

# 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**

CONFERENCE ROOM 110  
350 EAST DAHLIA AVENUE, PALMER

### **REGULAR MEETING**

**8:30 A.M.**

**March 18, 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](mailto: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:**

A. **STOCKLANDS:** The request is to create three lots from Parcels 20N06E29D004, 20N06E29D005, and 20N06E29D007, to be known as **STOCKLANDS**, containing 85.7 acres +/- . The parcel is north of the N. Glenn Highway at Milepost 79, within the NE ¼ SE ¼ and NW ¼, SE ¼ Section 29, Township 20 North, Range 06 East, Seward Meridian, Alaska. In the Chickaloon Community Council and in Assembly District #1. (*Petitioner/Owner: Corinne Stock, Staff: Cayman Reynolds, Case #2022-022*)

### **3. PUBLIC HEARINGS:**

A. **WILLOW LAKE COURT ADJUSTMENT:** The request is to create two lots from Lot 010 Parcel 6337B02L01, Block 2 and Lot 11 Parcel 6337B02L011, Block 2 of Willow Lakes subdivision, Plat # 62-21, and lot 8A Parcel 5498B02L008A Block 2 Willow Lake RSB, Plat # 2004-14, to be known as **WILLOW LAKE CT ADJUSTMENT**, containing 1.51 acres +/- . The property is located directly east of Willow Lake, west of West Parks Highway, and north of West Long Lake Road; within the NW ¼ Section 17, Township 19 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. (*Petitioner/Owner: Kayla Tanner, Staff: Cayman Reynolds, Case #2026-007*)

- B. **SCOTT LAKE ADDITION 2 LOT 1A & 1B BLOCK 2**: The request is to create two lots from Lot 1 Scott Lake Subdivision Add No. 2, Plat 76-58, Parcel 1203B02L001, to be known as **SCOTT LAKE ADDITION 2 LOT 1A & 1B BLOCK 2**, containing 2.7 acres +/- . The plat is located south of Scott Lake, east of Seymour Lake, and directly north of North Meadow Lakes Loop, located within the NE ¼ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Patricia Sikes, Staff: Cayman Reynolds, Case #2026-014*)

#### 4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **March 18, 2026**, in **CONFERENCE ROOM 110** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

### Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** 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:** Motion to approve is made by the Platting Officer.
  - No further unsolicited input from 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

UNFINISHED

BUSINESS



2A



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MARCH 18, 2026

ABBREVIATED PLAT: STOCK

LEGAL DESCRIPTION: SEC 29, T20N, R06E, SEWARD MERIDIAN AK

PETITIONERS: CORINNE STOCK; MARCIA KAY STOCK & WILLIAM RAYMOND STOCK REVOCABLE TRUST; RAYMOND STOCK III

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 86.7 ± PARCELS: 1

REVIEWED BY: CAYMAN REYNOLDS

CASE #: 2022-022

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**REQUEST:** The request is to create three lots from Parcels 20N06E29D004, 20N06E29D005, and 20N06E29D007, to be known as **STOCKLANDS**, containing 85.7 acres +/- . The parcel is north of the N. Glenn Highway at Milepost 79, within the NE ¼ SE ¼ and NW ¼, SE ¼ Section 29, Township 20 North, Range 06 East, Seward Meridian, Alaska. In the Chickaloon Community Council and in Assembly District #1.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Topographic narrative & As-Built  
Usable Area Report

**EXHIBIT A** – 4 pgs  
**EXHIBIT B** – 5 pgs  
**EXHIBIT C** – 5 pgs

**AGENCY COMMENTS**

MSB Pre-design & Engineering  
Utilities

**EXHIBIT D** – 1 pg  
**EXHIBIT E** – 3 pgs

**DISCUSSION:** The proposed subdivision is creating three lots from three tax parcels. A geotechnical report was submitted (Exhibit C), pursuant to MSB 43.20.281(A). Surveyor has also provided topographic mapping. Usable Area Report indicates no groundwater in testholes down to 12'. Report indicates all lots have at least 10,000 Sq.Ft of contiguous usable septic and buildable area. These parcels are not in a Fire Service Area or a Road Service Area.

**Comments:** MSB Pre-design & Engineering (**Exhibit D**): PD&E comments to coordinate with ADOT&PF for access to the Glenn Highway.

**Utilities:** (**Exhibit E**) Enstar has no comments or recommendations. GCI has no comments. MTA did not respond. MEA comments "Note 7. Identifies "M.E.A. Blanket Easements" they are M.T.A. Blanket Easements. Additional Note 5. MEA easements that have been identified and not listed on this plat are

- B37 P265 for Government Lots 1 and 2

- Unrecorded Blanket Easement for the NW1/4 SE1/4 signed in 1984
- Unrecorded Blanket Easement for the SW1/4 SE1/4 signed in 1984
- Unrecorded Blanket Easement for the SW1/4 SE1/4 signed in 1985.”

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Chickaloon Community Council; MSB Community Development, Emergency Services, Assessments, Department of Public Works, or Development Services; or MTA.

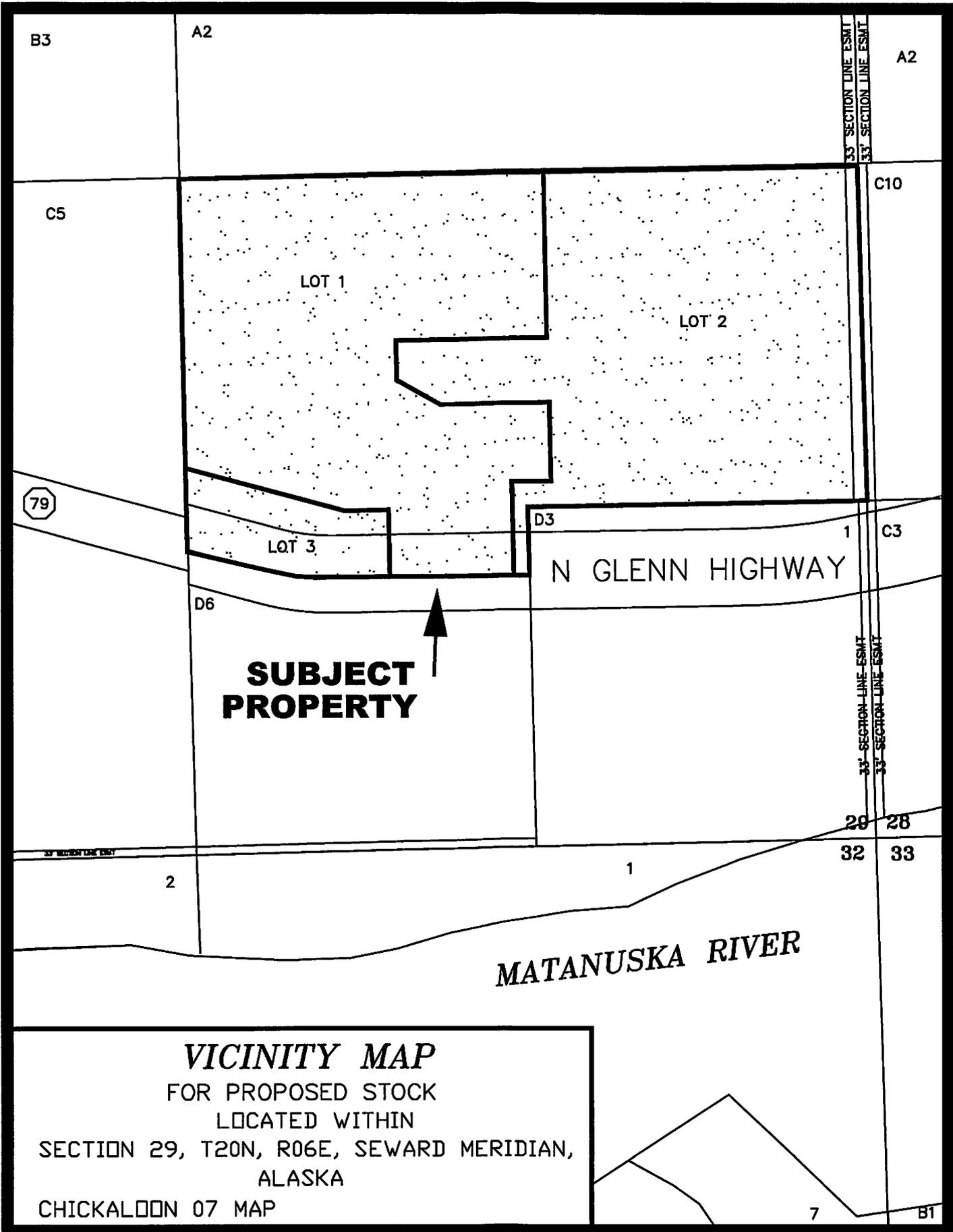
**CONCLUSION:** The preliminary plat of Stock is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the 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 not required, pursuant to MSB 43.20.281(A)(1)(i)(i).

### **FINDINGS OF FACT**

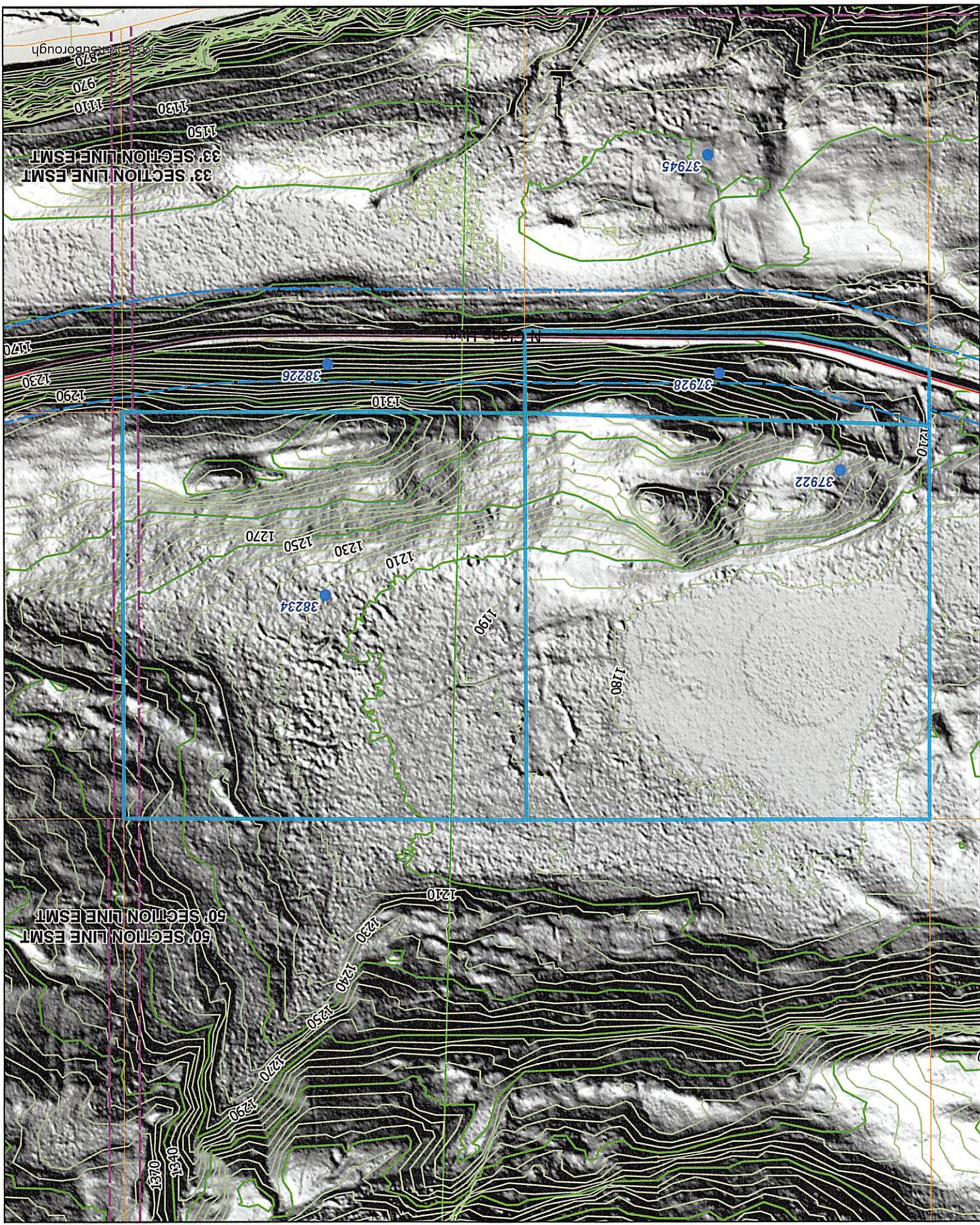
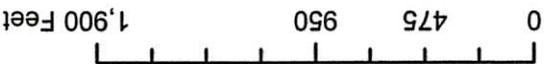
1. The plat of Stock is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i).
3. The lot has legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. The lot has the required frontage pursuant to MSB 43.20.320 Frontage.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Chickaloon Community Council; MSB Community Development, Emergency Services, Assessments, Department of Public Works, or Development Services; or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.

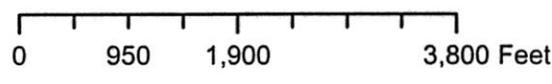
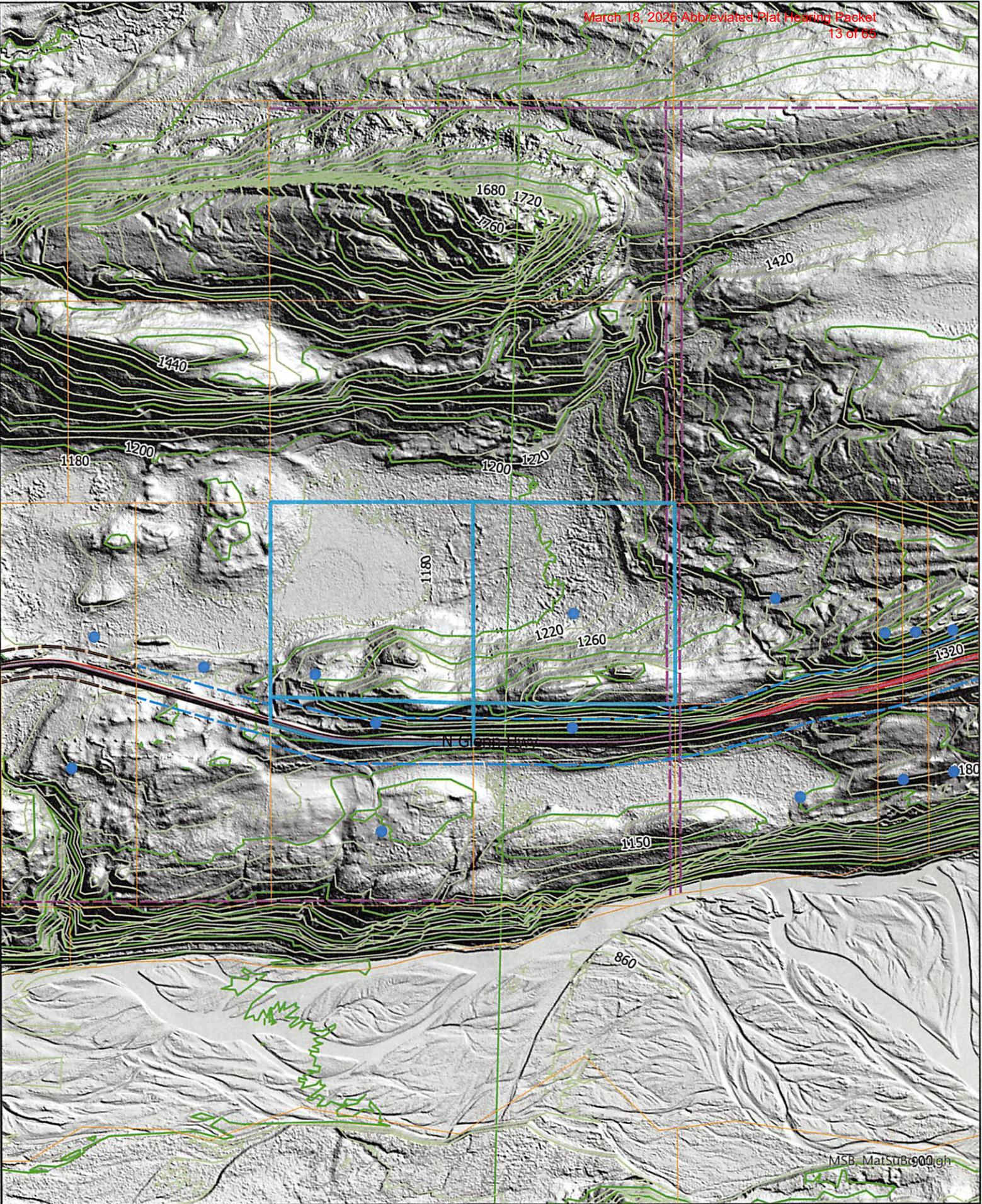
### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Stock, Section 29, Township 20 North, Range 06 East, Seward Meridian, Alaska:**

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. Provide signatory authority for the Trust.
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.



**VICINITY MAP**  
FOR PROPOSED STOCK  
LOCATED WITHIN  
SECTION 29, T20N, R06E, SEWARD MERIDIAN,  
ALASKA  
CHICKALOON 07 MAP





MSB\_MatSUB:900.gh

50' SECTION LINE ESMT  
50' SECTION LINE ESMT

37922

38234

37928

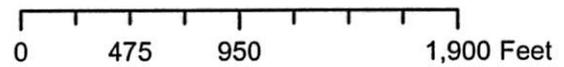
38226

N. Glenn Hwy

37945

33' SECTION LINE ESMT  
33' SECTION LINE ESMT

MSB MatSuBorough



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



**USABLE AREA: TOPOGRAPHIC NARRATIVE**

**STOCKLANDS**

*A SUBDIVISION OF*

*NE1/4 SE1/4 AND NW1/4 SE1/4 OF SEC. 29, T.20N. R.6E. S.M., AK. AND THE PORTION OF GOV. LOT 2  
SEC. 29, T.20N. R.6E. S.M., AK. NORTH OF THE GLENN HWY. CENTERLINE*

**INTRODUCTION**

*The following narrative presents visible observations, relevant known local parameters and record data  
sufficient to describe the topographic features of the described property.*

**TOPOGRAPHIC NARRATIVE**

Lot 1 of the proposed Stocklands subdivision contains 41.78 acres of land. Lot 2 contains 39.91 acres of land. Both lots are primarily tree covered with a mixture of Spruce, Birch, Cottonwood, and alder. A gravel driveway runs from the highway northward and turns eastward in two branches. The northerly branch leads to a clearing in the western portion of Lot 2 where there is a house and outbuildings. The southerly branch leads to a clearing in the south half of Lot 1 where there is a house and outbuildings. The northwest quarter of Lot 1 is predominantly a pond surrounded by marshlands.

The southern portion of the south half of Lot 1 slopes southward towards N. Glenn Hwy, at slopes ranging between 40% and 80%. The North half of the south half of Lot 1 and the southern half of Lot 2 slope northward at slopes ranging between 30% and 80%. An area in the northwest corner of Lot 1 slopes eastward toward the pond at roughly 10% and an area in the northeast corner of Lot 2 slopes westward at roughly 25%. The remainder of Lot 2 and the northeast quarter of Lot 1 slope westward toward the pond at slopes less than 10%.

There are no known debris burial sites on Lot 1 or Lot 2.

There is a 20' wide utility easement centered on existing power lines running in an east-west direction through the southerly portion of Lots 1 & 2. There is a 20' wide driveway easement centered on the northerly branch of the driveway in Lot 1. There is a 50' wide private ingress and egress easement running north-south along the western boundary of Lot 1 as well as the easterly portion of Lot 1 and the portion of Lot 2 that juts into Lot 1. There is also a 50' section line easement that runs along the easterly boundary of Lot 2.

*Craig E. Hanson*  
Craig E. Hanson PLS

2/10/26  
Date

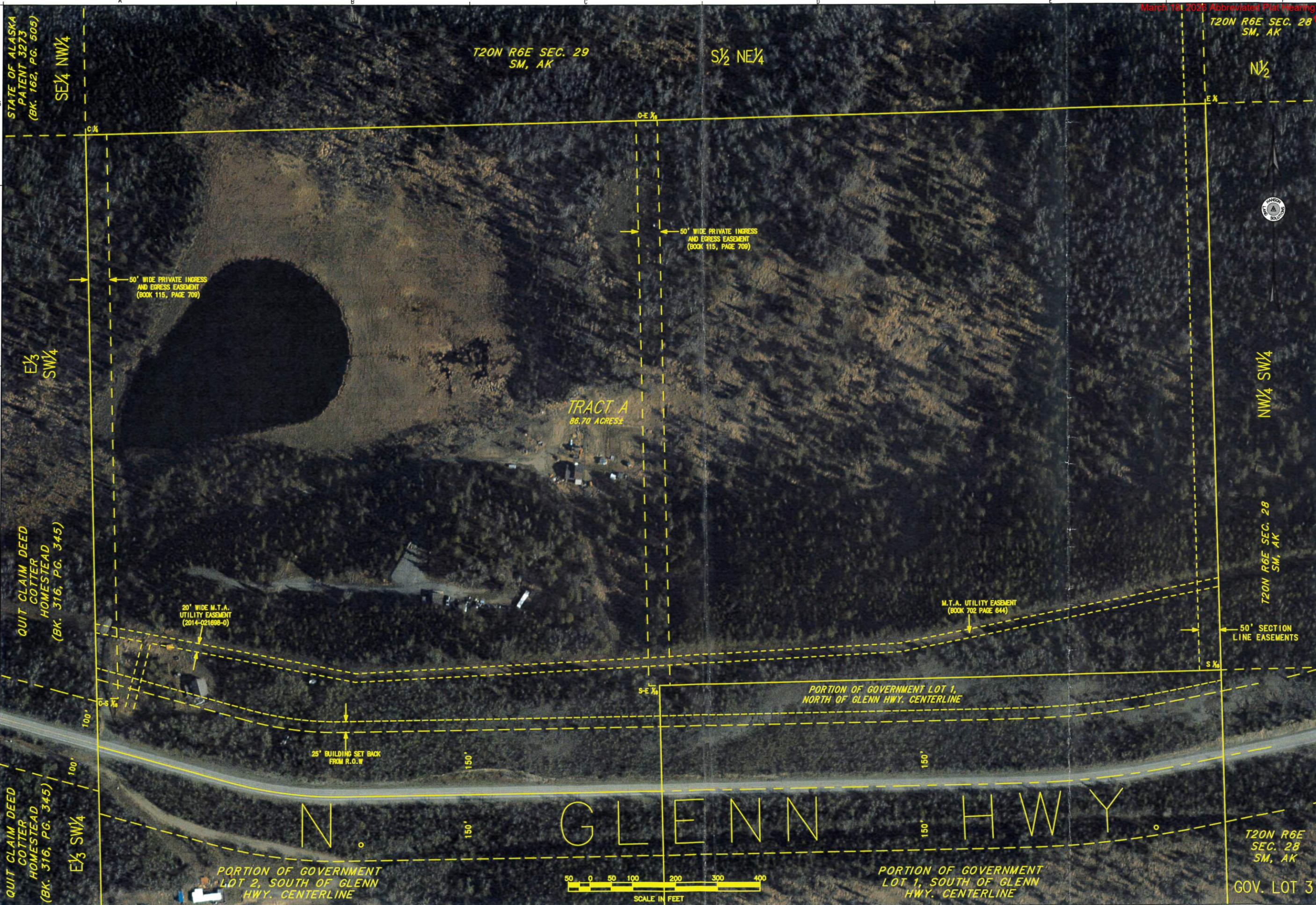
Professional Land Surveyor



RECEIVED

FEB 11 2026

PLATTING



HANSON  
LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



NOTES  
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATAMOROS SURVIVAL BOROUGH MAPSHEET, PROJECT OF 2016/2017.  
2. THE HORIZONTAL DATUM IS NAD83 (CORRIGED EPOCH 2003.0)

CHICKALOON, ALASKA  
STOCK  
SITE PLAN - EXISTING CONDITIONS  
PROJECT OVERVIEW

DWG.#: 19-234C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE  
11x17: 1"=200'  
22x34: 1"=100'  
REVISION DATE:  
01-31-20

REFERENCE  
NUMBER:  
V-2.0  
SHEET 1 OF 3



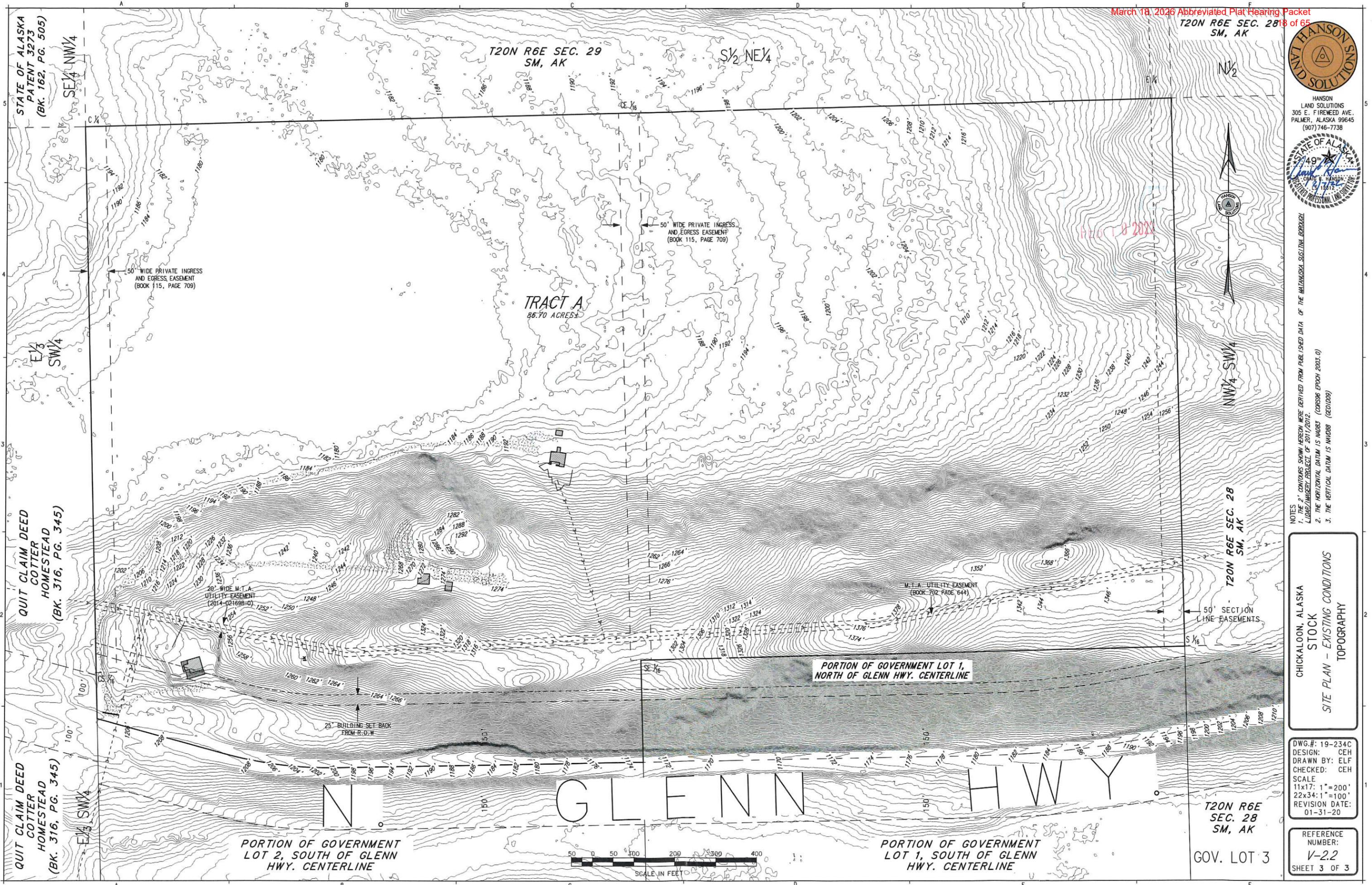




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 PALMER, ALASKA 99645  
 (907) 746-7738



NOTES  
 1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BRIDGES LIBRARY/MANAGED EROSION OF 2011/2012.  
 2. THE HORIZONTAL DATUM IS NAD83 (CONFORMS EPOCH 2003.0)  
 3. THE VERTICAL DATUM IS NAVD83 (201108)



STATE OF ALASKA  
 PATENT 3273  
 (BK. 162, PG. 505)

QUIT CLAIM DEED  
 COTTER  
 HOMESTEAD  
 (BK. 316, PG. 345)

QUIT CLAIM DEED  
 COTTER  
 HOMESTEAD  
 (BK. 316, PG. 345)

T20N R6E SEC. 29  
 SM, AK

S 1/2 NE 1/4

N 1/2

NW 1/4 SW 1/4

T20N R6E SEC. 28  
 SM, AK

T20N R6E  
 SEC. 28  
 SM, AK

GOV. LOT 3

TRACT A  
 85.70 ACRES

50' WIDE PRIVATE INGRESS  
 AND EGRESS EASEMENT  
 (BOOK 115, PAGE 709)

50' WIDE PRIVATE INGRESS  
 AND EGRESS EASEMENT  
 (BOOK 115, PAGE 709)

20' WIDE M.T.A.  
 UTILITY EASEMENT  
 (2014-021698-0)

M.T.A. UTILITY EASEMENT  
 (BOOK 702 PAGE 644)

PORTION OF GOVERNMENT LOT 1,  
 NORTH OF GLENN HWY. CENTERLINE

PORTION OF GOVERNMENT  
 LOT 2, SOUTH OF GLENN  
 HWY. CENTERLINE

PORTION OF GOVERNMENT  
 LOT 1, SOUTH OF GLENN  
 HWY. CENTERLINE

GLENN HWY



CHICKALOON, ALASKA  
 STOCK  
 SITE PLAN - EXISTING CONDITIONS  
 TOPOGRAPHY

DWG #: 19-234C  
 DESIGN: CEH  
 DRAWN BY: ELF  
 CHECKED: CEH  
 SCALE  
 11x17: 1"=200'  
 22x34: 1"=100'  
 REVISION DATE:  
 01-31-20

REFERENCE  
 NUMBER:  
 V-2.2  
 SHEET 3 OF 3

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**USEABLE AREA CERTIFICATION**

STOCKLANDS

A SUBDIVISION OF

NE1/4 SE1/4 & NW1/4 SE1/4 & PORTION OF GOV. LOT 2 & GOV. LOT 1, SEC. 29 T.20N. R.6E. S.M. AK

**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):

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SOIL CLASSIFICATIONS

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

(GW) TEST HOLES:  (GP) TEST HOLES:   
(SW) TEST HOLES:  (SP) TEST HOLES:

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

(GM) TEST HOLES:  (SM) TEST HOLES:

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

Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

**GROUND WATER INVESTIGATION**

No groundwater was encountered in any of the Test Holes

Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

Monitoring Test Holes May through October: TEST HOLES:   
 Soil Mottling or Staining Analysis: TEST HOLES:

Depth to seasonal high water is a min. of 8' TEST HOLES:

Depth to seasonal high water is less than 8'  
 Fill will be required  A suitable standard design will be provided

**SUMMARY OF REQUIRED FURTHER ACTION**

Additional Fill required to ensure 8' of coverage above water table Lots:

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

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

No further action required to establish sufficient usable area.

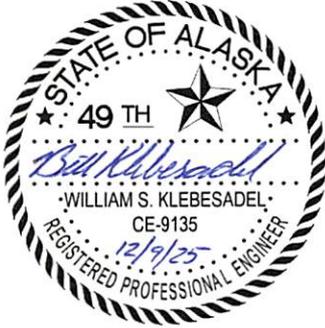
*I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision as follows: 1. All contain sufficient overall area 2. All have at least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

*Bill Klebesadel* 12/9/25  
WILLIAM KLEBESADEL P.E. Date  
Professional Engineer



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	STOCKLANDS	TEST HOLE NO.	Date: 08/13/25
Insp. By:	PIONEER	1	Job # 19-234

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft								
5ft	SM	SILTY SANDS, SAND-SILT MIXTURES	PERCOLATION TEST					
6ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
7ft			1					
8ft			2					
9ft			3					
10ft			4					
11ft			5					
12ft			6					
13ft			7					
14ft			8					
15ft			9					
16ft			10					
17ft			11					
18ft	12							
19ft								
20ft								
			Perc. Hole Diam. (in.): Test Run Between: ft and ft Deep					
								
			COMMENTS:					

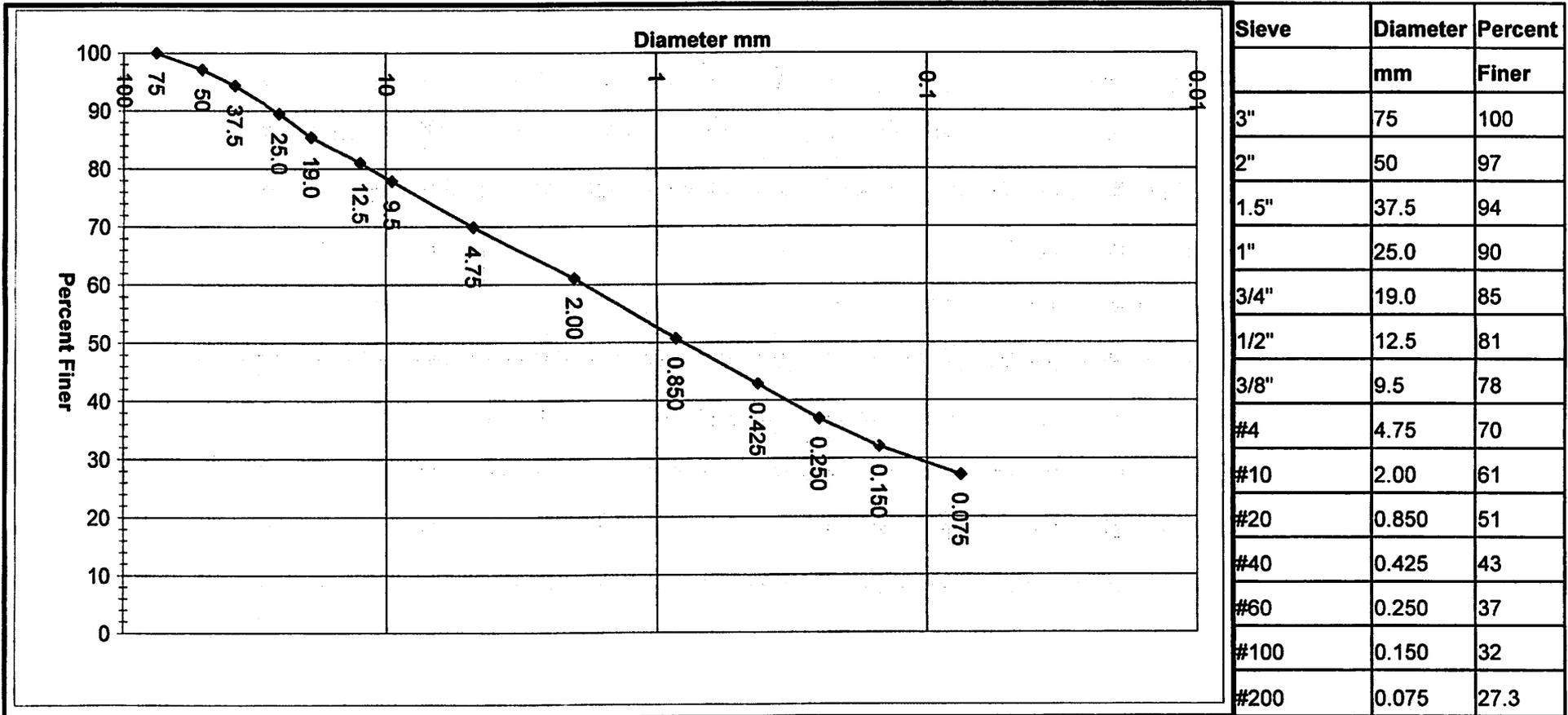
Depth	
13ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL



# HANSEN ENGINEERING, INC.

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



Client: **Hanson Land Solutions**

Soil Description: **Silty Sand with Gravel**

Project: **Stocklands**

Unified Classification: **SM**

Sample Location: **TH #1**

Date: **10/3/2025**

Sample Date: **8/13/2025**

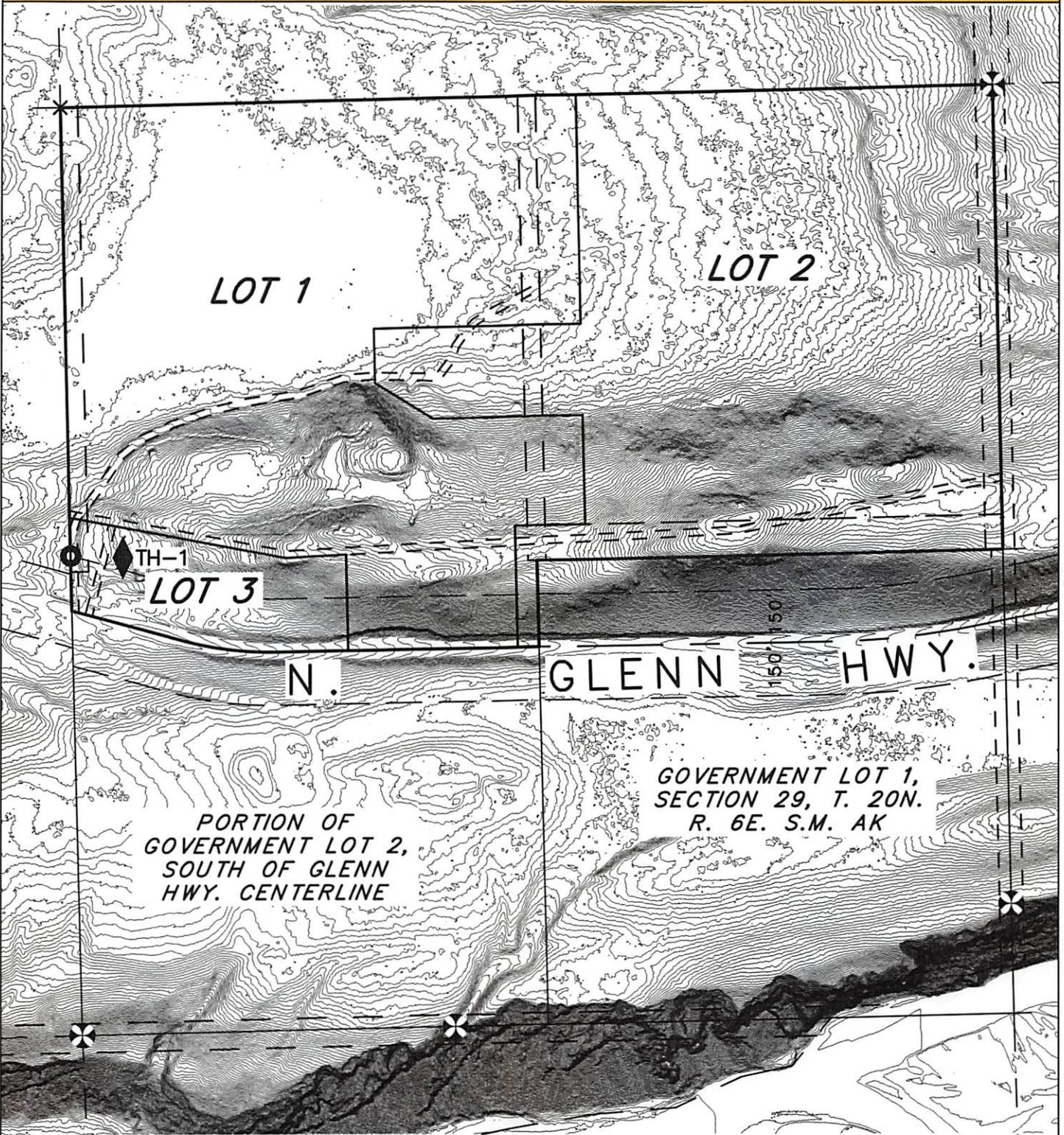
Proj. no: **25020**

# HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

## TEST HOLE LOCATION EXHIBIT MAP



### LEGEND

◆ TEST HOLE

### STOCKLANDS SUBDIVISION

FILE: 19-234

DRAWN: SDN

01/26/26

### EXHIBIT A

Page 1 of 1

## Cayman Reynolds

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**From:** Tammy Simmons  
**Sent:** Tuesday, February 24, 2026 4:13 PM  
**To:** Cayman Reynolds  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: RFC Stocklands CR

Hello Cayman,

PD&E comments to coordinate with ADOT&PF for access to the Glenn Highway.

Thank you.

PD&E Review Team

---

**From:** Cayman Reynolds <Cayman.Reynolds@matsugov.us>  
**Sent:** Wednesday, February 18, 2026 12:06 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>; 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>; Fire Code <Fire.Code@matsugov.us>; coryandjames@mtaonline.net  
**Subject:** RFC Stocklands CR

Hello,

The following link is a request for comments for the proposed Stocklands.

Please ensure all comments have been submitted by March 3, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Stocklands](#)

Feel free to contact me if you have any questions.

Thank you,

## Cayman Reynolds

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, March 2, 2026 6:35 PM  
**To:** Cayman Reynolds  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Stocklands CR  
**Attachments:** Agenda Plat Redesign.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., 1<sup>st</sup> Floor, Anchorage, AK 99508

e: [OSPDesign@gci.com](mailto:OSPDesign@gci.com) | w: [www.gci.com](http://www.gci.com)

---

**From:** Cayman Reynolds <Cayman.Reynolds@matsugov.us>  
**Sent:** Wednesday, February 18, 2026 12:06 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>; 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>; Fire Code <Fire.Code@matsugov.us>; coryandjames@mtaonline.net  
**Subject:** RFC Stocklands CR

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

Hello,

The following link is a request for comments for the proposed Stocklands.

Please ensure all comments have been submitted by March 3, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Stocklands](#)

Feel free to contact me if you have any questions.

## Cayman Reynolds

---

**From:** MEAROW <MEAROW@mea.coop>  
**Sent:** Tuesday, February 24, 2026 10:21 AM  
**To:** Cayman Reynolds  
**Subject:** Re: RFC Stocklands CR

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

Cayman,

I would like to submit the following comment: Note 7. Identifies "M.E.A. Blanket Easements" they are M.T.A. Blanket Easements.

Additional Note 5. MEA easements that have been identified and not listed on this plat are:

- B37 P265 for Government Lots 1 and 2
- Unrecorded Blanket Easement for the NW1/4 SE1/4 signed in 1984
- Unrecorded Blanket Easement for the SW1/4 SE1/4 signed in 1984
- Unrecorded Blanket Easement for the SW1/4 SE1/4 signed in 1985.

*Sarah Brandt*

Land Services Manager  
Office: 907-761-9265  
Cell: 907-715-8049  
[Sarah.Brandt@mea.coop](mailto:Sarah.Brandt@mea.coop)



---

**From:** Cayman Reynolds <Cayman.Reynolds@matsugov.us>  
**Sent:** Wednesday, February 18, 2026 12:05 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 <eric.r.schuler@usps.gov>; matthew.a.carey@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>; 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 <MEAROW@mea.coop>; row@mtasolutions.com <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com <andrew.fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com <row@enstarnaturalgas.com>; ospdesign@gci.com <ospdesign@gci.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Fire Code <Fire.Code@matsugov.us>; coryandjames@mtaonline.net <coryandjames@mtaonline.net>  
**Subject:** RFC Stocklands CR



**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

February 23, 2026

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 and abbreviated plats and has no comments or recommendations.

- **Wilmington Hill**  
(MSB Case # 2026-003)
- **Houston Rail NW Subdivision**  
(MSB Case # 2026-008)
- **Mountain Top Acres Addition 1**  
(MSB Case # 2026-009)
- **Estates at Lake Lucille RSB B/2 L/9**  
(MSB Case # 2026-011)
- **Stockland's**  
(MSB Case # 2026-022)
- **Scott Lake Addition 2 Lot 1A & 1B Block 2**  
(MSB Case # 2026-014)
- **Excalibur Estates**  
(MSB Case # 2026-015)

If you have any questions, please feel free to contact me at (907) 252-1294 or by email at [skylar.furlong@enstarnaturalgas.com](mailto:skylar.furlong@enstarnaturalgas.com).

Sincerely,

A handwritten signature in cursive script that reads "Skylar Furlong".

Skylar Furlong  
Environmental Permitting & Compliance Specialist  
ENSTAR Natural Gas Company, LLC

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE 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)

**LEGEND**

- ⊕ RECOVERED 2 1/2" GLO BRASS CAP MONUMENT
- ⊕ RECOVERED 2" ALUMINUM POST MONUMENT
- ⊕ RECOVERED 1 1/2" PLASTIC CAP ON REBAR
- ⊕ RECOVERED 2 1/2" ALUMINUM CAP FEDERAL HIGHWAY MONUMENT
- ⊕ SET 1 1/2" PLASTIC CAP ON 3/4"x30" REBAR
- (C) COMPUTED DATA
- MEASURED DATA
- (N89°55'51"E) (2646.94') RECORD PER RECORD OF SURVEY (2018-83)
- (N74°45'W) [254.70'] RECORD PER RECTANGULAR PLAT (MARCH 21, 1916)
- (N74°45'W) [254.70'] RECORD PER ROW MAP (2018-102)
- 702 SURVEY POINT NUMBER

**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)

**CERTIFICATE OF OWNERSHIP**

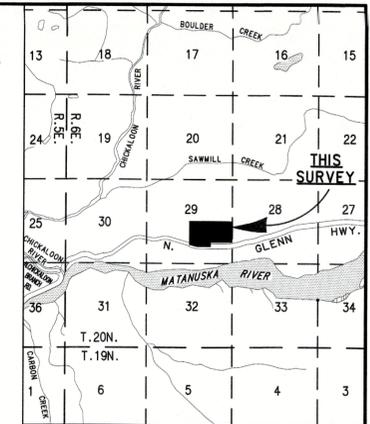
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

WILLIAM R. STOCK (TRUSTEE) \_\_\_\_\_ DATE \_\_\_\_\_  
 MARCIA KAY STOCK AND WILLIAM RAYMOND STOCK REVOCABLE TRUST  
 P.O. BOX 1153  
 CHICKALOO, ALASKA 99674

MARCIA K. STOCK (TRUSTEE) \_\_\_\_\_ DATE \_\_\_\_\_  
 MARCIA KAY STOCK AND WILLIAM RAYMOND STOCK REVOCABLE TRUST  
 P.O. BOX 1153  
 CHICKALOO, ALASKA 99674

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.  
 FOR \_\_\_\_\_  
 FOR \_\_\_\_\_  
 NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES: \_\_\_\_\_



# PUBLIC HEARINGS



3A



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MARCH 18, 2026

ABBREVIATED PLAT: WILLOW LAKE CT ADJUSTMENT  
LEGAL DESCRIPTION: SEC 17, T19N, R04W, SEWARD MERIDIAN AK  
PETITIONERS: KAYLA TANNER  
SURVEYOR/ENGINEER: RESOLUTE LAND SURVEYING  
ACRES: 1.51 ± PARCELS: 3  
REVIEWED BY: CAYMAN REYNOLDS CASE #: 2026-007

---

**REQUEST:** The request is to create two lots from Lots 10 and 11, Block 2 of Willow Lakes subdivision, Plat # 62-21, and lot 8A Block 2 Willow Lake RSB, Plat # 2004-14, (Parcels 6337B02L01, 6337B02L011, 5498B02L008A) to be known as **WILLOW LAKE CT ADJUSTMENT**, containing 1.51 acres +/- . The property is located directly east of Willow Lake, west of West Parks Highway, and north of West Long Lake Road; within the NW ¼ Section 17, Township 19 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7.

**EXHIBITS**

Vicinity Map and Aerial Photos

**EXHIBIT A** – 4 pgs

**AGENCY COMMENTS**

ADF&G

**EXHIBIT B** – 1 pg

Code Compliance

**EXHIBIT C** – 1 pg

Development Services

**EXHIBIT D** – 2 pg

Pre-Design and Engineering

**EXHIBIT E** – 1 pg

Utilities

**EXHIBIT F** – 4 pgs

**DISCUSSION:** The proposed subdivision is creating two lots. Lot 8A is to be 0.78 acres; Lot 10A is to be 0.71 acres; Eliminating the existing lot 11. Access to all lots is from N Willow Drive. W. Long Lake Road is a Borough owned and maintained road. This case is being heard under 43.15.065(A) waiver of standards for resubdivision of substandard lots as it is reducing the number of substandard lots.

**Comments:** Alaska Department of Fish and Game (**Exhibit B**): “These three lots border the shore of Willow Lake. Willow Lake is a resident fish water body and ADFG does stock this lake with rainbow trout and coho salmon. It has been determined that dividing the lot into two lots does not require habitat permit at this time but may be required a permit if the property owner intends to withdraw water, modify banks, has in water work, or work at or below the ordinary high water line. Please contact me if you have any questions at (907)861-3203 or mandy.salminen@alaska.gov.”

Code Compliance (**Exhibit C**) has no objections.

Development Services (**Exhibit D**): “They’ll need a DW permit as shown. No other comments from the Permit Center.”

Pre-Design and Engineering (**Exhibit E**) has no comments.

**Utilities:** (**Exhibit E**) Enstar, GCI and MTA have no comments. MEA commented “As it pertains to MEA Easements, there is a blanket easement that should be identified as 2006-034051-0 for service to the house on Lot 8, per plat 62-21. No additional comments.”

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Willow Area; Fire Service Area #140 Willow-Caswell; Road Service Area #20 Greater Willow; MSB Community Development, Emergency Services, Assessments, Planning Division.

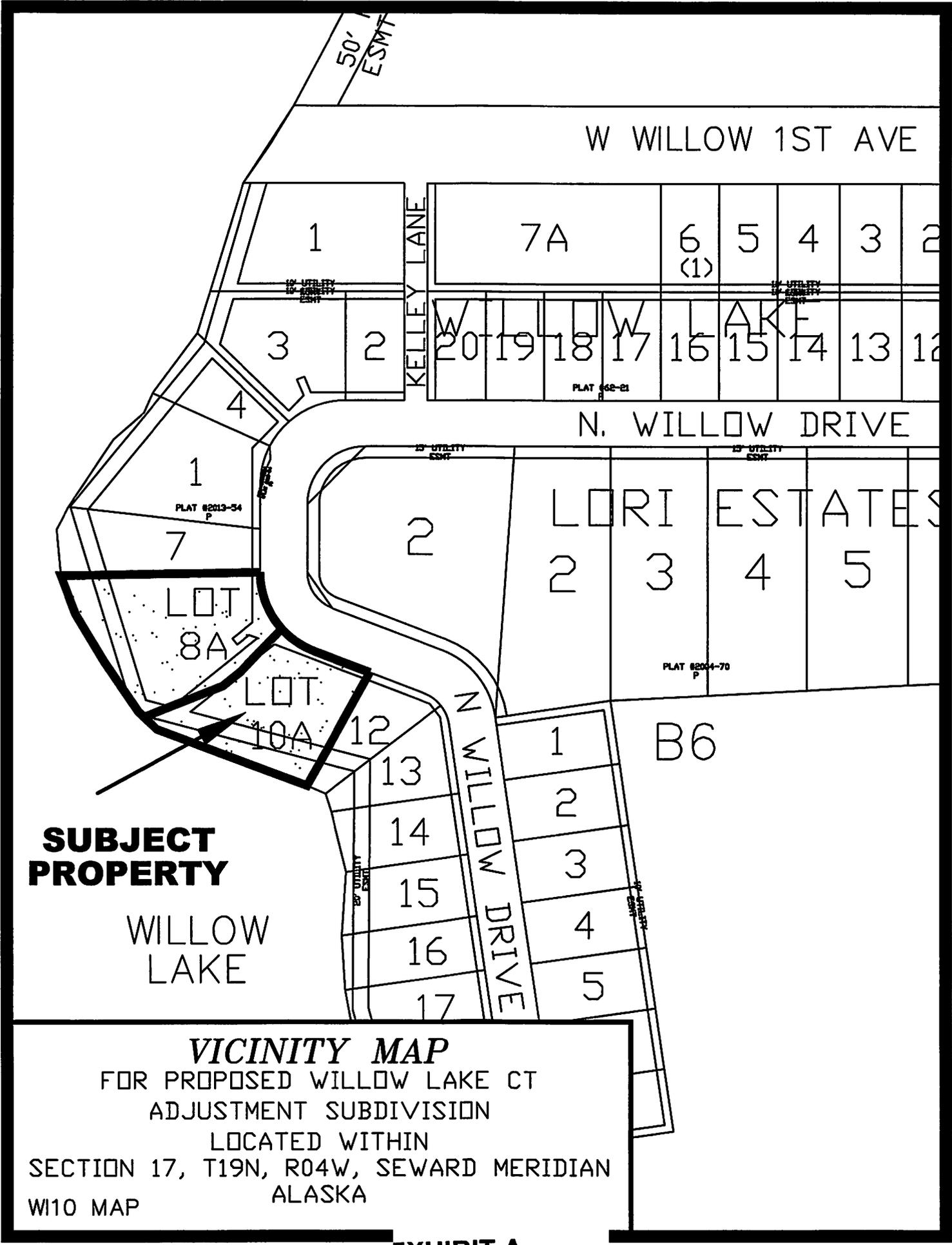
**CONCLUSION:** The abbreviated plat of Willow Lake Ct is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response 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.

#### **FINDINGS OF FACT**

1. The plat of Willow Lake Ct Adjustment is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
3. Each lot has the required frontage pursuant to MSB 43.20.320.
4. The plat is eliminating the lot line between two lots, reducing the number of substandard lots.
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 #140 Willow-Caswell; Road Service Area #20 Greater Willow; MSB Community Development, Emergency Services, Assessments, Planning Division.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Willow Lake Ct Adjustment, Section 17, Township 19 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. 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.
7. Provide driveway permit for all driveways.



**SUBJECT  
PROPERTY**

WILLOW  
LAKE

**VICINITY MAP**

FOR PROPOSED WILLOW LAKE CT  
ADJUSTMENT SUBDIVISION

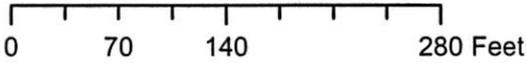
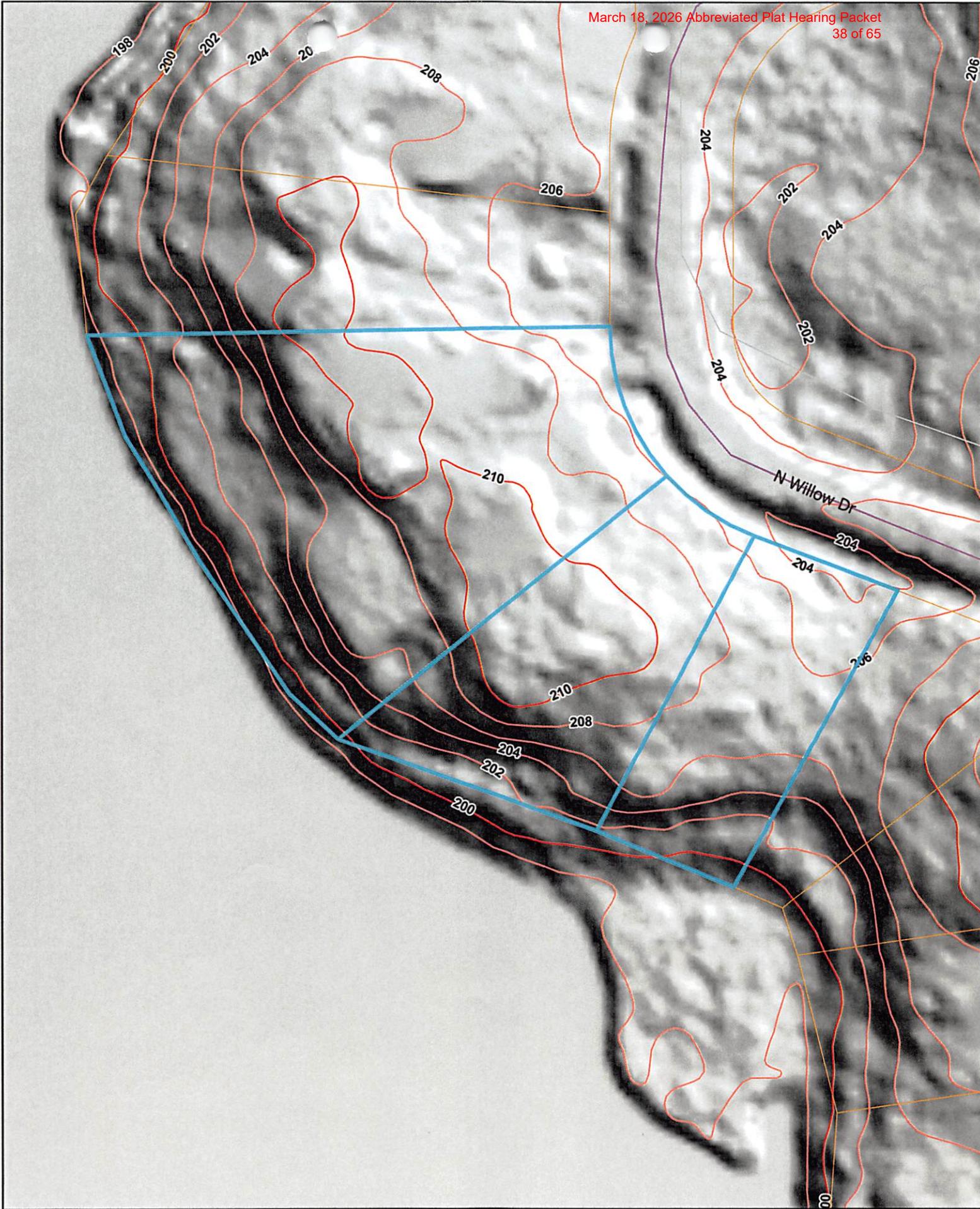
LOCATED WITHIN

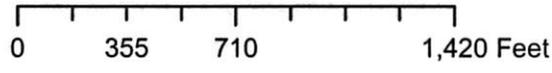
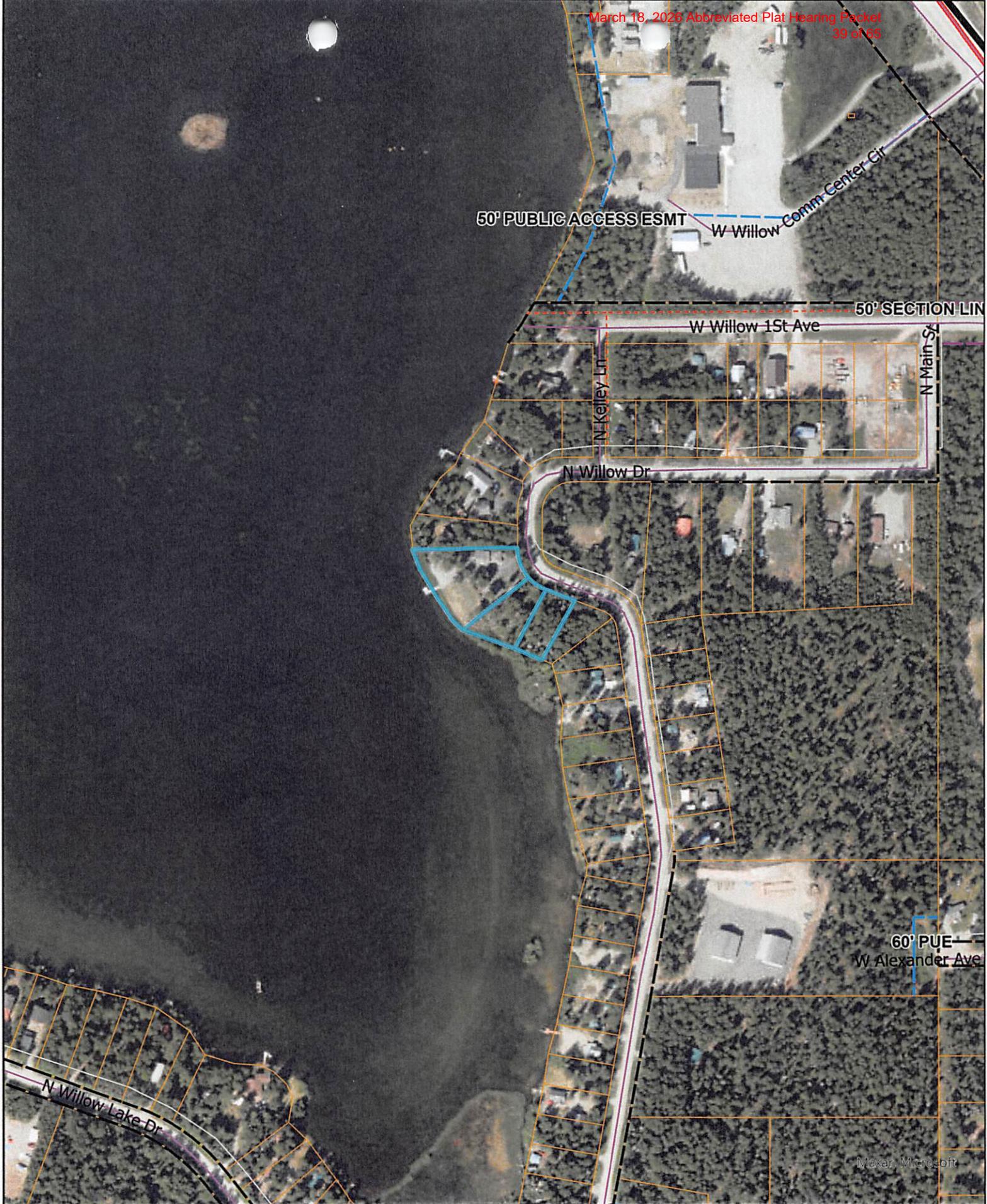
SECTION 17, T19N, R04W, SEWARD MERIDIAN  
ALASKA

W10 MAP



0 70 140 280 Feet





## Cayman Reynolds

---

**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Wednesday, February 18, 2026 2:57 PM  
**To:** Cayman Reynolds  
**Cc:** Salminen, Mandy M (DFG)  
**Subject:** FW: RFC Willow Lake Ct Adjustment CR

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

Hi Cayman,

Alaska Department of Fish & Game (ADF&G) has reviewed this application to create two lots from Lots 10 and 11 block 2 of Willow Lakes subdivision, Plat #62-21, and lot 8A Block 2 Willow Lake RSB, Plat #2004-14, to be know as Willow Lake Ct Adjustment. ADF&G has no objections to this platting action with the following comment:

- These three lots border the shore of Willow Lake. Willow Lake is a resident fish water body and ADFG does stock this lake with rainbow trout and coho salmon. It has been determined that dividing the lot into two lots does not require habitat permit at this time but may be required a permit if the property owner intends to withdraw water, modify banks, has in water work, or work at or below the ordinary high water line. Please contact me if you have any questions at (907)861-3203 or [mandy.salminen@alaska.gov](mailto:mandy.salminen@alaska.gov).

Thank you for the opportunity to review and comment.

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:** Tuesday, February 3, 2026 1:26 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; row@mtasolutions.com; mearow@mea.coop; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; stark@mtaonline.net; thp@mtaonline.net  
**Subject:** RFC Willow Lake Ct Adjustment CR



## **MATANUSKA-SUSITNA BOROUGH**

**Planning and Land Use Department**

**Code Compliance Division**

350 East Dahlia Avenue • Palmer, AK 99645

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

E-mail: [ccb@matsugov.us](mailto:ccb@matsugov.us)

### **MEMORANDUM**

**DATE:** 2/18/2026

**TO:** Cayman Reynolds, Platting Technician

**FROM:** Kendra Johnson, CFM  
Senior Code Compliance Office

**SUBJECT:** Proposed Platting Abbreviated Plat – 2026-007

There are no open/active code compliance cases on the existing parcels – however it appears the property owner is proactively trying to remedy a setback violation from existing lot 8A (garage within 10 ft setback and over the lot line onto existing parcel Lot 10.

This Abbreviated plat is adjusting the common lot line between Lot 8A & 10 to give the required 10 ft setback.

Code Compliance has no objection to moving forward with the platting action.

## Cayman Reynolds

---

**From:** Permit Center  
**Sent:** Wednesday, February 4, 2026 4:43 PM  
**To:** Cayman Reynolds  
**Subject:** RE: RFC Willow Lake Ct Adjustment CR  
**Attachments:** Screenshot 2026-02-04 164130.png

They'll need a DW permit as shown. No other comments from the Permit Center.

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

---

**From:** Cayman Reynolds <Cayman.Reynolds@matsugov.us>  
**Sent:** Tuesday, February 3, 2026 1:26 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; row@mtasolutions.com; mearow@mea.coop; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; stark@mtaonline.net; thp@mtaonline.net  
**Subject:** RFC Willow Lake Ct Adjustment CR

Hello,

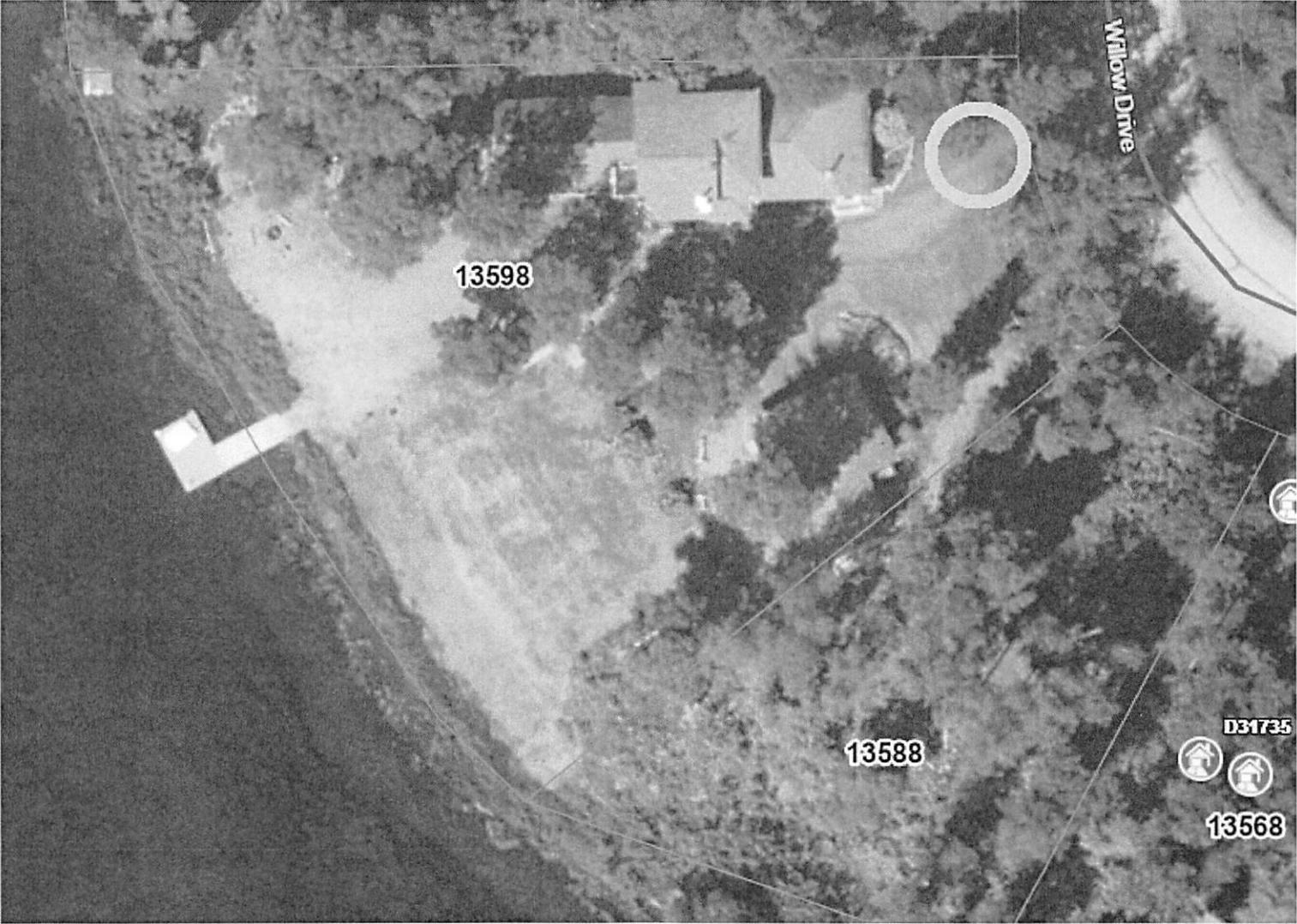
The following link is a request for comments for the proposed Willow Lake Ct Adjustment.

Please ensure all comments have been submitted by February 18, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Willow Lake Ct Adjustment

Feel free to contact me if you have any questions.

Thank you,



## Cayman Reynolds

---

**From:** Tammy Simmons  
**Sent:** Tuesday, February 3, 2026 2:45 PM  
**To:** Cayman Reynolds  
**Subject:** RE: RFC Willow Lake Ct Adjustment CR

Hello Cayman,

PD&E has no comments.

Thank you.

PD&E Review Team

---

**From:** Cayman Reynolds <Cayman.Reynolds@matsugov.us>  
**Sent:** Tuesday, February 3, 2026 1:26 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; row@mtasolutions.com; mearow@mea.coop; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; stark@mtaonline.net; thp@mtaonline.net  
**Subject:** RFC Willow Lake Ct Adjustment CR

Hello,

The following link is a request for comments for the proposed Willow Lake Ct Adjustment.

Please ensure all comments have been submitted by February 18, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Willow Lake Ct Adjustment](#)

Feel free to contact me if you have any questions.

Thank you,

## Cayman Reynolds

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, February 16, 2026 5:47 PM  
**To:** Cayman Reynolds  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Willow Lake Ct Adjustment 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., 1<sup>st</sup> Floor, Anchorage, AK 99508

e: [OSPDesign@gci.com](mailto:OSPDesign@gci.com) | w: [www.gci.com](http://www.gci.com)

**From:** Cayman Reynolds <Cayman.Reynolds@matsugov.us>  
**Sent:** Tuesday, February 3, 2026 1:26 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; row@mtasolutions.com; mearow@mea.coop; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; stark@mtaonline.net; thp@mtaonline.net  
**Subject:** RFC Willow Lake Ct Adjustment CR

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

Hello,

The following link is a request for comments for the proposed Willow Lake Ct Adjustment.

Please ensure all comments have been submitted by February 18, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Willow Lake Ct Adjustment](#)

Feel free to contact me if you have any questions.

**EXHIBIT F**

## Cayman Reynolds

---

**From:** Kiley Guggenmos <kguggenmos@mtasolutions.com>  
**Sent:** Tuesday, February 17, 2026 12:17 PM  
**To:** Cayman Reynolds  
**Subject:** RE: RFC Willow Lake Ct Adjustment CR

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

Hello,

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](http://www.mtasolutions.com)



Life. Technology. Together.

**From:** Cayman Reynolds <Cayman.Reynolds@matsugov.us>  
**Sent:** Tuesday, February 3, 2026 1:26 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Right of Way Dept. <row@mtasolutions.com>; mearow@mea.coop; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; stark@mtaonline.net; thp@mtaonline.net  
**Subject:** RFC Willow Lake Ct Adjustment CR

Hello,

The following link is a request for comments for the proposed Willow Lake Ct Adjustment.

Please ensure all comments have been submitted by February 18, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Willow Lake Ct Adjustment](#)



**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

February 19, 2026

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 and abbreviated plats and has no comments or recommendations.

- **Willow Lake Ct Adjustment**  
(MSB Case # 2026-007)
- **Acer Palmer Phase 2**  
(MSB Case # 2026-006)

If you have any questions, please feel free to contact me at (907) 252-1294 or by email at [skylar.furlong@enstarnaturalgas.com](mailto:skylar.furlong@enstarnaturalgas.com).

Sincerely,

A handwritten signature in cursive script that reads "Skylar Furlong".

Skylar Furlong  
Environmental Permitting & Compliance Specialist  
ENSTAR Natural Gas Company, LLC

## Cayman Reynolds

---

**From:** MEAROW <MEAROW@mea.coop>  
**Sent:** Monday, February 23, 2026 3:38 PM  
**To:** Cayman Reynolds  
**Cc:** MEAROW  
**Subject:** Re: RFC Willow Lake Ct Adjustment CR

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

Cayman,

As it pertains to MEA Easements, there is a blanket easement that should be identified as 2006-034051-0 for service to the house on Lot 8, per plat 62-21. No additional comments.

Thank you.

*Sarah Brandt*

Land Services Manager  
Office: 907-761-9265  
Cell: 907-715-8049  
[Sarah.Brandt@mea.coop](mailto:Sarah.Brandt@mea.coop)



---

**From:** Cayman Reynolds <Cayman.Reynolds@matsugov.us>  
**Sent:** Tuesday, February 3, 2026 1:25 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; eric.r.schuler@usps.gov <eric.r.schuler@usps.gov>; matthew.a.carey@usps.gov <matthew.a.carey@usps.gov>; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; row@mtasolutions.com <row@mtasolutions.com>; MEAROW <MEAROW@mea.coop>; andrew.fraiser@enstarnaturalgas.com <andrew.fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com <row@enstarnaturalgas.com>; ospdesign@gci.com <ospdesign@gci.com>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; stark@mtaonline.net <stark@mtaonline.net>; thp@mtaonline.net <thp@mtaonline.net>  
**Subject:** RFC Willow Lake Ct Adjustment CR

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

Hello,

CERTIFICATE OF OWNERSHIP  
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

SEE AFFIDAVIT

BRUCE CHAMBERS  
3430 E 1200 S  
HEBER CITY, UT 84032

DATE

ELIZABETH CHAMBERS  
3430 E 1200 S  
HEBER CITY, UT 84032

DATE

BRAD D. TANNER  
10628 WASHINGTON CIR  
ANCHORAGE, AK 99515

DATE

KAYLA J. E. TANNER  
10628 WASHINGTON CIR  
ANCHORAGE, AK 99515

DATE

NOTARY'S ACKNOWLEDGEMENT  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_ FOR \_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_

CERTIFICATE OF PAYMENT OF TAXES

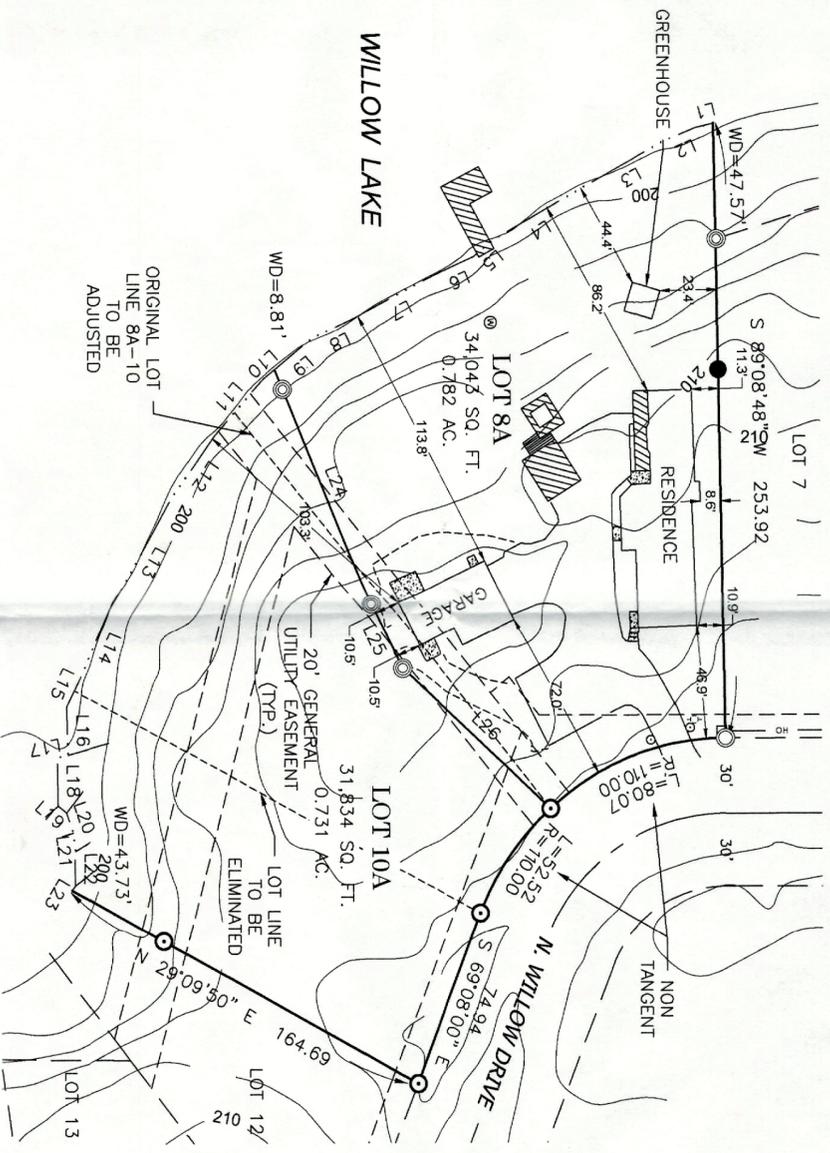
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 20\_\_ AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTOR OFFICIAL, MAT-SU BOROUGH DATE

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. BLANKET EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED AUGUST 18, 1961, IN BOOK 37 PAGE 289.
4. BLANKET EASEMENT GRANTED TO MATANUSKA TELEPHONE ASSOCIATION INC, RECORDED DECEMBER 30, 1968, IN MISC. BOOK 12 PAGE 288

LINE	BEARING	DISTANCE
L1	S 13°08'09" E	7.76
L2	N 22°43'31" W	14.25
L3	N 28°54'07" W	38.21
L4	N 29°58'58" W	43.91
L5	S 39°07'07" E	10.62
L6	N 23°55'34" W	18.63
L7	S 27°27'24" E	36.75
L8	N 24°58'07" W	19.85
L9	N 39°23'45" W	20.29
L10	N 39°23'45" W	6.14
L11	S 48°24'10" E	31.20
L12	N 55°02'38" W	31.22
L13	N 60°42'08" W	53.21
L14	N 66°28'58" W	30.69
L15	S 63°55'07" E	13.53
L16	S 88°31'52" W	19.83
L17	S 10°27'03" E	4.71
L18	N 88°30'23" E	19.42
L19	N 40°48'32" E	4.43
L20	S 70°40'27" W	8.67
L21	N 83°51'51" W	7.71
L22	N 88°40'47" W	14.34
L23	S 59°06'12" E	2.09
L24	S 67°48'27" W	105.20
L25	S 64°09'57" W	29.99
L26	N 42°59'41" E	84.25



Legend

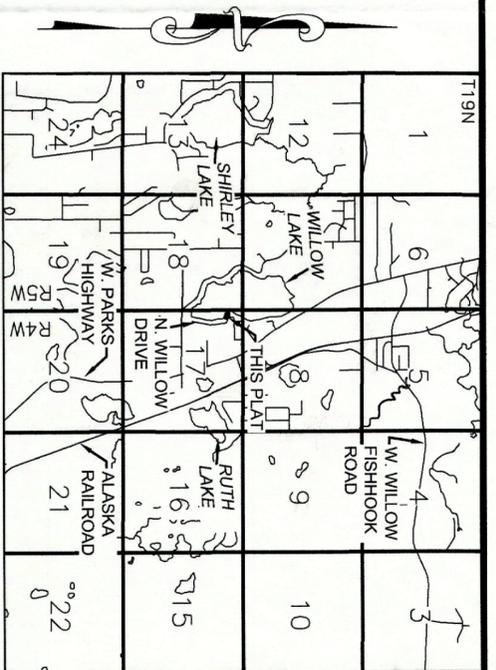
- Found Iron Pipe
- Found Blue Plastic Cap Labeled: "RESOLUTE, LS 184515"
- Found 5/8" Rebar
- Set Blue Plastic Cap Labeled: "RESOLUTE, LS 184515"
- Utility Pole
- ⊕ Electric Meter
- Post
- ⊗ Water Well

Linetype Legend

- Subdivision Boundary
- Interior Lot Lines
- Adjacent Property
- ROW Centerline
- Easement
- Edge of Water
- As Observed 2/12/2025
- Edge of Pavement
- Edge of Gravel
- Overhead Lines
- Concrete
- Decks



SCALE: 1" = 50 FT.



VICINITY MAP  
SCALE: 1" = 1 MILE

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 PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. \_\_\_\_\_ DATED \_\_\_\_\_ 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

SURVEYOR'S CERTIFICATE

I, OWEN THOMAS DICKS, LS# 184515, HEREBY CERTIFY THAT I 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.

DATE 1/28/2026



A PLAT OF  
**WILLOW LAKE CT**  
**ADJUSTMENT**

A SUBDIVISION OF  
LOT 8A, BLOCK 2, WILLOW LAKE, LOT 8A, BLOCK 2, AND LOTS 10 & 11,  
BLOCK 2, WILLOW LAKE SUBDIVISION  
PLAT No. 62-21 & PLAT No. 2004-14  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
LOCATED WITHIN SEC. 17, T19N, R34W, S.M., AK  
CONTAINING 1.51 ACRES, MORE OR LESS

RESOLUTE LAND SURVEYING  
7362 W. PARKS HWY., #349, WASILLA, ALASKA 99623  
PH: (907)521-4989 resolutelandsurvey.com

DRAWN: OTD SCALE: 1" = 50'  
DATE: 1/27/2026 FIELD BOOK: RLS-02 / RLS-03  
PROJECT: 240202 SHEET 1 OF 1

Agenda Copy

RECEIVED  
JAN 28 2026  
PLATTING



**B**



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MARCH 18, 2026

ABBREVIATED PLAT: SCOTT LAKE ADDITION No. 2 LOT 1A & 1B BLOCK 2  
LEGAL DESCRIPTION: SEC 33, T18N, R02W, SEWARD MERIDIAN AK  
PETITIONERS: PATRICIA SIKES  
SURVEYOR/ENGINEER: DENALI NORTH  
ACRES: 2.7 ± PARCELS: 2  
REVIEWED BY: CAYMAN REYNOLDS CASE #: 2026-014

---

**REQUEST:** The request is to create two lots from Lot 1 Scott Lake Subdivision Add No. 2, Plat 76-58, Parcel 1203B02L001, to be known as **SCOTT LAKE ADDITION 2 LOT 1A & 1B BLOCK 2**, containing 2.7 acres +/- . The plat is located south of Scott Lake, east of Seymour Lake, and directly north of North Meadow Lakes Loop, located within the NE ¼ Section 33, 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 **EXHIBIT A – 2 pgs**  
Soils Report **EXHIBIT B – 3 pgs**

**AGENCY COMMENTS**

ADF&G **EXHIBIT C – 1 pg**  
Utilities **EXHIBIT D– 2 pgs**

**DISCUSSION:** The proposed subdivision is creating two lots. Lot 1A is 1.4 acres; Lot 1B is 1.29 acres. Access to both proposed lots is from North Melton Lane. North Melton Lane is a Borough owned and maintained road.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). James Rowland, PE notes the soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72. Based on the test hole data and my observations of topography, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281.

**Comments:** ADF&G (**Exhibit C**) has no objections.

**Utilities:** (**Exhibit F**) Enstar and GCI has no comments, recommendations or objections. MEA and MTA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; MSB Community Development, Emergency Services, Assessments, Planning Division, Pre-Design Division, or Development Services; or MEA or MTA.

**CONCLUSION:** The abbreviated plat of Scott Lake Addition No. 2 Lot 1A & 1B Block 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

**FINDINGS OF FACT**

1. The plat of Scott Lake Addition No. 2 Lot 1A & 1B Block 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. 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 Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #27 Meadow Lakes; MSB Community Development, Emergency Services, Assessments, Planning Division, Pre-Design Division, or Development Services; or MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL** for the abbreviated plat of Scott Lake Addition No. 2 Lot 1A & 1B Block 2, Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

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

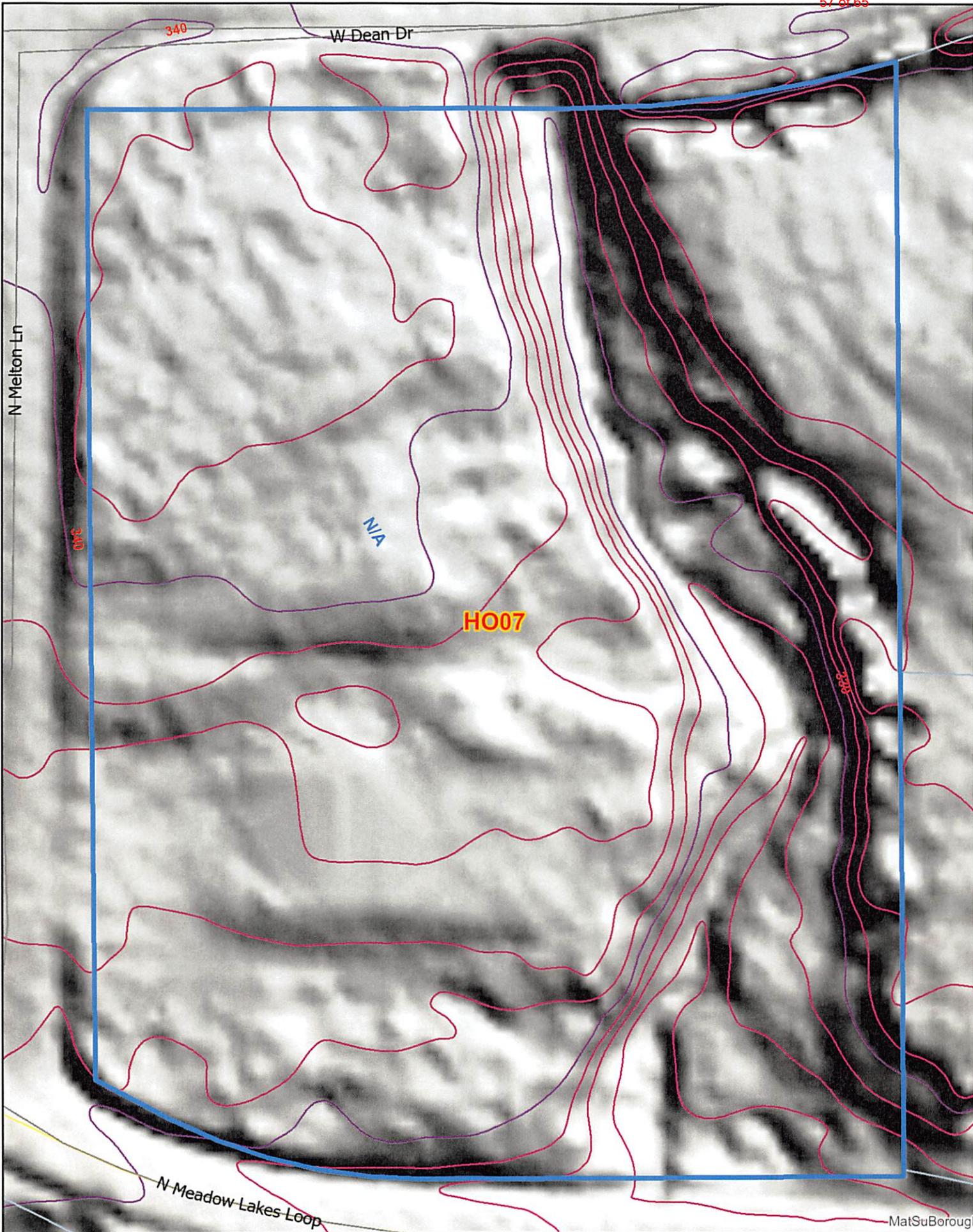




40 20 0 40 Feet

MatSuBorough





40 20 0 40 Feet





280 140 0 280 Feet



December 17, 2025

Platting Department  
350 E. Dahlia Ave.  
Palmer, AK 99645

RE: PA#2023-0172

**SOILS INVESTIGATION:**

A soils investigation has been completed for the referenced proposed two lot subdivision. The investigation was to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72 Wastewater Disposal Regulations.

Attached are the test hole logs dated 10/15/2025. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72. Based on the test hole data and my observations of topography, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281.

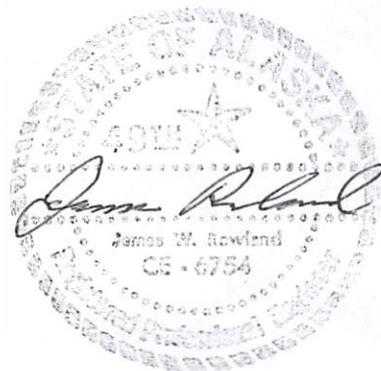
**SITE PLAN:**

In accordance with MSB 43.15.016(A) the drainage/topo map is included. Drainage patterns will not be altered as a result of this subdivision.

If you have any questions, please feel free to contact the office at (907)376-9535.

Sincerely

  
James Rowland, P.E.



RECEIVED  
FEB 13 2026  
PLATTING

DENALI NORTH  
1190 N. HELEN LN.  
WASILLA, AK 99654

TH #1

SOIL LOG  
 PERCOLATION TEST

### SOIL LOG/PERCOLATION TEST

BEDROOMS \_\_\_\_\_  
JOB NUMBER: \_\_\_\_\_

PERFORMED FOR: Patricia Sikes DATE PERFORMED: 10-15-25  
LEGAL DESCRIPTION: Scott lake RSB

1 ~~XXXXXX~~ OL-ML reddish/silty sandy soil

2

3

4

5 Gray/tan

6 Sandy gravel

7 loose cobbles

8 2" - 6"

9 Occasional 8" - 12"

10

11

12 4" PVC pipe installed

13

14

15

16

17

18

19

20

21

22

23

24

25

DEPTH (FEET)

(NOT TO SCALE)

See Map

4" MT PVC INSTALLED  
WAS GROUND WATER ENCOUNTERED? NO 12-16-25 NO H<sub>2</sub>O  
IF YES, AT WHAT DEPTH?

DATE	READING	GROSS TIME	NET TIME	DEPTH TO WATER	NET DROP	REFILLED

*James R. ...*

PERCOLATION RATE \_\_\_\_\_ (MIN/INCH)  
REST RUN BETWEEN \_\_\_\_\_ FEET AND \_\_\_\_\_ FEET

COMMENTS \_\_\_\_\_  
PERFORMED BY: WNW CERTIFIED BY: JR DATE: 12-18-25



## Cayman Reynolds

---

**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Thursday, March 5, 2026 12:55 PM  
**To:** Cayman Reynolds  
**Cc:** Salminen, Mandy M (DFG)  
**Subject:** Agency Response: RFC Scott Lake Addition 2 Lot 1A & 1B Block 2 CR

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

Hi Cayman,

Alaska Department of Fish and Game (ADF&G) has reviewed this request to create two lots from Lot 1 Scott Lake Subdivision Add No. 2, Plat 76-58, to be known as Scott Lake Addition 2 Lot 1a and 1 B Block 2. ADF&G has no objections to this platting action with the following comment:

- This lot has an unnamed resident fish stream that runs from the south to the north borders on the east portion of the lot. This unnamed stream connects Scott Lake and a wetland complex and contains resident fish such as threespine and ninespine sticklebacks. It has been determined that dividing the lot into two lots does not require habitat permit at this time but may be required a permit if the property owner intends to withdraw water, modify banks, has in water work, or work at or below the ordinary high water line. Please contact me if you have any questions at (907)861-3203 or [mandy.salminen@alaska.gov](mailto:mandy.salminen@alaska.gov).

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:** Wednesday, February 18, 2026 2:12 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>; 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>; Fire Code <Fire.Code@matsugov.us>; lana@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@mlccak.org  
**Subject:** RFC Scott Lake Addition 2 Lot 1A & 1B Block 2 CR

## Cayman Reynolds

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, March 4, 2026 5:18 PM  
**To:** Cayman Reynolds  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Scott Lake Addition 2 Lot 1A & 1B Block 2 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., 1<sup>st</sup> Floor, Anchorage, AK 99508

e: [OSPDesign@gci.com](mailto:OSPDesign@gci.com) | w: [www.gci.com](http://www.gci.com)

---

**From:** Cayman Reynolds <Cayman.Reynolds@matsugov.us>  
**Sent:** Wednesday, February 18, 2026 2:12 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>; 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>; Fire Code <Fire.Code@matsugov.us>; lana@mtaonline.net; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@mlccak.org  
**Subject:** RFC Scott Lake Addition 2 Lot 1A & 1B Block 2 CR

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

Hello,

The following link is a request for comments for the proposed Scott Lake Addition 2 Lot 1A & 1B Block 2.

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

[Scott Lake Addition 2 Lot 1A & 1B Block 2](#)



**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

February 23, 2026

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 and abbreviated plats and has no comments or recommendations.

- **Wilmington Hill**  
(MSB Case # 2026-003)
- **Houston Rail NW Subdivision**  
(MSB Case # 2026-008)
- **Mountain Top Acres Addition 1**  
(MSB Case # 2026-009)
- **Estates at Lake Lucille RSB B/2 L/9**  
(MSB Case # 2026-011)
- **Stockland's**  
(MSB Case # 2026-022)
- **Scott Lake Addition 2 Lot 1A & 1B Block 2**  
(MSB Case # 2026-014)
- **Excalibur Estates**  
(MSB Case # 2026-015)

If you have any questions, please feel free to contact me at (907) 252-1294 or by email at [skylar.furlong@enstarnaturalgas.com](mailto:skylar.furlong@enstarnaturalgas.com).

Sincerely,

A handwritten signature in cursive script that reads "Skylar Furlong".

Skylar Furlong  
Environmental Permitting & Compliance Specialist  
ENSTAR Natural Gas Company, LLC

**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 THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL 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 GOVERNS THOSE SYSTEMS.
3. BLANKET EASEMENT FOR MEA RECORDED OCTOBER 5, 1960 IN BOOK 34 PG. 103
4. BLANKET EASEMENT FOR MTA RECORDED DECEMBER 9, 1976 IN BOOK 128 PG. 899.

Curve Table						
CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N82°02'47"E	122.05'	430.00'	122.47'	16°19'06"	61.65'
C2	N76°11'03"W	97.30'	204.48'	98.25'	27°31'43"	50.09'

Line Table		
LINE	BEARING	HORIZ DIST
L1	N62°38'10"W	31.24'

**CERTIFICATION OF PAYMENT OF TAXES**

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

DATE 20 TAX COLLECTION OFFICIAL (BOROUGH)

**PLANNING AND LAND USE DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA 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.

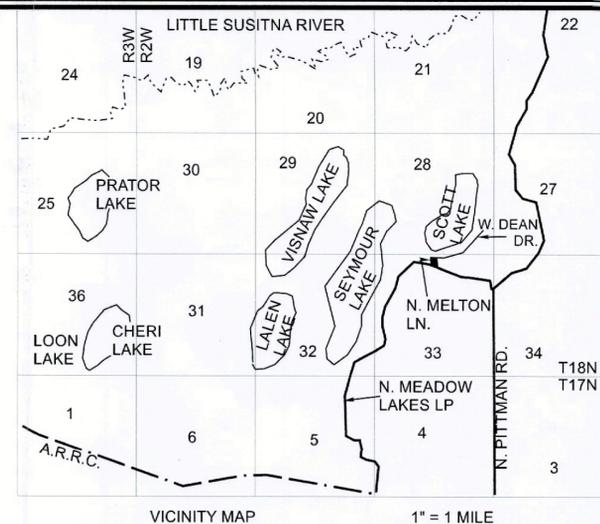
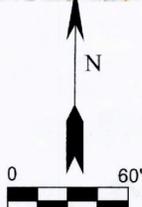
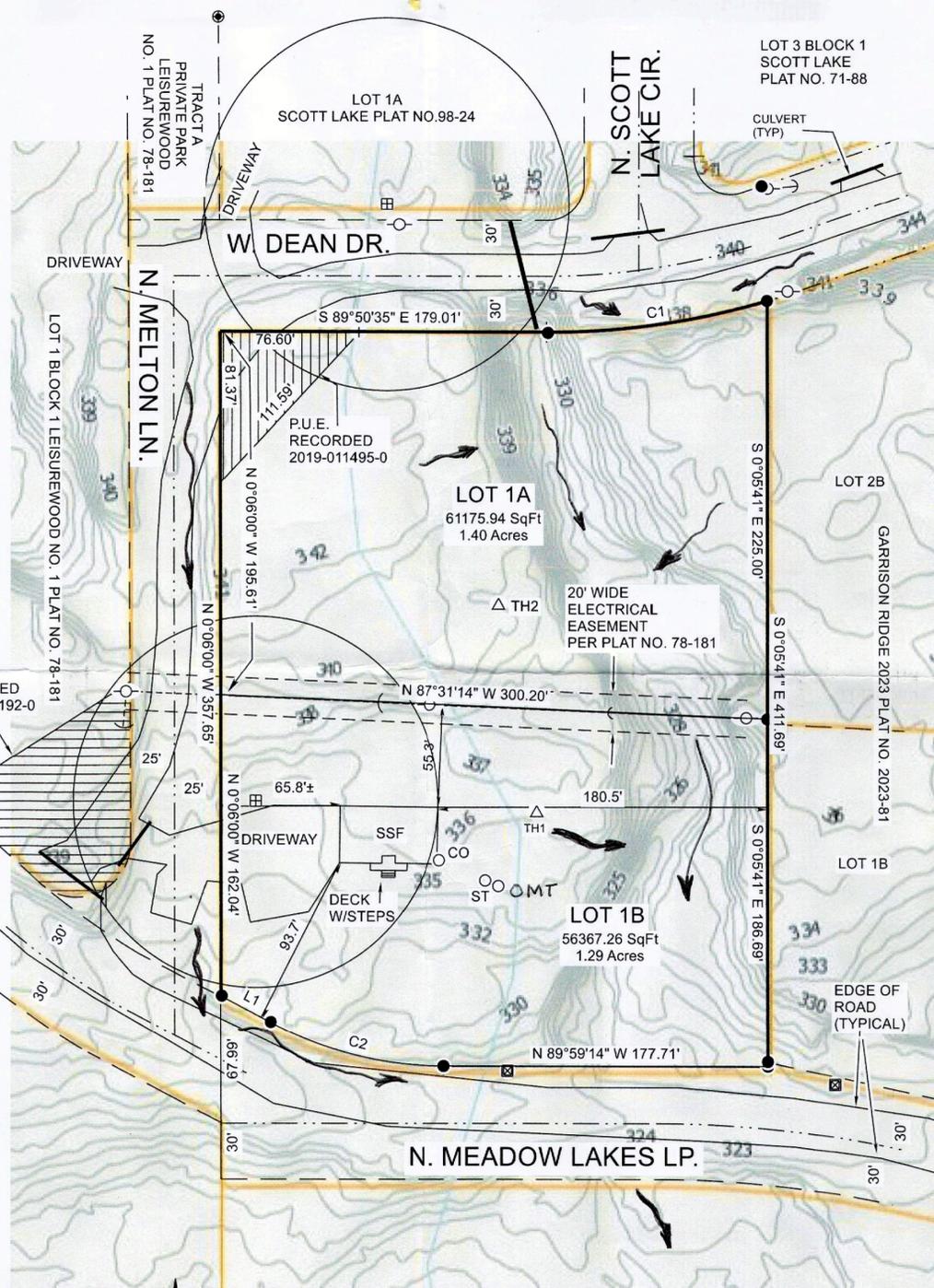
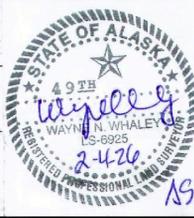
DATE 20

PLANNING AND LAND USE DIRECTOR ATTEST: PLATTING CLERK

**SURVEYOR'S CERTIFICATE**

I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED 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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE 2-4-26  
WAYNE N. WHALEY  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 6925-S



**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 MY FREE CONSENT.

NAME: PATRICIA M. SIKES DATE  
7532 E. HEAVENLY CIR.  
WASILLA, AK 99654

NAME: MERLE L. SIKES DATE  
7532 E. HEAVENLY CIR.  
WASILLA, AK 99654

→ = DRAINAGE ARROW  
▲ = TEST HOLE

RECEIVED  
FEB 13 2026  
PLATTING

**PRELIMINARY PLAT**

A PLAT OF  
**SCOTT LAKE ADDITION NO. 2**  
**LOT 1A & 1B BLOCK 2**

LOT 1 BLOCK 2  
SCOTT LAKE SUBDIVISION  
ADDITION NO. 2 PLAT NO. 76-83  
LOCATED WITHIN:  
SECTION 33 TOWNSHIP 18 NORTH  
RANGE 2 WEST SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
CONTAINING 2.7 ACRES MORE OR LESS

**DENALI NORTH**

1190 N. HELEN LN. WASILLA, AK 99654  
(907) 376-9535 DENALINORTH6925@GMAIL.COM

JOB NO. 23-008 DATE: JANUARY 14, 2026 DWN HW CHK WW  
SCALE 1" = 60' FB. N/A PGS. SHEET 1 OF 1

Agenda Copy