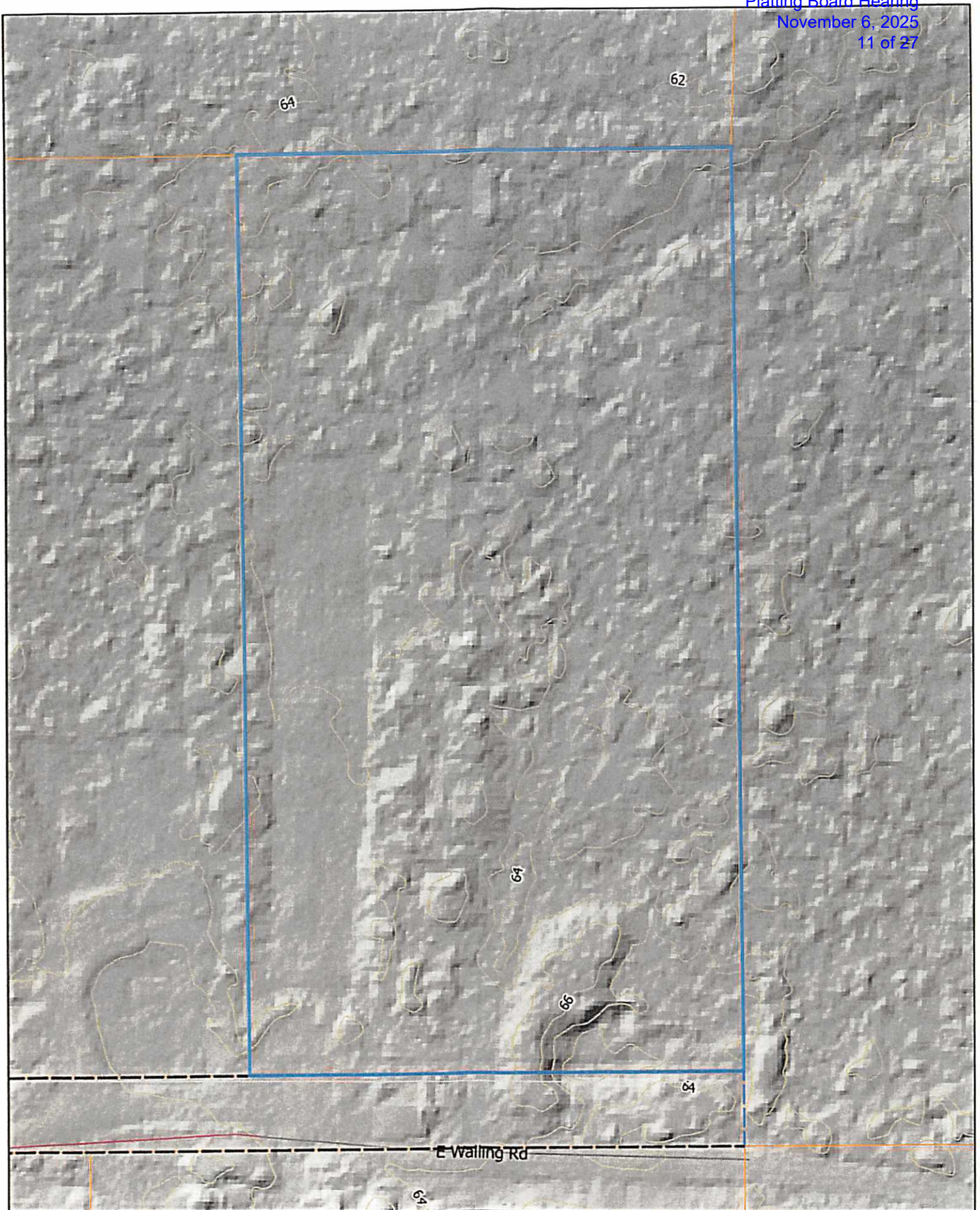
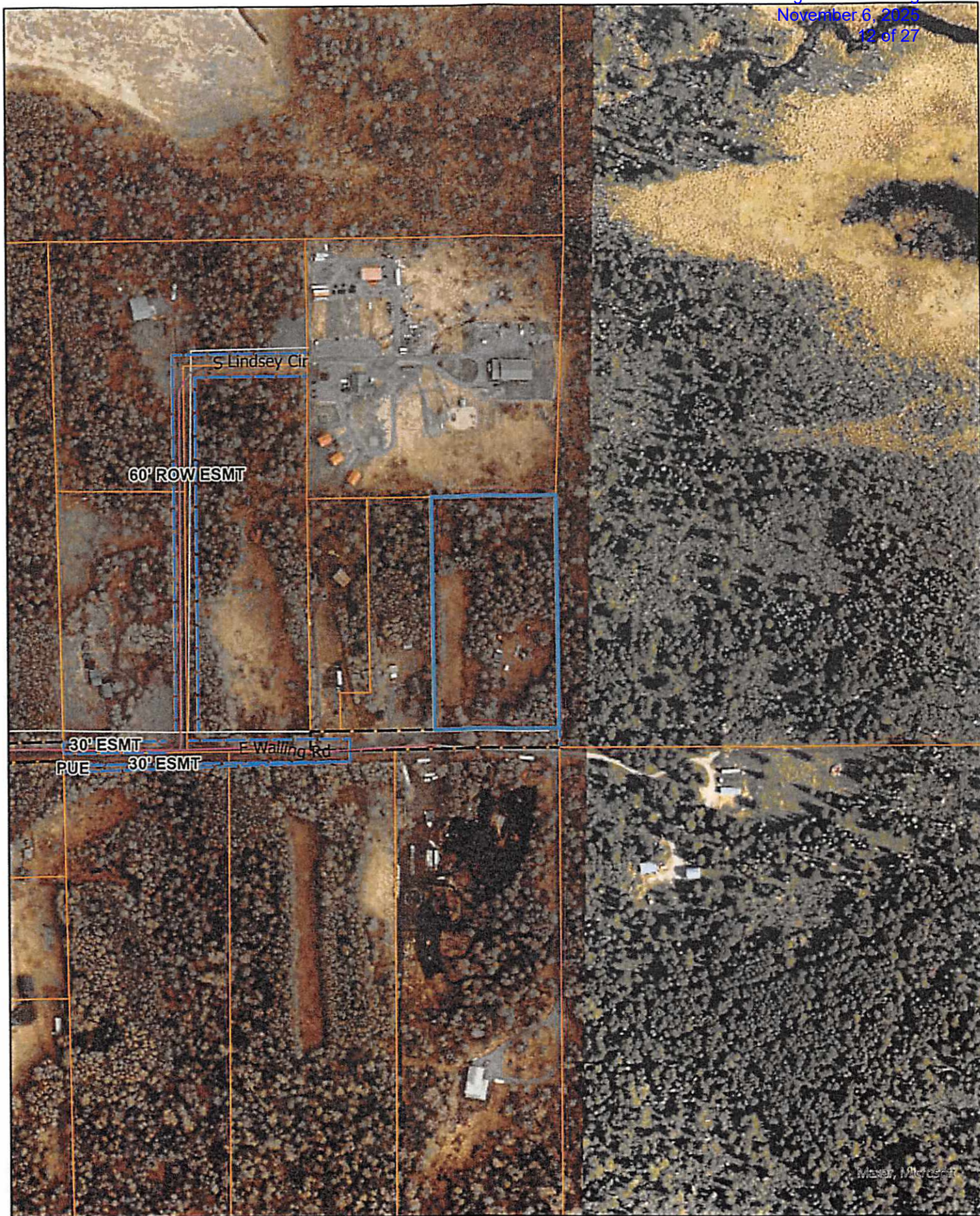


EXHIBIT A-2



0 95 190 380 Feet

EXHIBIT A-3



0 380 760 1,520 Feet

EXHIBIT A-4

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



RECEIVED
JUL 10 2025
PLATTING

USEABLE AREA CERTIFICATION

HAMMERHEAD 2025

A SUBDIVISION OF

TRACT 3, HAMMERHEAD (92-105)

INTRODUCTION TO INVESTIGATION

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

INDIVIDUAL LOTS: GEOMETRY

- ☒ All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

- ☒ Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- ☐ Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

- ☒ All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- ☒ All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

- ☒ All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- ☒ The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- ☒ The useable area consists entirely of land sloping less than 25% or will be at final certification.
- ☒ The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- ☒ The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- ☒ The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- ☒ The useable area is outside of any known debris burial site.

SOILS INVESTIGATION

EXCAVATIONS

- ☒ Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- ☐ Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- ☐ Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

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

SOIL CLASSIFICATIONS

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

(GW) TEST HOLES:

(GP) TEST HOLES:

(SW) TEST HOLES:

(SP) TEST HOLES:

- ☒ Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES:

(SM) TEST HOLES:

- ☒ Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:

- ☐ Bedrock, Clay, or other impermeable stratum was encountered.

TEST HOLES:

GROUND WATER INVESTIGATION

- ☒ No groundwater was encountered in any of the Test Holes
☐ Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

☐ Monitoring Test Holes May through October:

TEST HOLES:

☐ Soil Mottling or Staining Analysis:

TEST HOLES:

- ☐ Depth to seasonal high water is a min. of 8'

TEST HOLES:

- ☐ Depth to seasonal high water is less than 8'

☐ Fill will be required

☐ A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

- ☐ Additional Fill required to ensure 8' of coverage above water table

Lots:

- ☐ The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:

- ☐ Re-Grading will be required to eliminate slopes in excess of 25%

Lots:

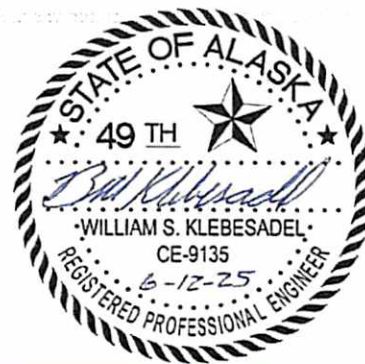
- ☒ No further action required to establish sufficient usable area.

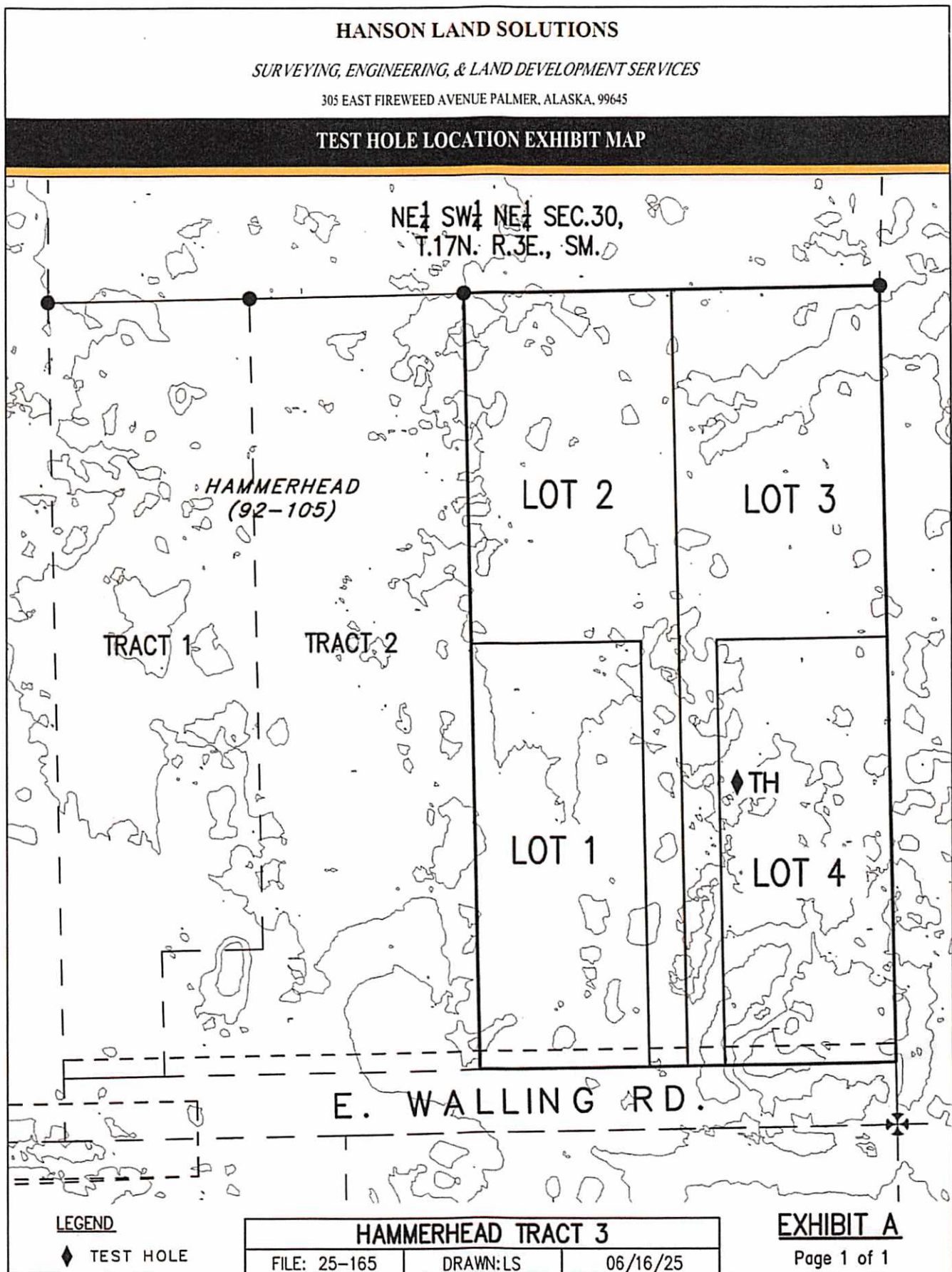
I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area".

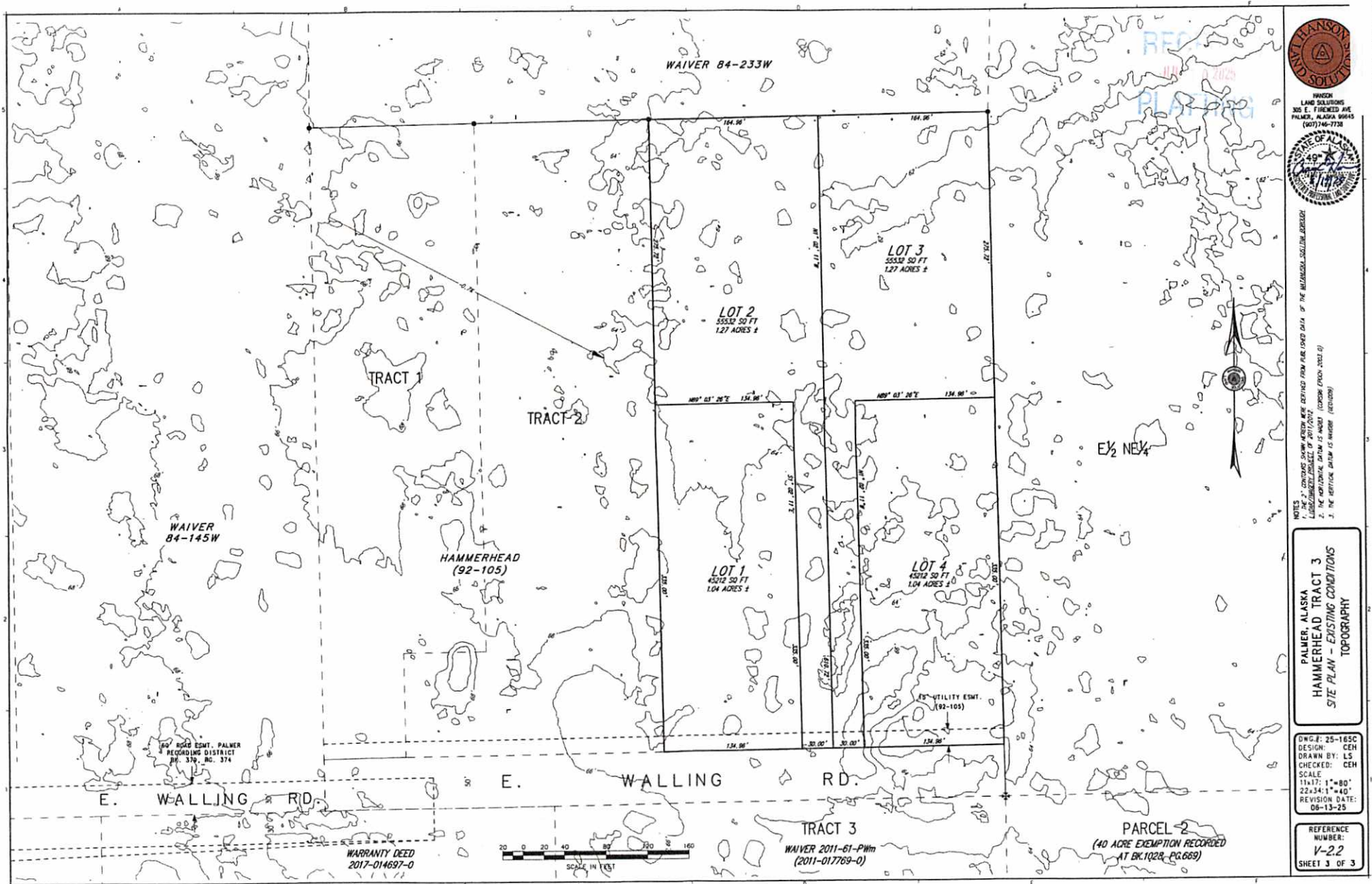
Bill Klebesadel
WILLIAM KLEBESADEL P.E.

Professional Engineer

6-12-25
Date







LAND SOLUTIONS
305 E. FIREWED AVE
PALMER, ALASKA 99645
(907) 466-7738



PLANNING

RECORD

WAIVER 84-233W

WAIVER 84-145W

HAMMERHEAD (92-105)

TRACT 1

TRACT 2

TRACT 3

PARCEL 2

LOT 1

LOT 2

LOT 3

LOT 4

E. WALLING RD.

WARRANTY DEED

NOTES:

1. THE 2" CONTIGUOUS AREA ARE DERIVED FROM PUBLIC DATA OF THE NEBRASKA SOLUTIONS GROUP.

2. THE HORIZONTAL DATUM IS NAD83 (GPOD 1983, 2011).

3. THE VERTICAL DATUM IS NAVD83 (1988).

PLANNING

RECORD

WAIVER 84-233W

WAIVER 84-145W

HAMMERHEAD (92-105)

TRACT 1

TRACT 2

TRACT 3

PARCEL 2

LOT 1

LOT 2

LOT 3

LOT 4

E. WALLING RD.

WARRANTY DEED

NOTES:

1. THE 2" CONTIGUOUS AREA ARE DERIVED FROM PUBLIC DATA OF THE NEBRASKA SOLUTIONS GROUP.

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3. THE VERTICAL DATUM IS NAVD83 (1988).

PLANNING

RECORD

WAIVER 84-233W

WAIVER 84-145W

HAMMERHEAD (92-105)

TRACT 1

TRACT 2

TRACT 3

PARCEL 2

LOT 1

LOT 2

LOT 3

LOT 4



NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON JULY 27, 2004. ALL MONUMENTS HAVE BEEN FOUND ON SETS AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

PALMER, ALASKA
HAMMERHEAD TRACT 3
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 25-165C
DESIGN: CEN
DRAWN BY: LS
CHECKED: CEN
SCALE
11x17: 1"=80'
22x34: 1"=40'
REVISION DATE:
06-13-25

REFERENCE
NUMBER:
V-2.1
SHEET 2 OF 3

Chris Curlin

From: Locken, Amanda N CIV USARMY CEPOA (USA) <Amanda.N.Locken@usace.army.mil>
Sent: Wednesday, September 17, 2025 6:06 AM
To: Chris Curlin
Subject: RE: Link to Platting Case - Hammerhead 2025

Good morning Mr. Curlin,

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.

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.

The owner 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 you will be assigned a project manager to assist you. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

V/r,

Amanda Locken
Regulatory Specialist
North Central Section
U.S. Army Corps of Engineers
(907) 347-6148



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

rrs.usace.army.mil

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, September 16, 2025 1:24 PM
To: CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>
Subject: [Non-DoD Source] Link to Platting Case - Hammerhead 2025

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, September 30, 2025 3:03 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels
Subject: RE: RFC Hammerhead 2025 (CC)

Additional comments are:

The petitioner will need to construct/certify Walling Road to a minimum of pioneer standard from the end of maintenance to the end of the proposed cul-de-sac. If Borough maintenance is desired, residential standard is required.

Thank you.

PD&E Review Group

From: Tammy Simmons <Tammy.Simmons@matsugov.us>
Sent: Tuesday, September 30, 2025 2:58 PM
To: Chris Curlin <Jesse.Curlin@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: RFC Hammerhead 2025 (CC)

Hello,

What is the plan for the well and the shed located within the flag poles?

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, September 16, 2025 1:21 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; lucykleeb@hotmail.com; timhaledistrict1@gmail.com; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW

Chris Curlin

From: Permit Center
Sent: Tuesday, September 16, 2025 2:07 PM
To: Chris Curlin
Subject: RE: RFC Hammerhead 2025 (CC)

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

Any water system, sewer lines, or street lighting placed in the right-of-way shall require a utility permit.

No other comments from the Permit Center.

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, September 16, 2025 1:21 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; lucykleeb@hotmail.com; timhaledistrict1@gmail.com; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Hammerhead 2025 (CC)

Hello,

The following link contains a Request for Comments for Hammerhead 2025, MSB Case 2025-000130. Comments are due by October 3, 2025.

 [Hammerhead 2025](#)

Sincerely,

Chris Curlin



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

September 18, 2025

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

RECEIVED
SEP 18 2025
PLATTING

To whom it may concern:

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

- **HAMMERHEAD 2025**
(MSB Case # 2025-130)

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

Sincerely,

James Christopher

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

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

LINE TABLE		
LINE #	LENGTH	BEARING
L1	66.23	N89° 57' 33"E
L2	30.00	S89° 57' 33"W
L3	30.00	S89° 57' 33"W
L4	10.00	S0° 08' 04"E

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

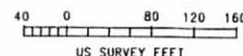
NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE CENTER-EAST 1/16 CORNER OF SECTION 30, A RECOVERED BRASS CAP MONUMENT WITH A NETWORK GNSS GEODETIC POSITION OF 61°32'03.88"N 148°58'27.22"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.

60' ROAD ESMT., PALMER
RECORDING DISTRICT
BK. 379, PG. 374

**WARRANTY DEED
2017-014697-0**

CURVE TABLE		
CURVE #	LENGTH	RADIUS
C1	52.92	50.00
C2	256.37	60.00
C3	256.37	60.00



N74°58'11"W 255.63' MEASURED DATA
(N74°45'W) (254.70') RECORD PER PLAT (92-105)

**WARRANTY DEED
2011-61-PWm
(2011-017769-0)**

LEGEND

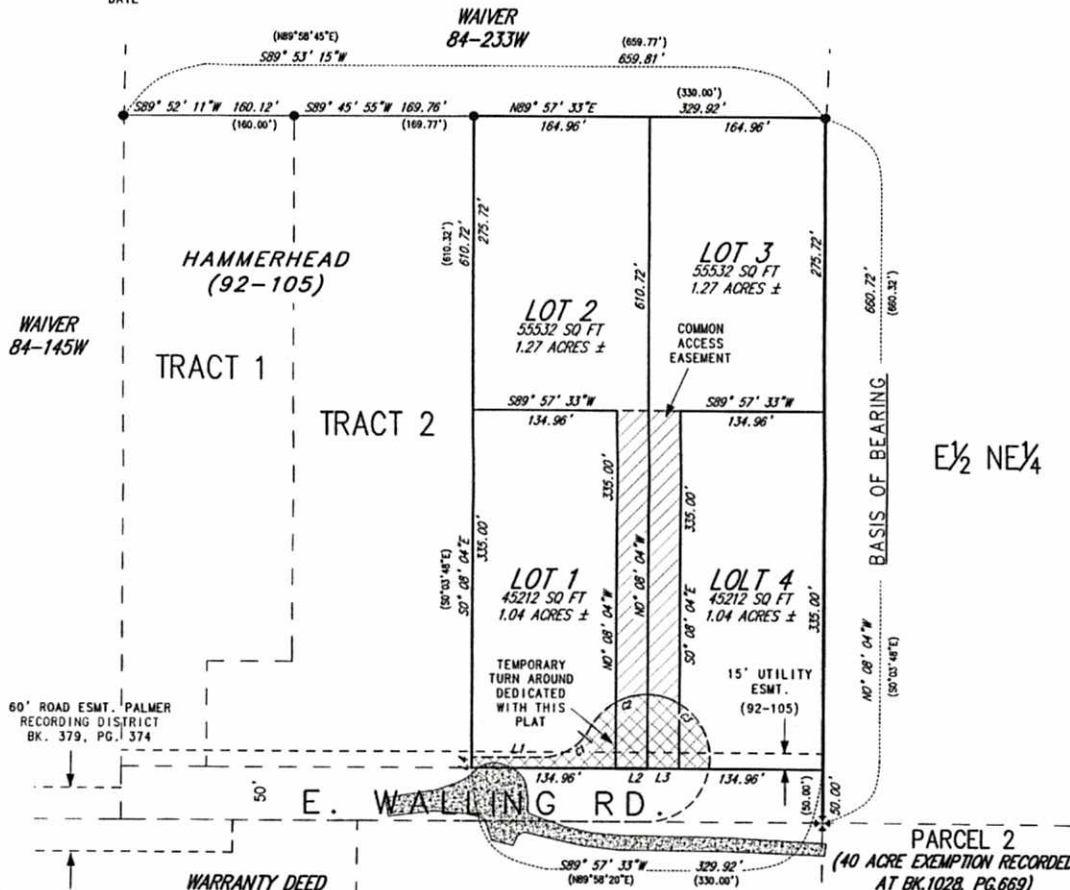
- RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- RECOVERED 3/4" REBAR

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL
(WATANUSKA-SUSITNA BOROUGH)

DATE _____

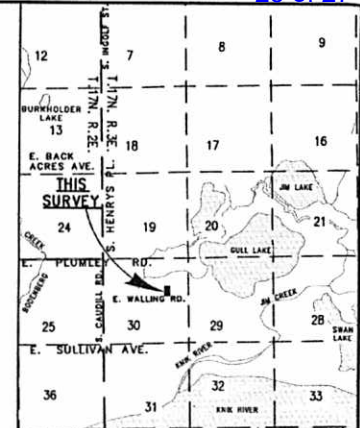


E 1/2 NE 1/4

BASIS OF BEARING

**PARCEL 2
(40 ACRE EXEMPTION RECORDED
AT BK.1028, PG.669)**

**RECEIVED
SEP 16 2025
PLATTING**



SOURCE: MSH TAX MAP PA10, PA11, PA14, PA15 1"=5280'

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.

TYLER BOBO (MEMBER) _____ DATE _____
BEAN LLC
P.O. BOX 871813
WASILLA, AK 99687

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____

DAY OF _____, 20____,

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

Agenda Copy

A PLAT OF
HAMMERHEAD 2025

A SUBDIVISION OF
**TRACT 3 HAMMERHEAD
(92-105)**

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN

SE 1/4 SW 1/4 SEC. 30, T. 17N. R. 3E. SM, AK
CONTAINING 4.83 ACRES MORE OR LESS

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

FILE: FB25-165 OK: CEH SCALE: 1"=80' 09/03/25 1 of 1

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, October 1, 2025 5:12 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Hammerhead 2025 (CC)
Attachments: Agenda Plat.pdf

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

Chris,

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

Thanks,

GCI | OSP Design

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

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, September 16, 2025 1:21 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; lucykleeb@hotmail.com; timhaledistrict1@gmail.com; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Hammerhead 2025 (CC)

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

Hello,

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 [Hammerhead 2025](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

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(PLATTING CLERK)

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REGISTERED LAND SURVEYOR

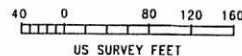
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60' ROAD ESMT. PALMER
RECORDING DISTRICT
BK. 379, PG. 374

WARRANTY DEED
2017-014697-0

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(N07°45'W) (254.70')
RECORD PER PLAT (92-105)

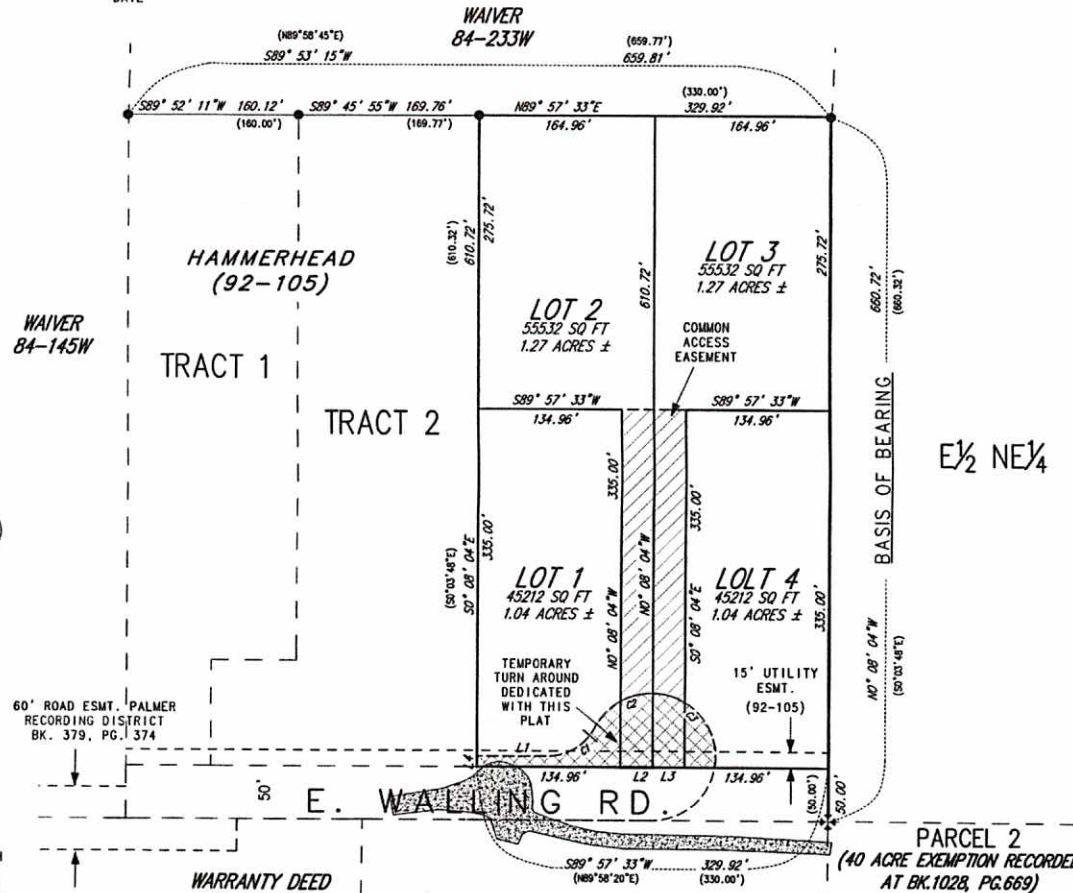
LEGEND

- RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- RECOVERED 3/8" REBAR
- MEASURED DATA
- RECORD PER PLAT (92-105)

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



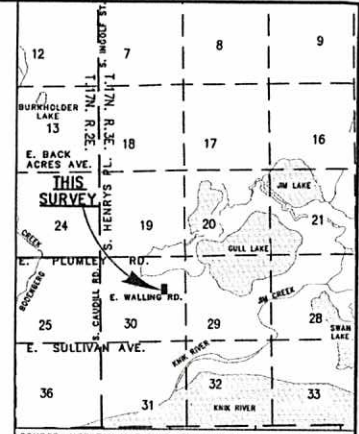
E 1/2 NE 1/4

BASIS OF BEARING
(S0°03'48"E)

PARCEL 2
(40 ACRE EXEMPTION RECORDED
AT BK.1028, PG.669)

RECEIVED
SEP 16 2025
PLATTING

APPROVED AS: SHOWN ☒
CORRECTED ☐
SIGN: Mireya Armenta, DATE: 09/03/25
GCI ENGINEERING & DESIGN



SOURCE: MSB TAX MAP PA10, PA11, PA14, PA15
1"=5280'

CERTIFICATE OF OWNERSHIP

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TYLER BOBO (MEMBER) _____ DATE _____
BEAN LLC
P.O. BOX 871813
WASILLA, AK 99687

NOTARY ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

Agenda Copy

A PLAT OF
HAMMERHEAD 2025

A SUBDIVISION OF
TRACT 3 HAMMERHEAD (92-105)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SE 1/4 SW 1/4 SEC. 30, T. 17N. R. 3E. SM, AK
CONTAINING 4.83 ACRES MORE OR LESS

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

FILE: FB25-165 (X); CEH SCALE: 1"=80' 09/03/25 1 OF 1

6B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 6, 2025

PRELIMINARY PLAT: VANDA VALLEY
LEGAL DESCRIPTION: SEC 19, T18N, R01E, SEWARD MERIDIAN AK
PETITIONERS: KOV'S, LLC
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 49.29 ± PARCELS: 43
REVIEWED BY: CHRIS CURLIN CASE #: 2025-79

REQUEST: The request is to create 43 lots from Tax Parcel C6, to be known as **VANDA VALLEY**, containing 49.29 acres +/- . The property is located directly west of E. Kilo Drive, directly north of E. Foxtrot Avenue, and southeast of N. Wasilla-Fishhook Road; within the SW ¼ Section 3, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #1.

EXHIBITS

Vicinity Map

EXHIBIT A – 1 pg

The petitioner has requested a continuation to December 18, 2025. The request is for a redesign to address ADOT&PF concerns.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve a continuation of Vanda Valley, Section 19, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

