

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Kayla Smith

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds



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

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

PLATTING BOARD MEETING **1:00 P.M.** **February 5, 2026**

Ways you can participate in Platting Board meetings:

IN PERSON

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

TELEPHONIC TESTIMONY: (Audio only)

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

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

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

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

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

A. January 15, 2026

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

A. **VANDA VALLEY:** The request is to create 37 lots and one tract from Tax Parcel C6, (Tax ID#18N01E19C006) to be known as VANDA VALLEY, containing 49.29 acres +/- . The petitioner is requesting a variance from MSB 43.20.300 Lot and Block Design. 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. **This case was continued from the January 15th 2026 Platting Board meeting.**

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **FEATHER LAKE:** The request is to create eight lots from parcels 217N04W13A002 through A006 and 17N04W13B004, to be known as **FEATHER LAKE**, containing 168.2 acres +/- . The plat is located east of Horseshoe Lake, north of West Lakes Drive, and north of Big Lake, located within the NE ¼ Section 13, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (Petitioner/Owner: Chris & Miranda Wallstrum, Staff: Cayman Reynolds, Case # 2025-176)

B. **URSULA ACRES:** The request is to create 2 lots from Tax Parcel C3,(Tax ID# 18N02W13C003), to be known as **URSULA ACRES**, containing 39.98 acres +/- . The petitioner is dedicating a 30' easement along the northern boundary of the property for W. Sunshine Road. The property is located directly south of W. Sunshine Road and east of N. Mahoney Road; within the SW ¼ Section 13, Township 18 North, Range 02 West, Seward Meridian, Alaska. . In the Meadow Lakes Community Council and in Assembly District #7. (Petitioner/Owner: Timothy Stowell, Staff: Chris Curlin, Case # 2025-179)

C. **BLAIR RESIDENCE:** The request is to vacate the drainage easement from Lot 4 Cornelius Lakeview Subdivision, Plat 99-90 and create a drainage easement along the boundary of lot 3 Cornelius Lakeview Subdivision, Plat 99-90. To be known as **BLAIR RESIDENCE**. The plat is located directly north of Cornelius lake, east of North Engstrom Road, and north of East Bogard Road, located within the SW ¼ Section 22, Township 18 North, Range 01 East, Seward Meridian, Alaska. (Petitioner/Owner: Garren Blair, Staff: Cayman Reynolds, Case # 2025-181)

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (If needed)

Matanuska-Susitna Borough
Platting Board Regular Meeting
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)

- February 18, 2026, Platting Board Meeting, we have 1 case to be heard:
 - Rafter Ridge

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
January 15, 2026**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on January 15, 2026, 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. Michael Liebing, District Seat #2
Mr. Michael Gillson, District Seat #3
Ms. Michelle Traxler, District Seat #5
Ms. Sandra Kreger, District Seat #6
Ms. Karla McBride, Alternate
Mr. Chris Chiavetta, District Seat #1
Mr. Sidney Bertz, District Seat #7

Platting Board members absent were:

Ms. Amanda Salmon, District Seat #4

Staff in attendance:

Mr. Fred Wagner, Planning and Land Use Director
Ms. Lacie Olivieri, Temporary Platting Board Clerk
Ms. Kayla Smith, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician
Mr. Cayman Reynolds, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member Kreger led the Pledge of Allegiance.

C. APPROVAL OF THE AGENDA

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

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

VOTE: The Agenda was approved without objection.

2. APPROVAL OF MINUTES

- December 18, 2025.

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

VOTE: The motion was approved without objection.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
January 15, 2026**

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

4. UNFINISHED BUSINESS

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)

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

Lacie Olivieri provided the mailing report:

- Stating that 91 public hearing notices were mailed out on October 14, 2025.

Staff gave an overview of the case:

- Staff recommended continuation to the February 5, 2026, meeting.

Chair Traxler inquired if board members had any questions for staff.

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

Chair Traxler opened the public hearing for public testimony

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

MOTION: Platting Member Liebing made a motion to approve continuation to the February 5, 2026, meeting. The motion was seconded by Platting Member Kreger.

VOTE: The main motion passed without objection.

5. RECONSIDERATIONS/APPEALS
(None)

6. PUBLIC HEARINGS

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
January 15, 2026**

- A. **LAKE LOUISE SNOW:** The request is to create 2 lots from U.S. SURVEY 3483 LOT 5, to be known as **Lake Louise Snow**, containing 17.68 acres +/- . The property is located directly south of Lake Louise, and west of East Moose Run Circle; within the NE ¼ Section 28, Township 06 North, Range 07 West, Seward Meridian, Alaska. In the Louise, Susitna & Tyone Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Matanuska-Susitna Borough, Staff: Cayman Reynolds, Case # 2025-167*)

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

Lacie Olivieri provided the mailing report:

- Stating that 29 public hearing notices were mailed out on December 22, 2025.

Staff gave an overview of the case:

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

Chair Traxler inquired if board members had any questions for staff.

Platting Member Liebing asked questions of staff.

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

The petitioner's representative, Lisa Gray, spoke.

Chair Traxler opened the public hearing for public testimony

Gary Loruso
Eileen Probasco
Robert Teel
Gary Swan
Harry Holt
Jean Holt

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

The petitioner's representative spoke.

Platting Member Traxler asked questions.

Platting member Kreger asked questions.

Platting member McBride asked questions.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
January 15, 2026**

MOTION: Platting Member Kreger made a motion to approve, contingent on staff recommendations one through six. The motion was seconded by Platting Member Chiavetta.

VOTE: The main motion passed without objection.

- B. **CHOPPER INDUSTRIAL PARK:** The request is to create 10 lots and from Parcel 117N01E04C030, to be known as **Chopper Industrial Park**, containing 15.2 acres +/- . The proposed Chopper Circle is to serve as a private road, providing access for all proposed lots. The property is located south of East Mountain Heather Way, west of North Blue Ridge Circle, and east of North Hyer Road, within the SW ¼ Section 04, Township 17 North, Range 01 East, Seward Meridian, Alaska, in the South Lakes Community Council and in Assembly District #3. (*Petitioner/Owner: Whiskey Romeo LLC, Staff: Cayman Reynolds, Case # 2025-157*)

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

Lacie Olivieri provided the mailing report:

- Stating that 119 public hearing notices were mailed out on December 22, 2025.

Staff gave an overview of the case:

- Staff recommended continuation to February 19, 2026

Chair Traxler inquired if board members had any questions for staff.

Platting Members had no questions for staff

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

The petitioner's representative Craig Bennett spoke.

Chair Traxler opened the public hearing for public testimony.

Jean Holt

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

MOTION: Platting Member Liebing moved the continuation to February 18. The motion was seconded by Platting Member McBride.

VOTE: The main motion passed without objection.

- C. **RESOLUTION 26-01:** A Resolution Of The Matanuska-Susitna Borough Platting Board Recommending Approval Of An Ordinance Amending Chapter 43.20 Subdivision

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
January 15, 2026**

Development Standards To Allow Lots To Be Reduced To 30,000 Square Feet Within Single-Family Residential Land Use Districts. *(Staff: Alex Strawn, Planning and Land Use Director)*

Chair Traxler read the Resolution title into the record.

Staff, Mr. Alex Strawn, Planning and Land Use Director, gave a staff report.

Chair Traxler inquired if board members had any questions for staff.

Board members asked questions of staff.

Chair Traxler opened the public hearing.

Gary Loruso
Jean Holt
Max Sumner
Joel Stefanski
Kevin Swanson

15-minute recess

Curtis Haller

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

MOTION: Platting Member Chiavetta made a motion to approve 26-01. The motion was seconded by Platting Member Liebing.

Discussion ensued.

MOTION: Platting Member Liebing moved an amendment to postpone action on this item until February 4 at 1 p.m. The motion was seconded by Platting member McBride.

VOTE: The main motion passed as amended without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

A. Elections

MOTION: Platting Member Liebing nominated Platting Member Traxler to be chair. The nomination was seconded by Platting Member Chiavetta.

VOTE: The nomination passed without objection.
Platting Member Traxler nominated Platting Member Liebing for Vice Chair. The nomination was seconded by Platting Member Gillson.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
January 15, 2026**

VOTE: The Nomination passed without objection.

8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory (*if needed*)
- B. Upcoming Platting Board Agenda Items

Platting Officer Fred Wagner clarified that Resolution 26-01 is a legislative item, and board members can reach out to staff with questions.

9. BOARD COMMENTS.

- Platting Member Liebing – No comment
- Platting Member Kreger – No comment
- Platting Member Traxler – I think the meeting went well. It went better than I thought it would, honestly.
- Platting Member Gillson – I appreciate everybody's work on the board here, its fun to learn.
- Platting member Bertz – This is my last time here. Thank you for working with me. I have learned a tremendous amount. I've enjoyed it. My assemblyman requested that I seek out my replacement, and I have found a young man in Willow who is in Real estate he is very intelligent and has a good level head. Thank you for all that you have taught me. I just have too much on my plate, the community of Willow needs me.
- Platting Member McBride – No comment
- Platting Member Chiavetta – Are we allowed to create a working document that we can comment on and update between now and the special meeting?

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **3:33 PM**.

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

LACIE OLIVIERI
Temporary Platting Board Clerk

UNFINISHED

BUSINESS

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 5, 2026

PRELIMINARY PLAT: VANDA VALLEY MSP
LEGAL DESCRIPTION: SEC 19, T18N, R01E, SEWARD MERIDIAN AK
PETITIONERS: KOV'S LLC
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 49.29 ± PARCELS: 38
REVIEWED BY: CHRIS CURLIN CASE #: 2025-128

REQUEST: The request is to create 37 lots and one tract from Tax Parcel C6, (Tax ID#18N01E19C006), in a four phase master plan, to be known as **VANDA VALLEY MSP**, 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 19, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #1.

EXHIBITS

Vicinity Map and Aerial Photos
Geotechnical Report
Topography
Average Daily Traffic Count
Preliminary Drainage Plan
Variance Request

EXHIBIT A – 4 pgs
EXHIBIT B – 19 pgs
EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 1 pg

AGENCY COMMENTS

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

EXHIBIT G – 1 pg
EXHIBIT H – 2 pgs
EXHIBIT I – 1 pg
EXHIBIT J – 1 pg
EXHIBIT K – 8 pgs
EXHIBIT L – 5 pgs

DISCUSSION: The proposed VANDA VALLEY MSP is creating 37 lots and one tract ranging in size from .92 acres to 6.10 acres. Access for all lots will be from the proposed internal streets. Access for the subdivision will be from E. Foxtrot Avenue and E Kilo Drive.

VARIANCE REQUEST: The petitioner has submitted a variance application pursuant to with supporting criteria A-C answered (**Exhibit F**). The request is from 43.20.300(A) The length of a block shall be not less than 400 feet, no more than 3,000 feet, or less than 800 feet along collector or arterial roads.

Variance Application Item 3 questions:

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property;

The proposed Block of lots will exceed the typically allowable block length of 3,000' by approximately 978'. However, multiple access points and turnarounds all along this route ensure no increased detriment to health, safety, welfare or property.

- B. The variance request is based upon conditions of the property that are atypical to other properties

This project is unique in that though technically the block length is extra long, there is no lack of turn-offs and turnarounds along its length. The block enjoys 4 cul-de-sacs and 3 alternate access roads along its length ... they all just happen to be on the same side of the road. This circumstance mitigates the maintenance and safety issues presented by overly long block lengths by providing alternative access.

- C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

The parent parcel for the current platting action is unusual in that it is bordered on both the north and south sides by major collector routes. The surrounding lots have existing access already. The only way to shorten this block length would be to add an unused ROW or PUE. It has already been established that the present design provides sufficient access to adjoining parcels for future development. Requiring a completely unnecessary ROW or PUE would unnecessarily deprive the owner of a buildable lot and such a loss would indeed be a substantial hardship. Perhaps more importantly this would be an inefficient use of a finite resource quickly drying up in the core area of MSB.

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 10 test holes dug to a depth of twelve feet. Groundwater was encountered in two of the test holes. The plat was redesigned to create larger, usable lots. Soil specifications for each test hole are noted on the Soil Inspection Log Sheets. Per the engineer's report, based on Title 43.20.281 of the Matanuska-Susitna Borough Code all lots contain sufficient overall area. All lots have at least 10,000 square feet of useable building area. All lots have at least 10,000 square feet of contiguous useable septic area.

Topography is at **Exhibit C**.

Average Daily Traffic (ADT) count is at **Exhibit D**.

Preliminary drainage plan is at **Exhibit E**.

Comments:

USACE: (**Exhibit G**) The Corps of Engineers (Corps) does not have any specific comments regarding the RFC Vanda Valley.

ADOT&PF: (**Exhibit H**) No objection to revised November 2025 subdivision plat with no connection to Wasilla-Fishhook Road.

DOT &PF suggests dedicating a pedestrian access easement to connect Ph. IV to Ph. II (ie along lot lines between Lot 13 to Lot 25 or similar) for neighborhood and student pedestrian connectivity south to Foxtrot Avenue for connectivity to Paradise Lane, Shaw Elementary School, and the future site of Birchtree Charter School.

MSB PD&E: (Exhibit I) Upon a verbal clarification with Craig Hanson, PD&E realizes the water level of test hole 8 is at least 8' below ground. PD&E revises our comments to:

PD&E recommends conditions of approval to include the following information:

1. With only access via Kilo Drive they would be limited to 10 lots and one remainder tract.
 2. Paradise Lane from Wasilla-Fishhook to the subdivision will need to be certified to a minimum of residential standard per the 2022 Subdivision Construction Manual before any more lots may be recorded.
- PD&E has no objection to the variance.

MSB Permit Center: (Exhibit J) 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 K) ENSTAR has no comments or recommendations. GCI has no comments or objections. MTA requests a platted UE to cover existing lines. I have attached the MEA easements; the poles look to be on Tax Parcel C6 (Tac ID#18N01E19C006). Also, the plat highlighted where MEA/MTA lines are. MEA did not respond.

Staff notes this is condition # 7.

Public: (Exhibit L) At the time this report was written there were three public comments received.

NLCC Has concerns about the ADT, Water aquifer impacts, pedestrian safety and land use.

Katherine Gardner recommends lighting and walking paths for access to the nearby school.

Wendy Palin opposes the subdivision.

At the time of staff report write-up, there were no responses to the Request for Comments from Fire Service Area #130 Central Mat-Su; Road Service Area #28 Gold Trail; MSB Community Development or Assessments; or MEA

CONCLUSION: The preliminary master plan of Vanda Valley MSP 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

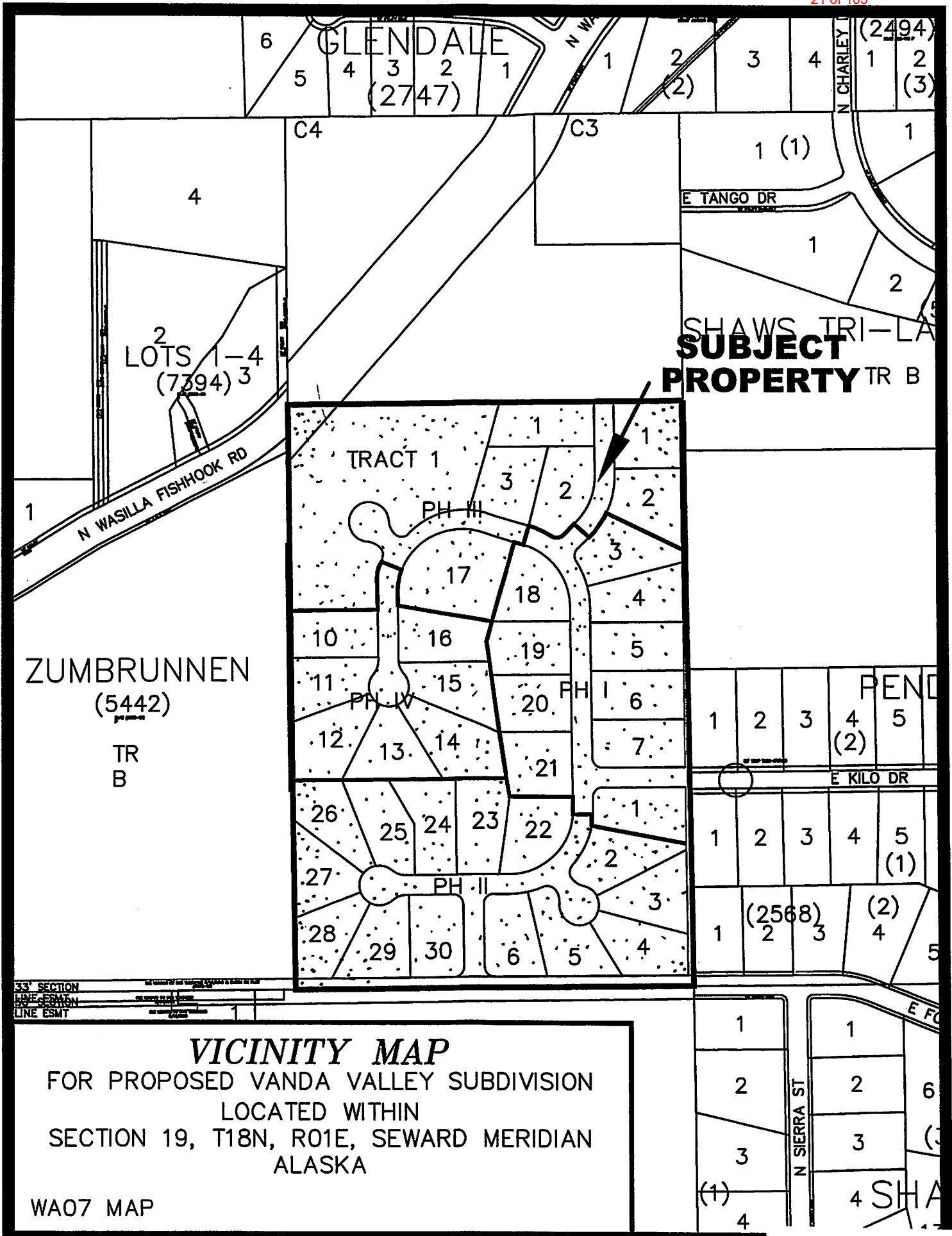
1. The plat of Vanda Valley MSP is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A geotechnical report was submitted, pursuant to MSB 43.20.281(A). All lots will have the required usable area.
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. A variance was requested from MSB 43.20.300(a) with answers to the three questions.

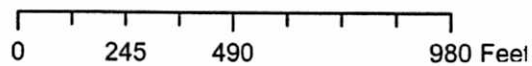
5. At the time of staff report write-up, there were no responses to the Request for Comments from Fire Service Area #130 Central Mat-Su; Road Service Area #28 Gold Trail; MSB Community Development or Assessments; or MEA
6. There were no objections from any federal or state agencies, or Borough departments or utilities.

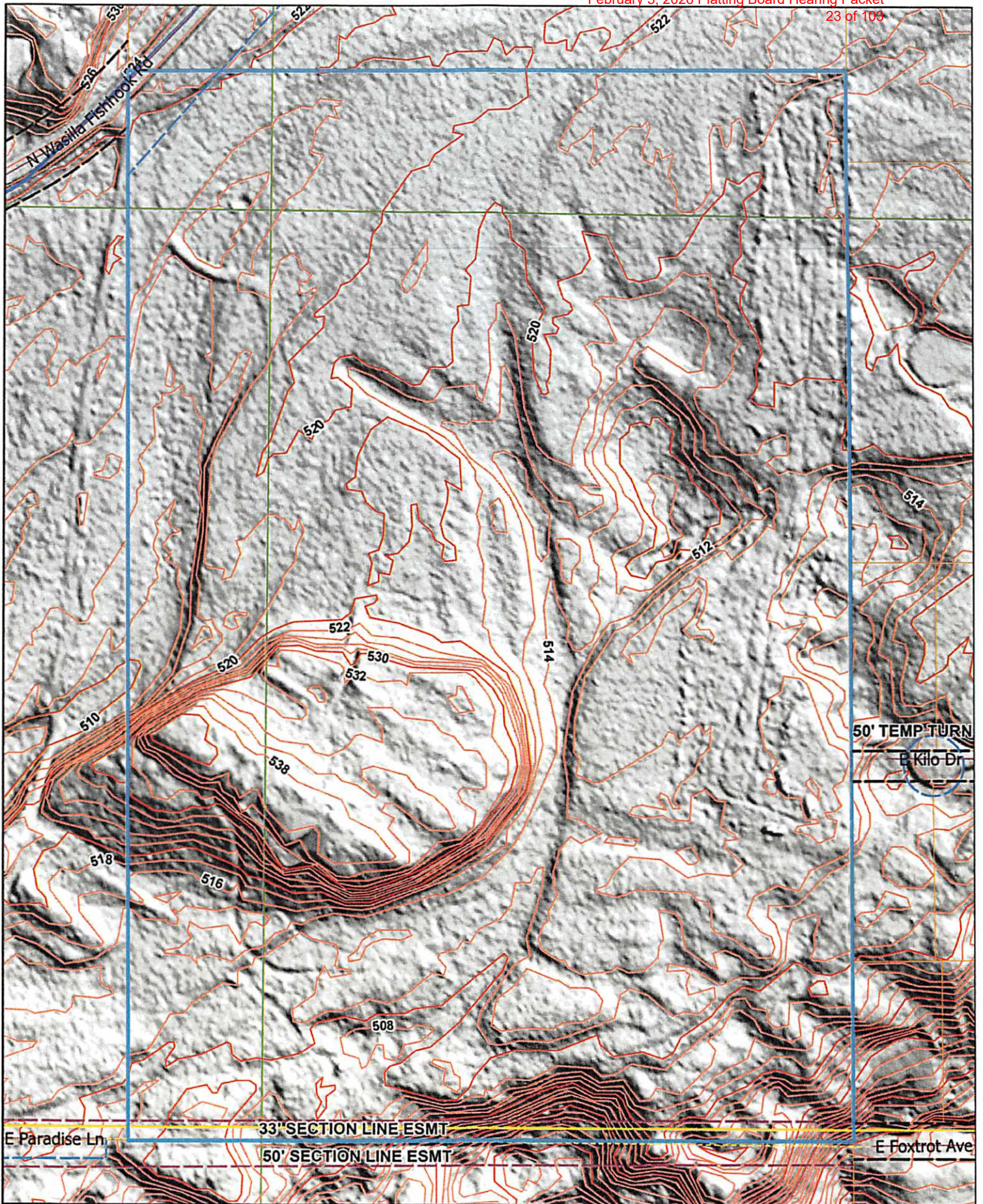
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary master plan of Vanda Valley MSP and the variance from MSB 43.20.300 (A), Section 19, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

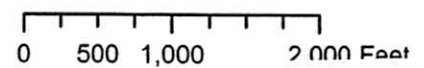
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Construct internal roads and cul-de-sacs to residential street standards according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - f) Obtain approval of street names from Platting Assistant.
5. Add a plat note: No direct access to N. Wasilla-Fishhook Road unless otherwise allowed by the permitting authority.
6. Recording is limited to ten lots and one remainder tract until E. Paradise Lane is certified to a minimum of residential standard from N. Wasilla-Fishhook to the subdivision.
7. Show all easements of record on final plat for each phase of the master plan.
8. Submit recording fees, payable to Department of Natural Resources (DNR) for each phase of the master plan.
9. Submit plat in full compliance with Title 43 for each phase of the master plan.







0 245 490 980 Feet



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



RECEIVED
AUG 20 2025
PLATTING

USEABLE AREA CERTIFICATION

VANDA VALLEY

A SUBDIVISION OF

A PORTION OF SW1/4 SEC. 19, T. 18N. R. 1E. S.M.

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 (test holes with permafrost or impermeable layer):

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

SOIL CLASSIFICATIONS

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

(GW) TEST HOLES: 1, 3, 4

(GP) TEST HOLES:

(SW) TEST HOLES: 6, 7, 8, 9, 10

(SP) TEST HOLES: 2, 5, 8, 10

- ☒ 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: 4

(SM) TEST HOLES: 8, 9

- ☐ 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: 5, 8

☐ 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: I&2 B1, I-3 B2

- ☐ 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

7-1-25


Date



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	SW1/4 SECTION 19, T. 18N. R. 1E. SM.	TEST HOLE NO.	Date:	03/28/25
Insp. By:	PIONEER	1	Job #	25-135

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																									
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached																																																																																									
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3ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX. LITTLE/NO FINES.	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>						PERCOLATION TEST						Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	1						2						3						4						5						6						7						8						9						10						11						12					
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GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

EXHIBIT B4

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	SW1/4 SECTION 19, T. 18N. R. 1E. SM.	TEST HOLE NO.	Date:	03/28/25
Insp. By:	PIONEER	3	Job #	25-135

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

EXHIBIT B6

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

EXHIBIT B7

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

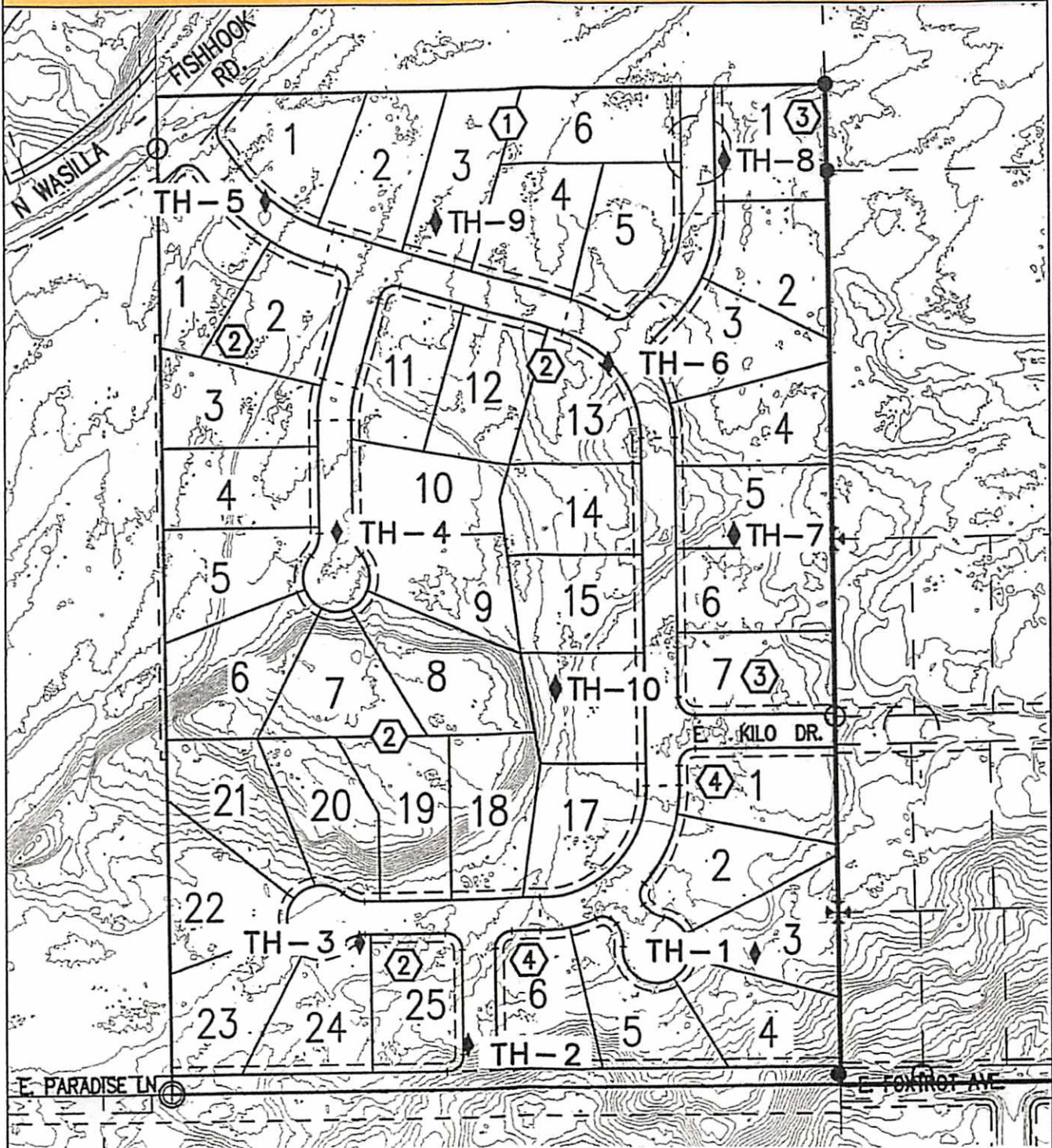
EXHIBIT B9

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

VANDA VALLEY

FILE: 25-135

DRAWN: SDN

07/01/25

EXHIBIT A

Page 1 of 1

EXHIBIT B13

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305 E. Fireweed Ave. Palmer, AK 99645



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USEABLE AREA CERTIFICATION

VANDA VALLEY

A SUBDIVISION OF

A PORTION OF SW1/4 SEC. 19, T. 18N. R. 1E. S.M.

INTRODUCTION TO INVESTIGATION

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

INDIVIDUAL LOTS: GEOMETRY

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

EXCEPTIONS:

- ☒ Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).
☐ Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

SOILS INVESTIGATION

EXCAVATIONS

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

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

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

(GW) TEST HOLES: 1, 3, 4

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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: 5, 8

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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: 5-9 BLOCK 1

- ☐ 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" except lots 5-9 block 1, which will have usable area once filling is complete.

Will Klebsadel

12-5-25

WILLIAM KLEBESADEL P.E.

Date

Professional Engineer

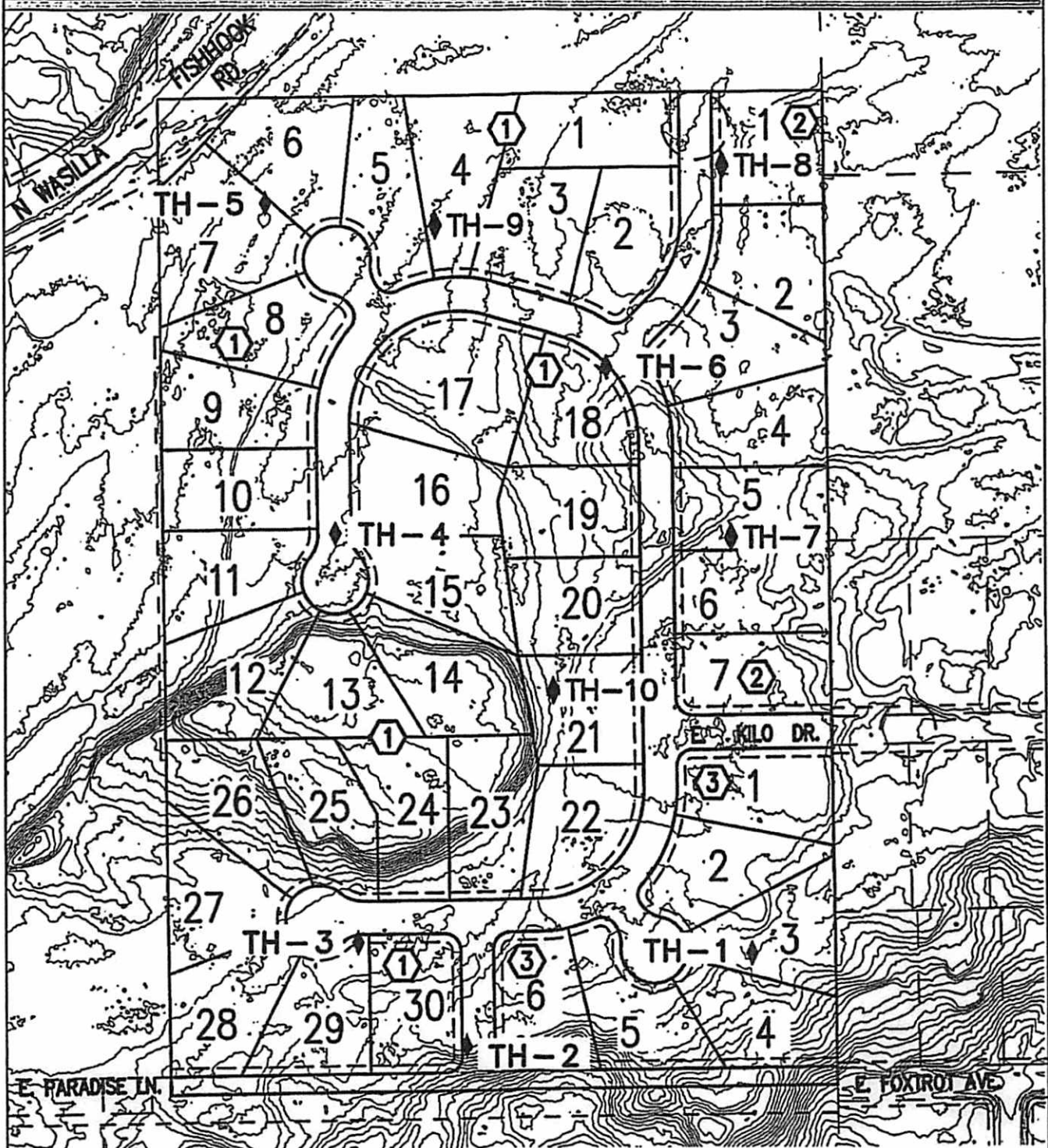


HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

VANDA VALLEY

FILE: 25-135

DRAWN: SDN

11/25/25

EXHIBIT A

Page 1 of 1

EXHIBIT B16

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



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JAN 13 2026
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USEABLE AREA CERTIFICATION

VANDA VALLEY

A SUBDIVISION OF

A PORTION OF SW1/4 SEC. 19, T. 18N. R. 1E. S.M.

INTRODUCTION TO INVESTIGATION

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☐ Soil Mottling or Staining Analysis:

TEST HOLES:

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

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SUMMARY OF REQUIRED FURTHER ACTION

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

Lots:

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William Klebesadel 1-9-26
WILLIAM KLEBESADEL P.E.

Date

Professional Engineer

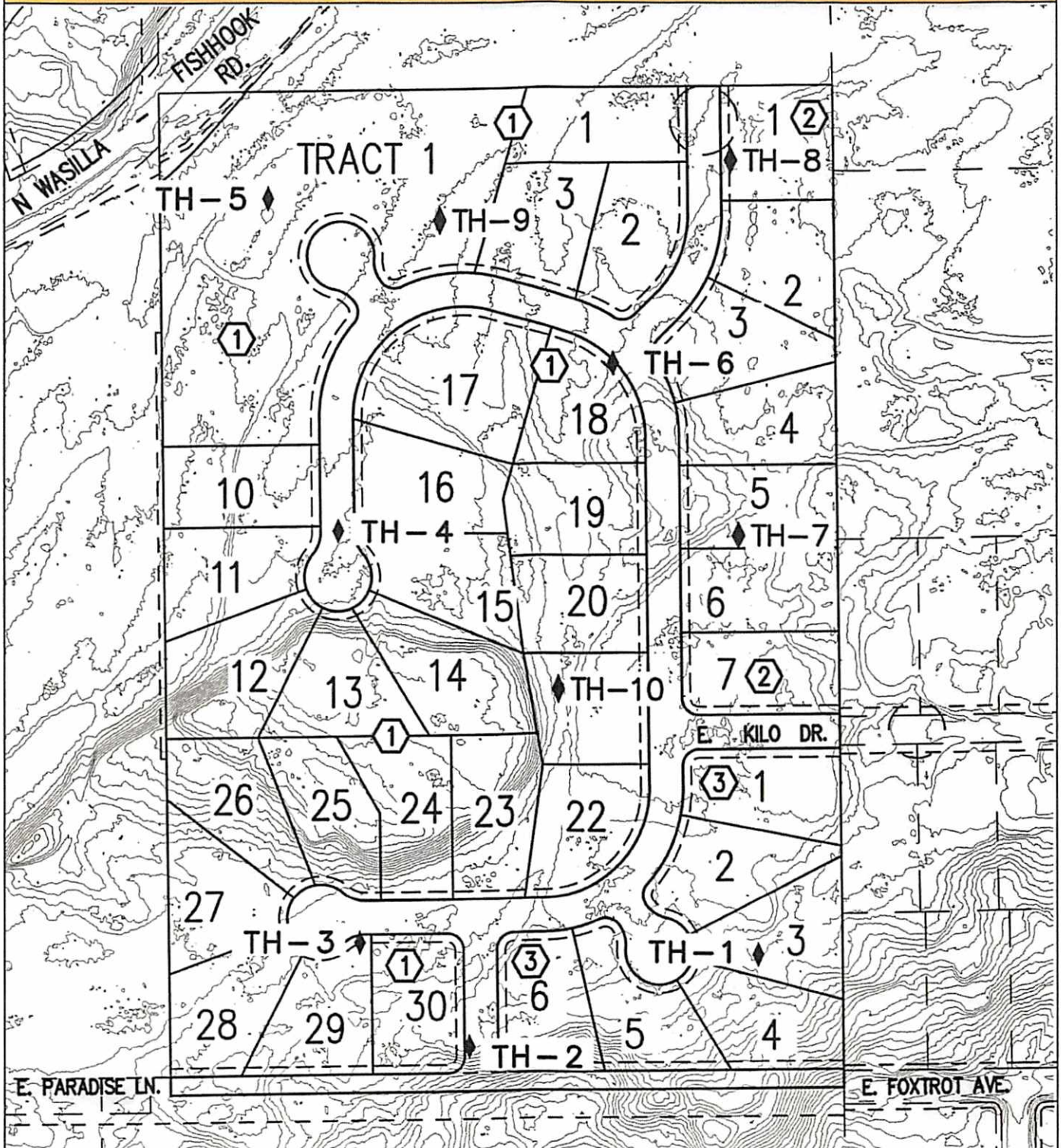


HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

VANDA VALLEY

FILE: 25-135

DRAWN: SDN

01/09/26

EXHIBIT A

Page 1 of 1

EXHIBIT B19



REFERENCE
NUMBER:
V-22
SHEET 3 OF 3

WASILLA, ALASKA
VANDA VALLEY
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

NOTES
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM THE 2019 ALASKA DEPARTMENT OF NATURAL RESOURCES TOPOGRAPHIC MAPS.
2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD83 (2011008)

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AUG 20 2025
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EXHIBIT C

RECEIVED

JAN 13 2026

PLATTING

VANDA VALLEY ADT COUNT ANALYSIS

Summary:

Lots created with Vanda Valley Phase 1 will be limited to the additional traffic that Kilo Dr. can absorb while still meeting Residential ADT requirements.

Phase 2 will only be created with the construction of a westward connection out the collector street Paradise Lane.

Phases 3 and 4 will be require either construction and designation of a southerly portion of the internal roads to subcollector status OR the connection of Paradise lane east to Foxtrot, which MSB intends to build this summer. IF and when Paradise and Foxtrot are connected, there will be no traffic taking a shortcut from Charlie Dr. through our subdivision as they will instead use Quebec St or just continue down Charlie to get to Foxtrot and take Paradise west.

EXISTING: Currently we see half (290) of the traffic immediately east of our project taking Kilo to Charley, and half (280) taking Foxtrot to Charley, whether they are going towards Palmer or Wasilla.

PHASE I:

We expect all of the traffic from Phase 1 to go out to Charley via Kilo. Kilo has capacity to carry an additional 110 ADT (400ADT max) So we can add 10 lots and 1 tract with that Phase.

PHASE II:

For Phase 2, additional access will need to be built. We will have that with the newly constructed Paradise Lane westward out to Fishhook, whenever that is constructed. The proposed additional 14 new lots will bring our subdivision total ADT to 250.

Combining the pre-existing 290 ADT exiting via Kilo to Charley with the new 250 we have 540 of total ADT to deal with. We estimate 54% will head towards Wasilla and 46% will go towards Palmer.

This means a reduction to 250 heading out Kilo to Charley (as some of those will take the new route towards Wasilla) and the remaining 290 taking the westward route out Paradise.

There will be some traffic from east of Penderosa Sub coming from Charley and taking Kilo to the new route west via Paradise, but the route is still considerably under the capacity (by 110 ADT) of even just a residential road at 290 so it is expected this can be absorbed. Concurrently, MSB is actually building the connection from Foxtrot to Paradise, so this present Phase 2 planning is worst case scenario, assuming they stop the construction which they already have in motion.

PHASE III:

Adding 7 more lots will bring the total new ADT from our subdivision to 320 (30 lots and 2 tracts).

Added to the pre-existing (290+320) we would be dealing with total of 610 ADT.

56% (340) will take Paradise to Fishhook and 44% (270) will take Kilo out to Charley.

As with Phase II There will be some traffic from east of Penderosa Sub coming from Charley and taking Kilo to the new route west via Paradise. With an ADT of 340 coming into the southerly internal road intersection at Paradise, we would have capacity for another 60 ADT to accommodate that (to get us up to the maximum 400 ADT for residential). IF the connection has not yet been built out to Foxtrot as planned, the stub road from said internal road intersection down to Paradise can be built to subcollector standard and will easily carry the additional traffic from Charley dr. (subcollectors carry 1,000 ADT)

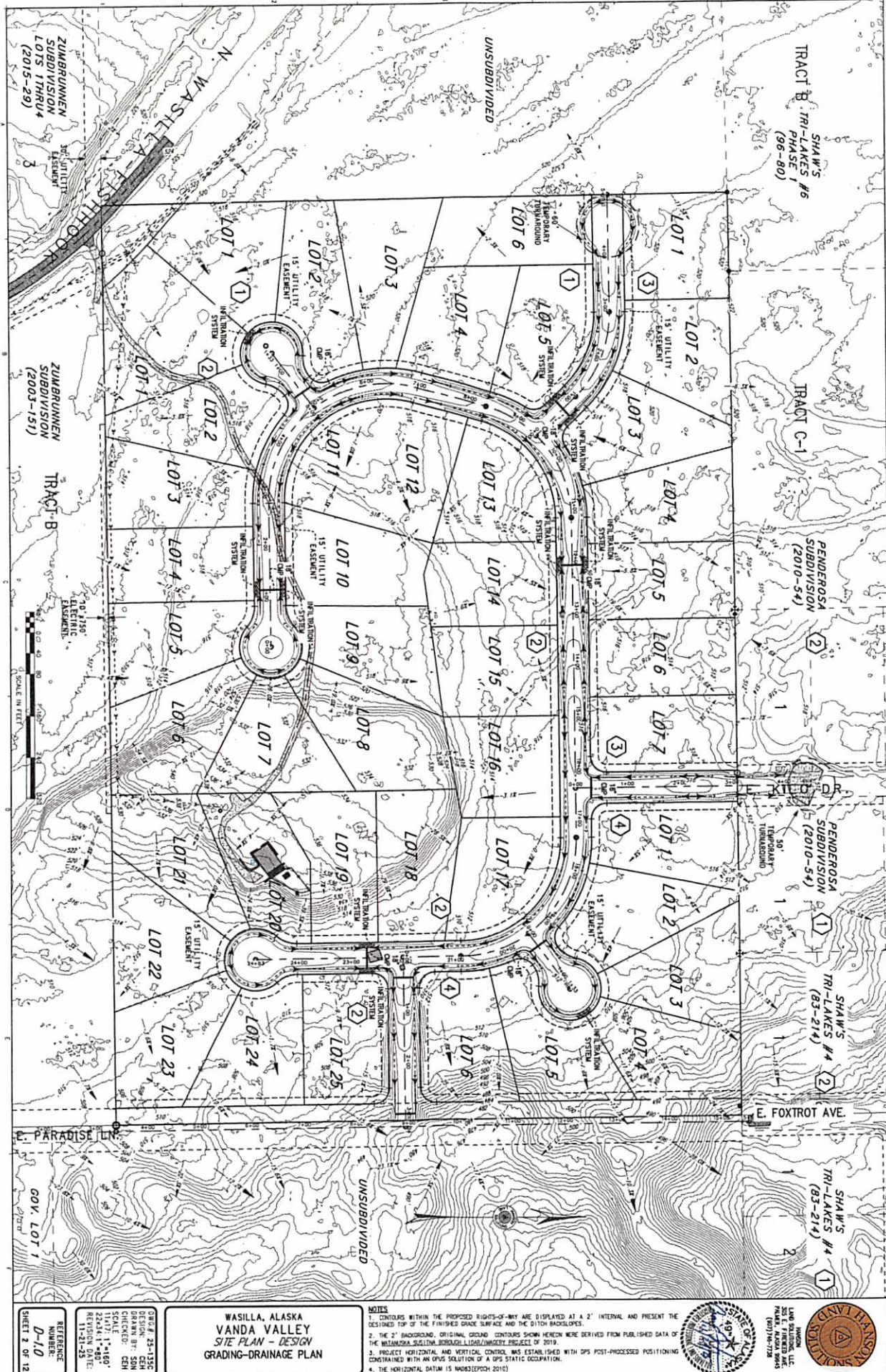
PHASE IV:

Adding 8 more lots and removing 1 tract will bring the total new ADT from our subdivision to 390.

Adding the existing 290 to this 390 gives a total ADT of 680 to address.

54% (370) will take Paradise to Fishhook and 44% (300) will take Kilo out to Charley.

With this Phase, the connection between Foxtrot and Paradise will be complete. Traffic from east of Penderosa that may have taken Kilo west to get to the new Paradise rd connection will now just take Quebec St to more quickly get onto the Foxtrot/Paradise collector.



HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. FIREWEED AVE. PALMER, AK 99645

VARIANCE APPLICATION

VARIANCE REQUEST IS FROM:

43.20.300 (A)

(A) The length of a block shall be not less than 400 feet, no more than 3,000 feet, or less than 800 feet along collector or arterial roads.

Variance Application Item 3 questions:

- A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property;*

The proposed Block of lots will exceed the typically allowable block length of 3,000' by approximately 978'. However, multiple access points and turnarounds all along this route ensure no increased detriment to health, safety, welfare or property.

- B. *The variance request is based upon conditions of the property that are atypical to other properties;*

This project is unique in that though technically the block length is extra long, there is no lack of turn-offs and turnarounds along it's length. The block enjoys 4 cul-de-sacs and 3 alternate access roads along it's length... they all just happen to be on the same side of the road. This circumstance mitigates the maintenance and safety issues presented by overly long block lengths by providing alternative access.

- C. *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.*

The parent parcel for the current platting action is unusual in that it is bordered on both the north and south sides by major collector routes. The surrounding lots have existing access already. The only way to shorten this block length would be to add an unused ROW or PUE. It has already been established that the present design provides sufficient access to adjoining parcels for future development. Requiring a completely unnecessary ROW or PUE would unnecessarily deprive the owner of a buildable lot and such a loss would indeed be a substantial hardship. Perhaps more importantly this would be an inefficient use of a finite resource quickly drying up in the core area of MSB.

RECEIVED
JAN 13 2026
PLATTING

Chris Curlin

From: Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>
Sent: Wednesday, January 21, 2026 5:22 AM
To: Chris Curlin
Subject: RE: RFC Vanda Valley Updates (CC)

Mr. Curlin,

The Corps of Engineers (Corps) does not have any specific comments regarding the RFC Vanda Valley Updates (CC).

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

A copy of the DA permit application can be found online at

www.poa.usace.army.mil/Missions/Regulatory.

Sample drawings can also be found on our website at

www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Also, on our Regulatory website there is a tab on "How to Apply" ([How to Apply](#)) which can assist you with your application submittal.

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

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

The applicant is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) or submit an application through our online portal at [Regulatory Request System \(RRS\)](#) and they will be assigned a project manager to review their request and assist them.

Thank you,
Carolyn



**US Army Corps
of Engineers®**

Carolyn Farmer

Project Manager

North Central Section

U.S. Army Corps of Engineers | Alaska District

Phone 561-785-5634

Email carolyn.h.farmer@usace.army.mil



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Project Delivery: Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907-269-0520
Fax: 907-269-0521
dot.alaska.gov

December 15, 2025

Fred Wagner, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **WA 07 Leonard pre-application; Plat #75-44; Leonard Gordon & Kearney Keaton (Wasilla-Fishhook Road)**
 - Required to add plat note: "No direct access to Wasilla-Fishhook for all lots."
 - Develop the section line easement for all lots to connect to East Pamela Drive.
 - Verify section line easement (SLE) and dedicate any additional required land for Lot 3 to access East Pamela Drive through the SLE.
 - Please be advised that the Mat-Su Borough Official Streets and Highways Plan (OSHP) shows development of the section line easement between Sorrelwood Street and East Pamela Drive. Internal connectivity will be expected through this road.
- **Case #2005-000128; Vanda Valley 2025 November Revision (Wasilla-Fishhook Road)**
 - No objection to revised November 2025 subdivision plat with no connection to Wasilla-Fishhook Road.
 - DOT&PF suggests dedicating a pedestrian access easement to connect Ph. IV to Ph. II (ie along lot lines between Lot 13 to Lot 25 or similar) for neighborhood and student pedestrian connectivity south to Foxtrot Avenue for connectivity to Paradise Lane, Shaw Elementary School, and the future site of Birchtree Charter School.

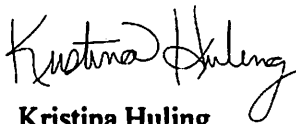
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or kristina.huling@alaska.gov.

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Morris Beckwith, Right of Way, DOT&PF
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB
Anna Bosin, Traffic & Safety Engineer, DOT&PF

Chris Curlin

From: Tammy Simmons
Sent: Friday, January 16, 2026 9:48 AM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels
Subject: RE: Vanda Valley Updates

Hello,

Upon a verbal clarification with Craig Hanson, PD&E realizes the water level of test hole 8 is at least 8' below ground. PD&E revises our comments to:

PD&E recommends conditions of approval to include the following information:

1. With only access via Kilo Drive they would be limited to 10 lots and one remainder tract.
2. Paradise Lane from Wasilla-Fishhook to the subdivision will need to be certified to a minimum of residential standard per the 2022 Subdivision Construction Manual before any more lots may be recorded.

PD&E has no objection to the variance.

Thank you.

PD&E Review Group

From: Tammy Simmons <Tammy.Simmons@matsugov.us>
Sent: Thursday, January 15, 2026 4:18 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: FW: Vanda Valley Updates

Hello,

PD&E comments test hole 8 on Lot 1 Block 2 shows ground water less than 8 feet below ground. Please delineate where the usable septic area is on Lot 1 Block 2 and the surrounding lots or provide additional information or evidence that each lot has 10,000 square feet of contiguous usable septic area.

PD&E recommends conditions of approval to include the following information:

1. With only access via Kilo Drive they would be limited to 10 lots and one remainder tract.
2. Paradise Lane from Wasilla-Fishhook to the subdivision will need to be certified to a minimum of residential standard per the 2022 Subdivision Construction Manual before any more lots may be recorded.

PD&E has no objection to the variance.

Thank you.

Chris Curlin

From: Permit Center
Sent: Friday, January 16, 2026 4:11 PM
To: Chris Curlin
Subject: RE: RFC Vanda Valley Updated (CC)

Follow Up Flag: Follow up
Flag Status: Completed

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

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

No other comments from the Permit Center.

Brandon Tucker

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, January 16, 2026 3:02 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>; Erin Ashmore <Erin.Ashmore@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>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; mschoming@crweng.com; Fonov <Fonov@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>
Subject: RFC Vanda Valley Updated (CC)

Hello,

The following link contains a Request for Comments for Vanda Valley, MSB Case 2025-000128. Comments are due by January 26, 2026.

 [Vanda Valley](#)



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 16, 2025

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

To whom it may concern:

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

- **VANDA VALLEY**
(MSB Case # 2025-128)

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

Sincerely,

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

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

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, January 26, 2026 4:54 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Vanda Valley Updated (CC)
Attachments: Agenda Plat.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Chris,

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

Thanks,

GCI | OSP Design

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

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

From: Chris Curlin <Chris.Curlin@matsugov.us>

Sent: Friday, January 16, 2026 3:02 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>; Erin Ashmore <Erin.Ashmore@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>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; mschoming@crweng.com; Fonov <Fonov@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>

Subject: RFC Vanda Valley Updated (CC)

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

Hello,

The following link contains a Request for Comments for Vanda Valley, MSB Case 2025-000128. Comments are due by January 26, 2026.

 [Vanda Valley](#)

Chris Curlin

From: Kiley Guggenmos <kguggenmos@mtasolutions.com>
Sent: Friday, January 23, 2026 10:15 AM
To: Chris Curlin
Subject: RE: RFC Vanda Valley Updated (CC)
Attachments: 2012-022992-0.tiff; BK 32 PG 84.pdf; Agenda Plat highlighted.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,

Can we please request a platted UE to cover existing lines? I have attached the MEA easements; the poles look to be on Tax Parcel C6 (Tac ID#18N01E19C006). Also, the plat highlighted where MEA/MTA lines are.

Thank you,

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



From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, January 16, 2026 3:02 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>; Erin Ashmore <Erin.Ashmore@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>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; mschoming@crweng.com; Fonov <Fonov@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>
Subject: RFC Vanda Valley Updated (CC)

Hello,

Matanuska Telephone Association, Inc.

Grant of Easement

KNOW ALL BY THESE PRESENTS:

That the undersigned Shain R. Zumbrunnen and Nisa M. Zumbrunnen, (hereinafter called Grantor, whether one or more) whose address is P.O. Box 871374, Wasilla, Alaska 99687, for benefit received, does hereby grant unto MATANUSKA TELEPHONE ASSOCIATION, INC., P.O. Box 3550, Palmer Alaska 99645, a cooperative corporation (hereinafter called GRANTEE) duly organized and existing under and by virtue of the laws of the State of Alaska, whose address is Palmer, Alaska, its successors and assigns, rights of ingress and egress, an easement to enter upon the lands of the GRANTOR(S) and to construct, reconstruct, lay, maintain, operate, alter, repair, remove, and replace aerial or buried telecommunications and/or electrical cables/lines, poles, or systems and appurtenances thereto, and make changes and additions thereto, to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said cables/lines or systems by any other firm or corporation for telecommunications and/or electrical purposes, utilizing such facilities, under, upon, over, and through lands which the undersigned owns or in which the undersigned has an interest and/or in, upon, or under all private or underlying interest streets, roads or highways abutting said lands. The said GRANTOR(S) is/are to fully use and enjoy said premises provided that GRANTOR(S) shall not construct or permit to be constructed any structures or obstructions on, under, or over that will interfere with the construction, maintenance or operation of any telecommunications and/or electrical cables/lines or systems, or appurtenances constructed hereunder. Said easement is situated in the Palmer Recording District, Third Judicial District, State of Alaska, Section(s) 19 Township 18 North, Range 1 East, Seward Meridian, Alaska. Said easement is more particularly described as:

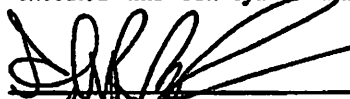
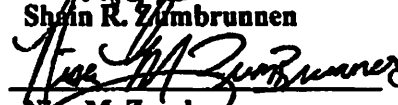
a 10 foot wide easement located within Tract B, Zumbrunnen Subdivision, Plat No. 2003-151, filed in the Palmer Recording District, State of Alaska. Said easement being centered on the existing Matanuska Electric Association, Inc. (MEA) pole line containing Pole Numbers WN 76 through WN 76-2.

The Grantee, its successors and assigns, is hereby expressly given and granted the right to assign said rights of ingress and egress, and easement herein granted and conveyed, and any part thereof, or interest herein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors and assigns, with ingress to and egress from the premises for the purpose herein granted.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following person(s):

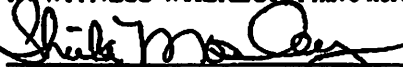
IN WITNESS WHEREOF, the Grantor(s) have executed this conveyance this 17th day of October, 2012.

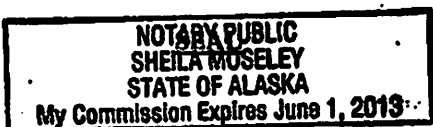

Shain R. Zumbrunnen Grantor

Nisa M. Zumbrunnen Grantor

STATE OF ALASKA) SS
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 17th day of October 2012 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared: Shain R. Zumbrunnen and Nisa M. Zumbrunnen Known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.


Notary Public in and of Alaska
My commission expires: 6-1-2013



Return to: MTA, PO Box 3550, Palmer, AK 99645

W/O 376-16017

EXHIBIT K-6

RIGHT-OF-WAY EASEMENT.

KNOW ALL MEN BY THESE PRESENTS, that (I) (WE) the undersigned,

26-84
Robert E. & Gertrude H. Clarke
(unmarried) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto the MATANUSKA ELECTRIC ASSOCIATION, Inc. a cooperative corporation (hereinafter called the "Cooperative"), whose post office address is Palmer, Alaska, and to the successors or assigns, the right to enter upon the lands of the undersigned, situated in the Third Judicial Division, Territory of Alaska, and more particularly described as follows:

A tract of land approximately 160 acres in area, described as

SW 1/4 Sec 19 T18N R1E

being in Section _____ Township _____ Range _____

(East) (West) of the Seward Meridian,

and to construct, operate and maintain on the above-described lands and/or in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system, and to cut and trim trees and or shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system.

The undersigned agree that all poles, wires and other facilities, including any main service entrance equipment, installed on the above-described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative, upon termination of service to or on said lands.

The undersigned covenant that they are the owners of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 2 day of Sept 1957.

Robert E. Clarke (L.S.)

Gertrude H. Clarke (L.S.)

Signed, Sealed and delivered
in the presence of:

William J. Peterson
William J. Peterson

UNITED STATES OF AMERICA)
TERRITORY OF ALASKA)

THIS IS TO CERTIFY that on this 2 day of Sept 1957
before me, the undersigned, a Notary Public in and for the Territory of
Alaska, personally appeared

Robert E. Clarke & Gertrude H. Clarke

each to me personally known and to me known to be the individual(s) described
in and who executed the foregoing instrument of writing and each acknowledged to me that he/she signed and sealed the same freely and voluntarily for

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ (PLATTING CLERK)

ZUMBRUNNEN
SUBDIVISION
LOTS 1THRU4
(2015-29)

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	418.93	225.00	106°42'47"	360.98	S53°16'15"W	302.29
C2	209.46	225.00	57°02'21"	208.98	S36°36'04"W	113.01
C3	209.46	225.00	57°02'21"	208.98	S79°56'25"W	113.01
C4	287.93	225.00	73°19'18"	268.68	N36°43'43"W	167.47
C5	113.37	225.00	28°52'09"	112.17	N58°57'20"W	57.92
C6	174.58	225.00	44°27'09"	170.22	N27°17'41"W	91.94
C7	353.43	225.00	90°00'00"	318.20	N44°55'53"W	225.00
C8	213.25	225.00	54°18'13"	205.36	N27°05'00"E	115.39
C9	140.18	225.00	35°47'47"	137.82	N72°05'00"E	72.45
C10	47.15	30.00	90°02'48"	43.44	S45°05'31"E	30.00
C11	47.12	30.00	90°02'48"	43.43	S44°55'53"W	30.00
C12	54.99	255.00	12°18'40"	54.89	S83°46'34"W	27.50
C13	49.99	255.00	11°33'56"	49.91	N72°00'16"E	25.08
C14	40.76	30.00	77°50'48"	37.70	S74°41'18"E	24.23
C15	43.36	60.00	41°24'35"	42.43	S57°03'30"E	22.68
C16	132.27	60.00	126°18'34"	107.07	S57°36'30"E	118.55
C17	60.23	60.00	40°08'59"	45.10	S37°15'37"E	24.30
C18	45.03	60.00	47°59'58"	43.98	S6°16'52"E	23.63
C19	51.69	60.00	49°21'38"	50.11	S52°29'40"E	27.57
C20	43.36	60.00	41°24'35"	42.43	S56°28'11"E	22.68
C21	40.76	30.00	77°50'48"	37.70	S57°09'30"W	24.23
C22	137.30	255.00	30°51'01"	135.85	S26°38'24"W	70.36
C23	50.29	255.00	11°18'00"	50.21	S3°34'53"W	25.23
C24	47.12	30.00	90°02'48"	43.43	S44°55'53"W	30.00
C25	47.12	30.00	90°02'48"	43.43	N45°04'07"W	30.00
C26	60.66	255.00	13°37'47"	60.52	S6°57'30"E	30.47
C27	82.94	255.00	18°38'12"	82.58	S27°01'00"E	41.84
C28	40.83	30.00	77°50'48"	37.75	S6°38'25"W	24.29
C29	87.03	255.00	19°33'16"	86.81	S39°53'17"W	43.94
C30	116.44	255.00	28°09'44"	115.43	S13°07'46"E	59.25
C31	155.58	195.00	45°43'23"	153.50	N22°47'25"E	82.21
C32	40.69	30.00	77°52'34"	37.84	N34°30'14"E	24.17
C33	74.54	255.00	16°44'50"	74.28	S85°00'57"E	37.51
C34	56.65	255.00	17°22'47"	56.56	N76°04'48"W	25.44
C35	43.36	60.00	41°24'35"	42.43	S26°38'11"W	22.68
C36	63.80	60.00	63°55'29"	60.84	S10°57'45"W	25.69

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C37	449.00	60.00	42°58'23"	435.95	N41°04'13"W	23.62
C38	53.87	60.00	51°26'35"	52.08	N88°16'42"W	28.90
C39	45.00	60.00	42°58'23"	43.95	N44°30'49"W	23.62
C40	67.55	60.00	54°30'18"	64.04	N13°32'24"W	37.86
C41	45.00	60.00	42°58'23"	43.95	N44°30'49"W	23.62
C42	67.55	60.00	54°30'18"	64.04	N13°32'24"W	37.86
C43	45.00	60.00	42°58'23"	43.95	N44°30'49"W	23.62
C44	363.07	185.00	106°42'47"	312.85	S53°16'15"W	261.99
C45	249.54	185.00	73°19'18"	232.86	N36°43'43"W	143.14
C46	306.31	185.00	90°00'00"	275.77	N44°55'53"E	195.00
C47	43.36	60.00	41°24'35"	42.43	N69°31'49"W	22.68
C48	52.55	60.00	50°10'57"	50.89	N73°45'00"W	28.09
C49	45.05	60.00	43°01'19"	44.00	S59°36'51"W	23.65
C50	60.44	60.00	57°42'53"	57.92	N16°16'42"E	33.06
C51	45.03	60.00	42°58'48"	43.98	N41°04'34"W	23.63
C52	72.16	60.00	68°54'14"	67.89	S87°58'25"W	41.16
C53	43.36	60.00	41°24'35"	42.43	N69°31'49"W	22.68
C54	47.12	30.00	90°00'00"	42.43	N45°04'07"W	30.00
C55	47.10	30.00	89°57'12"	42.41	N44°54'29"E	29.98
C56	262.06	800.00	18°46'13"	250.91	N55°45'00"E	132.23
C57	31.86	800.00	2°16'25"	31.86	N43°16'28"E	15.93
C58	3.64	800.00	0°15'44"	3.64	N42°00'06"E	1.83
C59	176.53	225.00	45°43'07"	174.81	N22°47'25"E	94.85

ZUMBRUNNEN
SUBDIVISION
(2003-151)

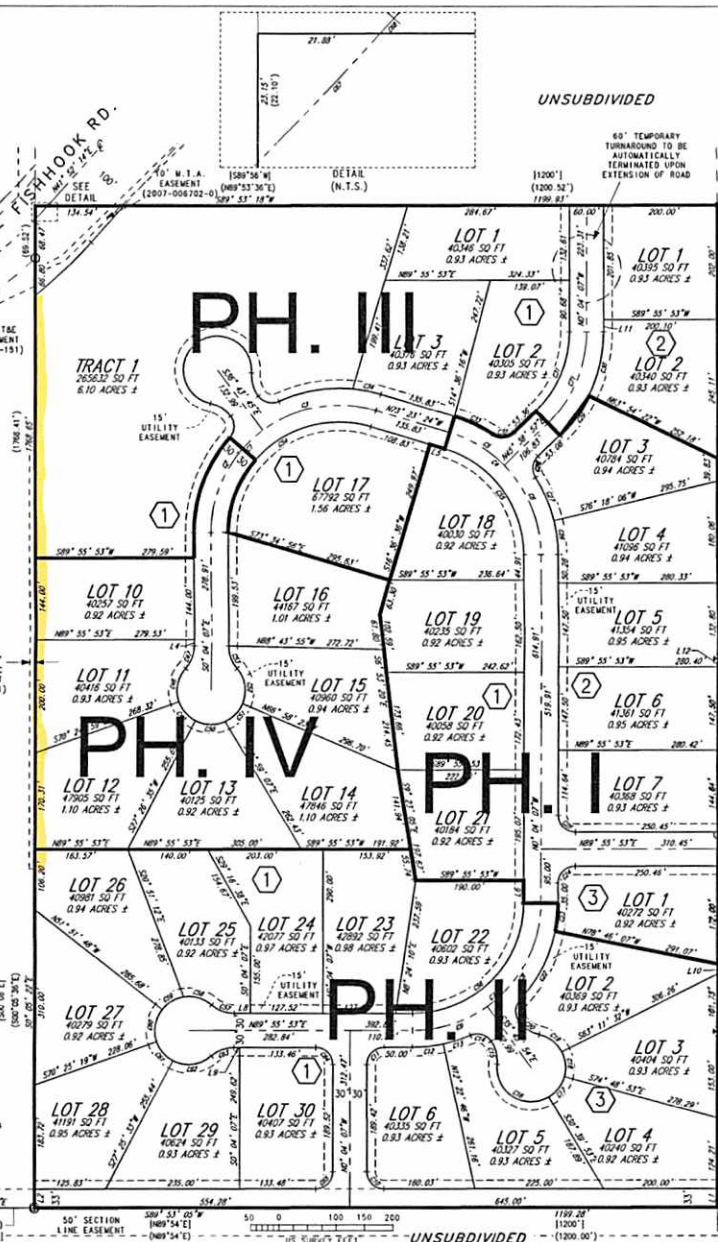
TRACT B

LEGEND

- RECOVERED BLM/DLO BRASS CAP ON IRON PIPE
- RECOVERED 20" ALUMINUM POST MONUMENT
- RECOVERED PLASTIC CAP ON "N" REBAR
- RECOVERED "N" REBAR
- SET PLASTIC CAP ON "N" REBAR AT ALL LOT CORNERS, PC'S & PT'S
- MEASURED DATA (N74°58'11"W 258.85') MEASURED DATA (N74°45'00" [254.70'] RECORD PER PLAT (2003-151) ZUMBRUNNEN (N74°45'00" [254.70'] RECORD PER PLAT (2010-54) PENDEROSA (N74°45'00" [254.70'] RECORD PER WARRANTY DEED (BOOK 885 PAGE 617) (N74°45'00" [254.70'] RECORD PER PLAT (83-214) SHAW'S TRI-LAKES #4
- BLOCK NUMBER
- 33' SECTION LINE EASEMENT

E. PARADISE LN.

GOV. LOT 1



UNSUBDIVIDED

CERTIFICATE OF PAYMENT OF TAXES

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

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

SHAW'S
TRI-LAKES #6
PHASE 1
(96-80)

CERTIFICATE OF OWNERSHIP AND DEDICATION

TRACT B

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION, BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSTITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DANIEL ZHURKOV (MEMBER/MANAGER) DATE _____
KOV'S LLC
P.O. BOX 873501
WASILLA, AK 99687

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

TRACT C-1

PENDEROSA
SUBDIVISION
(2010-54)

LINE #	LENGTH	BEARING
L1	33.00	N07°01'29"E
L2	33.00	S07°05'22"E
L3	10.95	S07°04'07"E
L4	27.00	N75°23'24"W
L5	40.00	N07°04'37"W
L6	33.00	N07°05'52"E
L7	30.00	S07°55'55"W
L8	18.00	N07°04'41"W
L9	15.00	S07°55'55"W
L10	18.00	N07°04'41"W
L11	21.48	S07°04'07"E
L12	14.70	N07°04'41"W

PENDEROSA
SUBDIVISION
(2010-54)

SHAW'S
TRI-LAKES #4
(83-214)

REOX TROT AVE.



SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

A MASTER PLAN OF VANDA VALLEY

THAT PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 1 EAST, SEWARD MERIDIAN, ALASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 89°34' EAST ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST ONE-QUARTER OF SECTION 19, A DISTANCE OF 1,333.08 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PREMISES AND THE POINT OF BEGINNING; THENCE CONTINUING EASTERLY ALONG THE SOUTH BOUNDARY OF SAID SECTION 19, A DISTANCE OF 1,200 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST ONE-QUARTER OF SECTION 18; THENCE NORTH ALONG THE EAST BOUNDARY OF THE SOUTHWEST ONE-QUARTER OF SECTION 19 A DISTANCE OF 1,769 FEET; THENCE SOUTH 89°36' WEST A DISTANCE OF 1,200 FEET TO A POINT; THENCE SOUTH 00°08' EAST TO THE SOUTH BOUNDARY OF SECTION 19 AND THE POINT OF BEGINNING.

LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (WARRANTY DEED BK. 865, PG. 617) PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA LOCAL WITHIN

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

FILE: 885-135 OK: 02M SCALE: 1"=100' 10/20/25/31 OF 1



North Lakes Community Council

3060 Lazy Eight Ct #2 PMB 449
Wasilla, AK 99654

January 26, 2025

Mat Su Borough - Platting Division
350 E. Dahlia Avenue
Palmer, AK 99645

Attention: Chris Curlin, Platting Technician
Case: 2025-000128 - Vanda Valley Subdivision

The North Lakes Community Council (NLCC) responded to the initial RFC on Vanda Valley in a letter to the Platting officer back on October 3rd, 2025. We have now reviewed an updated plat and RFC and offer the following comments in advance of the February 5, 2026 public hearing in front of the Platting Board.

We note the primary changes in the plat are the elimination of direct access to Wasilla Fishhook. This means that, until the DOT allows access to Wasilla Fishhook through the new Roundabout at the Foxtrot, Paradise, WFH intersection, all traffic from the new Vanda Valley subdivision will be routed through Kilo and Foxtrot to the problematic Charley corridor.

Primary concerns of area residents include: traffic impacts, water quality, and pedestrian safety (particularly for school children). The following recommendations are provided.

1. Traffic Related Concerns / Recommendations: Vanda Valley Traffic Analysis
 - a. Average Daily Traffic on Kilo at the Charley intersection remains a concern. The updated analysis shows the ADT to be *exactly* at the limit for that intersection for Phase 1. We recommend the Borough examine the traffic analysis carefully to see if the intersection requires safety improvements as a result of Vanda Valley.
 - b. In the original ADT analysis, there was an assumption that some of the residents along Kilo would cut through the new Vanda Valley subdivision and out to Wasilla Fishhook, thereby reducing the ADT at the Kilo / Charley intersection. The updated ADT analysis now assumes no Kilo residents will cut through the new Vanda Valley subdivision. We believe this new assumption is flawed and that some people who live on Kilo will choose not to exit to Charley. It is likely the new Vanda Valley roads will exceed residential ADT limits along the stub road connecting to Foxtrot. The developer should go ahead and construct this stub road to collector status now.
 - c. The ADT analysis shows a final Phase 4 configuration, after full development of Vanda Valley, and after the MSB Foxtrot connection is complete. There is a diagram showing the final expected ADT numbers at the Foxtrot Charley intersection. The problem with this analysis is that it doesn't factor in any non-local traffic using Charley and Foxtrot as a shortcut between Bogard and

Wasilla Fishhook. It also does not include any traffic from the schools. The MSB should provide this information to the developer so that it can be included in the diagram to more accurately represent future traffic loads. The diagram is otherwise very misleading to the local community.

2. **Water Aquifer Impacts:** The concern is negative impacts of numerous new water wells on the underlying aquifer. There does not appear to have been any response to this concern voiced last October. If it is not a valid concern, it would be helpful for the developer to briefly explain why, so this information could be shared.
3. **Pedestrian Safety (particularly children):** According to the School District, there will be no bus service to this new subdivision from either Shaw Elementary or Birchtree Charter schools. Numerous studies suggest that developments close to schools like this should have provisions for pedestrian safety (sidewalks, wider shoulders, pathways). Community Councils are encouraging the MSB to adopt new code, but those code requirements are not yet established. We recommend the developer give strong consideration to doing so anyway. This would set an excellent example of responsible, community-minded development and would certainly add value for future residents of Vanda Valley. Given the high level of ADT anticipated along the southern end of the new subdivision, that area is of particular concern.
4. **Land Use Recommendations:**
 - a. We recommend that the developer work with the Borough to specifically designate this subdivision as a "Single Family Land Use District". This can really only be done at the time of initial subdivision and would protect property values in the subdivision and surrounding neighborhoods.
 - b. An example of why this is important can be found in the general vicinity along Sierra Drive, where a commercial limited marijuana business was approved in a (non-designated) residential neighborhood, bordering MSB owned school property. Because there was no land use designation, there was nothing local residents could do to stop that scenario.

On behalf of NLCC residents,



Rod Hanson
President, North Lakes Community Council
rod@nlakes.cc

cc: MSB Assemblyman, District 6 - Dmitri Fonov
MSB Planning Commissioner, District 6 - Ivan Fonov
Planning Director - Alex Strawn
Public Works Director - Tom Adams

Chris Curlin

From: Lisa Gray
Sent: Monday, September 15, 2025 1:34 PM
To: KATHERINE GARDNER; ANTONIO WEESE; JAMES ESTES
Cc: Chris Curlin
Subject: RE: RFC Vanda Valley (CC)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Katie,

You can certainly make a recommendation to the developer. According to the subdivision code (Title 43) the developer is not required to provide infrastructure for safe routes to schools, appropriate lighting or walking paths. The Platting Division is asking for comments to be submitted by October 3rd. The comments will be included in the staff report to the Platting Board and developer. The Platting Technician is Chris Curlin, and I have copied him on this e-mail reply. If you wish to send a letter send it directly to Chris. Maybe the developer will consider your request.

Respectfully,

Lisa Gray
Land Management Agent
Matanuska-Susitna Borough
907-861-7848

From: KATHERINE GARDNER <Katherine.Gardner@matsuk12.us>
Sent: Monday, September 15, 2025 11:02 AM
To: Lisa Gray <Lisa.Gray@matsugov.us>; ANTONIO WEESE <ANTONIO.WEESE@MATSUK12.US>; JAMES ESTES <JAMES.ESTES@MATSUK12.US>
Subject: RE: RFC Vanda Valley (CC)

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

Good morning Lisa,

Thank you for the information. I am hoping you can assist me with the appropriate process for providing a comment regarding the proposed subdivision. The subdivisions proximity to existing school locations will mean that students who live in this proposed neighborhood will not have access to bussing services. As a result, I would like to recommend that the developer consider including infrastructure which would allow for safe routes to schools and appropriate lighting and walking paths. I can certainly provide a letter on behalf of the District or ask that the Safe Routes to Schools Committee do the same – thought I'm not sure when and or if they review these types of developments.

Appreciate your insights,
Thanks,
Katie

From: Lisa Gray <Lisa.Gray@matsugov.us>
Sent: Thursday, September 11, 2025 4:09 PM
To: ANTONIO WEESE <ANTONIO.WEESE@MATSUK12.US>; KATHERINE GARDNER <Katherine.Gardner@matsuk12.us>:

HANDOUT # 1 Pages 1 - 7
VANDA VALLEY EXHIBIT L ~3
CASE # 2025-128
MEETING DATE: December 18, 2025

Chris Curlin

From: Wendy Palin <wendypalin@gmail.com>
Sent: Thursday, November 6, 2025 11:19 AM
To: Platting; WENDY PALIN
Subject: Vanda Valley

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

Subject: Opposition to Proposed KOV LLC Subdivision Development

RECEIVED
NOV 06 2025
PLATTING

Good afternoon, members of the Planning Board,

My name is Wendy Palin, and I am a homeowner at 4216 E. Kilo Drive, a property directly adjacent to the recently sold parcel now owned by KOV LLC.

Unfortunately, I am unable to attend today's meeting due to work commitments. I would like to respectfully note that holding a public meeting of this importance during standard working hours significantly limits the ability of many community members to attend and provide input. This raises concerns about transparency and the genuine opportunity for homeowners to participate in the planning process.

I have been a homeowner in this neighborhood since 2012, and over the years, our community has experienced periodic water issues. The proposal to develop one-acre lots reliant on well water raises legitimate concerns about the long-term sustainability of water resources for both new and existing residents.

Additionally, the proposed development will have a major environmental impact. The 50-acre parcel in question serves as a vital habitat for local wildlife. Since moving into my home, I have personally observed a female moose giving birth to twins on that land, and many moose frequently bed down and move through this area. In addition to moose, there are fox dens and other wildlife species that depend on this habitat for survival. Displacing these animals in the name of "progress" is deeply troubling and inconsistent with Alaska's longstanding respect for the environment and its wildlife.

It is also concerning that large-scale developments continue to replace natural habitats when numerous nearby neighborhoods remain underutilized or partially developed. This pattern of unnecessary

expansion risks damaging the local ecosystem and diminishing the character of our community without addressing existing housing needs in a sustainable way.

For these reasons, I strongly urge the Planning Board to reconsider approving this subdivision as proposed. A more responsible and community-minded approach would be to preserve this area as a natural wildlife refuge or open space, protecting both the environment and the quality of life for current residents.

Thank you for your time and for considering the serious concerns of the homeowners most directly impacted by this decision.

Respectfully,

Wendy Palin

Homeowner, 4216 E. Kilo Drive

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	418.93	225.00	106°40'42"	360.98	S53° 16' 15"W
C2	209.46	225.00	53°20'21"	201.98	S26° 36' 04"W
C3	209.46	225.00	53°20'21"	201.98	S79° 56' 25"W
C4	287.93	225.00	73°19'18"	268.68	N36° 43' 45"W
C5	113.37	225.00	28°52'09"	112.17	N8° 57' 20"W
C6	174.56	225.00	44°27'09"	170.22	N22° 17' 41"W
C7	353.43	225.00	90°00'00"	318.20	N44° 55' 53"E
C8	213.25	225.00	54°18'13"	205.36	N27° 05' 00"E
C9	140.18	225.00	35°41'47"	137.92	N72° 05' 00"E
C10	47.15	30.00	90°02'48"	42.44	S45° 05' 31"E
C11	47.12	30.00	90°00'00"	42.43	S44° 55' 53"W
C12	54.79	255.00	12°18'40"	54.69	S83° 46' 34"W
C13	49.99	255.00	11°13'56"	49.91	N72° 00' 16"E
C14	40.76	30.00	77°50'48"	37.70	S74° 41' 18"E
C15	43.36	60.00	41°24'35"	42.43	S15° 03' 36"E
C16	132.27	60.00	126°18'34"	107.07	S57° 30' 36"E
C17	46.23	60.00	44°08'59"	45.10	S37° 15' 37"W
C18	45.03	60.00	42°59'58"	43.98	S6° 18' 52"E
C19	51.69	60.00	49°21'38"	50.11	S52° 29' 40"E
C20	43.36	60.00	41°24'35"	42.43	S56° 28' 11"E
C21	40.76	30.00	77°50'48"	37.70	S3° 09' 30"W
C22	137.30	255.00	30°51'01"	135.65	S26° 39' 24"W
C23	50.29	255.00	11°18'00"	50.21	S5° 34' 53"W
C24	47.12	30.00	90°00'00"	42.43	S44° 55' 53"W
C25	47.12	30.00	90°00'00"	42.43	N45° 04' 07"W
C26	60.66	255.00	13°37'47"	60.52	S6° 53' 00"E
C27	82.94	255.00	18°38'12"	82.58	S23° 01' 00"E
C28	40.83	30.00	77°59'02"	37.75	S6° 39' 25"W
C29	87.03	255.00	19°33'19"	86.61	S35° 52' 17"W
C30	116.44	255.00	26°09'44"	115.43	S13° 00' 46"W
C31	155.59	195.00	45°43'03"	151.50	N22° 47' 25"E
C32	40.69	30.00	77°42'34"	37.64	N84° 30' 14"E
C33	74.54	255.00	16°44'55"	74.28	S65° 00' 57"E
C34	50.65	255.00	11°22'47"	50.56	N79° 04' 48"W
C35	62.84	255.00	14°07'06"	62.68	S88° 10' 16"W
C36	69.82	255.00	15°41'17"	69.60	S73° 16' 04"W

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 SOUTHWEST CORNER OF THE SUBDIVISION, A RECOVERED ALUMINUM MONUMENT WITH A NETWORK GNSS GEODETIC POSITION OF 61°37'42.07"N 149°21'07.81"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- THIS SUBDIVISION IS ENCUMBERED BY A M.E.A. BLANKET EASEMENT RECORDED ON MARCH 24, 1960 IN BOOK 32, PAGE 84.

LEGEND

- RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- RECOVERED 2½" ALUMINUM POST MONUMENT
- RECOVERED PLASTIC CAP ON ¾" REBAR
- RECOVERED ¾" REBAR
- SET PLASTIC CAP ON ¾"x30" REBAR AT ALL LOT CORNERS, PC's & PT's

N74°58'11"W 255.65' MEASURED DATA
(N74°45'W) (254.70') RECORD PER PLAT (2003-151) ZUMBRUNNEN
(N74°45'W) (254.70') RECORD PER PLAT (2010-54) PENDEROSA
(N74°45'W) (254.70') RECORD PER WARRANTY DEED (BOOK 865 PAGE 617)
(N74°45'W) (254.70') RECORD PER PLAT (83-214) SHAW'S TRI-LAKES ADD. 4

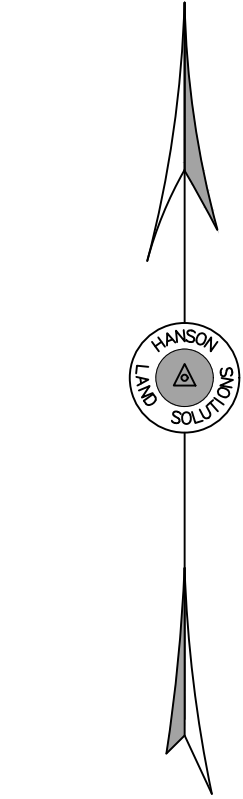
1 BLOCK NUMBER

E. PARADISE LN.

GOV. LOT 1

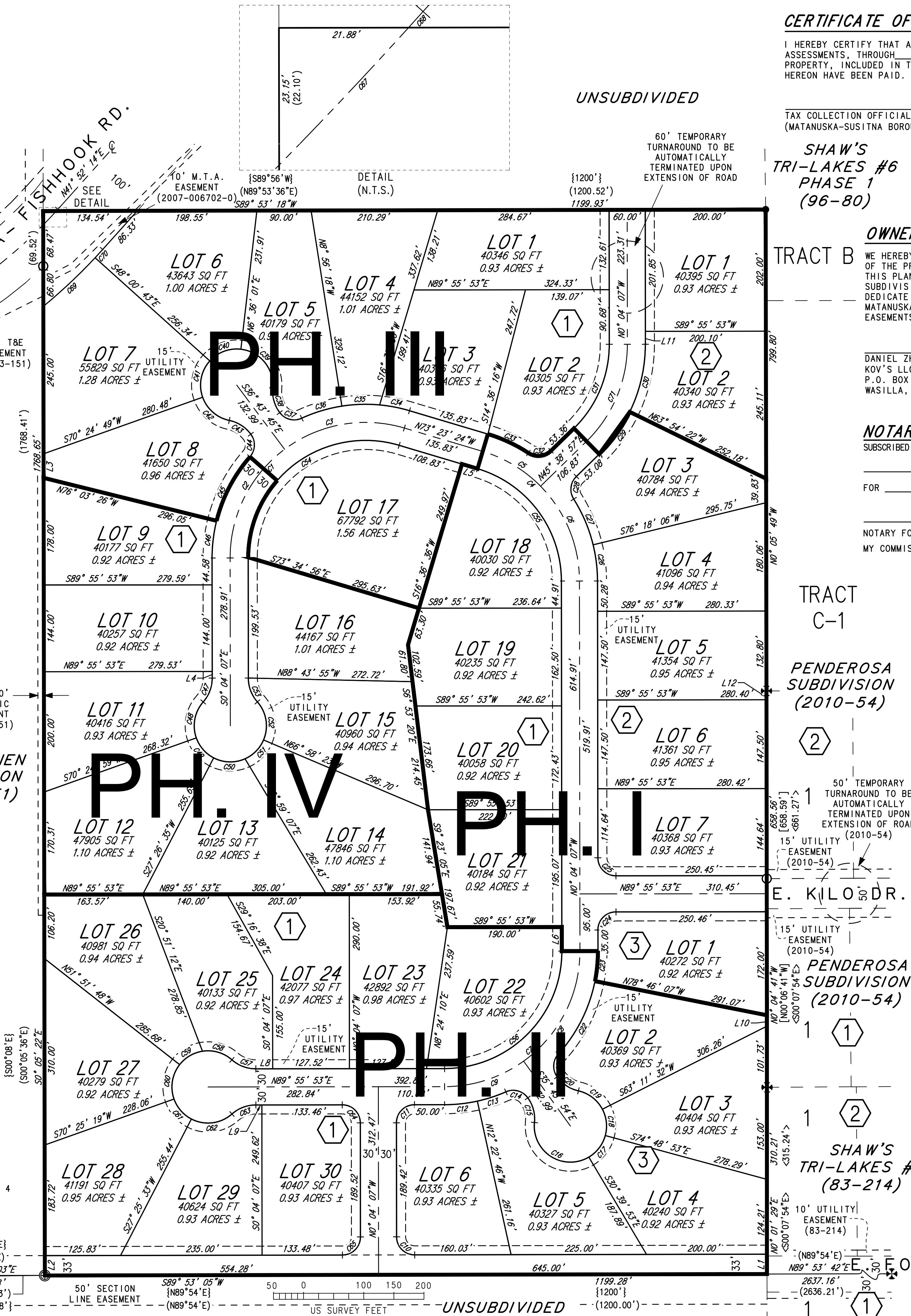
ZUMBRUNNEN
SUBDIVISION
LOTS 1THRU4
(2015-29)

3



ZUMBRUNNEN
SUBDIVISION
(2003-151)

TRACT B



CERTIFICATE OF PAYMENT OF TAXES

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

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

SHAW'S
TRI-LAKES #6
PHASE 1
(96-80)

CERTIFICATE OF
OWNERSHIP AND DEDICATION

TRACT B

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DANIEL ZHUCHKOV (MEMBER/MANAGER) DATE _____
KOV'S LLC
P.O. BOX 872501
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: _____

TRACT
C-1

PENDEROSA
SUBDIVISION
(2010-54)

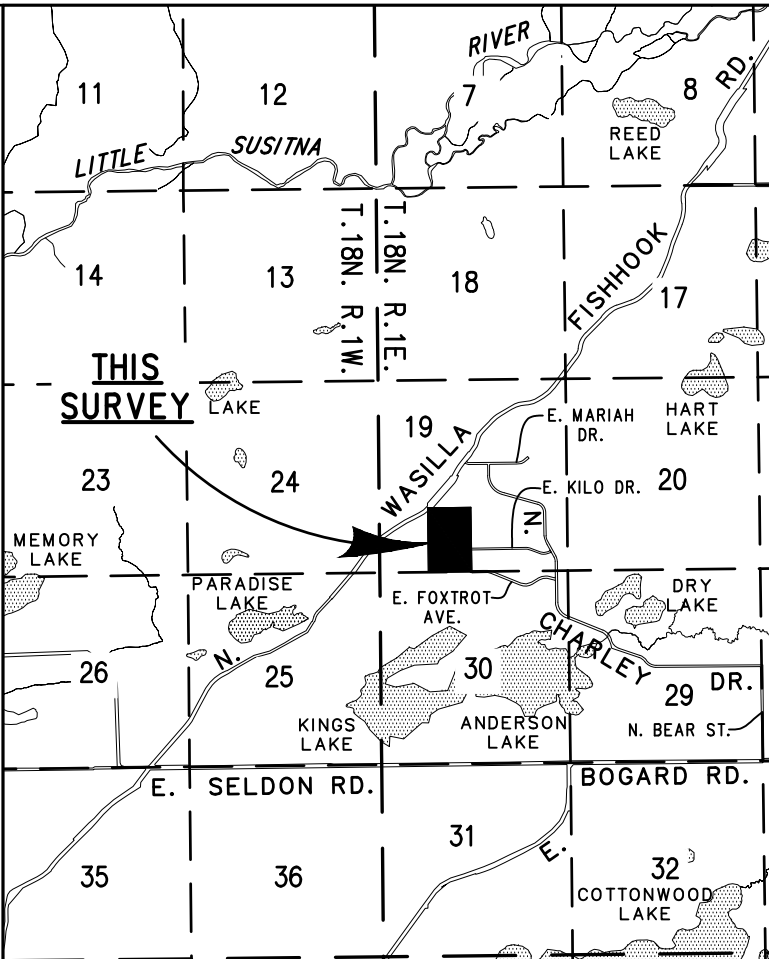
LINE TABLE		
LINE #	LENGTH	BEARING
L1	33.00	N0° 01' 29"E
L2	33.00	S0° 05' 22"E
L3	40.00	N0° 04' 29"W
L4	10.95	S0° 04' 07"E
L5	27.00	N73° 23' 24"W
L6	40.00	N0° 04' 07"W
L7	30.00	N89° 55' 53"E
L8	28.00	S89° 55' 53"W
L9	10.00	S89° 55' 53"W
L10	18.00	N0° 04' 41"W
L11	21.48	S0° 04' 07"E
L12	14.70	N0° 04' 41"W

E. KILO DR.

PENDEROSA
SUBDIVISION
(2010-54)

SHAW'S
TRI-LAKES #4
(83-214)

E. FOX TROT AVE.



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

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

A MASTER PLAN OF
VANDA VALLEY
A SUBDIVISION OF

THAT PORTION OF THE SOUTHWEST
ONE-QUARTER OF SECTION 19, TOWNSHIP
18 NORTH, RANGE 1 EAST, SEWARD
MERIDIAN, ALASKA, DESCRIBED AS
FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 19;
THENCE NORTH 89°54' EAST ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST ONE-QUARTER OF SECTION 19, A DISTANCE OF 1,333.08 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PREMISES AND THE POINT OF BEGINNING;
THENCE CONTINUING EASTERLY ALONG THE SOUTH BOUNDARY OF SAID SECTION 19, A DISTANCE OF 1,200 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST ONE-QUARTER OF SECTION 19;
THENCE NORTH ALONG THE EAST BOUNDARY OF THE SOUTHWEST ONE-QUARTER OF SECTION 19 A DISTANCE OF 1,769 FEET;
THENCE SOUTH 89°56' WEST A DISTANCE OF 1,200 FEET TO A POINT;
THENCE SOUTH 00°08' EAST TO THE SOUTH BOUNDARY OF SECTION 19 AND THE POINT OF BEGINNING;
LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
(WARRANTY DEED BK. 865, PG. 617)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN SW¼ SEC. 19, T.18N. R.1E. SW, AK CONTAINING 49.29 ACRES MORE OR LESS

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

FILE: FB25-135 CK: CEH SCALE: 1"=100' 10/20/25 1 OF 1

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 5, 2026

PRELIMINARY PLAT: FEATHER LAKE

LEGAL DESCRIPTION: SEC 13, T17N, R04W, SEWARD MERIDIAN AK

PETITIONERS: CHRIS & MIRANDA WALLSTRUM

SURVEYOR/ENGINEER: LAVENDER SURVEY & MAPPING

ACRES: 168.2 ± PARCELS: 8

REVIEWED BY: CAYMAN REYNOLDS CASE #: 2025-176

REQUEST: Petitioner has requested a continuation to March 19 for adjustments to the plat.

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 5, 2026

PRELIMINARY PLAT: URSULA ACRES
LEGAL DESCRIPTION: SEC 13, T18N, R02W S.M., AK
PETITIONERS: TIMOTHY STOWELL
SURVEYOR/ENGINEER: RESOLUTE LAND SURVEYING
ACRES: 39.98 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2025-179

REQUEST:

The request is to create 2 lots from Tax Parcel C3,(Tax ID# 18N02W13C003), to be known as **URSULA ACRES**, containing 39.98 acres +/- . The petitioner is also granting a 30-foot easement for W. Sunrise Road. The property is located directly south of W. Sunshine Road and east of N. Mahoney Road; within the SW ¼ Section 13, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

EXHIBITS:

Vicinity Map and Aerial Photos
Topographic Narrative

Exhibit A – 4 pgs
Exhibit B – 1 pg

COMMENTS:

ADF&G
MSB Pre-design and Engineering
MSB Permit Center
Utilities

Exhibit C – 1 pg
Exhibit D – 1 pg
Exhibit E – 2 pgs
Exhibit F – 3 pgs

DISCUSSION: The request is to create two lots from Tax Parcel C3 and dedicate a 30-foot easement for W. Sunrise Road.

TOPOGRAPHIC NARRATIVE: A Topographic Narrative was submitted by the surveyor (**Exhibit B**), pursuant to MSB 43.20.281(A)(1)(i)(i).

COMMENTS:

ADF&G: (**Exhibit C**) Alaska Department of Fish and Game (ADF&G) has reviewed this request to create two lots from Tax Parcel C3, to be known as Ursula Acres. A 30-ft easement is being dedicated for W. Sunshine Rd.

ADF&G and no objections with the following comments:

The undeveloped lot, Parcel #1 has a section of catalogued anadromous water body, Coyote Creek (AWC# 247-41-10100-2299) as well as a potential fish bearing stream that is a tributary to the Little Susitna River. A fish habitat permit may be required for activities at this water bodies. The property owner is welcome to contact the Habitat Section at (907)861-3200 or dfg.hab.infopaq@alaska.gov if they have any questions.

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

MSB Pre-Design and Engineering: **(Exhibit D)** PD&E has no comments.

MSB Permit Center: **(Exhibit E)** They'll need a DW permit as shown. No other comments from the Permit Center.

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

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

CONCLUSION

The plat of **URSULA ACRES**, is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plats*. Physical access exist, as-built survey, and topographic information were submitted. A topographic narrative was submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

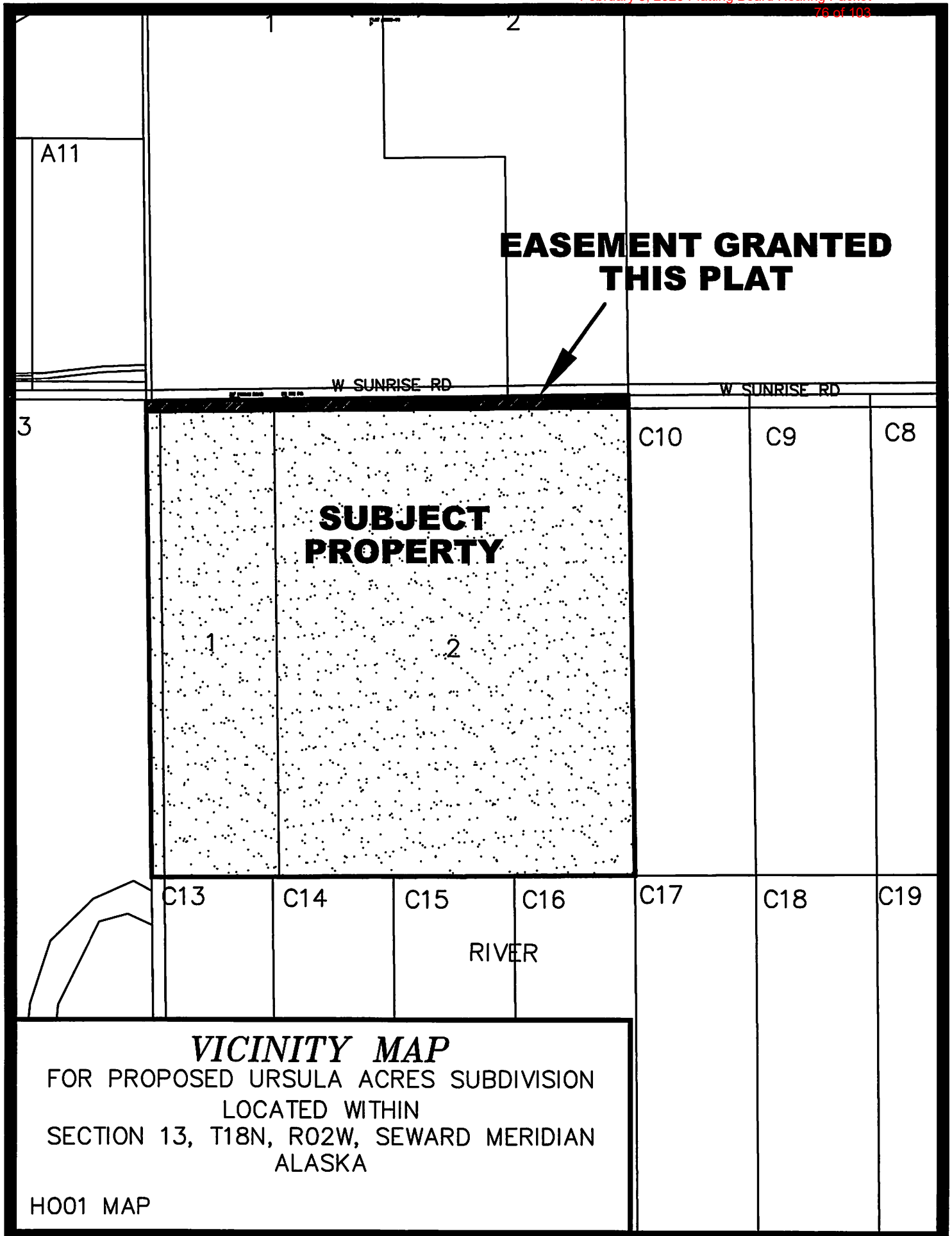
FINDINGS of FACT:

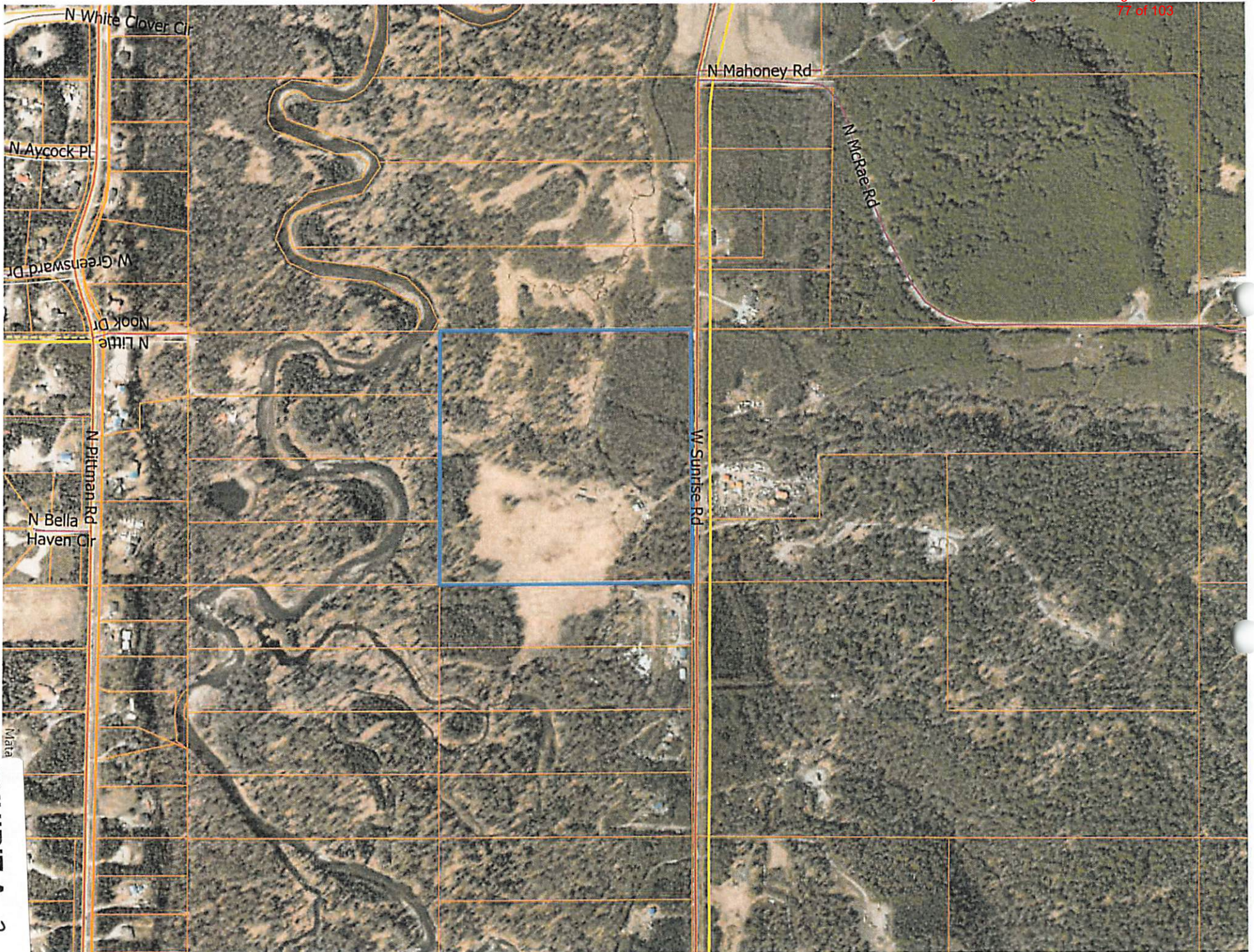
1. The preliminary plat of **URSULA ACRES** is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.016 *Preliminary Plats*.
2. All lots will have the required frontage pursuant to MSB 43.20.320.
3. A Topographic Narrative was submitted by the surveyor, pursuant to MSB 43.20.281(A)(1)(i)(i).
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council #1 Meadow Lakes; MSB Emergency Services, Community Development, or Assessments; MEA or ENSTAR; or the public.

RECOMMENDED CONDITIONS OF APPROVAL:

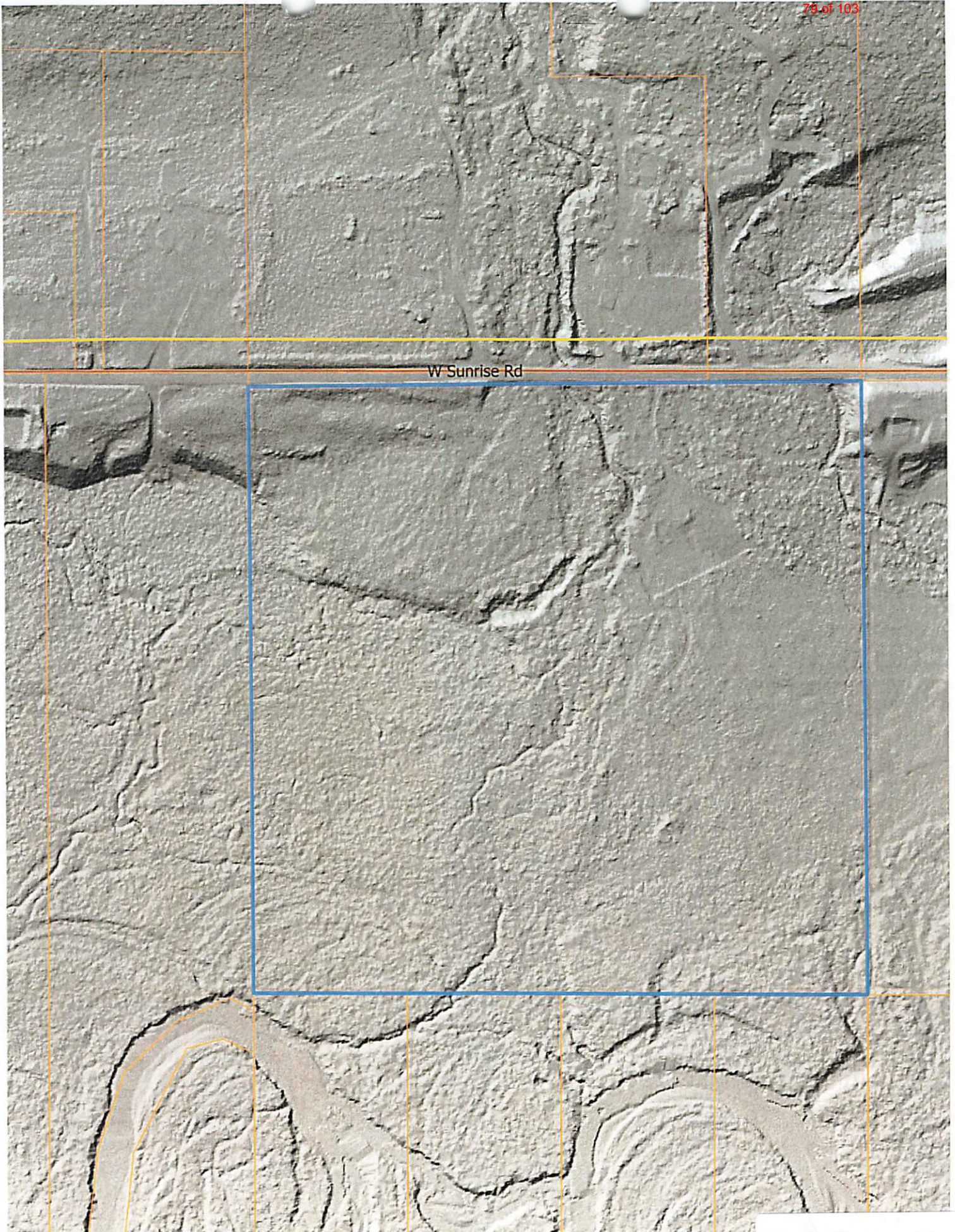
Staff recommends approval of the Preliminary Plat of URSULA ACRES, contingent on the following recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Provide Platting Staff with completed Driveway Permit Application.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.
8. Plat to show section line.











RESOLUTE LAND SURVEYING

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

www.resolutesurvey.com

RECEIVED

DEC 03 2025

PLATTING

Project name: Ursula Acres, Preliminary Plat

Parcel / Legal description: NW1/4 SW1/4, Section 13, T18N R2W, Seward Meridian

Dates of Field Survey: September 9, 10, and 21, 2025

Applicant / Owner: Timothy W. Stowell — 5198 W Sunrise Dr, Wasilla, AK 99654

Contact / Surveyor: Owen Dicks, PLS (AK #184515) — (907) 521-4989

Date: December 3, 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 subdivision slopes gently from an approximate elevation of 380' at W Sunrise Rd at the north boundary south towards the Little Susitna River to an approximate elevation of 340' at the south boundary. The land is spruce and birch forest with approximately 10 acres cleared for a residence and field. There are two streams running through the property and some moderately steep slopes of varying heights exist along the water courses.

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)

Chris Curlin

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Monday, January 5, 2026 11:09 AM
To: Chris Curlin
Cc: Myers, Sarah E E (DFG)
Subject: FW: RFC Ursula Acres (CC)

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

Hi Chris,

Alaska Department of Fish and Game (ADF&G) has reviewed this request to create two lots from Tax Parcel C3, to be known as Ursula Acres. A 30-ft easement is being dedicated for W. Sunshine Rd.

ADF&G and **no objections** with the following comments:

The undeveloped lot, Parcel #1 has a section of catalogued anadromous water body, Coyote Creek (AWC# 247-41-10100-2299) as well as a potential fish bearing stream that is a tributary to the Little Susitna River. A fish habitat permit may be required for activities at this water bodies. The property owner is welcome to contact the Habitat Section at (907)861-3200 or dfg.hab.infopaq@alaska.gov if they have any questions.

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

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, December 19, 2025 12:51 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>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; jeremyhongslo@gmail.com; alaska-swede@hotmail.com; harry zola <zolalaska@gmail.com>; asgeorge89@yahoo.com; zagorodniyvlad03@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Ursula Acres (CC)

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

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, December 30, 2025 2:50 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Ursula Acres (CC)

Hello,

PD&E has no comments.

Thank you.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, December 19, 2025 12:51 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>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; jeremyhongslo@gmail.com; alaska-swede@hotmail.com; harry zola <zolalaska@gmail.com>; asgeorge89@yahoo.com; zagorodniyvlad03@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Ursula Acres (CC)

Hello,

The following link contains a Request for Comments for Ursula Acres MSB Case 2025-179. Comments are due by January 5, 2026.

 [Ursula Acres](#)

Sincerely,

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

Chris Curlin

From: Permit Center
Sent: Monday, December 22, 2025 10:17 AM
To: Chris Curlin
Subject: RE: RFC Ursula Acres (CC)
Attachments: Screenshot 2025-12-22 101557.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: Chris Curlin <Chris.Curlin@matsugov.us>

Sent: Friday, December 19, 2025 12:51 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>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; jeremyhongslo@gmail.com; alaska-swede@hotmail.com; harry zola <zolalaska@gmail.com>; asgeorge89@yahoo.com; zagorodniyvlad03@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>

Subject: RFC Ursula Acres (CC)

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 [Ursula Acres](#)

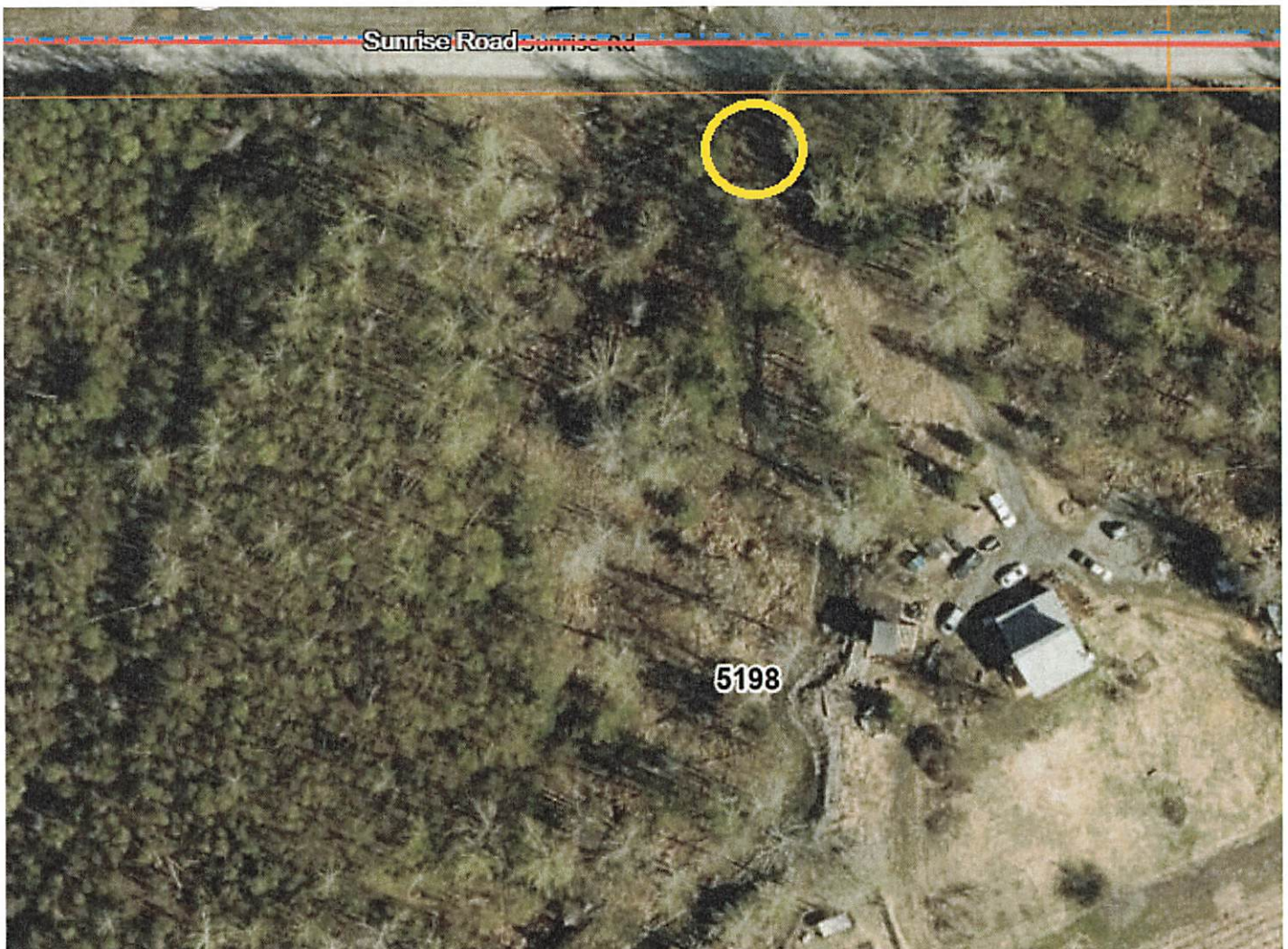
Sincerely,

Chris Curlin

Platting Technician

Matanuska-Susitna Borough

(907) 861-7873



Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, January 5, 2026 5:32 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Ursula Acres (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: Friday, December 19, 2025 12:51 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>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; jeremyhongslo@gmail.com; alaska-swede@hotmail.com; harry zola <zolalaska@gmail.com>; asgeorge89@yahoo.com; zagorodniyvlad03@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Ursula Acres (CC)

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

Hello,

The following link contains a Request for Comments for Ursula Acres MSB Case 2025-179.
Comments are due by January 5, 2026.

 [Ursula Acres](#)

Sincerely,

Chris Curlin



140 Estimated film survey

Agenda Copy

SCALE: 1" = 100'
FIELD BOOK, RLS-0
SHEET 1 OF 1

A PLAT

1870 711 0 173000 000

TAX COLLECTOR OFFICIAL, MAT-SJ BOROUGH

HEREBY CERTIFY THAT
ASSESSMENTS THROUGH
PROPERTY, INCLUDING IN

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

10	11	12	7	8
----	----	----	---	---

[illegible]

SCALE: 1" = 1000'

SCALE 1" = 20'

1

AND LOCAL REQUIREMENTS. WHETHER THESE REQUIREMENTS ARE MET OR NOT, THE ROAD.

ITEM OR SERVICE
QUANTITY AND EQUIV
UNIT OF MEASUREMENT

PLANE ZONE 4

DISTANCES PER

COLLIER HAVES

... IS BASED UPON

ATANJUSKA ELEC

ATAMUSKA TELER

1

EXHIBIT F-2

Chris Curlin

From: Kiley Guggenmos <kguggenmos@mtasolutions.com>
Sent: Monday, January 5, 2026 10:49 AM
To: Chris Curlin
Subject: RE: RFC Ursula Acres (CC)

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

Hello,

No comments.

Thank you,

Kiley Guggenmos, Right of Way Assistant

1740 S. Chugach St., Palmer, Alaska 99645

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

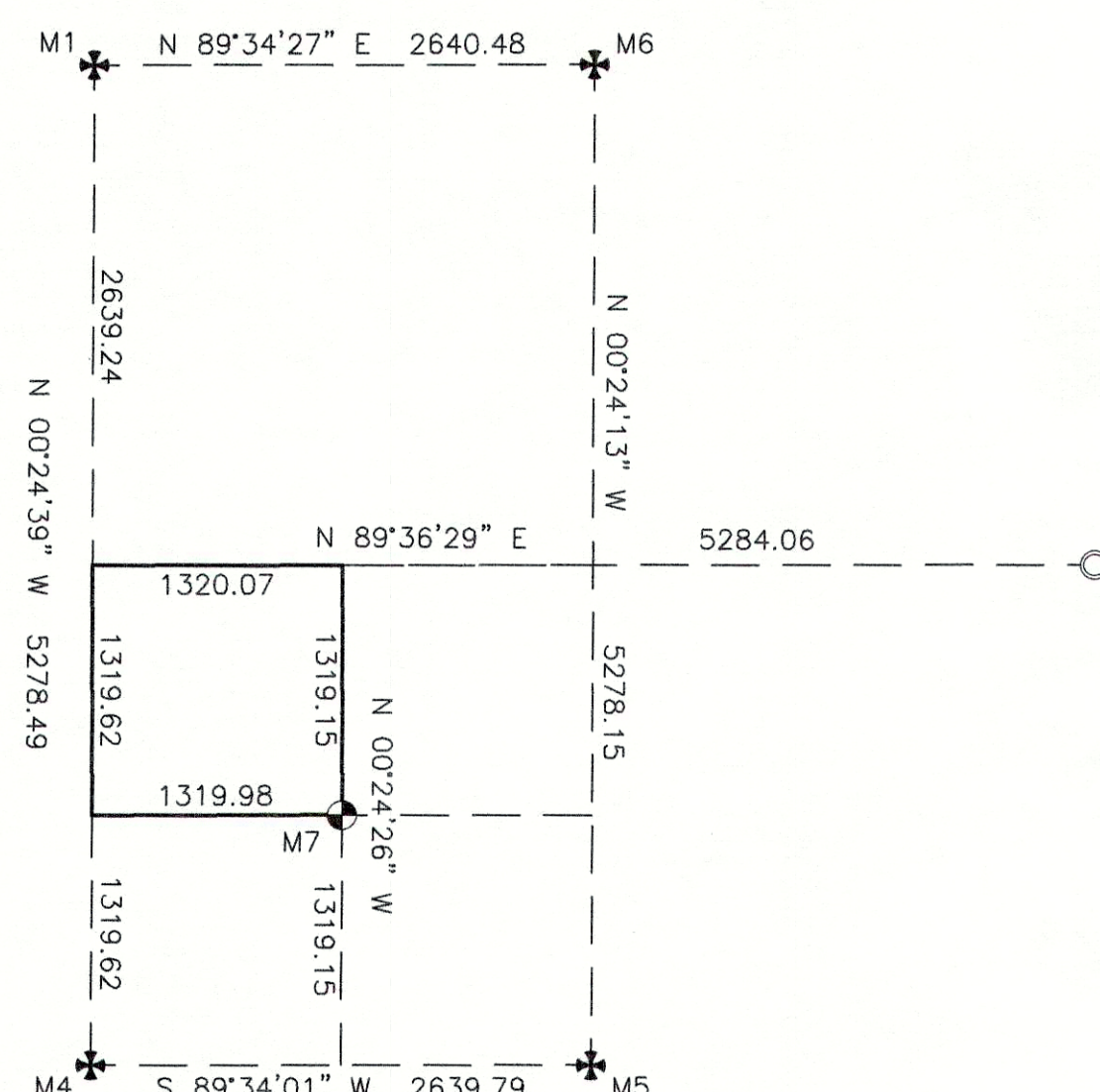


From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, December 19, 2025 12:51 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; jeremyhongslo@gmail.com; alaska-swede@hotmail.com; harry zola <zolalaska@gmail.com>; asgeorge89@yahoo.com; zagorodniyvlad03@gmail.com; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Ursula Acres (CC)

Hello,

The following link contains a Request for Comments for Ursula Acres MSB Case 2025-179.
Comments are due by January 5, 2026.

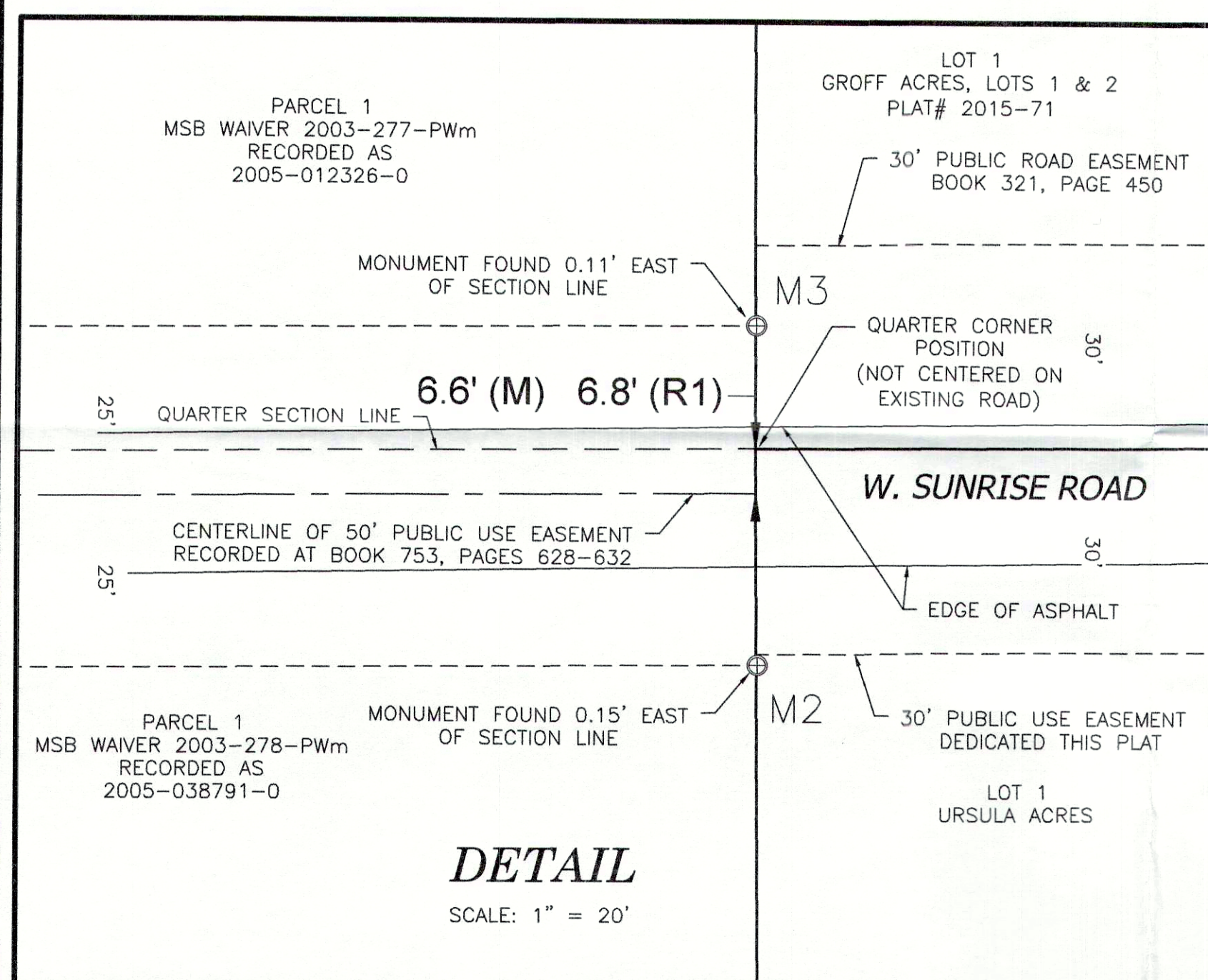
 [Ursula Acres](#)



CONTROL DIAGRAM

T18N R2W Section 13

SCALE: 1" = 1000'

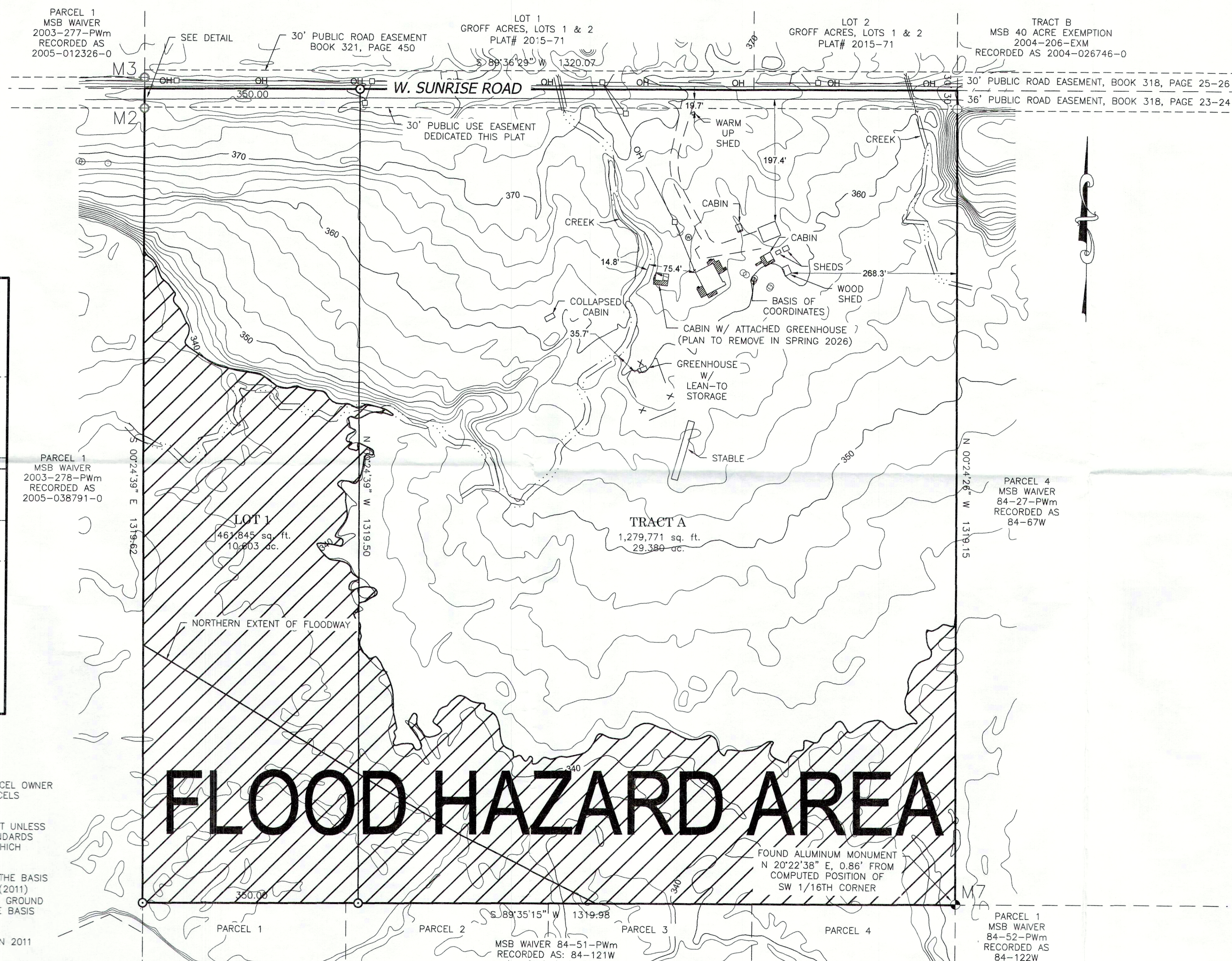
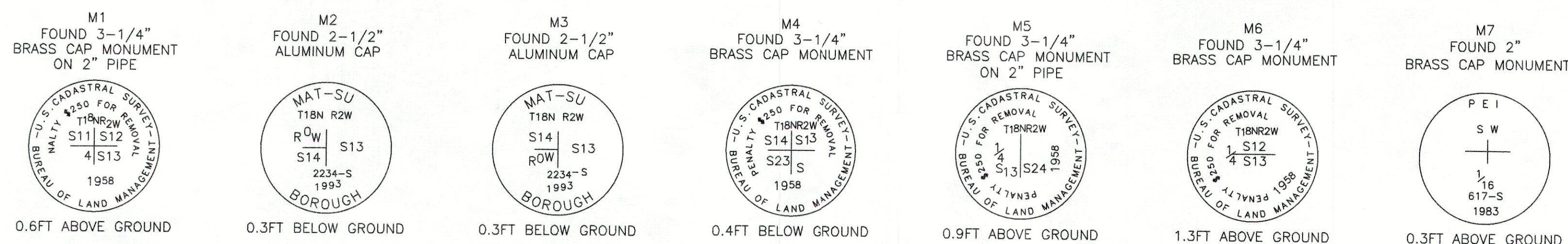


DETAIL

SCALE: 1" = 20'

NOTES

1. 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.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. ALL BEARINGS ARE ALASKA STATE PLANE ZONE 4 GRID BEARINGS AS DETERMINED BY GRID NORTH AT THE BASIS OF COORDINATES. BASIS OF COORDINATES ESTABLISHED BY OPUS POSITION WITH THE RESULTING NAD83(2011) COORDINATES OF N 61°38'56.73563" W 149°33'57.23287" ELLIPSOID HEIGHT 206.14'. ALL DISTANCES ARE GROUND DISTANCES AS SCALED FROM GRID DISTANCES PER COMBINED SCALE FACTOR OF 1.0001135841111 AT THE BASIS OF COORDINATES.
4. ELEVATIONS DERIVED FROM OPUS SOLUTION NAVD 88 COMPUTED USING GEOID 12B. CONTOURS BASED ON 2011 MSB LIDAR DATA.
5. APPROXIMATE FLOOD HAZARD AREA IS BASED UPON DATA DERIVED FROM FEMA FIRM PANEL 7189 OF 9855 – MAP REVISED: 9/27/2019.
6. BLANKET EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION INC, RECORDED AUGUST 18, 1961, BOOK 37 PAGE 376.
5. BLANKET EASEMENT GRANTED TO MATANUSKA TELEPHONE ASSOCIATION INC, RECORDED MAY 9, 2018, AS INSTRUMENT NO. 2018-0091190-0



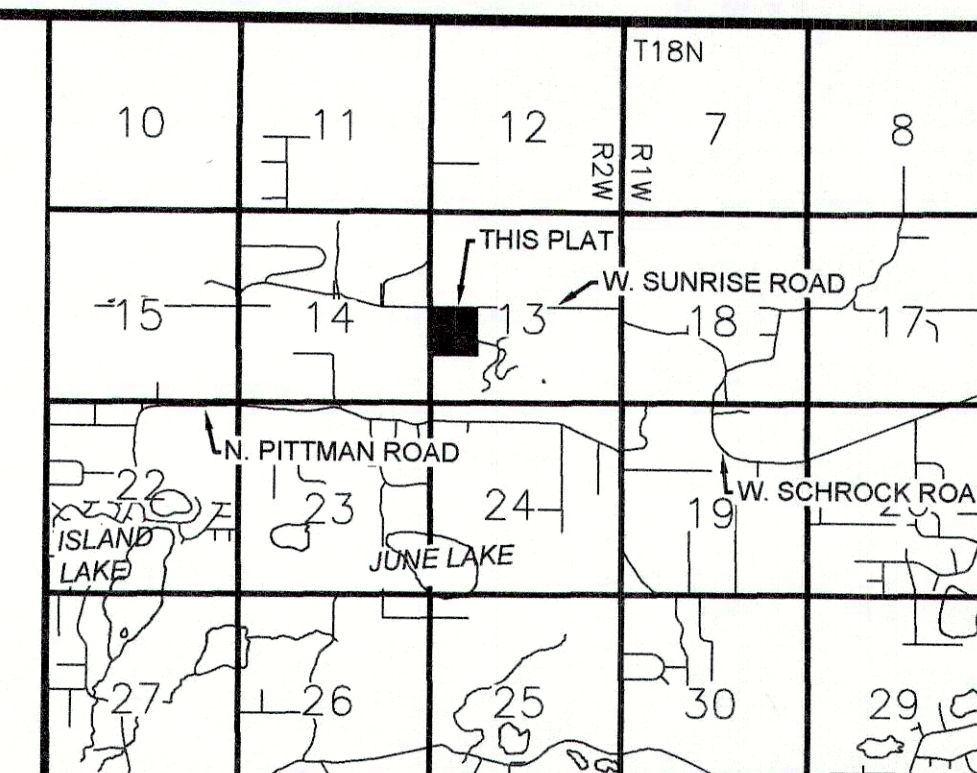
FLOOD HAZARD AREA

FOUND ALUMINUM MONUMENT
N 20°22'38" E, 0.86' FROM
COMPUTED POSITION OF
SW 1/16TH CORNER

PARCEL 1
MSB WAIVER
84-52-PWm
RECORDED AS
84-122W



Agenda Copy



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

TIMOTHY W STOWELL
5198 W SUNRISE RD
WASILLA, AK 99623-9288

DATE _____

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. _____, DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR

DATE _____

ATTEST:

31. PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTOR OFFICIAL, MAT-SU BOROUGH

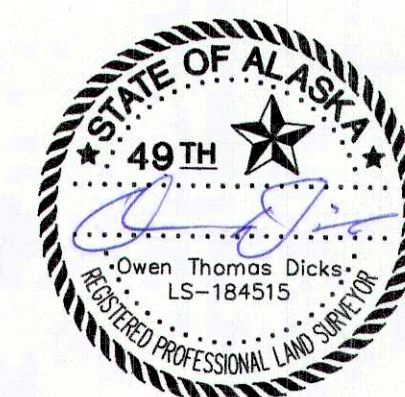
DATE _____

SURVEYOR'S CERTIFICATE

I, OWEN THOMAS DICKS, LS# 184515, HEREBY CERTIFY THAT AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT REPRESENTS THE CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

12/3/2025
DATE

RECEIVED
DEC 03 2025
PLATTING



A PLAT OF
URSULA ACRES

A SUBDIVISION OF
THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST
ONE-QUARTER, SECTION 13, T18N, R2W, SEWARD MERIDIAN
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN SEC. 13, T18N, R2W, S.M., AK
CONTAINING 39.98 ACRES, MORE OR LESS

RESOLUTE LAND SURVEYING

7362 W. PARKS HWY., #349; WASILLA, ALASKA 99623
PH: (907)521-4989 resolutesurvey.com

DRAWN: EAM/OTD

SCALE: 1" = 100'

DATE: 12/01/2025

FIELD BOOK: BLS-06

C

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 5, 2026**

PRELIMINARY PLAT: BLAIR RESIDENCE

LEGAL DESCRIPTION: SEC 22, T18N, R01E, SEWARD MERIDIAN AK

PETITIONERS: GERREN BLAIR

SURVEYOR/ENGINEER: LAVENDER SURVEY & MAPPING

ACRES: 4.06 ± **PARCELS:** 1

REVIEWED BY: CAYMAN REYNOLDS **CASE #:** 2025-181

REQUEST: The request is to vacate the drainage easement from Lot 4 Cornelius Lakeview Subdivision, Plat 99-90 and create a drainage easement along the boundary of lot 3 Cornelius Lakeview Subdivision, Plat 99-90. To be known as BLAIR RESIDENCE. The plat is located directly north of Cornelius lake, east of North Engstrom Road, and north of East Bogard Road, located within the SW ¼ Section 22, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community council North Lakes #7 and Assembly District 001.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos
As-Built

EXHIBIT A – 5 pgs
EXHIBIT B – 1pg

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Utilities

EXHIBIT C – 1 pg
EXHIBIT D – 2 pgs

DISCUSSION: The proposed vacation will move the existing 20' drainage easement from the center of lot 4, to the boundary of lot 3. Proposed drainage easement will have a varying width and overlap an existing 20' utility easement on E Better Duck Circle. No improvements were found inside the proposed drainage easement.

Comments:

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

Utilities: (Exhibit D) MTA has no comments. GCI has no comments or objections.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; AK Division of Mining/Land/Water; AK Division of Sport Fish; Community Council North Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Emergency Services, Community Development, Assessments, Planning, or Development Services.

CONCLUSION: The preliminary plat of Blair Residence is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing.

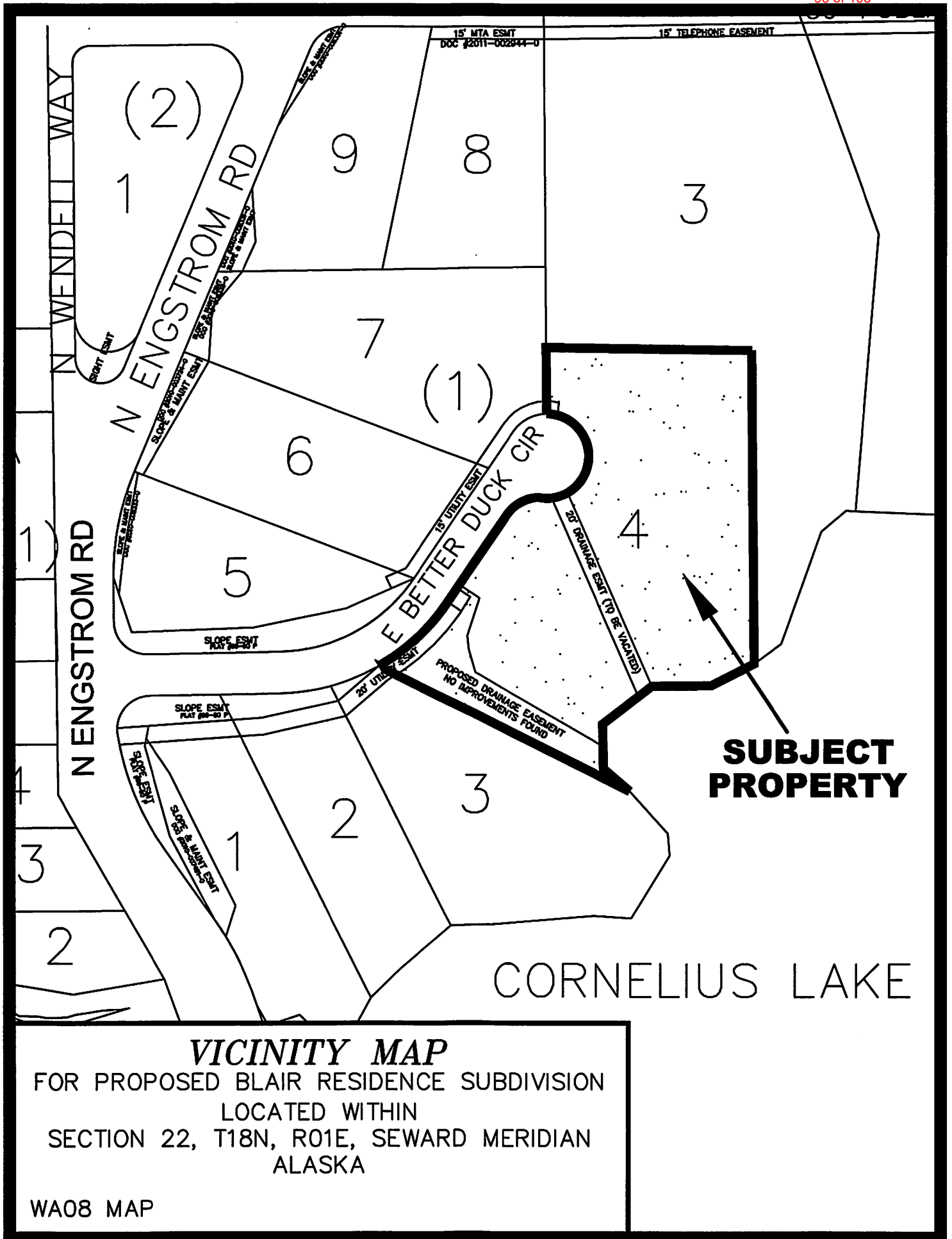
FINDINGS OF FACT

1. The plat of Blair Residence is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The lot has the required frontage pursuant to MSB 43.20.320.
3. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; AK Division of Mining/Land/Water; AK Division of Sport Fish; Community Council North Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Emergency Services, Community Development, Assessments, Planning, or Development Services.
4. There were no objections from any federal or state agencies, Borough departments, or utilities.
5. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Blair Residence, Section 22, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit plat in full compliance with Title 43.

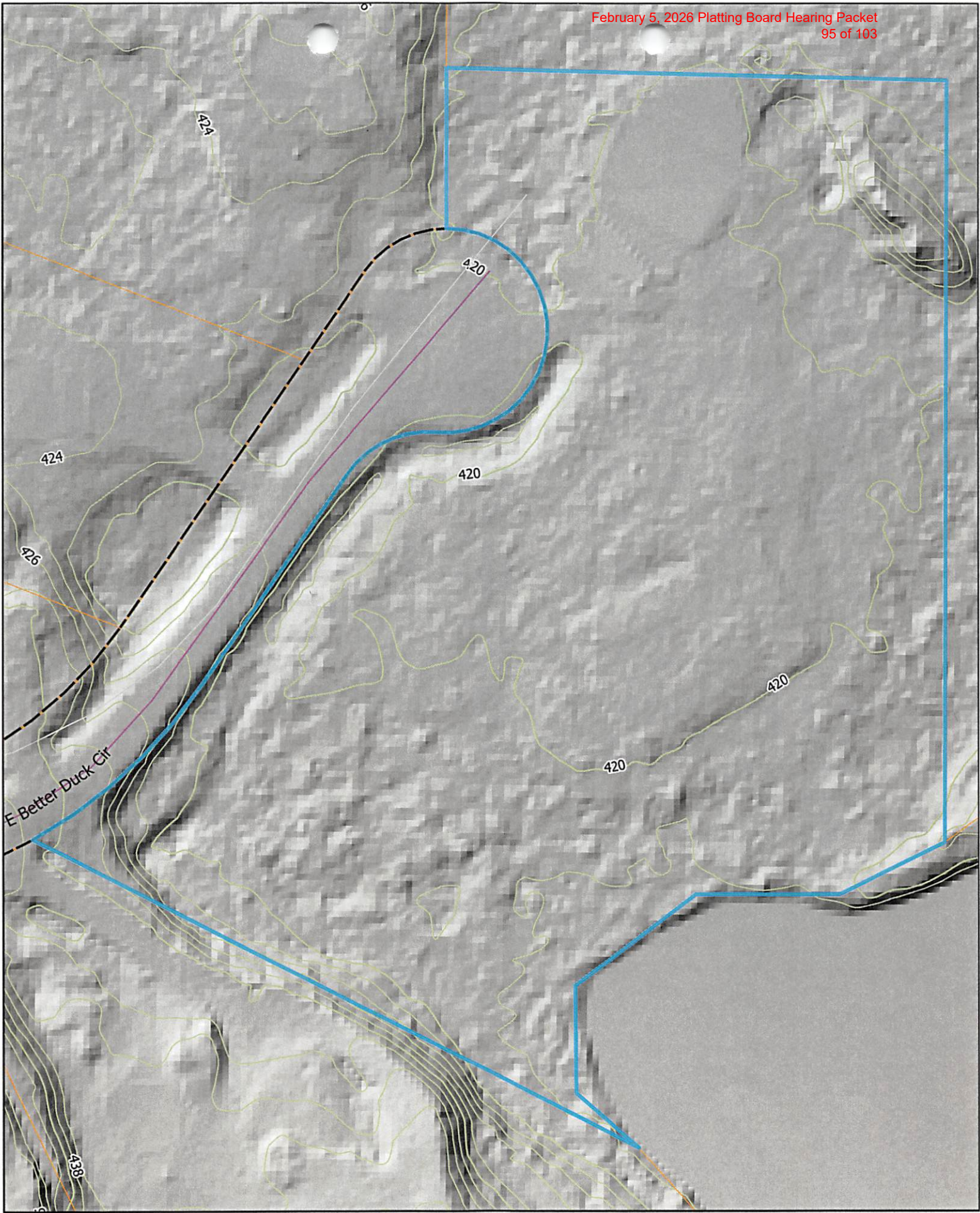




Metanucka-Sustina Borough, Microsoft



0 70 140 280 Feet





0 330 660 1,320 Feet



Mat-Su Borough Wetlands Viewer



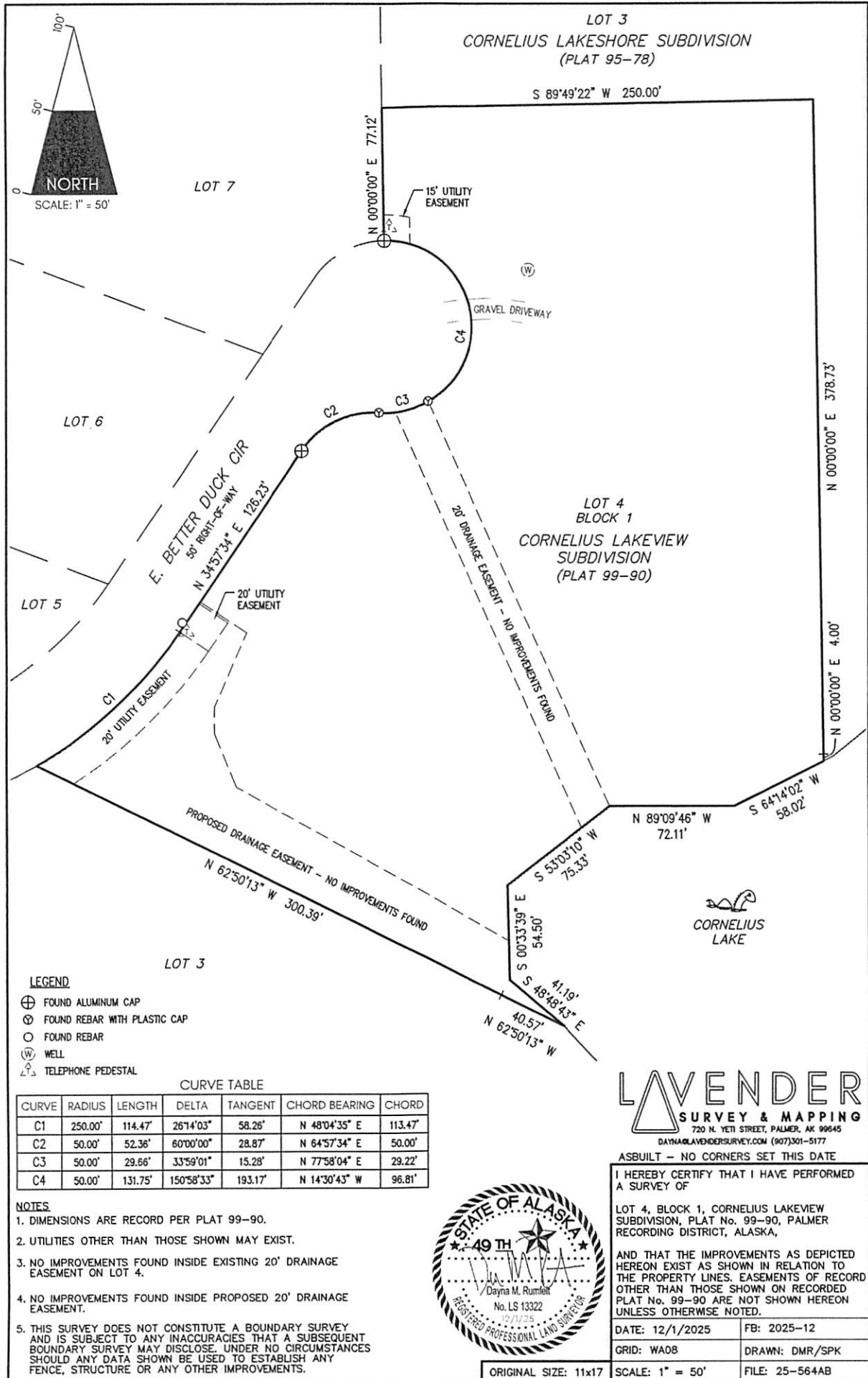
Printed on Mar 25, 2025

- Mat-Su Addresses
- CookInlet Wetlands
- Discharge Slope
- LAKE
- Mat-Su Borough Parcels

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations

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

0 0.01 0.03 0.06
mi



Cayman Reynolds

From: Tammy Simmons
Sent: Tuesday, December 30, 2025 3:25 PM
To: Cayman Reynolds
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Blair Residence CR

Hello,

PD&E has no comments.

Thank you.

PD&E Review Team

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Friday, December 19, 2025 11:16 AM
To: Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; 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>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; clinchnot@yahoo.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; akchief@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; board@nlakes.cc
Subject: RFC Blair Residence CR

Hello,

The following link is a request for comments for the proposed Blair Residence vacation.

Please ensure all comments have been submitted by January 12, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 Blair Residence

Feel free to contact me if you have any questions.

Thank you,

Cayman Reynolds

From: Kiley Guggenmos <kguggenmos@mtasolutions.com>
Sent: Wednesday, January 7, 2026 8:46 AM
To: Cayman Reynolds
Subject: RE: RFC Blair Residence CR

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

No comments.

Thank you,

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: Friday, December 19, 2025 11:16 AM
To: Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; 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>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; clinchnot@yahoo.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; akchief@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; board@nlakes.cc
Subject: RFC Blair Residence CR

Hello,

The following link is a request for comments for the proposed Blair Residence vacation.

Cayman Reynolds

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, January 8, 2026 5:42 PM
To: Cayman Reynolds
Cc: OSP Design Group
Subject: RE: RFC Blair Residence CR
Attachments: Agenda Plat.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: Friday, December 19, 2025 11:16 AM

To: Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; 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>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; clinchnot@yahoo.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; akchief@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; board@nlakes.cc
Subject: RFC Blair Residence CR

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

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☐ [Blair Residence](#)

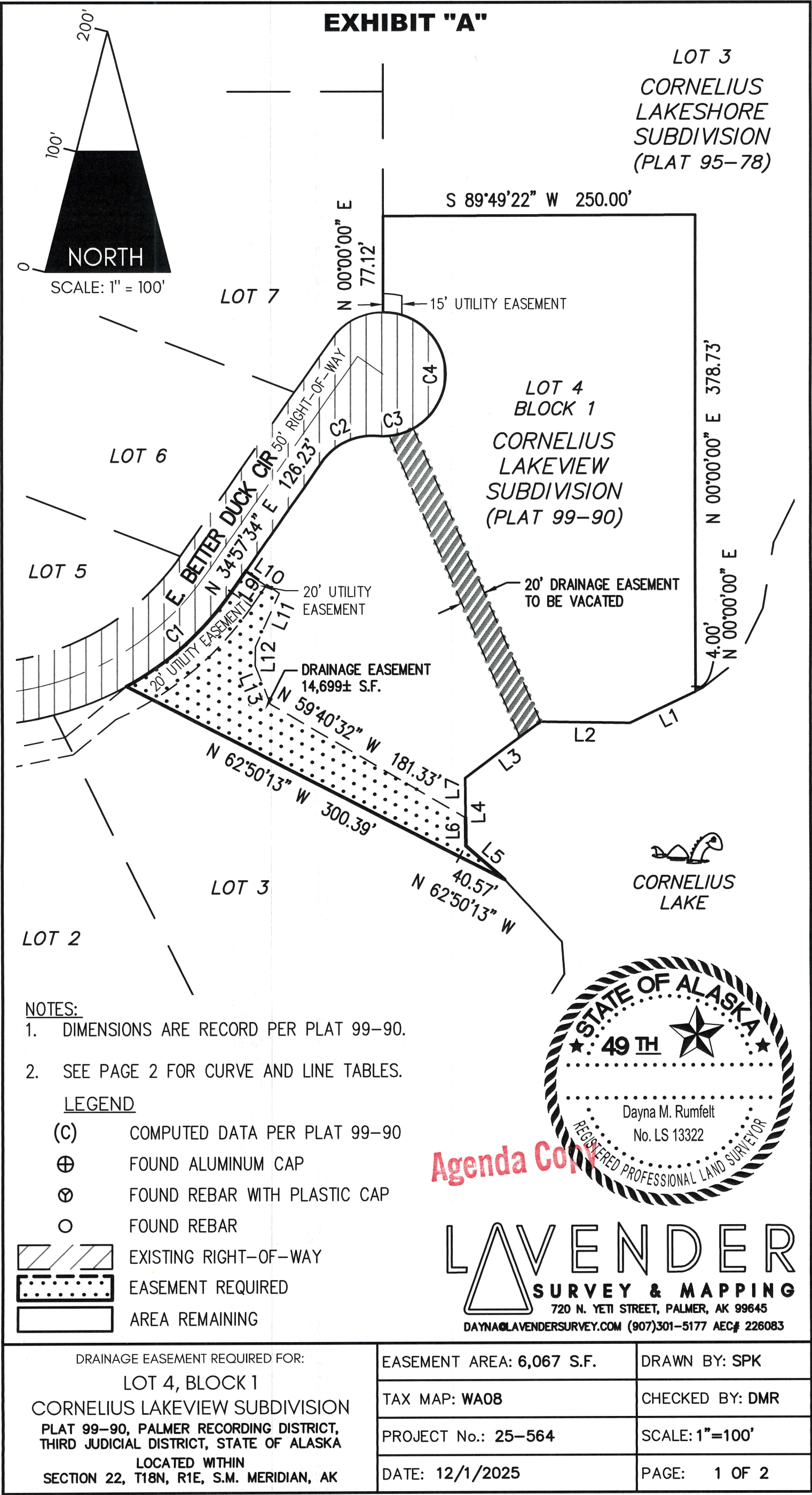
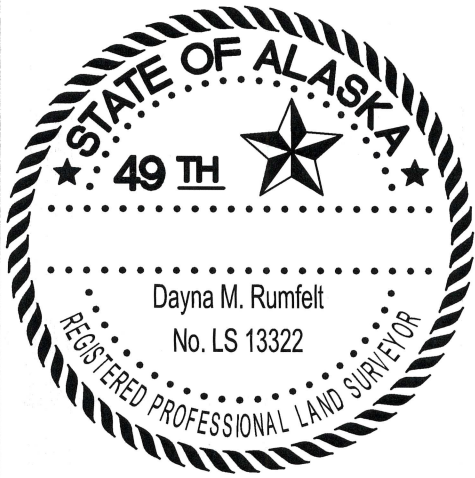


EXHIBIT "A"

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	250.00'	114.47'	26°14'03"	58.26'	N 48°04'35" E	113.47'
C2	50.00'	52.36'	60°00'00"	28.87'	N 64°57'34" E	50.00'
C3	50.00'	29.66'	33°59'01"	15.28'	N 77°58'04" E	29.22'
C4	50.00'	131.75'	150°58'33"	193.17'	N 14°30'43" W	96.81'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 64°14'02" W	58.02'
L2	N 89°09'46" W	72.11'
L3	S 53°03'10" W	75.33'
L4	S 00°33'39" E	54.50'
L5	S 48°48'43" E	41.19'
L6 (C)	S 00°33'39" E	22.61'
L7 (C)	S 00°33'39" E	31.88'
L8 (C)	N 34°57'34" E	31.88'
L9 (C)	N 34°57'34" E	21.20'
L10 (C)	S 55°12'29" E	32.26'
L11 (C)	S 24°16'00" W	47.20'
L12 (C)	S 00°49'12" W	14.96'
L13 (C)	S 21°19'30" E	33.45'



DRAINAGE EASEMENT REQUIRED FOR: LOT 4, BLOCK 1 CORNELIUS LAKEVIEW SUBDIVISION PLAT 99-90, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA LOCATED WITHIN SECTION 22, T18N, R1E, S.M. MERIDIAN, AK	EASEMENT AREA: 6,067 S.F.	DRAWN BY: SPK
	TAX MAP: WA08	CHECKED BY: DMR
	PROJECT No.: 25-564	SCALE: 1"=100'
	DATE: 12/1/2025	PAGE: 2 OF 2