

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER

Fred Wagner

PLATTING ADMINISTRATIVE SPECIALIST

Kayla Smith



PLATTING TECHNICIANS

Matthew Goddard

Chris Curlin

Cayman Reynolds

PLATTING ASSISTANT

Connor Herren

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

February 25, 2026

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS: *None*

3. PUBLIC HEARINGS:

A. **WINDHAVEN:** The request is to create two lots from Lot 1, Lower Butte Subdivision, Plat No. 2018-133 to be known as **WINDHAVEN SUBDIVISION**, containing 5.02 acres +/- . The property is located south of E Back Acres Avenue, east of S Old Glenn Highway, and north of E Plumley Road (Tax ID # 7810000L001); within the SE ¼ Section 24, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. (*Petitioner/Owner: Daniel & Rebekah Kitchin, Staff: Matthew Goddard, Case #2026-005*)

4. ADJOURNMENT

Public Hearing Process

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

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 25, 2026

ABBREVIATED PLAT: WINDHAVEN
LEGAL DESCRIPTION: SEC 24, T17N, R02E, SEWARD MERIDIAN AK
PETITIONERS: DANIEL & REBEKAH KITCHIN
SURVEYOR/ENGINEER: SOUTHWEST ALASKA SURVEYING, LLC.
ACRES: 5.02 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2026-005

REQUEST: The request is to create two lots from Lot 1, Lower Butte Subdivision, Plat No. 2018-133 to be known as **WINDHAVEN SUBDIVISION**, containing 5.02 acres +/- . The property is located south of E Back Acres Avenue, east of S Old Glenn Highway, and north of E Plumley Road (Tax ID # 7810000L001); within the SE ¼ Section 24, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 5 pgs
EXHIBIT B – 15 pgs

AGENCY COMMENTS

U.S. Army Corps of Engineers
MSB DPW Pre-Design and Engineering Division
MSB Development Services
Utilities

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

DISCUSSION: The proposed subdivision is creating two lots from Lot 1, Lower Butte Subdivision, Plat #2018-133. Access for both proposed lots is from S. Butte Road, a Borough maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Tyler M. Hansen, Registered Professional Engineer, notes that the each lot in the proposed subdivision has more than 10,000 contiguous square feet suitable for septic in addition to more than 10,000 square feet suitable for building.

Comments:

U.S. Army Corps of Engineers (**Exhibit C**) does not have any specific comments regarding Windhaven Subdivision.

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

MSB Development Services (**Exhibit E**) has no comments.

Utilities: (**Exhibit F**) ENSTAR did not respond. GCI has no comments or objections. MEA has no comment regarding the Windhaven Subdivision Agenda Plat. MTA has no comments.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #5 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Community Development, Emergency Services, Assessments, or Planning Division; or ENSTAR.

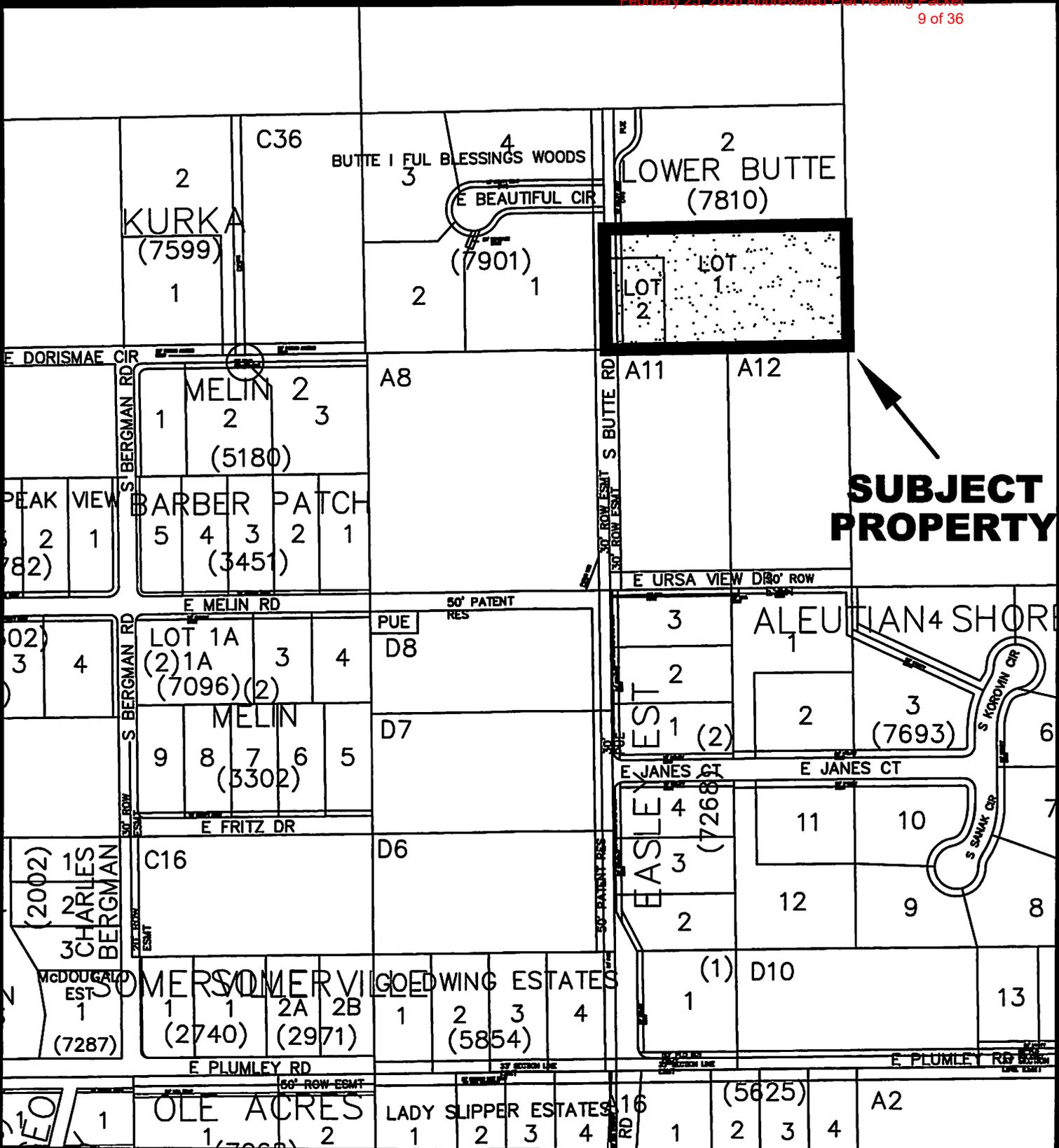
CONCLUSION: The abbreviated plat of Windhaven is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the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

FINDINGS OF FACT

1. The plat of Windhaven is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Willow Area; Fire Service Area #35 Willow; Road Service Area #20 Greater Willow; MSB Community Development, Emergency Services, Assessments, Planning Division, Pre-Design Division, or Development Services; or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. At the time the staff report was written, there were no objections received from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Windhaven, Section 24, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

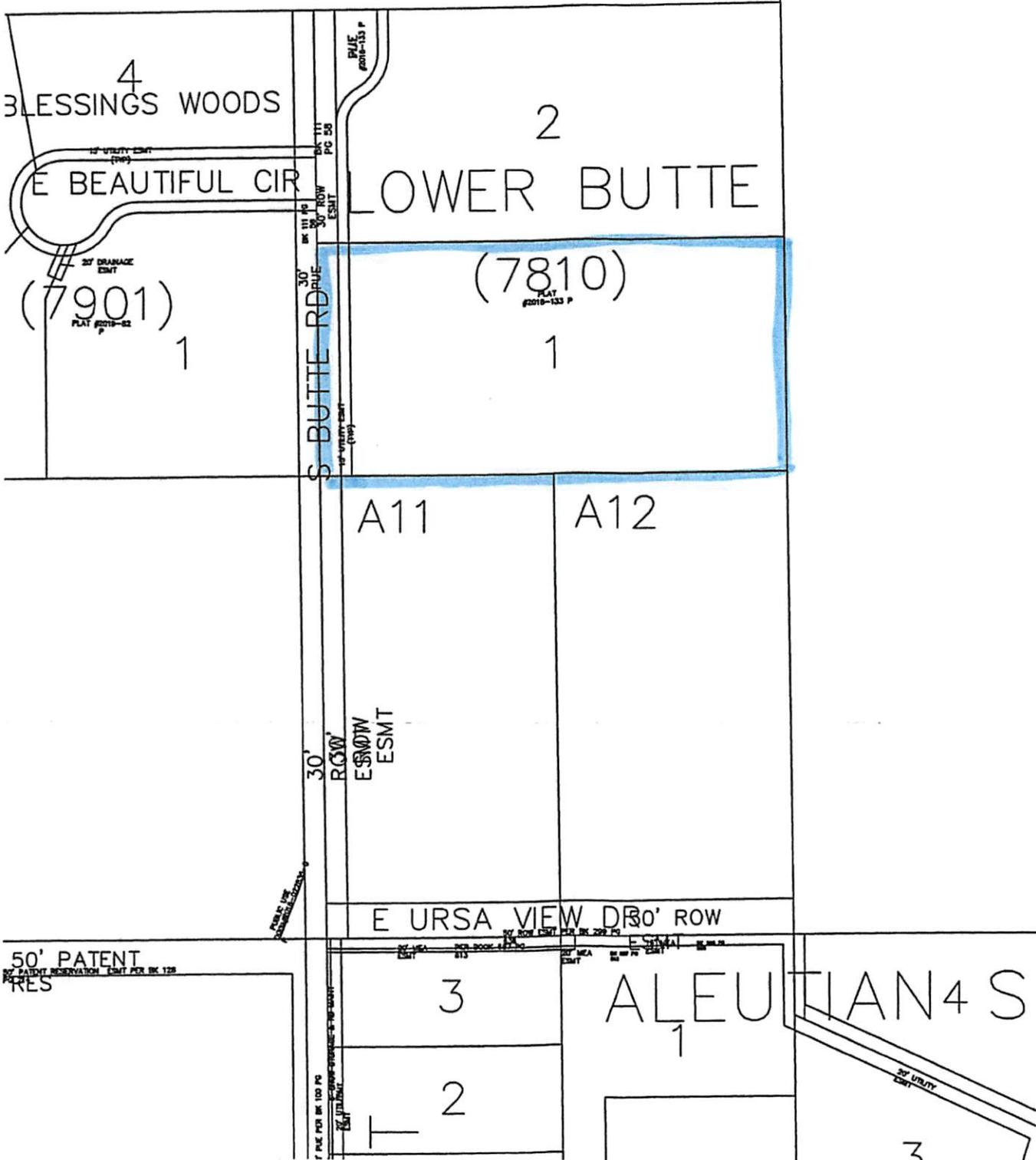
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary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

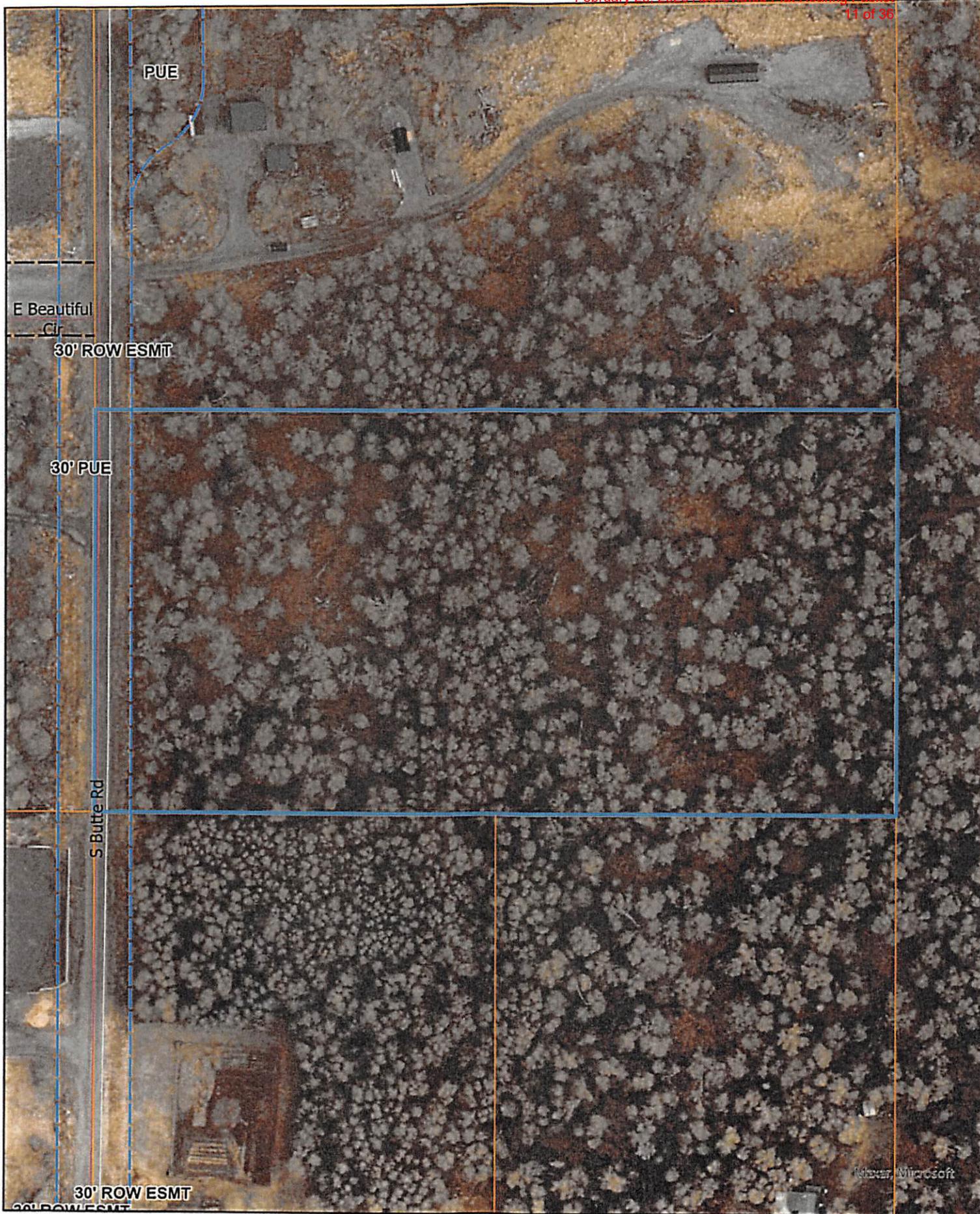


**SUBJECT
PROPERTY**

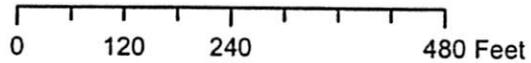
VICINITY MAP

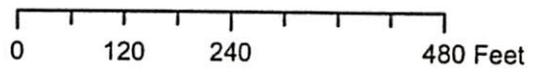
FOR PROPOSED WINDHAVEN SUBDIVISION
LOCATED WITHIN
SECTION 24, T17N, R02E, SEWARD MERIDIAN
ALASKA

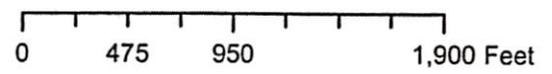
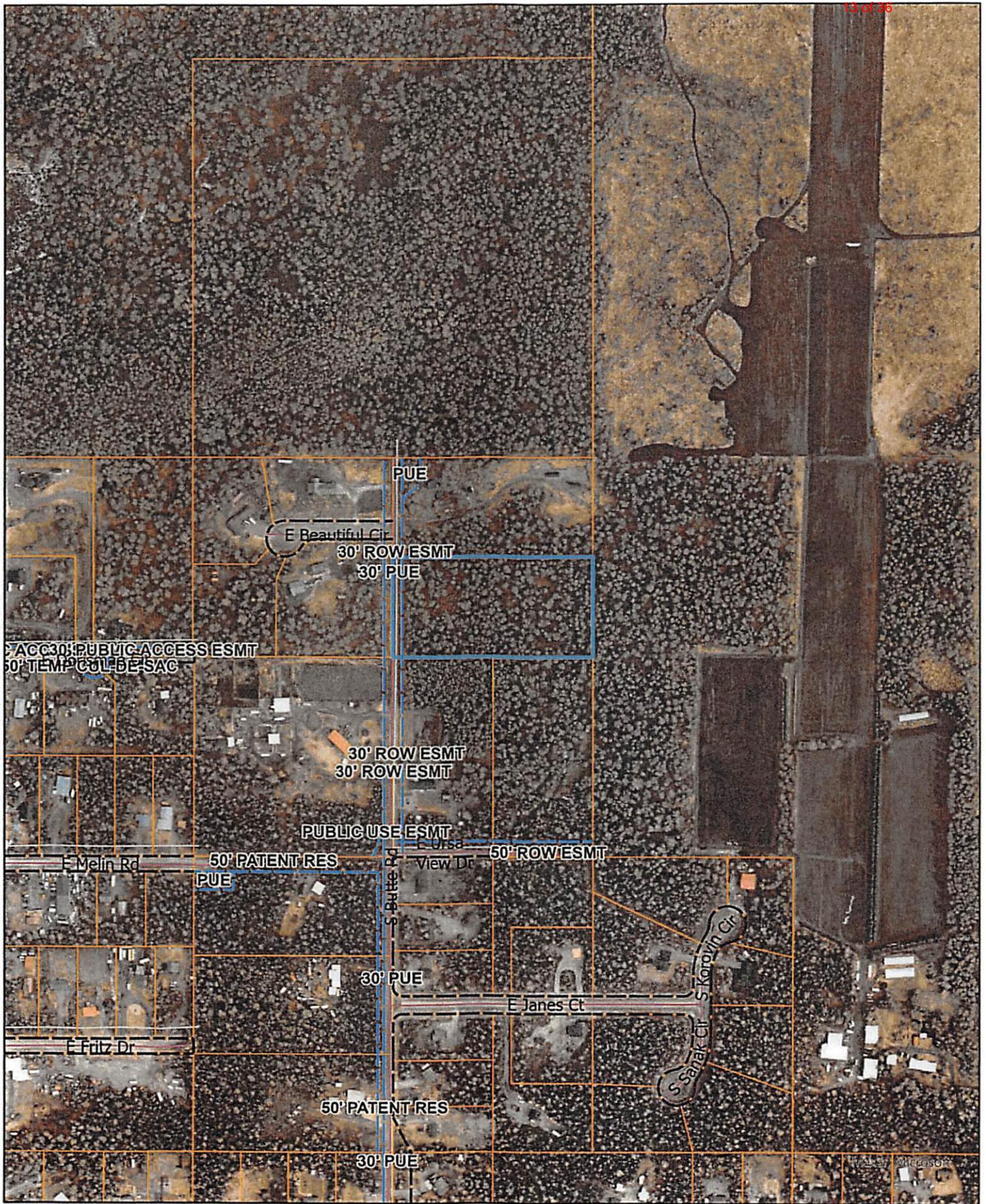




Maxar, Microsoft









Addendum #1 to Geotechnical Report

January 13, 2026

Betty Jo Ross Subdivision

This is an addendum to the geotechnical report "Betty Jo Ross Subdivision" dated 3/30/2018 by Mark Hansen P.E. It provides updated site layout information.

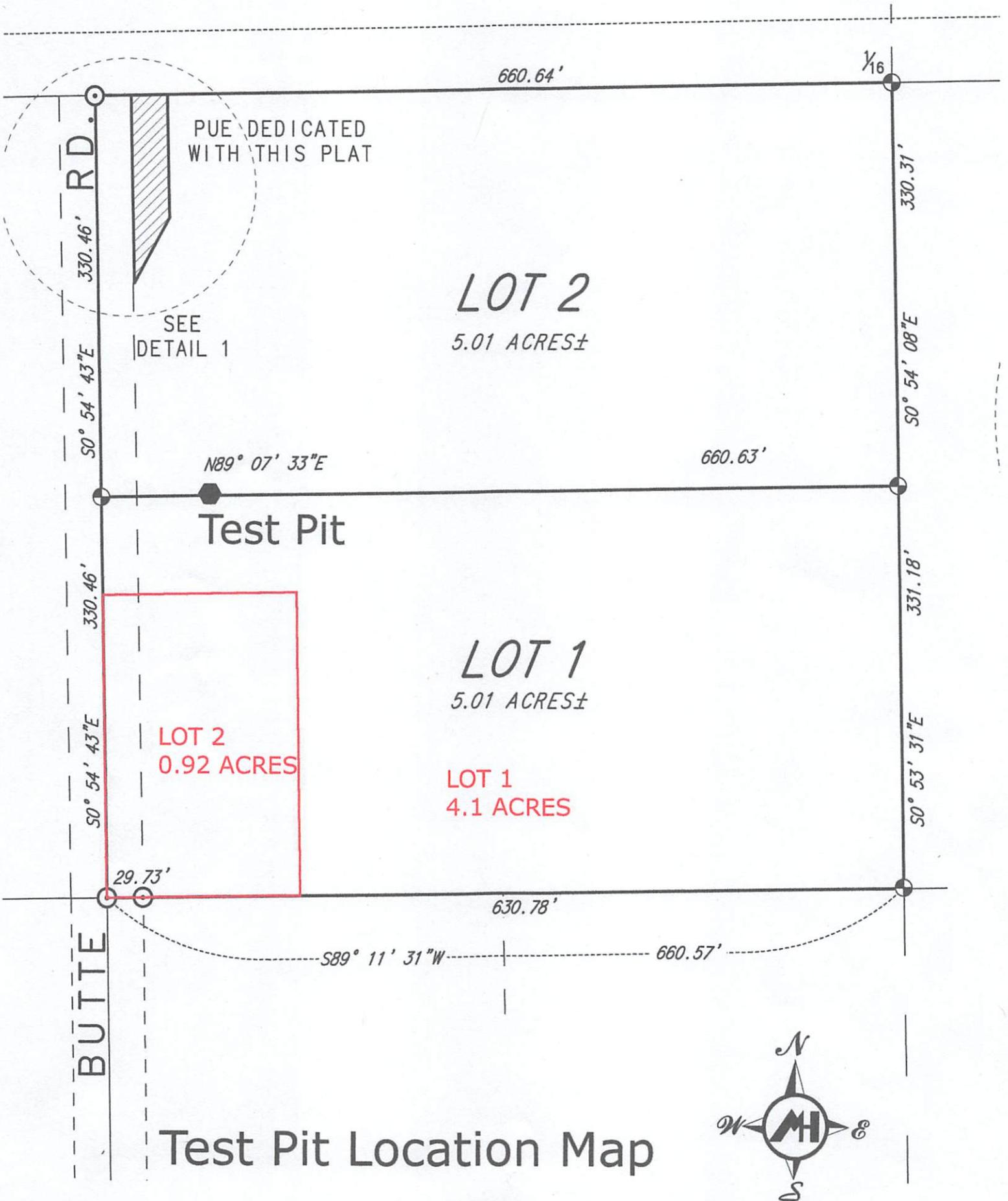
Changes

The original report references two proposed lots of approximately 5 acres each. These were recorded as 'Lower Butte Subdivision' lots 1 and 2. This new lot layout splits Lot 1 into two lots of 4.1 acres and 0.92 acres.

Usable Area

Each lot in the proposed subdivision has more than 10,000 contiguous square feet suitable for septic in addition to more than 10,000 square feet suitable for building.

RECEIVED
JAN 13 2026
PLATTING



Test Pit Location Map





MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

2605 N Old Glenn Hwy, Palmer, AK 99645 Phone: (907)745-4721
e-mail: mhpe@mtaonline.net

Betty Jo Ross Subdivision

**Palmer, Alaska
Geotechnical Investigation**

March 2018

Prepared for: Dan Kitchin
P.O. Box 1984
Palmer, AK 99645

Prepared by: Tyler Hansen, EIT

Approved by: **Mark Hansen, P.E.**
2605 N. Old Glenn Hwy.
Palmer, AK 99645
Phone: (907) 745-4721



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

2605 N Old Glenn Hwy, Palmer, AK 99545 Phone: (907)745-4721
e-mail: mhpe@mtaonline.net

Betty Jo Ross Subdivision

Palmer, Alaska

Contents

Report Narrative 2 pages

Location Information

Vicinity Map 1 page

Test Pit Location Map 1 page

Test Pits

Test Pit Log Plates 1

Log Graphics Key 1 page

Soil Testing

Sieve Test Report 1 page

Laboratory Testing Summary 1 page

Supplemental Information

ASTM Soil Classification Chart

Frost Design Soil Classification

Plasticity Chart



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

2605 N Old Glenn Hwy, Palmer, AK 99545 Phone: (907)745-4721
e-mail: mhpe@mtaonline.net

Betty Jo Ross Subdivision Palmer, Alaska

Geotechnical Investigation

March 2018

Location

The subject property is located at 3055 S Butte Rd, approximately 5 miles southeast of Palmer, Alaska. It is Lot A9 of Section 24, Township 17 N, Range 2 E, Seward Meridian, Alaska.

Scope of Investigation

This investigation is to verify useable areas for platting purposes. The proposed subdivision divides one 10 acre parcel into 2 approximate 5 acre parcels.

Findings

1. The soils observed at percolation depth consist primarily of *Silty Sand* (SM). These soils are adequate for on-site wastewater disposal.
2. Ground water was not observed in the test pits during exploration.
3. No bedrock or impermeable ground layer was encountered in the test pits.

General Topography

The subdivision is located on relatively flat terrain that is vegetated mostly with birch and spruce trees.

Useable Area

Each lot in the proposed subdivision has more than 10,000 contiguous square feet suitable for septic in addition to more than 10,000 square feet suitable for building.

Field Exploration

The investigation included 1 test pit. Exploration was conducted on March 28, 2018 using a Takeuchi TB 175 excavator owned and operated by Schuetter Trucking and Excavating. Exploration was supervised and the test hole logged by Tyler Hansen.

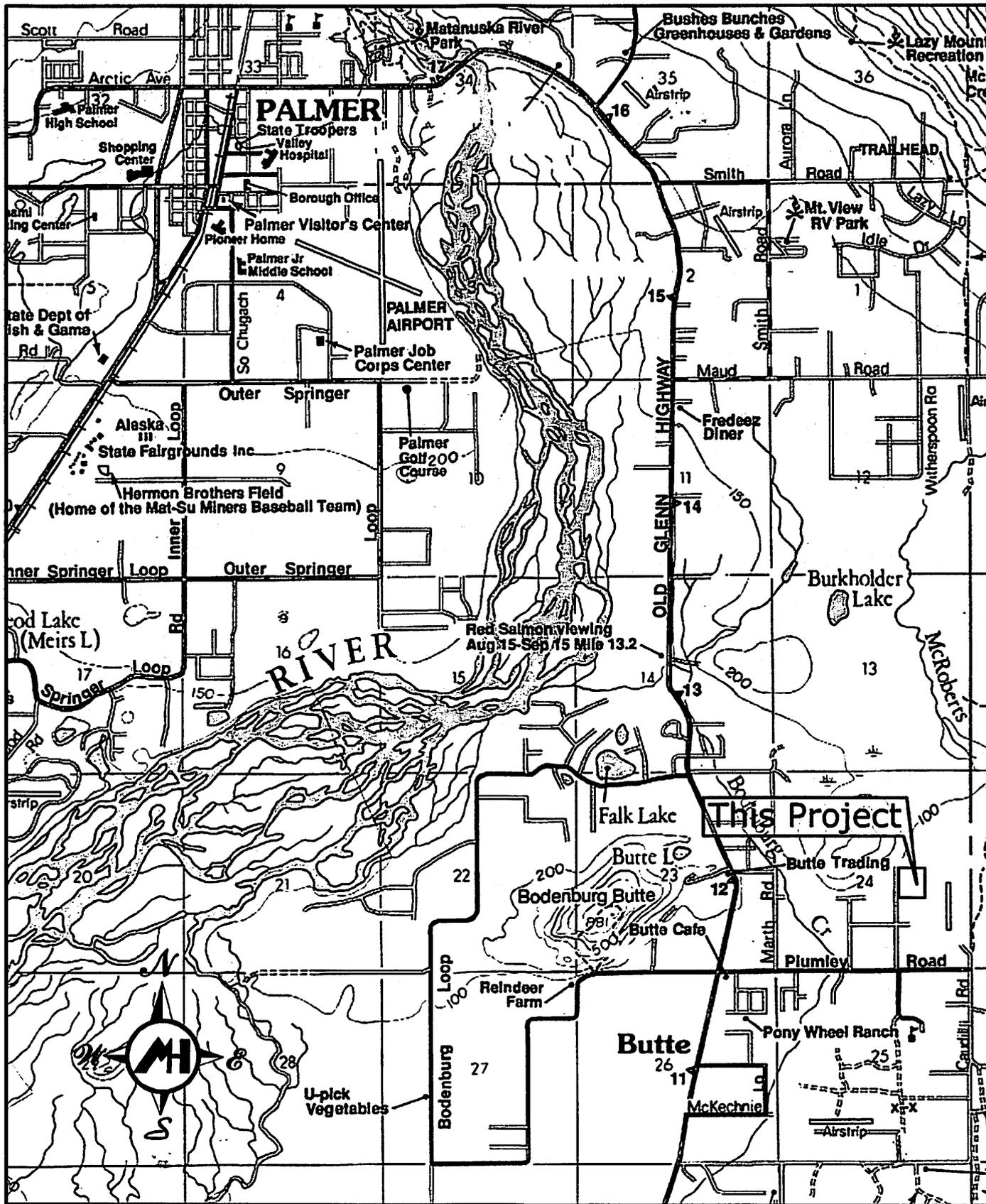
The approximate test pit location is shown on the attached test pit location map.

Test pit Logs

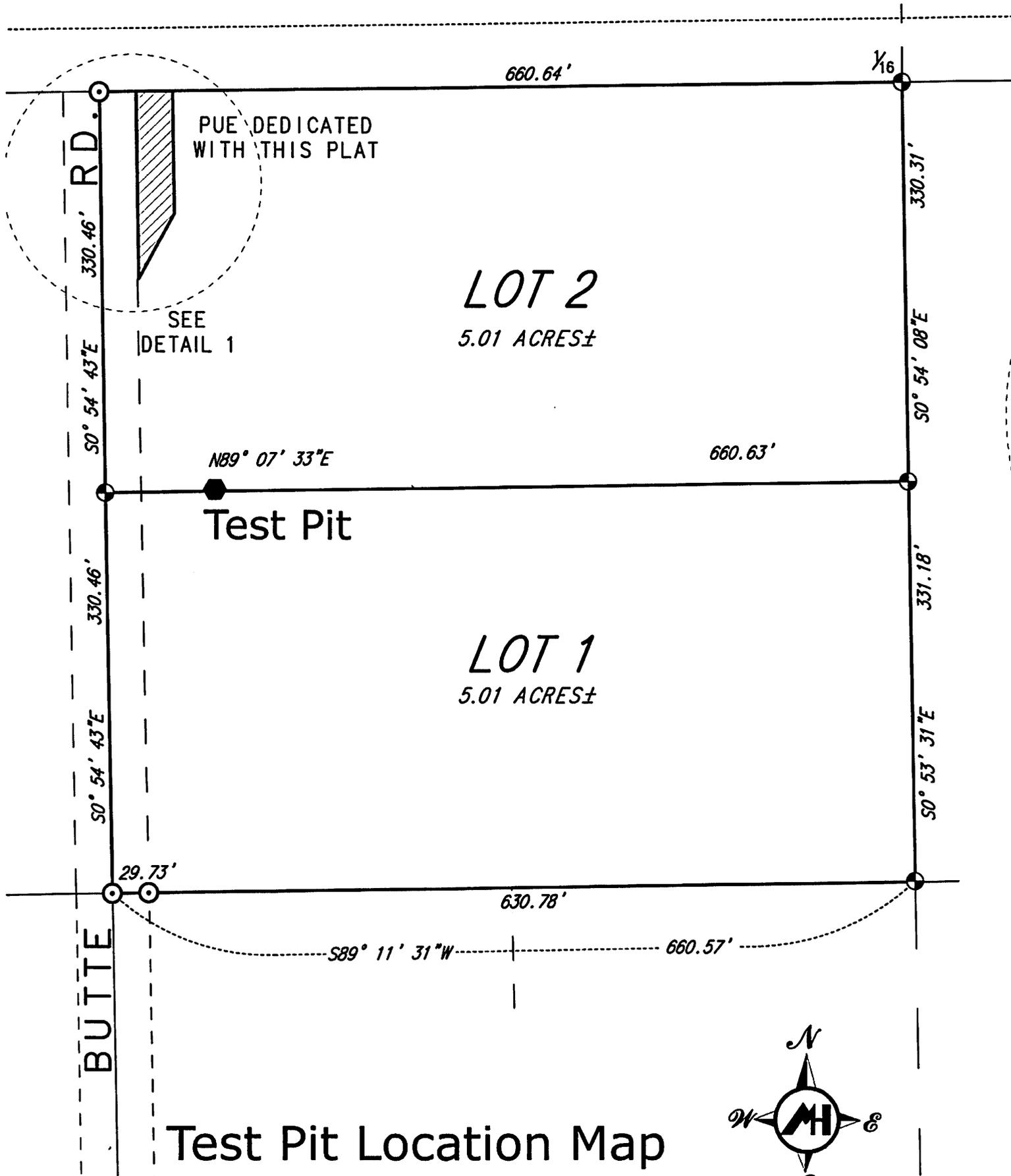
Descriptions of the soils encountered are recorded on the right side of the field logs. The moisture content, type and location of samples, and the general soil type are shown graphically on the left side.

Laboratory

In the laboratory, the samples were visually classified according to frost and unified classification and the moisture content determined. A sieve analysis was performed on one sample. The results of these analyses are shown on the testing summary attached.



Vicinity Map

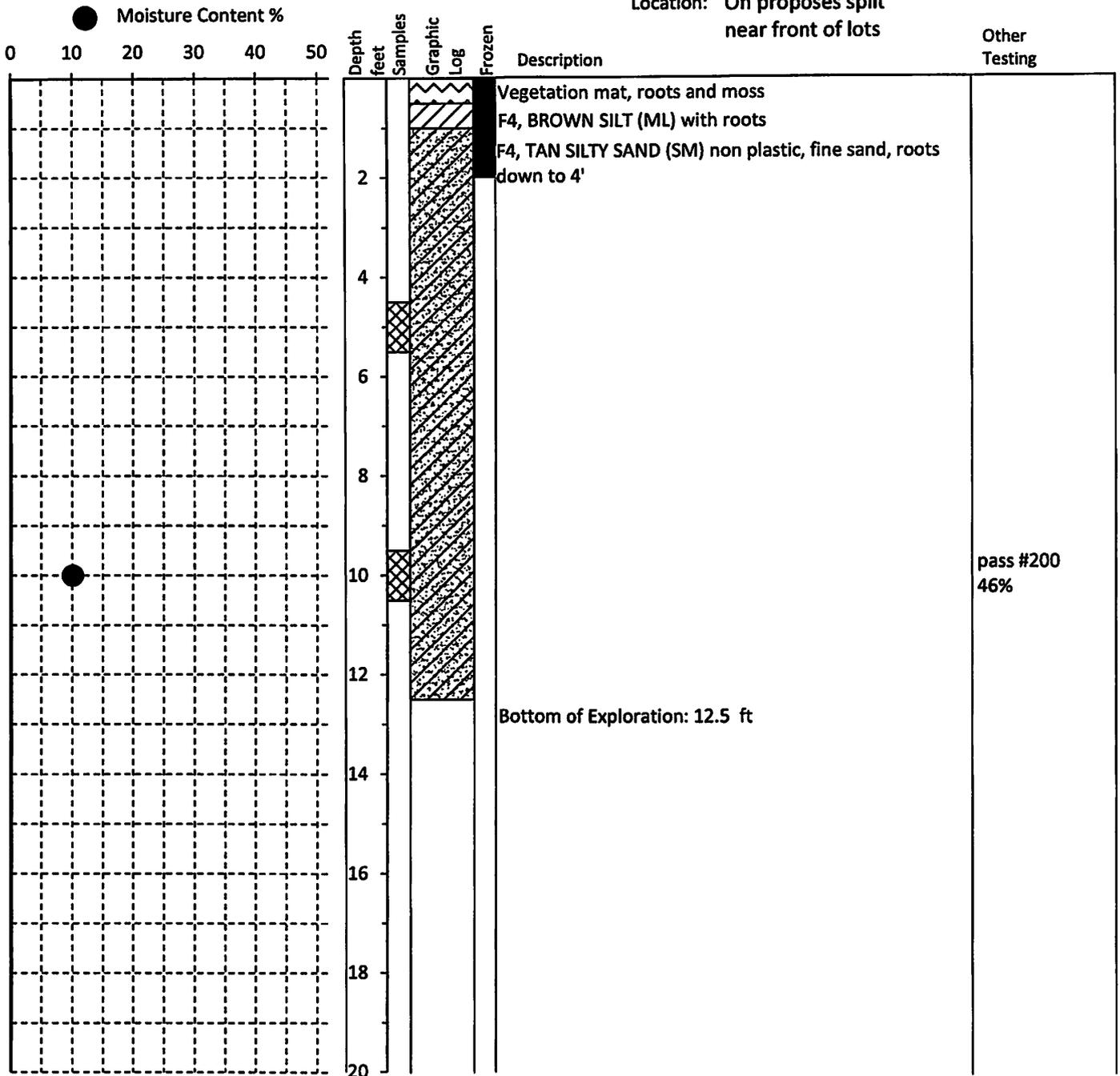


Test Pit Location Map



Log of Test Pit 1

Exploration: March 28, 2018
Equipment: Takeuchi TB 175 excavator
Location: On proposes split near front of lots



● Moisture Content %
 Bulk Sample
 Grab Sample



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone:(907)745-4721
e-mail: mhpe@mtaonline.net

Job No.: 18012

Date: March 2018

Log of Test Pit 1

Betty Jo Ross Subdivision
Dan Kitchin
P.O. Box 1984
Palmer, AK 99645

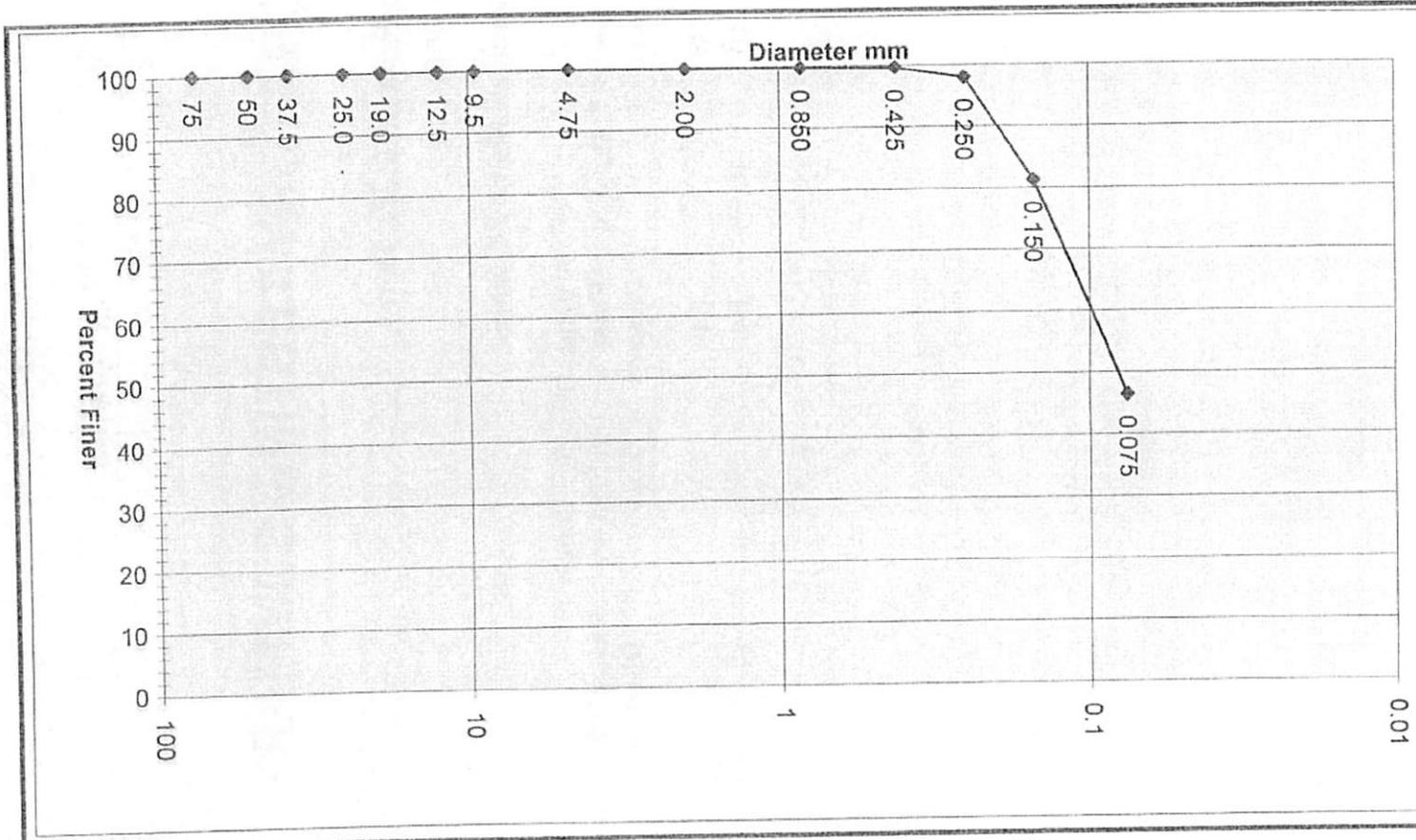
Plate
1

GRAPHICS LOG KEY

GW		WELL GRADED GRAVEL, SANDY GRAVEL
GP		POORLY GRADED GRAVEL, SANDY GRAVEL
GM		SILTY GRAVELS, SILT SAND GRAVEL MIXTURES
GC		CLAYEY GRAVELS, CLAY SAND GRAVEL MIXTURES
SW		WELL GRADED SAND, GRAVELLY SAND
SP		POORLY GRADED SAND , GRAVELLY SAND
SM		SILTY SAND, SILT GRAVEL SAND MIXTURES
SC		CLAYEY SAND, CLAY GRAVEL SAND MIXTURES
ML		INORGANIC SILT, VERY FINE SAND, ROCK FLOUR
CL		GRAVELLY AND SANDY CLAY, SILTY CLAY
OL		ORGANIC SILT AND CLAY OF LOW PLASTICITY
MH		ORGANIC SILT
CH		INORGANIC CLAY, FLAT CLAY
OH		ORGANIC SILT, CLAY OF HIGH PLASTICITY
Pt		PEAT AND OTHER HIGHLY ORGANIC SOILS
		ASPHALT CONCRETE PAVEMENT
		ROCK
		CONCRETE



MARK HANSEN P.E.
 CONSULTING ENGINEERS TESTING LABORATORY
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	100
1"	25.0	100
3/4"	19.0	100
1/2"	12.5	100
3/8"	9.5	100
#4	4.75	100
#10	2.00	100
#20	0.850	100
#40	0.425	100
#60	0.250	98
#100	0.150	81
#200	0.075	46.4

Client: Dan Kitchen
 Project: Betty Jo Ross Subdivision
 Sample Location: TP# 1 @ 10'

Soil Description: Silty Sand
 Unified Classification: SM

Date: 3/29/2018
 Sample Date: 3/28/2018
 Proj. no: 18012



LABORATORY TESTING SUMMARY

Betty Jo Ross Subdivision
Dan Kitchen

Exploration: March 28, 2018

Test Hole	Depth Feet	Moisture	Visual Classifications		Pass #200 Other
			Frost Class	Unified Class	
1	5		F4	SM	
1	10	10.5%	F4	SM	46.4%

ASTM Soil Classification Chart

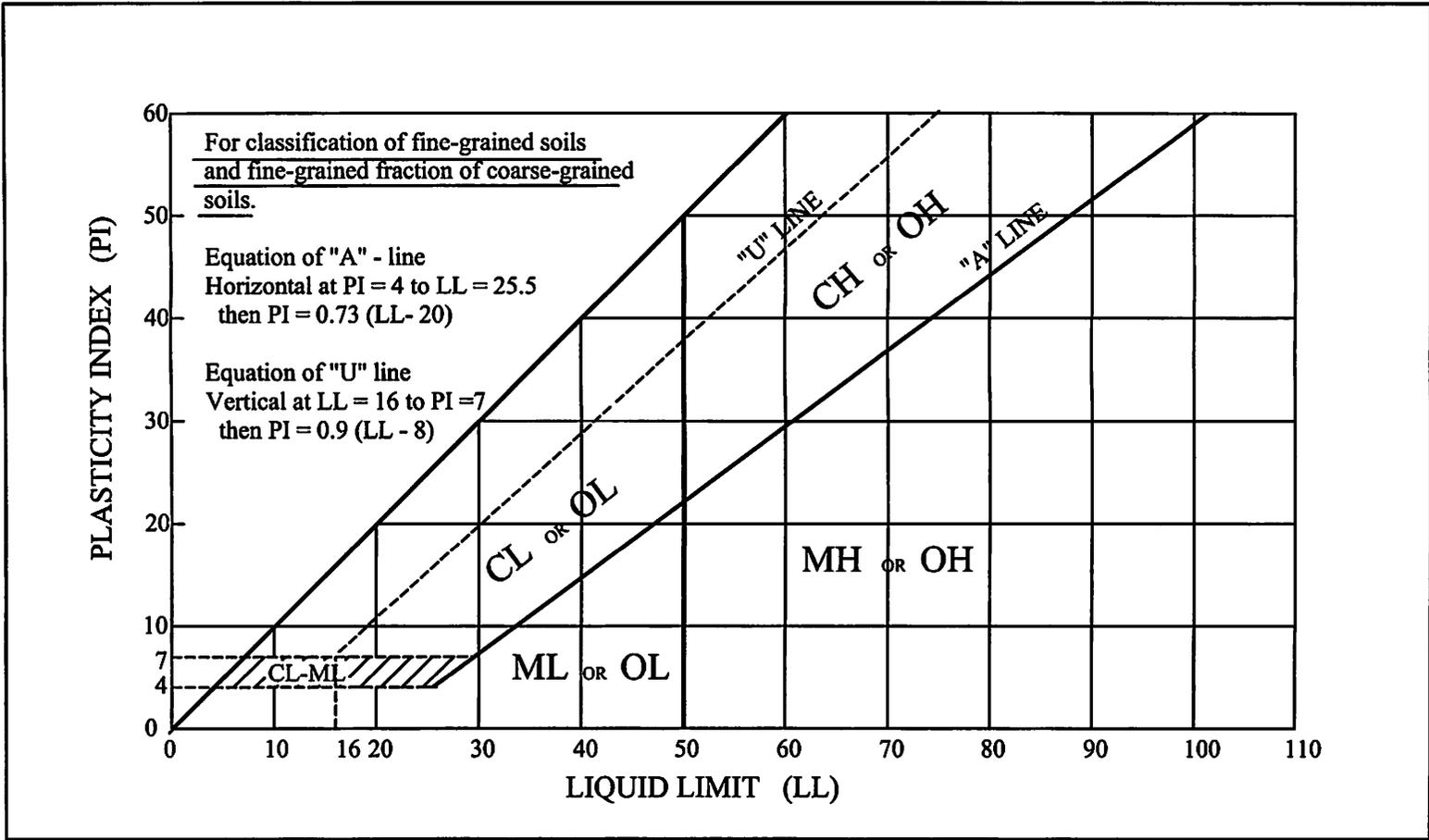
Criteria for assigning Group Symbols and Group Names Using Laboratory Tests ^A				Soil Classification		
				Group Symbol	Group name ^B	
Coarse-Grained Soils More than 50% retained on No. 200 sieve	Gravels More than 50% of coarse fraction retained on No. 4 sieve.	Clean Gravels	$Cu \geq 4$ and $1 < Cc \leq 3^E$	GW	Well graded gravel ^F	
		Less than 5% fines ^C	$Cu < 4$ and /or $1 > Cc$ 3 ^E	GP	Poorly graded gravel ^F	
		Gravel with Fines More than 12% fines ^C	Fines classify as ML or MH	GM	Silty gravel ^{F,G,H}	
			Fines classify as CL or CH	GC	Clayey gravel ^{F,G,H}	
	Sands 50% or more of coarse fraction passed No. 4 sieve	Clean Sands	$Cu \geq 6$ and $1 < Cc \leq 3^E$	SW	Well graded sand	
		Less than 5% fines ^D	$Cu < 6$ and /or $1 > Cc$ 3 ^E	SP	Poorly graded sand ^I	
		Sands with fines more than 12% fines ^D	Fines classify as ML or MH	SM	Silty sand ^{G,H,I}	
			Fines classify as CL or CH	SC	Clayey sand ^{G,H,I}	
		Silts and Clays Liquid limits less than 50	Inorganic	PI > 7 and plots on or above "A" line ^J	CL	Lean Clay ^{K,L,M}
				PI < 4 or plots below "A" line ^J	ML	Silt ^{K,L,M}
Fine-Grained Soils 50% or more passes the No. 200 Sieve	Organic	Liquid limit - oven dried	< 0.75	OL	Organic Clay ^{K,L,M,N}	
		Liquid limit - not dried		OL	Organic silt ^{K,L,M,O}	
	Silts and Clays Liquid limits 50 or more	Inorganic	PI plots on or above "A" line	CH	Fat Clay	
			PI plots below "A" line	MH	Elastic silt ^{K,L,M}	
	Organic	Liquid limit - oven dried	< 0.75		Organic Clay ^{K,L,M,P}	
		Liquid limit - not dried		OH	Organic silt ^{K,L,M,Q}	
	Highly organic soils	Primarily organic matter, dark in color, and organic odor			PT	Peat

^A Based on the material passing the 3-in. (75-mm) sieve.
^B If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name
^C Gravels with 5 to 12% fines require dual symbols
 GW-GM well-graded gravel with silt
 GW-GC well-graded gravel with clay
 GP-GM poorly graded gravel with silt
 GP-GC poorly graded gravel with clay
^D Sands with 5 to 12X fines require dual symbols
 SW-SM well-graded sand with silt
 SW-SC well-graded sand with clay
 SP-SM poorly graded sand with silt
 SP-SC poorly graded sand with clay
^E $Cu = D_{60}/D_{10}$ $Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$

^F If soil contains $\geq 15\%$ sand, add "with sand" to group name
^G If fines classify as CL-ML, use dual symbol GC-GM or SC-SM
^H If fines are organic, add "with organic lines" to group name.
^I If soil contains $\geq 15\%$ gravel, add "with gravel" to group name.
^J If Atterberg limits plot in hatched area, soil is a CL-ML, silty soil.
^K If soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel," whichever is predominant.
^L If soil contains $\geq 30\%$ plus No. 200, predominantly sand, add "sandy" to group name.
^M If soil contains $\geq 30\%$ plus No. 200, predominantly gravel, add "gravelly" to group name.
^N PI ≥ 4 and plots on or above "A" line.
^O PI < 4 or plots below "A" line.
^P PI plots on or above "A" line.
^Q PI plots below "A" line.

U.S. Corps of Engineers
Frost Design Soil Classification

Frost group	Soil Type	Percentage finer than 0.02mm, by weight	Typical soil types under Unified Soil Classification System
NFS	Sands and Gravelly soils	< 3	SP, SW, GP, GW
FI	Gravelly soils	3 to 10	GW, GP, GW-GM, GP-GM
F2	(a) Gravelly soils	10 to 20	GM, GW-GM, GP-GM
	(b) Sands	3 to 15	SW, SP, SM, SW-SM, SP-SM
F3	(a) Gravelly soils	>20	GM, GC
	(b) Sands, except very fine silty sands	>15	SM, SC
	(c) Clays, PI >12	---	CL, CH
F4	(a) All silts	---	ML, MH
	(b) Very fine silty sands	>15	SM
	(c) Clays, P ₁ <12	---	CL, CL-ML
	(d) Varved clays and fine-grained, banded sediments	---	CL and ML CL, ML, and SM; CL, CH, and ML; CL, CH, ML, and SM



Plasticity Chart

Matthew Goddard

From: Germann, Quinn H CIV USARMY USACE (USA) <Quinn.H.Germann@usace.army.mil>
Sent: Wednesday, February 4, 2026 1:12 PM
To: Matthew Goddard
Subject: RE: RFC Windhaven (MG)

Good afternoon Mr. Goddard,

The Corps of Engineers (Corps) does not have any specific comments regarding Windhaven Subdivision.

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

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory. Sample drawings can also be found on our website at www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

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

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

You [or the owner] are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and you will be assigned a project manager to assist you. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

Sincerely,

Quinn H.A. Germann

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, January 26, 2026 12:55 PM
To: CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>
Subject: [Non-DoD Source] RFC Windhaven (MG)

Hello,

The following link is a request for comments for the proposed Windhaven Subdivision. Please ensure all comments have been submitted by February 5, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, January 27, 2026 2:21 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Windhaven (MG)

Hello,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, January 26, 2026 12:55 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; butteakcc@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton <Michael.Shipton@matsugov.us>; lucykleeb@hotmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Michael Bowles <Michael.Bowles@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Windhaven (MG)

Hello,

The following link is a request for comments for the proposed Windhaven Subdivision. Please ensure all comments have been submitted by February 5, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Windhaven](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

Matthew Goddard

From: Permit Center
Sent: Monday, January 26, 2026 1:13 PM
To: Matthew Goddard
Subject: RE: RFC Windhaven (MG)

No comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, January 26, 2026 12:55 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; butteakcc@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton <Michael.Shipton@matsugov.us>; lucykleebe@hotmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Michael Bowles <Michael.Bowles@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Windhaven (MG)

Hello,

The following link is a request for comments for the proposed Windhaven Subdivision. Please ensure all comments have been submitted by February 5, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Windhaven](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, February 4, 2026 2:59 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Windhaven (MG)
Attachments: Agenda Plat.pdf

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

Matthew,

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

Thanks,

GCI | OSP Design

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

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

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

Sent: Monday, January 26, 2026 12:55 PM

To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; butteakcc@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton <Michael.Shipton@matsugov.us>; lucykleeb@hotmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Michael Bowles <Michael.Bowles@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop

Subject: RFC Windhaven (MG)

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

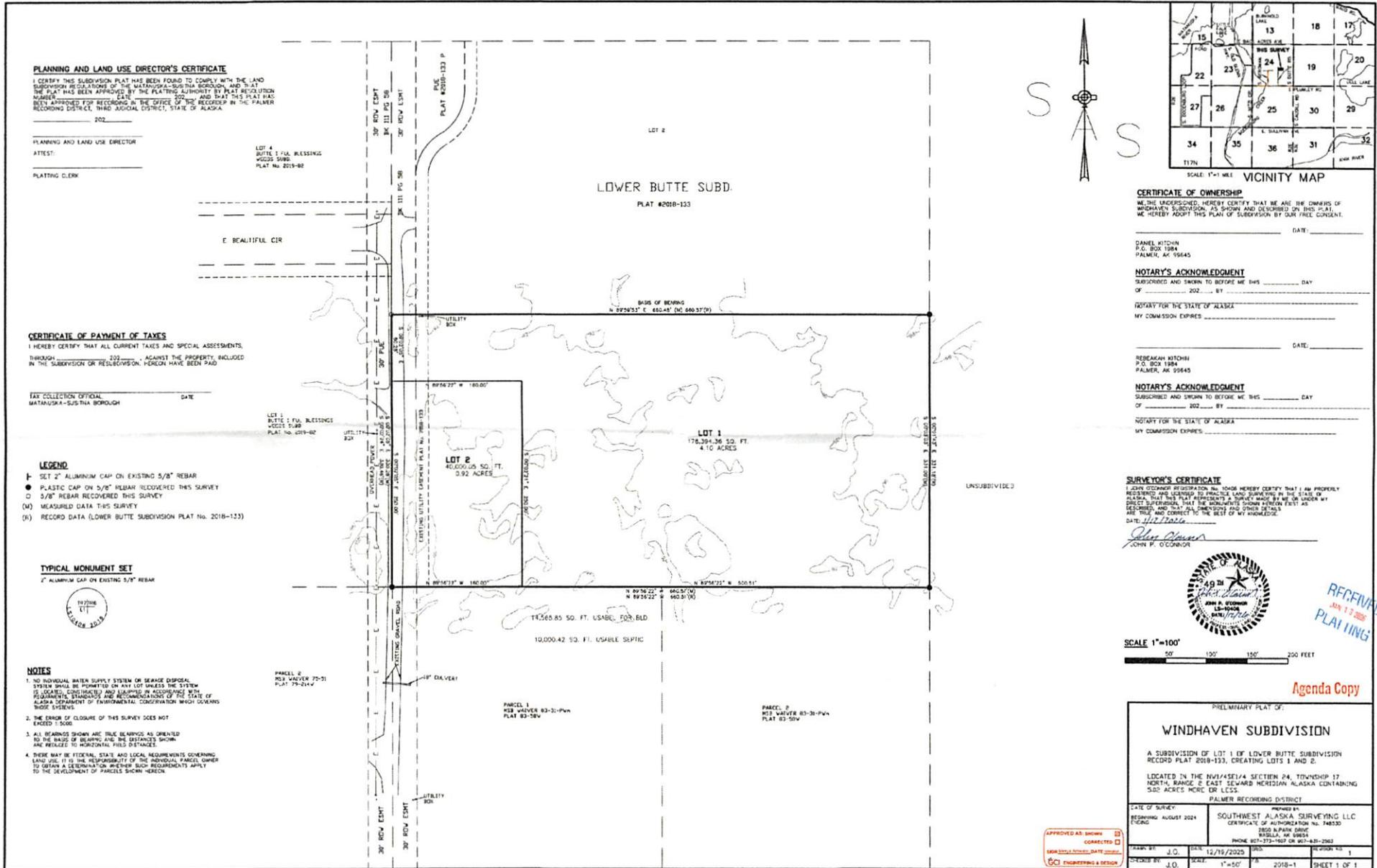
Hello,

The following link is a request for comments for the proposed Windhaven Subdivision.

Please ensure all comments have been submitted by February 5, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Windhaven](#)

Feel free to contact me if you have any questions.



Matthew Goddard

From: Sarah A. Brandt <Sarah.Brandt@mea.coop>
Sent: Tuesday, January 27, 2026 12:18 PM
To: Matthew Goddard
Subject: Re: RFC Windhaven (MG)

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

Matthew,

MEA has no comment regarding the Windhaven Subdivision Agenda Plat. Thank you for the notice. Have a great week.

Sarah Brandt

Land Services Manager
Office: 907-761-9265
Cell: 907-715-8049
Sarah.Brandt@mea.coop



From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, January 26, 2026 12:55 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; butteakcc@gmail.com <butteakcc@gmail.com>; Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton <Michael.Shipton@matsugov.us>; lucykleeb@hotmail.com <lucykleeb@hotmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov <eric.r.schuler@usps.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Michael Bowles <Michael.Bowles@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; MEAROW <MEAROW@mea.coop>
Subject: RFC Windhaven (MG)

CAUTION: This email originated from outside of the [MEA.coop](http://mea.coop) organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The following link is a request for comments for the proposed Windhaven Subdivision.

Matthew Goddard

From: Kiley Guggenmos <kguggenmos@mtasolutions.com>
Sent: Wednesday, February 4, 2026 9:14 AM
To: Matthew Goddard
Subject: RE: RFC Windhaven (MG)

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

Good morning,

MTA has 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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, January 26, 2026 12:55 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; butteakcc@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton <Michael.Shipton@matsugov.us>; lucykleeb@hotmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Michael Bowles <Michael.Bowles@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Windhaven (MG)

Hello,

The following link is a request for comments for the proposed Windhaven Subdivision. Please ensure all comments have been submitted by February 5, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

