

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
Vice Chair Michael Liebing, District 2
Michael Gillson, District 3
Amanda Salmon, District 4
Chair Michelle Traxler, District 5
Steve Kevan, District 6
Vacant, District 7
Karla McBride, Alternate A
Igor Galloway, Alternate B

REVISED PLATTING BOARD AGENDA ASSEMBLY CHAMBERS 350 E DAHLIA AVENUE PALMER

PLATTING BOARD MEETING

1:00 P.M.

March 19, 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. March 5, 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. **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. **This case was continued from the February 5th 2026 Platting Board Hearing.** (Petitioner/Owner: Chris & Mirande Wallstrum, Staff: Cayman Reynolds, Case # 2025-176)

B. **IRONS IN THE FIRE CREST**: The request is to create six lots from Lots 1 & 2, Pat-Mar Acres #1 (Plat#86-197), (Tax ID #'s 3308000L001 & 3308000L002), to be known as **IRONS IN THE FIRE CREST**, containing 1.93 acres +/- . Parcels are located west of S. Felton Street, North of E. Helen Drive and east of N. Pat Mar Circle; lying within the SW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2. **This case was continued from the December 4th 2025 Platting Board Hearing.** (Petitioner/Owner: Alpine Abri Lvg Tr, Staff: Chris Curlin, Case # 2025-152)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

(None)

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (If needed)

o 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)

- April 2, 2026, Platting Board Meeting, we have 1 case to be heard:
 - o Houston Rail NW
 - o Mountain Top Acres ADD 1

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on March 5, 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. Chris Chiavetta, District Seat #1
Mr. Michael Liebing, District Seat #2
Mr. Michael Gillson, District Seat #3
Ms. Michelle Traxler, District Seat #5
Mr. Steve Kevan, District seat #6
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Ms. Amanda Salmon, District Seat #4
Vacant, District seat #7
Mr. Igor Galloway, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer
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 Liebing led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

MOTION: Platting Member Liebing made motion to approve the Agenda. Platting Member McBride seconded.

Discussion ensued.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- February 4, 2026
- February 5, 2026

- February 18, 2026

MOTION: Platting Member Liebing made motion to approve the Minutes presented.
Platting Member McBride seconded.

VOTE: The Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

PERSONS TO BE HEARD (Three minutes per person for items not scheduled for public hearing)

(None)

4. UNFINISHED BUSINESS

- A. **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 +/- . 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. **This case was continued from the February 18th 2026 Platting Board Hearing.** (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.

Kayla Smith 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 recommends approval with 8 conditions and 6 findings of facts.

Platting Member Liebing had 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.

There being no one 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 thanked staff.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Chopper Industrial Park. Platting Member Kevan seconded the motion.

VOTE: The motion passed without objection.

- B. **RAFTER RIDGE:** The request is to create 2 lots from Government Lots 15 & 16, (Tax ID #'s 17N04W25A004 & 17N04W25A005), to be known as Rafter Ridge, containing 8.59 acres +/-, to be accessed by water. The property is located directly east of Big Lake, in the NE ¼ Section 25, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. **This case was continued from the February 18th 2026 Platting Board Hearing.** (*Petitioner/Owner: James Rafter & Patricia Rafter, Staff: Chris Curlin, Case # 2025-169*)

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

Kayla Smith provided the mailing report:

- Stating that 19 public hearing notices were mailed out on January 28, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 6 findings of facts.

Platting Member Liebing had questions for staff.

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

The petitioner/petitioner's representative was not present.

Chair Traxler opened the public hearing for public testimony.

There being no one 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/petitioner's representative was not present.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Rafter Ridge. Platting Member McBride seconded the motion.

VOTE: The motion passed without objection.

- C. **LUCAS 2025:** The request is to create one lot from lots 8, 9, 15, and 16 Lucas Subdivision, Plat 5-65, (Tax ID: 5012B02L008-1) to be known as Lucas 2025, containing 0.53 acres +/- . The plat is located east of South Glenn Highway, south of West Evergreen Avenue, and north of West Elmwood Avenue, located within the NE ¼ Section 5, Township 17 North, Range 02 East, Seward Meridian, Alaska. No community council, Assembly District is 002. **This case was continued from the February 18th 2026 Platting Board Hearing.** (Petitioner/Owner: Valley Feed LLC, Staff: Cayman Reynolds, Case # 2026-002)

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

Kayla Smith provided the mailing report:

- Stating that 128 public hearing notices were mailed out on January 28, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 5 conditions and 6 findings of facts.

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

The petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

There being no one 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, Gary LoRusso, spoke.

MOTION: Platting Member Liebinger made a motion to approve the preliminary plat of Lucas 2025. Platting Member McBride seconded the motion.

VOTE: The motion passed without objection.

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **WILMINGTON HILL:** The request is to create 76 lots from Parcel 18N01W21C005, to be known as Wilmington Hill, containing 80.00 acres +/- . The property is located directly north of West Wilmington Drive, east of North Infinite Road, and south of West Schrock Road; within the SW ½ Section 21, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6.

(Petitioner/Owner: Wilmington Development LLC, Staff: Cayman Reynolds, Case # 2026-003)

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

Kayla Smith provided the mailing report:

- Stating that 20 public hearing notices were mailed out on February 10, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 7 findings of facts.

Platting Member Gillson had questions for staff.

Chair Traxler asked for clarification on Condition of Approval #4.

Platting Member Liebing had questions for staff.

Platting Member Kevan had questions for staff.

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

The petitioners representative Gary LoRusso spoke.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Patricia O'Neil
- Thomas O'Neil
- Beth Hastings
- Will Hastings

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, Gary LoRusso and Jesse Sumner spoke.

Discussion ensued.

Max Sumner spoke.

Discussion ensued.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Wilmington Hill. Platting Member Chiavetta seconded the motion.

Discussion ensued.

VOTE: The motion passed without Platting Members Gillson and McBride in opposition.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

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

- There is 1 case scheduled for March 19, 2026 Platting Board.
- Feather Lake

9. BOARD COMMENTS.

- Member Gillson – Welcomed new Platting Member Kevan.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **2:23 PM**.

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

KAYLA SMITH
Platting Board Clerk

UNFINISHED

BUSINESS

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 19, 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: 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.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos
As-Built
Soils Report
Average Daily Traffic (ADT) Calculations

EXHIBIT A – 4 pgs
EXHIBIT B – 1 pg
EXHIBIT C – 2 pgs
EXHIBIT D – 2 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Land & Resource Management
ADF&G
Utilities

EXHIBIT E – 1 pg
EXHIBIT F – 1 pg
EXHIBIT G – 1 pg
EXHIBIT H – 3 pgs

DISCUSSION: The proposed subdivision is creating eight lots. The lots will range in size from 6.09 acres to 46.7 acres. Access to the lots will be from West Lakes Boulevard, and the to-be-constructed South Horseshoe Lake Road.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met once interior street is constructed.

Soils Report: A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Eli D Ward, PE, notes a testhole was excavated on lot 1 to a depth of 12 feet. Groundwater was found at a depth

of 10 feet in a clean gravel layer. All other lots in excess of 400,000 square feet and so do not require subsurface data. Testhole location map and soils log are attached. All lots have at least 10,000 sf of useable building area and all have at least 10,000 sf of contiguous useable septic area. Average Daily Traffic (ADT) Calculations are at **Exhibit D**.

Comments:

Department of Public Works Operations & Maintenance (**Exhibit E**): “PD&E has no comments.”

Land & Resource Management (**Exhibit F**): “Land Management objects to the creation of a runway that appears to rely on the adjacent MSB-owned property for its runway safety areas, as defined in the FAA advisory circular 150/5300-13. Land Management recommends the developer shorten the runway in accordance with the FAA standards for safety areas to contain them on the land owned by the developer.”

ADF&G (**Exhibit G**): “Alaska Department of Fish & Game (ADF&G) has reviewed this request to subdivide 217N04W13A002-A006 and 17N04W13B004 into eight lots to be known as Feather Lake. ADF&G has no objections to this subdivision with the following comments from the ADF&G Habitat Section-These lots contain three waterbodies, Feather Lake, Horseshoe Lake, and an unnamed stream, which run through and along the boundaries. Feather Lake (AWC: 247-41-10100-2150-3070-0010), Horseshoe Lake (AWC: 247-41-10100-2150-0020) and the unnamed stream (AWC: 247-41-10100-2150-3070) are catalogued waterbodies for coho salmon. It has been determined that dividing the lot into eight lots does not require habitat permit at this time but may be required a permit if the property owner intends to withdrawal water, modify banks, has in water work, or work at or below the ordinary high water line on either Feather Lake, Horseshoe Lake, and/or the unnamed stream. Please contact Mandy Salminen if you have any questions at (907) 861-3203 or mandy.salminen@alaska.gov.”

Utilities: (**Exhibit H**): Enstar has no comments or recommendations. GCI has no comments or objections. MTA has no comments.

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 Big Lake; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Emergency Services, Community Development, Pre-Design Division or Development Services.

CONCLUSION: The preliminary plat of Feather Lake 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, or utilities. Land & Resource Management objects to the creation of a runway that appears to rely on the adjacent MSB-owned property for its runway safety areas. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist 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 will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

FINDINGS OF FACT

1. The plat of Feather Lake is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
3. The lot has the required frontage pursuant to MSB 43.20.320.

4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council Big Lake; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Emergency Services, Community Development, Pre-Design Division or Development Services.
5. There were no objections from any federal or state agencies, or utilities.
6. Land & Resource Management objects to the creation of a runway that appears to rely on the adjacent MSB-owned property for its runway safety areas.
7. 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 Feather Lake, Section 13, Township 18 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations

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

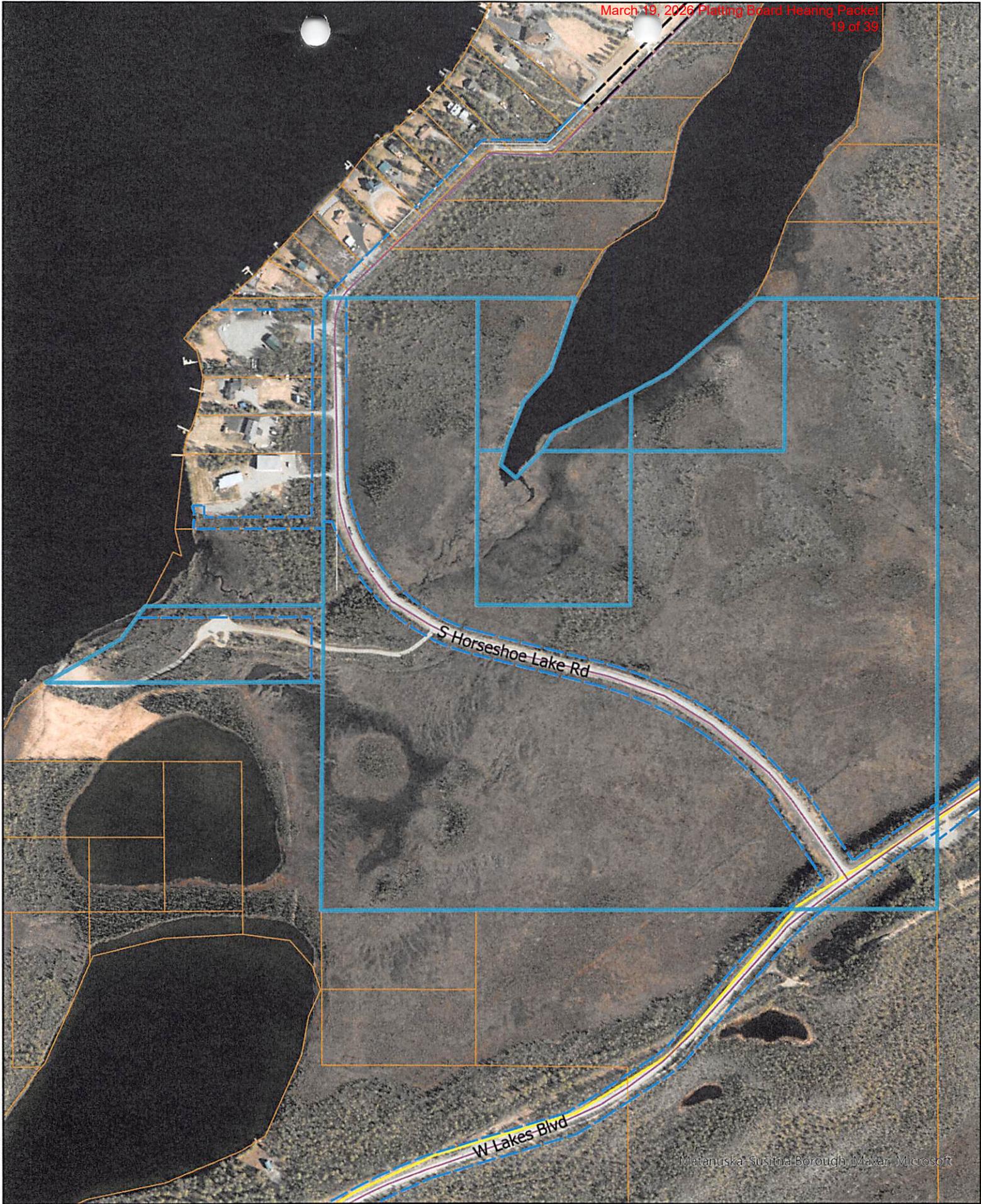


EXHIBIT A-2

0 500 1,000 2,000 Feet

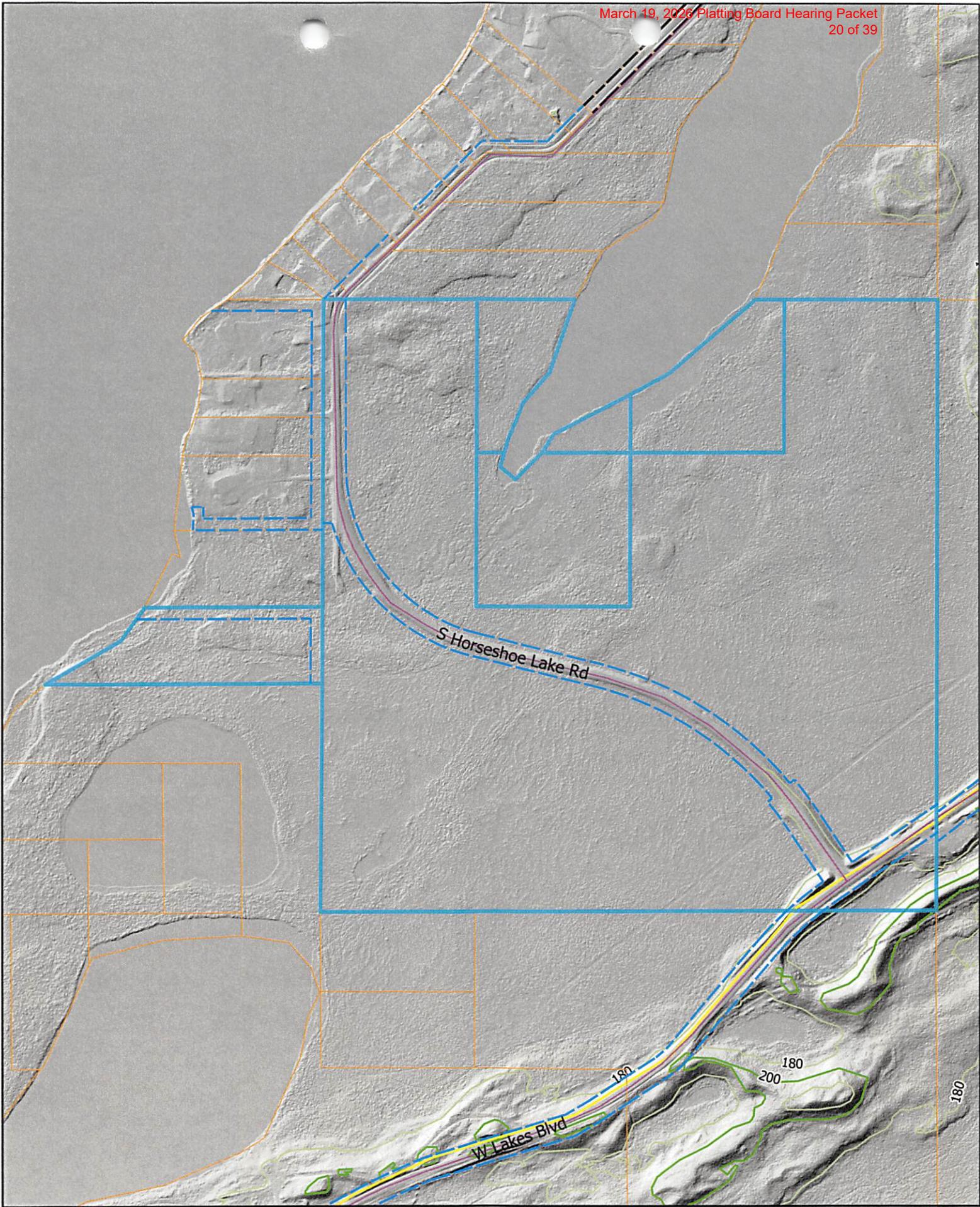
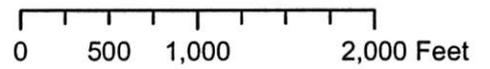
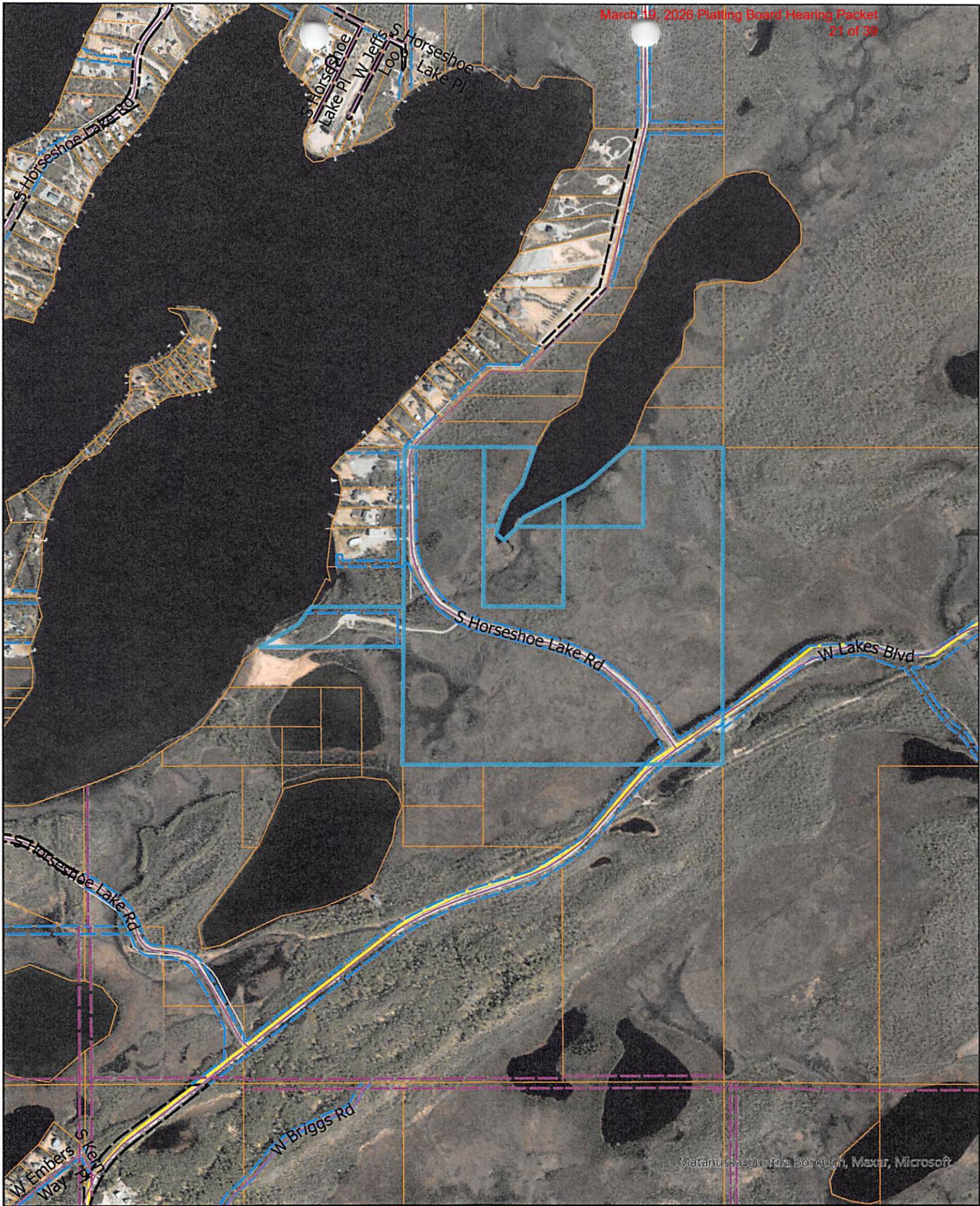


EXHIBIT A-3

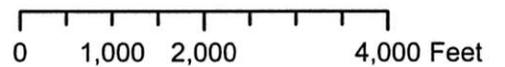




Matanuska-Susitna Borough, Maxar, Microsoft



EXHIBIT A-4



Frosted Ground Engineering Services, LLC

Project No. P20250601

Matanuska-Susitna Borough, Platting Division

350 E. Dahlia Ave.

Palmer, AK 99645



LS09: S Horseshoe Lake Road, Wasilla AK 99654

To whom it may concern,

This report is the summation of a soils investigation for the subdivision of LS 09, located in T17N, R04W, Sec 13, on behalf of the owner Chris and Miranda Wallstrum and in coordination with Lavender Surveying. The project plans to divide the existing lot into a total of eight lots. Lot 1 (6.09 acres), Lot 2 (15.1 acres) and Lot 3 (13.41 acres) and Lot 4 (19.33 acres), Lot 5 (20.0 acres), Lot 6 (20.02 acres) Lot 7 (20.02 acres) and Lot 8 (46.70 acres)

This soils investigation was performed on June 2nd, 2025. Test hole (TH) 1 was excavated on Lot 1. The remaining lots are all in excess of 400,000 square feet and do not require subsurface data. The test pit was advanced to a depth of 12 feet below ground surface (bgs). Groundwater was observed at 10 feet bgs in a clean gravel layer. No impermeable layers were observed in the holes. The test hole subsurface consisted of an organic mat and sandy silt in the top one foot of the stratum, followed by a Brown Well Graded Gravel with Sand (GW) with interbedded sand seams of up to 2" of thickness until approximately 10 feet bgs. From 10 feet bgs to the bottom of hole a clean dark brown/black gravel was observed. Please see the attached soils logs and sieve analysis results for additional details and descriptions.

In regards to the topographic profile of the existing lot and lack of proximity to surface water within 100 feet of the useable septic area in the proposed subdivision, there does not appear to be any limitations for the usable area as defined in 43.20.281(A). Based on the collected data from the soils investigation and observations, each lot will have at least 10,000 square feet of usable building area and 10,000 square feet of contiguous land that may be used as a septic area, as required by MSB 43.20.281 Code Requirements.

If there are any questions, comments, or concerns, please do not hesitate to contact via phone: (907) 398-5272 or email: Eli@fg-eng.com.

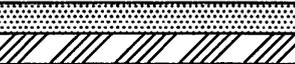
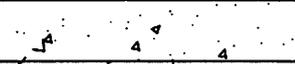
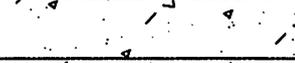
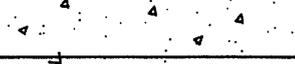
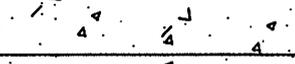
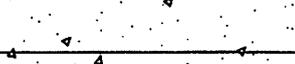
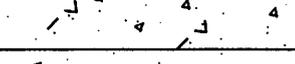
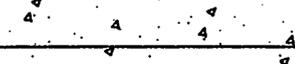
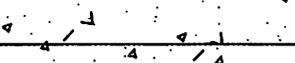
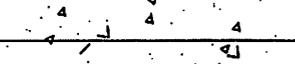
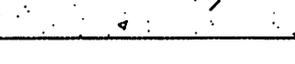
Sincerely,

Eli D. Ward, PE

Principal Engineer



DRAWING LOCATION C:\USERS\AKED\WORK\DRIVE\DESKTOP\FGES\PROJECTS\20250601 - S HORSESHOE LAKE ROAD SUBDIVISION\S HORSESHOE LAKE ROAD SUBDIVISION.DWG	DATE TIME 6/23/2025 6:14 PM	SCALE AS NOTED	PUBLISHED CTR FGES, 2025
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DEPTH (FT)	DESCRIPTION	
1	0-0.4 FT (4 INCHES): VEGETATIVE MAT	
2	0.4 - 1.0 FT (32 INCHES): MOIST BROWN, SANDY SILT (ML)	
3		
4		
5		
6	1.0 FT - 10 FT: MOIST, BROWN, WELL GRADED GRAVEL WITH SAND, (GW)	
7		
8		
9		
10	10 FT - 12 FT DARK BROWN TO BLACK WELL GRADED GRAVEL GROUND WATER OBSERVED AT 10 FT BGS	
11		
12	BOH: 12 FT	
13		
14		
15		
16		
17		
18		
19		
20		
21		

LOGGED BY: ELI WARD, PE
DATE: 06/02/2025

TEST HOLE LOCATION: PROPOSED LOT 1

DATE: 06/02/2025

COMMENTS:
SOILS APPEAR TO BE ABLE TO SUPPORT A CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

*THIS SOIL LOG WAS PREPARED FOR THE SOLE PURPOSE OF DETERMINING FEASIBILITY AND CONTRACTIBILITY OF AN ABSORPTION FIELD. SOIL CLASSIFICATION IS BASED ON VISUAL IDENTIFIERS AND SIEVE ANALYSIS (PER ASTM D6913) USING THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). ANYONE RELYING ON THIS INFORMATION FOR ANY USE OTHER THAN ABSORPTION FIELD CONSTRUCTION DOES SO AT THEIR OWN RISK, AS IN-SITU CONDITIONS MAY VARY.

EXHIBIT C-2



DESIGNED BY: EDW	LOT LEGAL DESCRIPTION: S HORSESHOE LAKE ROAD PROPOSED SUBDIVISION
CHECKED BY: EDW	CLIENT: CHRIS AND MIRANDA WALLSTRUM
DRAFTED BY: EDW	PROJECT: S HORSESHOE LAKE ROAD SUBDIVISION
PRDL NO. 20250601	SHEET TITLE: TEST HOLE 01 PROPOSED LOT 1
YEAR 2025	
SHEET 01 of 01	

FROSTED GROUND ENGINEERING SERVICES, LLC
16930 MEADOW CREEK DRIVE, EAGLE RIVER AK 99577
(907) 398-5272
CERT. OF AUTHORIZATION: 236039

Frosted Ground Engineering Services, LLC

Project No. P20250601

Matanuska-Susitna Borough, Platting Division

350 E. Dahlia Ave.

Palmer, AK 99645

RECEIVED

NOV 18 2025

PLATTING

LS09: S Horseshoe Lake Road Subdivision Traffic Study, Wasilla AK
99654

To whom it may concern,

This report is the summation of a Average Daily Traffic (ADT) calculations associated with subdivision of LS 09, located in T17N, R04W, Sec 13, on behalf of the owner Chris and Miranda Wallstrum and in coordination with Lavender Surveying. The project plans to divide the existing lot into a total of eight lots. Lot 1 (6.09 acres), Lot 2 (15.1 acres) and Lot 3 (13.41 acres) and Lot 4 (19.33 acres), Lot 5 (20.0 acres), Lot 6 (20.02 acres) Lot 7 (20.02 acres) and Lot 8 (46.70 acres).

The current road had traffic counts conducted in 2012, yielding results an ADT at the northern exit at 165 and the southern exit at 256. These values didn't vary much from the 2006 results, but there has been additional development since then. Even assuming a 50 % growth, the new values would be approximately 245 and 375, respectively. Assuming that the subdivision adds 80 to the ADT of the northern exit, this should still be acceptable.

If there are any questions, comments, or concerns, please do not hesitate to contact via phone: (907) 398-5272 or email: Eli@fg-eng.com.

Sincerely,

Eli D. Ward, PE

Principal Engineer



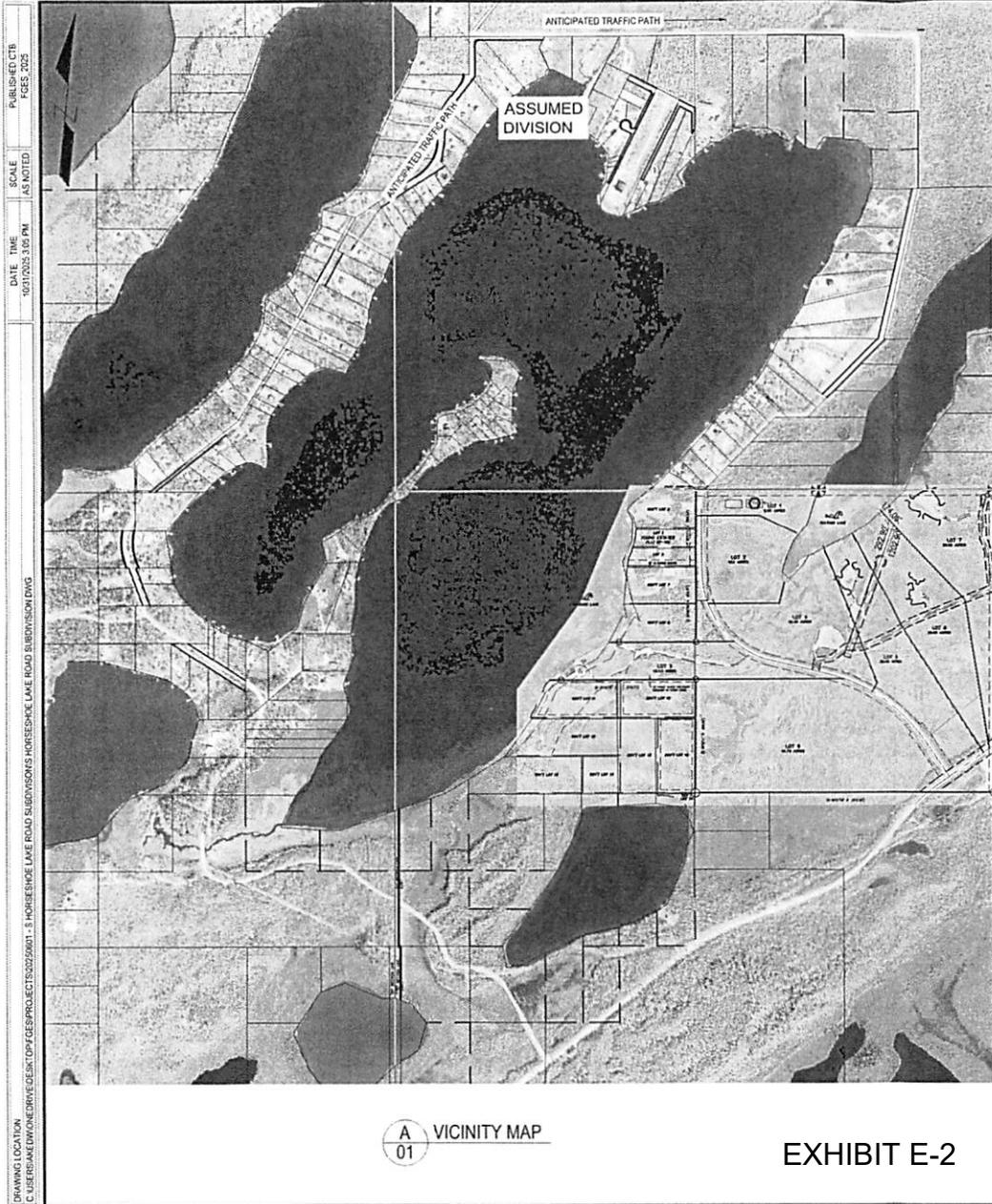
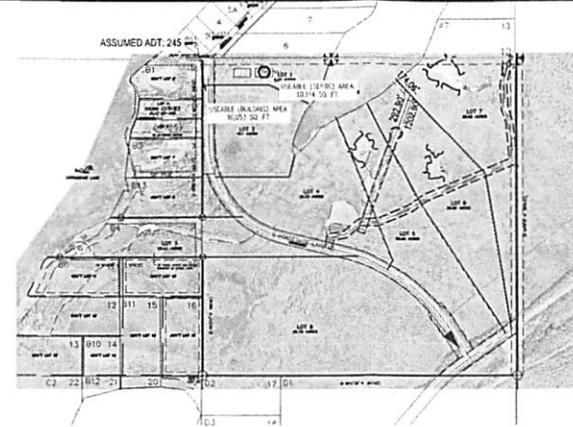


EXHIBIT E-2



A 01 SITE MAP

ADT COUNTS	
EXISTING	AFTER SUBDIVISION
245	325

RECEIVED
NOV 18 2025
PLATTING

DESIGNED BY: EDW
CHECKED BY: EDW
DRAFTED BY: EDW



CLIENT: CHRIS AND MIRANDA WALLSTRUM
PROJECT: S HORSESHOE LAKE ROAD SUBDIVISION
SHEET TITLE: SITE LAYOUT AND ADT

PROJ NO: 20250601
YEAR: 2025
SHEET: 01 OF 01

Cayman Reynolds

From: Tammy Simmons
Sent: Wednesday, December 17, 2025 10:06 AM
To: Cayman Reynolds
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Feather Lake CR

Hello,

Thank you. PD&E has no comments.

Thank you.

PD&E Review Group

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Wednesday, December 17, 2025 8:58 AM
To: Tammy Simmons <Tammy.Simmons@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>
Subject: RE: RFC Feather Lake CR

Hello,

Soils report has been uploaded.

Thank you,



Cayman Reynolds
Platting Division
Platting Technician

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

From: Tammy Simmons <Tammy.Simmons@matsugov.us>
Sent: Tuesday, December 16, 2025 3:04 PM
To: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: RFC Feather Lake CR

Hello,



MATANUSKA-SUSITNA BOROUGH

Community Development

Land & Resource Management

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7869 • Fax (907) 861-8635

MEMORANDUM

DATE: December 29, 2025
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management
SUBJECT: Preliminary Plat Comments / Case #2025-176 / Feather Lake Subdivision

Platting Tech: Cayman Reynolds
Public Hearing: February 5, 2026
Applicant / Petitioner: Wallstrum
TRS: 17N04W13
Tax ID: 17N04W13A002, 17N04W13A003, 17N04W13A004,
17N04W13A005, 17N04W13A006, 17N04W13B004
Subd: Feather Lake Subdivision
Tax Map: LS 09

Comments:

- Land Management objects to the creation of a runway that appears to rely on the adjacent MSB-owned property for its runway safety areas, as defined in the FAA advisory circular 150/5300-13.

(https://www.faa.gov/airports/resources/advisory_circulars/index.cfm?document=current/documentNumber/150_5300-13)

- Land Management recommends the developer shorten the runway in accordance with the FAA standards for safety areas to contain them on the land owned by the developer.

Cayman Reynolds

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Monday, December 29, 2025 9:49 AM
To: Cayman Reynolds
Cc: Salminen, Mandy M (DFG)
Subject: RE: RFC Feather Lake CR

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

Hi Cayman,

Alaska Department of Fish & Game (ADF&G) has reviewed this request to subdivide 217N04W13A002-A006 and 17N04W13B004 into eight lots to be known as Feather Lake. ADF&G has no objections to this subdivision with the following comments from the ADF&G Habitat Section:

-These lots contain three waterbodies, Feather Lake, Horseshoe Lake, and an unnamed stream, which run through and along the boundaries. Feather Lake (AWC: 247-41-10100-2150-3070-0010), Horseshoe Lake (AWC: 247-41-10100-2150-0020) and the unnamed stream (AWC: 247-41-10100-2150-3070) are catalogued waterbodies for coho salmon. It has been determined that dividing the lot into eight lots does not require habitat permit at this time but may be required a permit if the property owner intends to withdrawal water, modify banks, has in water work, or work at or below the ordinary high water line on either Feather Lake, Horseshoe Lake, and/or the unnamed stream. Please contact Mandy Salminen if you have any questions at (907) 861-3203 or mandy.salminen@alaska.gov.

As always, thank you for the opportunity to review and comment on this platting action.

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

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Monday, December 8, 2025 2:30 PM
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 <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>;



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

December 11, 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.

- **FEATHER LAKE**
(MSB Case # 2025-176)

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 cursive script that reads "James Christopher".

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

Cayman Reynolds

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, December 17, 2025 12:50 PM
To: Cayman Reynolds
Cc: OSP Design Group
Subject: RE: RFC Feather Lake CR
Attachments: Agenda Plat - 2025-12-09T111537.679.pdf

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

Cayman,

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

Thanks,

GCI | OSP Design

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

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

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Monday, December 8, 2025 2:30 PM
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
Subject: RFC Feather Lake CR

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

Hello,

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

Please ensure all comments have been submitted by December 29, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Feather Lake](#)

Feel free to contact me if you have any questions.

Cayman Reynolds

From: Kiley Guggenmos <kguggenmos@mtasolutions.com>
Sent: Friday, December 19, 2025 10:51 AM
To: Cayman Reynolds
Subject: RE: RFC Feather Lake CR

[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



Life. Technology. Together.

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Monday, December 8, 2025 2:30 PM
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
Subject: RFC Feather Lake CR

Hello,

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

Please ensure all comments have been submitted by December 29, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

CHRISTOPHER K WALLSTRUM DATE _____
P.O. BOX 876415
WASILLA, ALASKA 99687

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2025.
FOR: _____

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES _____

CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

MIRANDA C WALLSTRUM DATE _____
P.O. BOX 876415
WASILLA, ALASKA 99687

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2025.
FOR: _____

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES _____

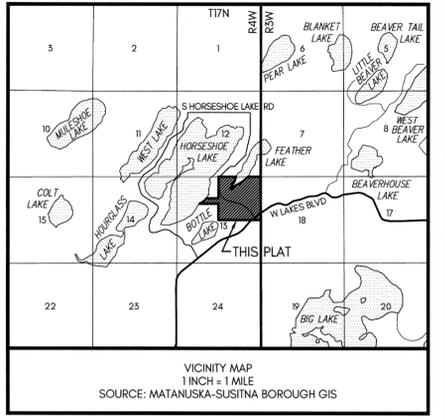
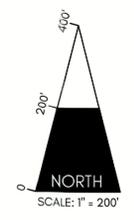
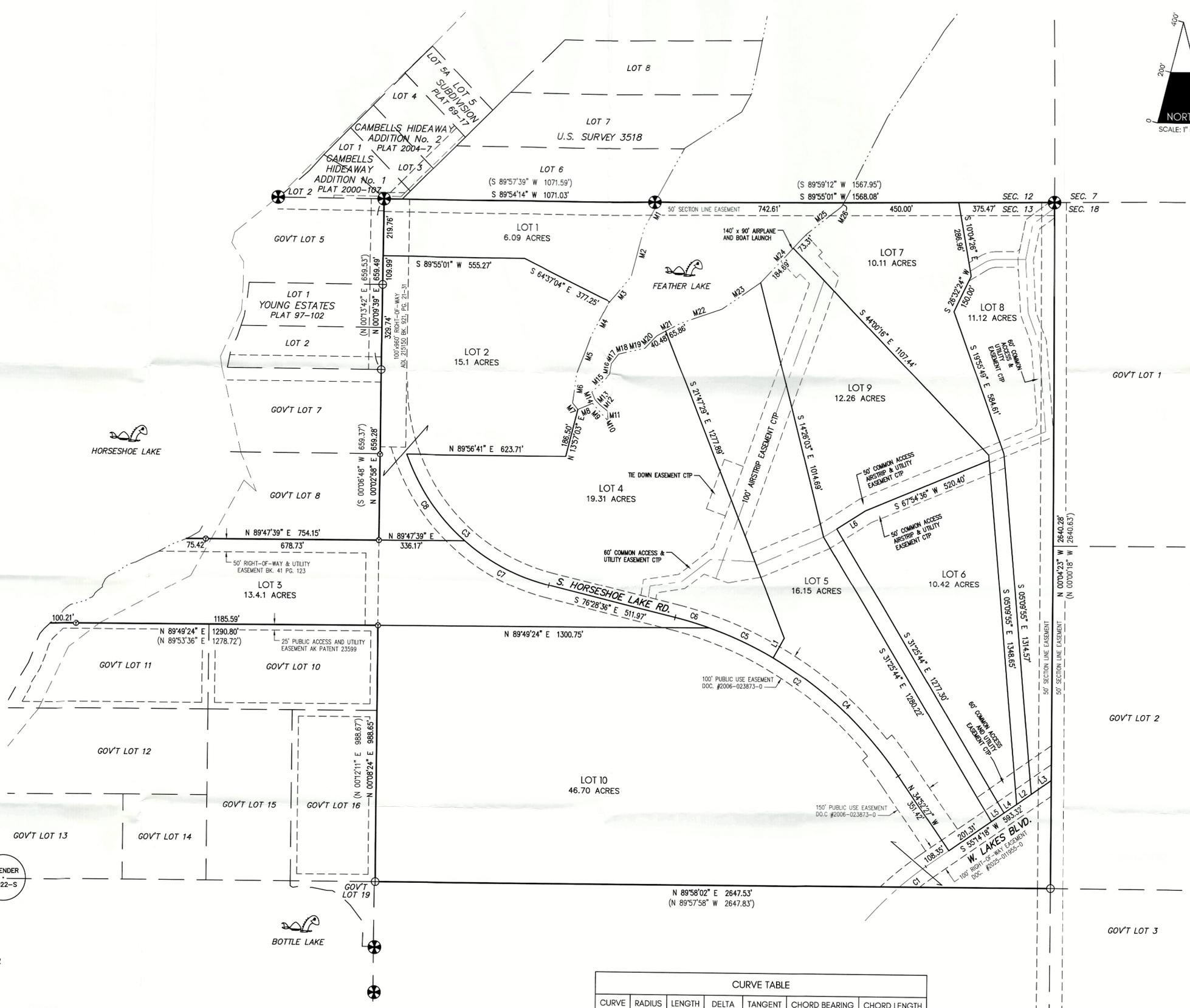
PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____, 2025, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR DATE _____

ATTEST: _____
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 2025, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL DATE _____



- NOTES:**
- ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
 - 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.
 - EASEMENTS NOT DEPICTED ON THIS PLAT:
 - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED ON xxx, IN BOOK xxx AT PAGE xxx.
 - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED ON xxx, IN BOOK xxx AT PAGE xxx.
 - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED ON xxx, AT SERIAL NUMBER xxx.
 - THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.

LINE TABLE			MEANDER TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N 29°24'36" E	87.33'	M1	S 29°54'14" W	125.39'
L2	N 55°14'18" E	68.62'	M2	S 15°00'03" W	193.28'
L3	N 55°14'18" E	94.73'	M3	S 40°29'48" W	153.24'
L4	N 55°14'18" E	60.00'	M4	S 27°13'55" W	127.56'
L5	N 55°14'18" E	60.10'	M5	S 20°31'51" W	163.28'
L6	S 58°01'35" W	133.63'	M6	S 07°19'11" E	32.31'
			M7	N 66°42'11" E	61.98'
			M8	S 42°35'52" E	85.94'
			M9	N 23°36'28" W	30.93'
			M10	N 45°15'27" E	103.86'
			M11	N 08°24'29" E	41.82'
			M12	N 37°04'50" E	46.62'
			M13	N 76°22'47" E	37.27'
			M14	N 77°49'02" E	68.87'
			M15	N 43°35'34" E	65.68'
			M16	N 61°18'11" E	106.35'
			M17	N 71°02'24" E	171.53'
			M18	N 55°53'48" E	183.29'
			M19	N 43°56'06" E	258.00'
			M20	N 52°04'02" E	174.21'
			M21	N 29°51'45" W	16.86'

- LEGEND**
- ⊕ FOUND 3-1/4" BRASS MONUMENT
 - ⊕ FOUND 3-1/2" ALUMINUM MONUMENT
 - ⊕ FOUND 3-1" ALUMINUM MONUMENT
 - ⊕ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
 - SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP
 - SURVEYED
 - - - UNSURVEYED
- N 89°57'54" E 2647.75' MEASURED
N 89°57'58" E 2647.83' RECORD DATA PER RECORD OF SURVEY PLAT No. 2022-72
{658.59'} RECORD DATA PER PLAT X
CTP CREATED THIS PLAT

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	131.05'	1300.00'	5°46'33"	65.58'	S 52°21'02" W	130.99'
C2	1089.15'	1500.00'	41°36'09"	569.83'	N 55°40'32" W	1065.38'
C3	783.57'	800.00'	56°07'10"	426.44'	S 48°25'01" E	752.63'
C4	673.24'	1500.00'	25°42'57"	342.38'	N 47°43'55" W	667.60'
C5	274.89'	1500.00'	10°30'00"	137.83'	N 65°50'24" W	274.51'
C6	141.02'	1500.00'	5°23'12"	70.56'	N 73°47'00" W	140.97'
C7	375.00'	800.00'	26°51'28"	191.01'	S 63°02'52" E	371.58'
C8	408.57'	800.00'	29°15'42"	208.84'	S 34°59'17" E	404.14'

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE AND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.



DATE: _____ REGISTRATION No. 13322

Agenda Copy
RECEIVED
FEB 10 2026
PLATTING

PLAT OF
FEATHER LAKE
A SUBDIVISION OF THE NE 1/4 OF SECTION 13 AND GOVERNMENT LOT 9, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN
NE 1/4 OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 4 WEST,
SEWARD MERIDIAN, ALASKA
CONTAINING 168.20 ACRES, MORE OR LESS.

LAVENDER
SURVEY & MAPPING
720 N. YETI STREET, PALMER, AK 99645
DAYNALAVENDERSURVEY.COM (907)301-5177

DRAWN BY: SPK GRID: LS09 FB: 2025-2 DATE: 2/10/2026
CHECKED BY: DMR FILE: 22-046 SCALE: 1" = 200' SHEET: 1 OF 1

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 19, 2026

ABBREVIATED PLAT: IRONS IN THE FIRE CREST
LEGAL DESCRIPTION: SEC 5, T17N, R02E S.M., AK
PETITIONERS: BENJAMIN & RACHELLE CROWLEY
SURVEYOR/ENGINEER: KEYSTONE
ACRES: 1.93 +/- PARCELS: 6
REVIEWED BY: CHRIS CURLIN CASE #: 2025-156

REQUEST:

The request is to create six lots from Lots 1 & 2, Pat-Mar Acres #1 (Plat#86-197), (Tax ID #'s 3308000L001 & 3308000L002), to be known as **IRONS IN THE FIRE CREST**, containing 1.93 acres +/- . Parcels are located west of S. Felton Street, North of E. Helen Drive and east of N. Pat Mar Circle; lying within the SW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2.

EXHIBITS:

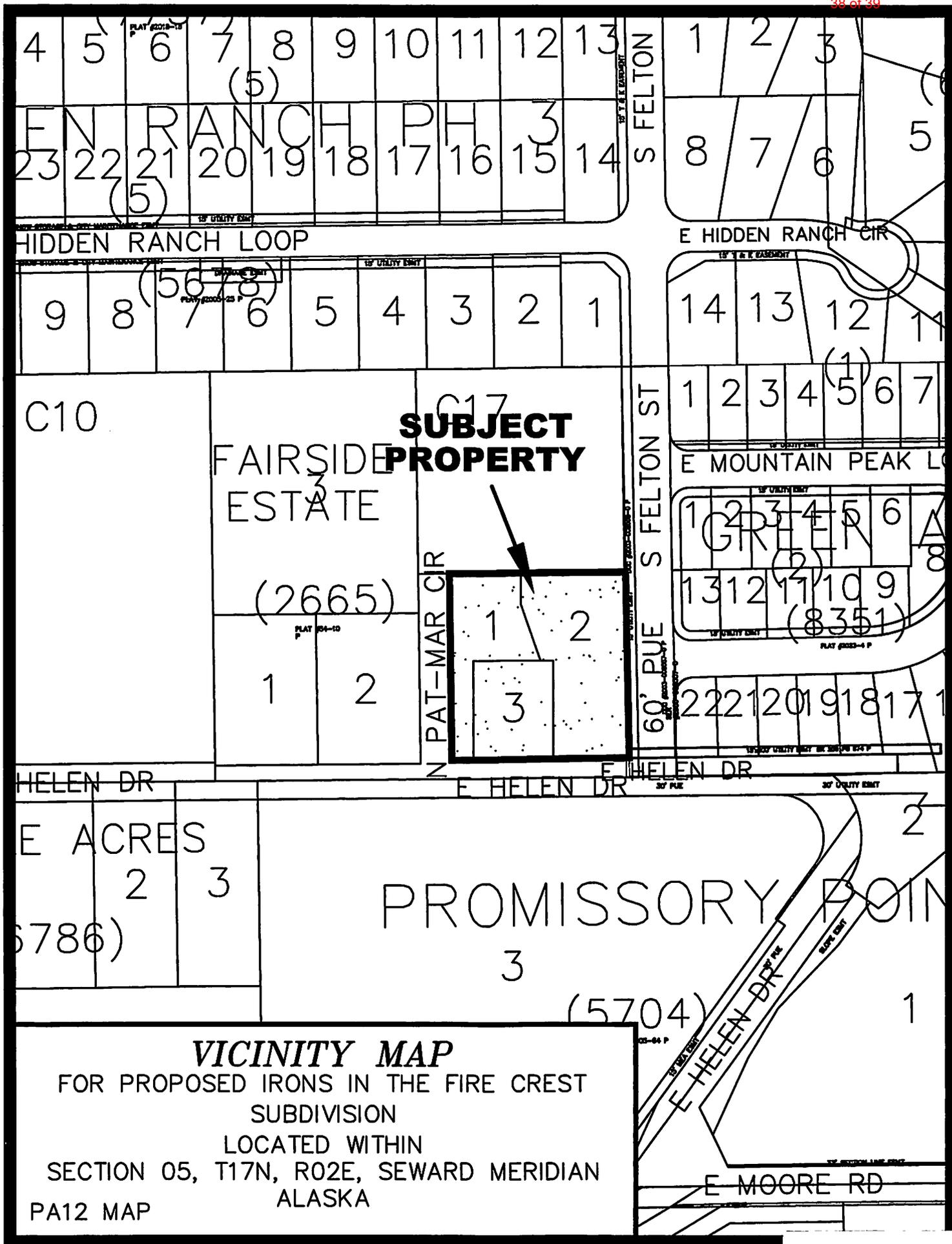
Vicinity Map

Exhibit A – 1 pg

DISCUSSION: The petitioner requests a continuance to June 4, 2026 to work through some items with the City of Palmer.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the continuance to June 4, 2026 of **IRONS IN THE FIRE CREST** within Section 5, Township 17 North, Range 02 East, Seward Meridian, Alaska.



VICINITY MAP

FOR PROPOSED IRONS IN THE FIRE CREST
 SUBDIVISION
 LOCATED WITHIN
 SECTION 05, T17N, R02E, SEWARD MERIDIAN
 ALASKA

PA12 MAP

CERTIFICATE OF OWNERSHIP

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

BENJAMIN MARCUS CROWLEY DATE
TRUSTEE OF THE ALPINE ABRI LIVING TRUST
DATED OCTOBER 17, 2024 AND ANY AMENDMENTS THERETO
SUITE B #870
2521 E. MNT. VILLAGE DRIVE
WASILLA, ALASKA 99654

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

INDIGO RACHELLE CROWLEY DATE
TRUSTEE OF THE ALPINE ABRI LIVING TRUST
DATED OCTOBER 17, 2024 AND ANY AMENDMENTS THERETO
SUITE B #870
2521 E. MNT. VILLAGE DRIVE
WASILLA, ALASKA 99654

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

BENEFICIARY

SIGNATURE _____ DATE _____

NAME/TITLE
MERS
P.O. BOX 2026
FLINT, MICHIGAN 48501-2026

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

NOTARY FOR THE STATE OF MICHIGAN
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 PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE _____ PLANNING & LAND USE DIRECTOR
ATTEST: _____ PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL

CERTIFICATION OF PAYMENT OF TAXES

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

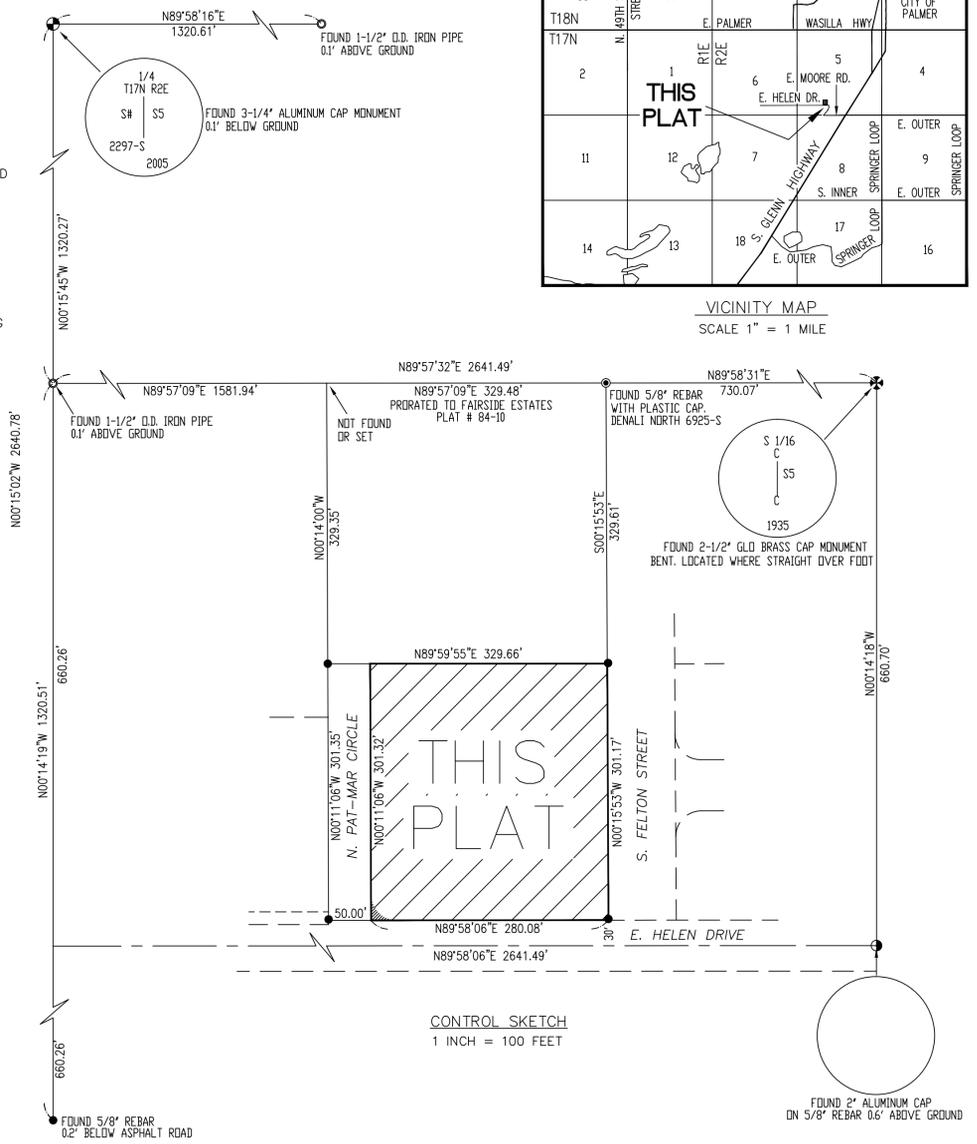
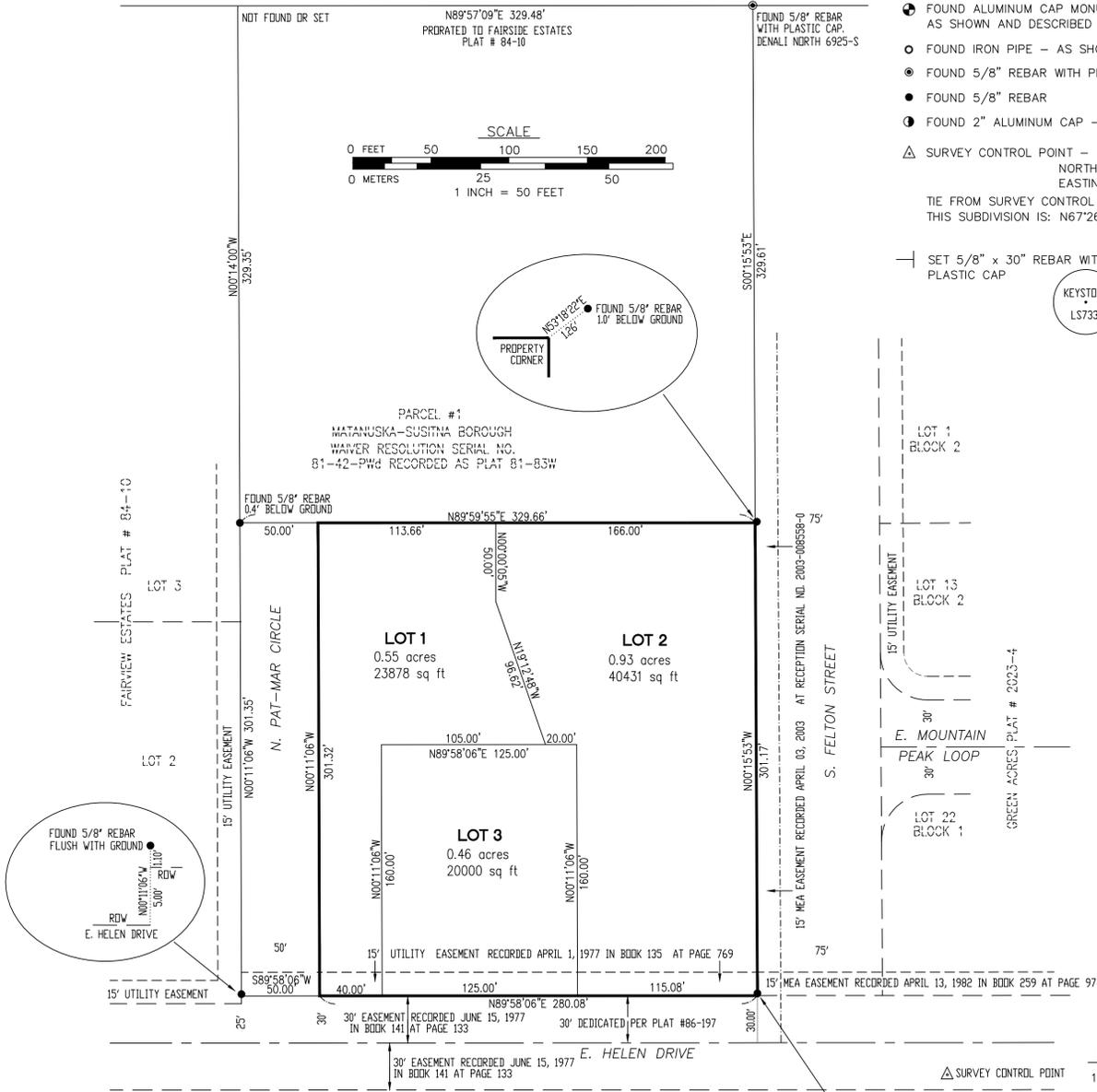
DATE _____ CITY OF PALMER TAX COLLECTION OFFICIAL

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.
7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE _____



- LEGEND**
- FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
 - FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
 - FOUND IRON PIPE - AS SHOWN AND DESCRIBED
 - FOUND 5/8" REBAR WITH PLASTIC CAP
 - FOUND 5/8" REBAR
 - FOUND 2" ALUMINUM CAP - AS SHOWN AND DESCRIBED
 - △ SURVEY CONTROL POINT - SPC(5004 AK 4)
NORTHING: 845,170.023 METERS
EASTING: 545,838.093 METERS
TIE FROM SURVEY CONTROL POINT TO SE CORNER THIS SUBDIVISION IS: N67°26'58"W 131.66'
 - SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP



NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
3. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - a) ACCESS EASEMENT RECORDED JUNE 15, 1977 IN BOOK 141 AT PAGE 433.
 - b) ACCESS EASEMENT RECORDED MAY 18, 1981 IN BOOK 233 AT PAGE 761.
 - c) ACCESS EASEMENT RECORDED MARCH 13, 1984 IN BOOK 348 AT PAGE 887 AND ON JANUARY 5, 1993 IN BOOK 703 AT PAGE 175.
 - d) MTA EASEMENT RECORDED AUGUST 3, 1988 IN BOOK 556 AT PAGE 793.
6. LOTS TO BE SERVED BY CITY OF PALMER WATER SUPPLY AND SEWER SYSTEM.

A PLAT OF
IRONS IN THE FIRE CREST
A SUBDIVISION OF LOTS 1 AND 2
PAT-MAR ACRES NO. 1, PLAT #86-197
WITHIN THE
SW1/4 SECTION 5, T. 17 N., R. 2 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 1.93 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 376-7811

DRAWN BY iCAD/K.Lyne	DATE 2/23/26	DRAWING: 2024-15/IronsCrest
CHECKED BY GLo	SCALE 1 INCH = 50 FEET	SHEET 1 OF 1