

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLANNING & LAND USE
DIRECTOR
Alex Strawn

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Smith



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

April 22, 2026

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **GRAVEL GERTIE:** The request is to create two lots from Tax Parcel B6,(Tax ID#20N09E29B006) to be known as **GRAVEL GERTIE**, containing 15.43 acres +/- . The property is directly south of W. Glenn Highway and north of the Matanuska River; within the NW ¼ Section 29, Township 20 North, Range 09 East, Seward Meridian, Alaska. In the Glacier View Community Council and Assembly District #7. *(Petitioner/Owner: Tony Sanedigar, Staff: Chris Curlin, Case #2026-027)*
- B. **LAZY MOOSE RUN L1A:** The request is to create one lot from Lots 1 and 2 Lazy Moose Run, Plat 2025-023 (Parcels 8602000L001 and 8602000L002), to be known as **LAZY MOOSE RUN L1A**, containing 1.93 acres +/- . The plat is located north of North Old Glenn Highway, east of Matanuska River, and south of East Clark Road, located within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1. *(Petitioner/Owner: Mick Ewing, Staff: Cayman Reynolds, Case #2026-029)*
- C. **HALE ESTATES:** The request is to create two lots from Parcel 2A, MSB Waiver 93-13-PWm, recorded as 33-69W, (Tax ID# 18N02E22D018) to be known as **HALE ESTATES**, containing 10.00 acres +/- . The property is directly north and west of N. Wolverine Road;

within the SE ¼ Section 22, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and Assembly District #1. (*Petitioner/Owner: Moses Hale, Staff: Chris Curlin, Case #2026-030*)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **April 22, 2026**, in the **ASSEMBLY CHAMBERS** 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

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 22, 2026

ABBREVIATED PLAT: GRAVEL GERTIE
LEGAL DESCRIPTION: SEC 29, T20N, R09E S.M., AK
PETITIONERS: TONY & CAROLYN SNEDIGAR
SURVEYOR/ENGINEER: GLOBAL POSITIONING SERVICES / RECON
ACRES: 14.65 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2026-027

REQUEST:

The request is to create two lots from Tax Parcel B6, (Tax ID#20N09E29B006) to be known as **GRAVEL GERTIE**, containing 15.43 acres +/- . The property is directly south of W. Glenn Highway and north of the Matanuska River; within the NW ¼ Section 29, Township 20 North, Range 09 East, Seward Meridian, Alaska. In the Glacier View Community Council and Assembly District #7.

EXHIBITS:

Vicinity Map and Aerial Photos

Exhibit A – 4 pgs

Soils Report

Exhibit B – 12 pgs

COMMENTS:

ADOT&PF

Exhibit C – 2 pgs

MSB Pre-Design and Engineering

Exhibit D – 1 pg

MSB Permit Center

Exhibit E - 1 pg

Utilities

Exhibit F - 4 pgs

DISCUSSION: The proposed subdivision is creating two lots ranging in size from 4.63 acres to 10.02 acres +/- . Access for the lots exist from W. Glenn Highway.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Steven Rowland, PE, Recon, LLC, notes one test hole was excavated. Test hole location map and soils logs are attached. In the report the Engineer states that each lot has 10,000 square feet of contiguous useable septic area and 10,000 square feet of useable building area.

COMMENTS:

ADOT&PF (**Exhibit C**) No objection to lot division. Add plat note for both lots: One shared access to Glenn. Dedicate shared access easement.

Platting actions change lot legal descriptions and require access permits to be reapplied for. Reapply for shared access to the Glenn Highway for both lots. Driveway permits and Approach Road Review can be

applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF's

MSB DPW Pre-Design and Engineering: **(Exhibit D)** PD&E recommends shared access to Glenn Highway. Coordinate with ADOT&PF.

MSB Permit Center: **(Exhibit E)** No comments from the Permit Center.

Utilities: **(Exhibit E)** ENSTAR has no comments or recommendations. GCI has no comments or objections. MTA has no comments. MEA did not reply.

There were no comments received from the public at the time of this report. There were no objections received from Borough departments, outside agencies, at the time this staff report was written. Comments received afterward, if any, can be found in the handouts.

CONCLUSION

The plat of **GRAVEL GERTIE** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. A soils report was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, or utilities at the time of this staff report.

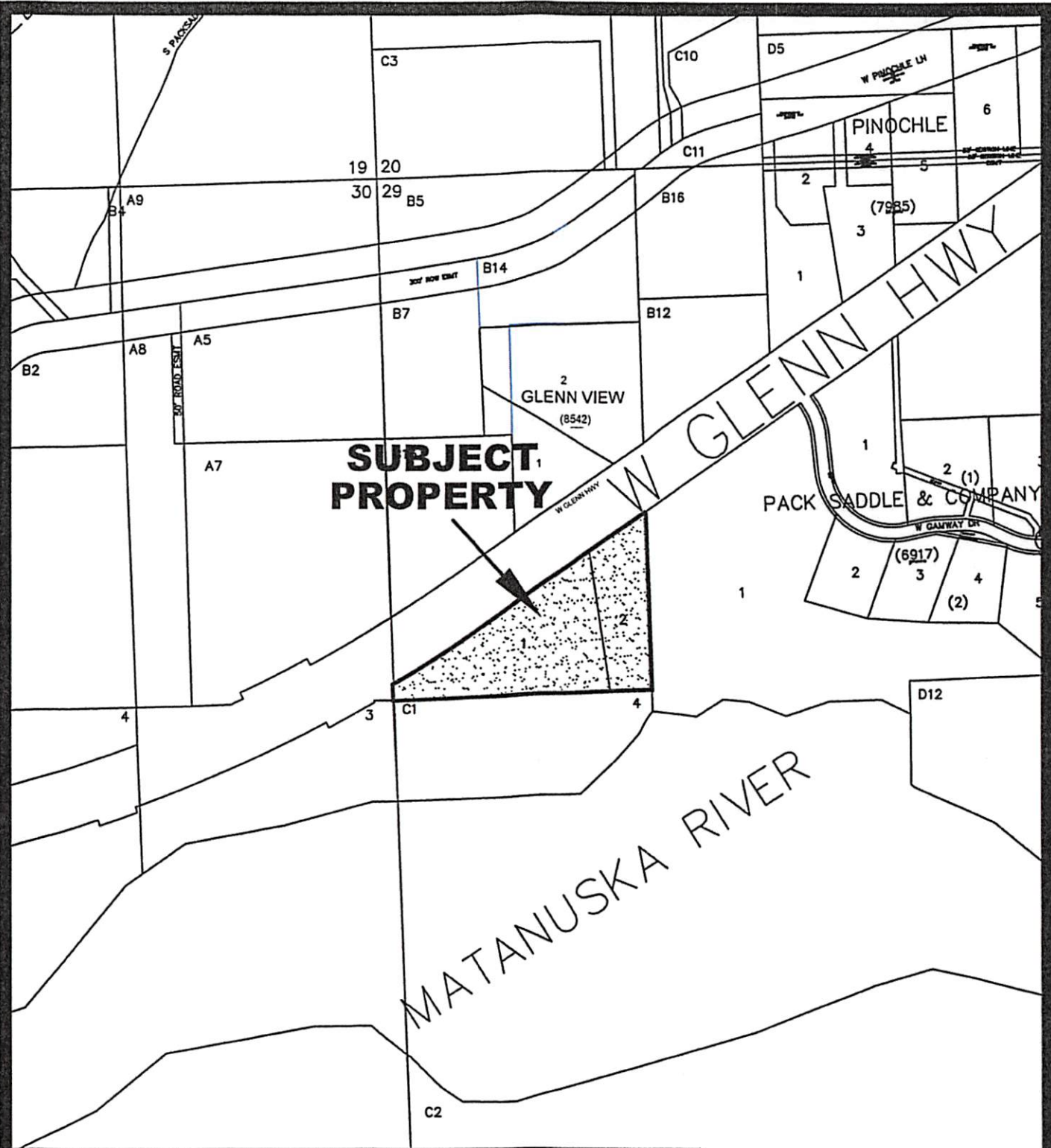
FINDINGS OF FACT:

1. The plat of **GRAVEL GERTIE** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. All lots will have the required frontage pursuant to MSB 43.20.320
3. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
4. There were no objections from any borough departments, outside agencies, or utilities.
5. There were no comments received from the public at the time of this report.
6. At the time of staff report write-up, there were no responses to the Request for Comments from, AKF&G, Community Development, or Assessments; or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: I move to approve the Preliminary Plat of GRAVEL GERTIE, Section 29, Township 20 North, Range 09 East, Seward Meridian, Alaska, contingent on staff recommendations:

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



VICINITY MAP
FOR PROPOSED GRAVEL GERTIE SUBDIVISION
LOCATED WITHIN
SECTION 29, T20N, R09E, SEWARD MERIDIAN
ALASKA
MG05 MAP

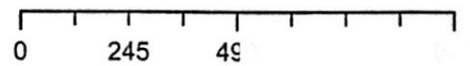


EXHIBIT A

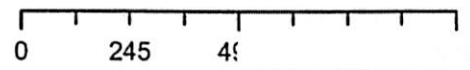
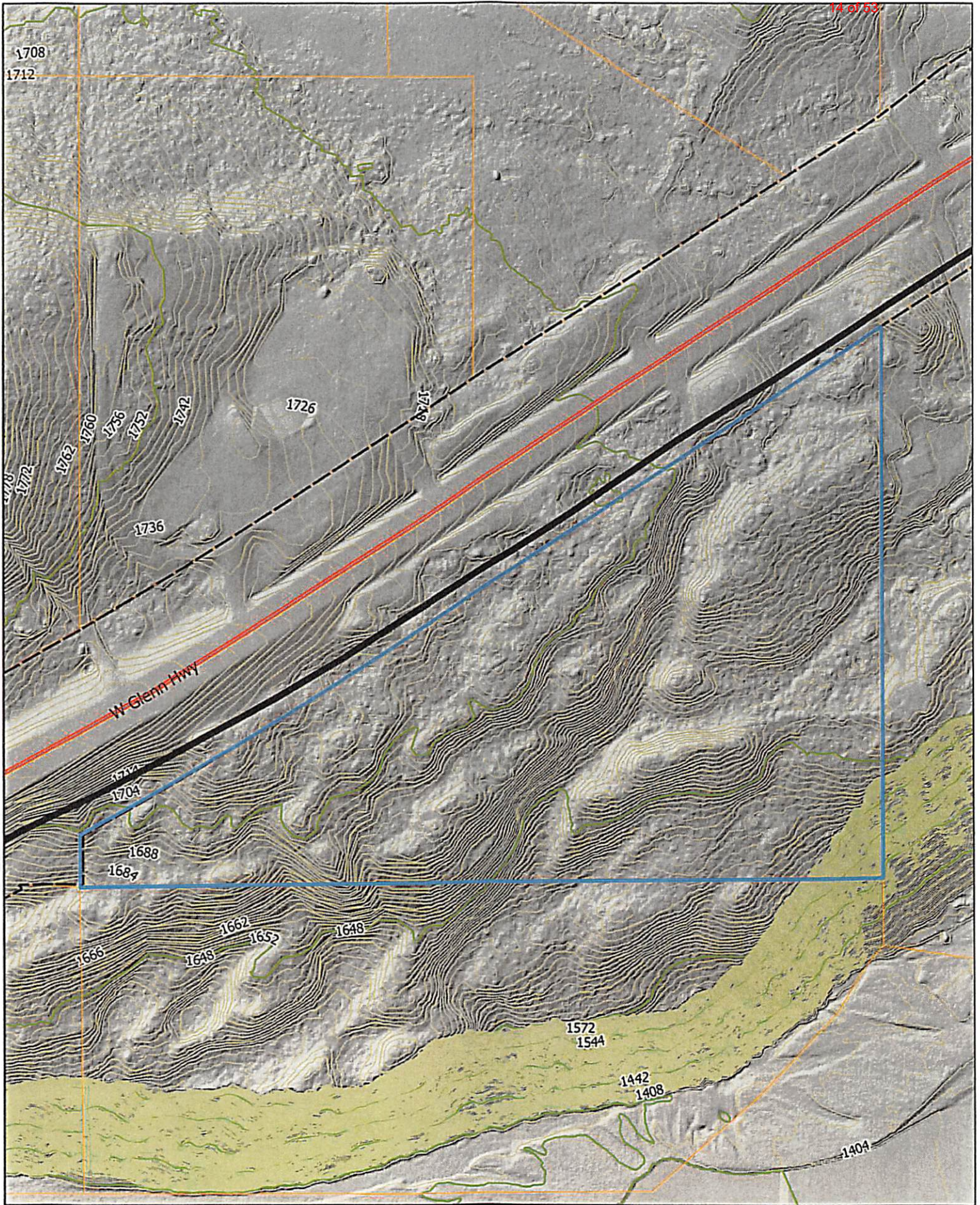


EXHIBIT A

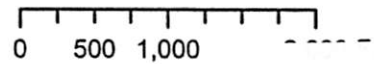


EXHIBIT A



Rowland Engineering Consultants

565 West Recon Circle, · Palmer, Alaska 99645
907.746.3630 steve@reconllc.net

RECEIVED

FEB 27 2026

PLATTING

January 24, 2026

Matanuska-Susitna Borough
Platting Division
350 East Dahlia St.
Palmer, Alaska 99645

Re: Soils Investigation Report for: Proposed Subdivision of
That portion of the SW1/4 NW1/4, Southerly of the Glenn Hwy, Sec. 29, T 20 N, R 9 E,
Seward Meridian, Alaska, to be known as Gravel Gertie Subdivision.

Attn: Platting Officer

Introduction

RECON, LLC has completed an assessment of the subject property to determine compliance with MSB requirements for “usable area” as defined in Title 43 of Borough Code. The intent of subject subdivision plat is to simply divide the parent 15-acre parcel to create two lots. Proposed Lot 1 is to include approximately 10 acres and has been recently developed with a single-family residence. Lot 2 will include approximately 4.6 acres and is currently undeveloped except for a small cleared area being utilized as a soil material borrow site. Each of the proposed lots fronts on the Glenn Hwy near Mile Post 98.5.

Project Area Description

Regionally, the subject property is located north of the Matanuska River on a bench that is 200 to 300 feet elevation above the river floodplain. The property surface elevation varies from 1500 to 1725 feet above sea level. The surface topography is representative of partially reworked glacier scoured terrain with moderate relief that includes low knobs, and terrace features. The property generally slopes to the south and southeast with variable grades. The soils occurring on the site are typically excellent for this type of development. Groundwater can be expected at substantial depths. Area drainage is excellent, given natural ground slope. There are no active streams within the subject property. Any future residential development can be accomplished without adversely affecting area drainage patterns or adjacent properties. All undeveloped area is forested with a mixed stand of mature birch aspen and white spruce.

Field Investigation

On January 22, 2026, Steven Rowland, PE completed an assessment of site conditions and logged a test pit excavated in the northern portion of proposed Lot 2.

In 2022, Steven Rowland, PE completed logged a test pit and designed a conventional wastewater disposal system that was subsequently installed for the residence located on the proposed Lot 1. This system is operational at this time. Attached is the Alaska Department of Environmental Conservation, Conventional Onsite Wastewater Disposal Systems OASys Documentation of Construction Certification.



Rowland Engineering Consultants

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907.746.3630 steve@reconllc.net

Soils Description

Soils observed in test pits and cuts on the property typically included a surface layer of fine sandy silt that grades to highly broken and partially decomposed rock. The silt (topsoil) layer was found to be of variable thickness with typical depths from 2 to 3 ft. Beneath the topsoil layer is highly fractured and broken siltstone that is easily excavated. A percolation test was completed in this material that returned a rate of 1.2 minutes/inch. The rocky soils have moderately rapid to rapid permeability and are conducive to the type of development planned. No groundwater was encountered at the time test pits were excavated and logged and no surface has been identified on the property.

Refer to Attachment C, "Geologic Logs of Test Pits."

Summary & Conclusions

In summary, Steve Rowland, PE, of RECON, LLC has reviewed the proposed subdivision plan, topographic maps, geologic maps of the immediate area, and soils information of record and on adjacent properties. Based on the subsurface investigation and the engineer's traverse of the property and familiarity with soils and geology of the subject area, it has been determined that each of the two proposed lots has the required minimum 10,000 square feet of "useable building area" and the required 10,000 contiguous square feet of "useable septic area" as defined in MSB Title 43.20.281. There is no occurrence of surface water that impacts the proposed subdivision plan with regard the defined "useable areas". The water wells located on adjacent properties and the well located on proposed Lot 1, do not impact the "useable areas" within the proposed parcels.

Respectfully,

Steven R. Rowland, PE



Attachment A: Test Pit Location Map

Attachment B: Alaska Department of Environmental Conservation Conventional Onsite Wastewater Disposal Systems OASys Documentation of Construction Certification. (proposed Lot 1), (3 pages)

Attachment C: Geologic Logs of Test Pits



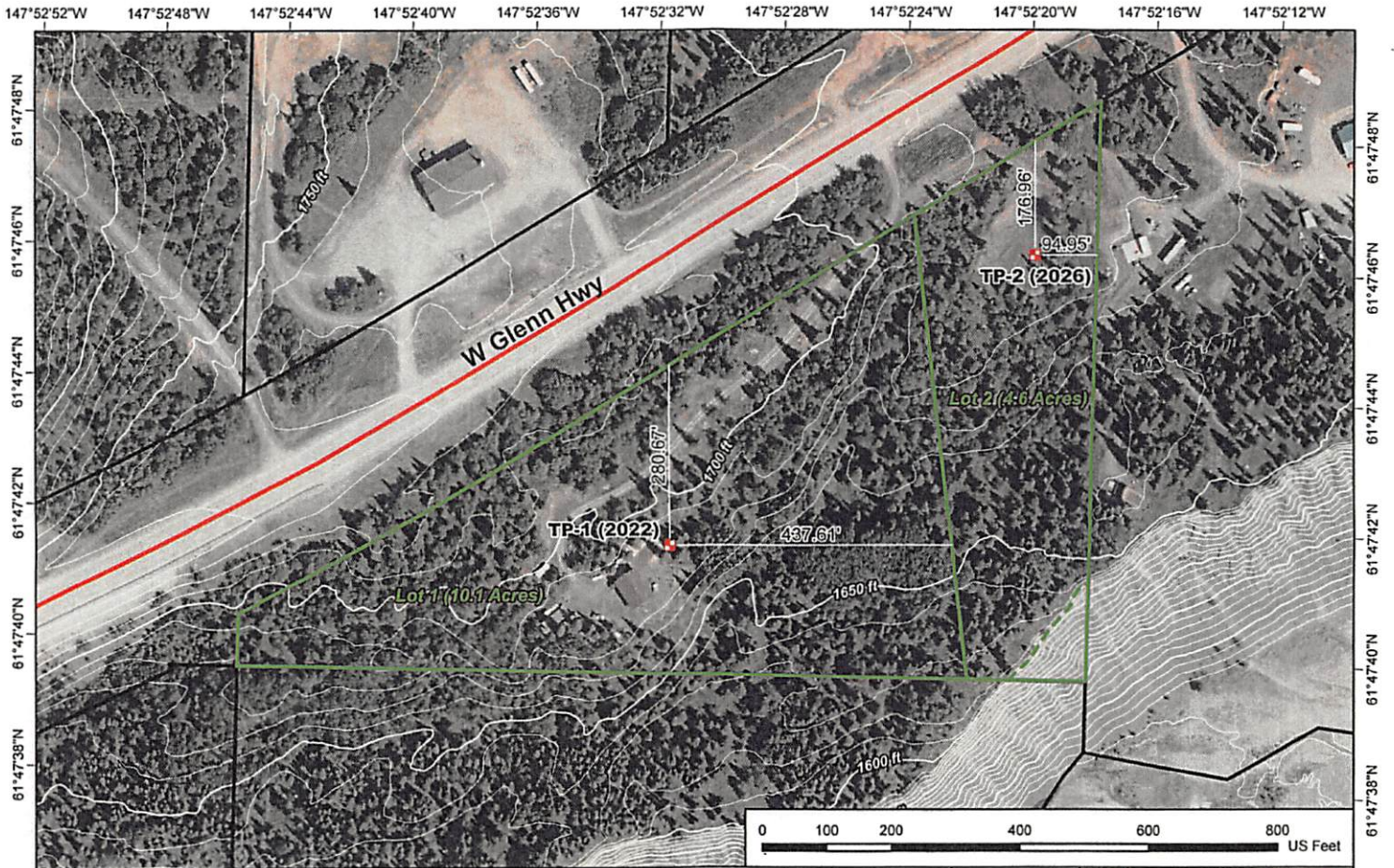
Rowland Engineering Consultants

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907.746.3630 steve@reconllc.net

Attachment A

Test Pits Location Map

(1 page)



Gravel Gertie Subd.
 Located within SW1/4 NW1/4, Sec. 29, T020N R009E
 Matanuska-Susitna Borough, Alaska
 Map produced 26 January 2026 by RECON LLC
 505 W Recon Cir, Palmer, AK 99645
 NAD 1983 Alaska State Plane Z3 (usft)
 Basemap by MSB

Soils Investigation Report, Attachment A

Completed Test Pits	Proposed Property Lines	10ft Contour
Glenn Highway	MSB Parcel Boundaries	50ft Contour

1" = 200'
 1:2,400
 1/26/2026



Project: ArcGISPro_Project_Template

EXHIBIT B



Rowland Engineering Consultants

565 West Recon Circle, Palmer, Alaska 99645
907.746.3639 steve@reconllc.net

Attachment B

**ADEC
Wastewater Disposal System
Documentation of Construction Certification
for
Proposed Lot 1**

(3 pages)



ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

WASTEWATER PROGRAM FORMS: Conventional Onsite Wastewater Disposal Systems OASys Documentation of Construction Certification

Property Legal Description (required): Portion SW1/4 NW1/4 S29 T20N R9E, SM south of Glenn Hwy

Date of Installation (required): June 2022

Certification of Record Information:

I certify the information submitted to the Department through Water's Online Application System (OASys) for a conventional wastewater disposal system for the above referenced property is correct; and the system was constructed in strict conformance to the requirements of 18 AAC 72 and the Onsite Wastewater System Installation Manual. I have verified there are no sources of non-domestic wastewater connected to the wastewater system.

I further certify that I, or a person under my responsible charge, conducted periodic inspections during installation to verify site conditions, quality of construction, materials and methods used, compliance with applicable regulations and (check the appropriate box):

For an individual that installed a conventional onsite wastewater system for a private residence or small commercial facility

OR

I provided the system design for a private residence, commercial facility, multi-family dwelling or a combination thereof; and ensured the conventional wastewater system was installed as designed

Regulatory References:

18 AAC 72.035

18 AAC 72.990 (15) & (16)

Onsite Wastewater System Installation Manual (OWSIM)

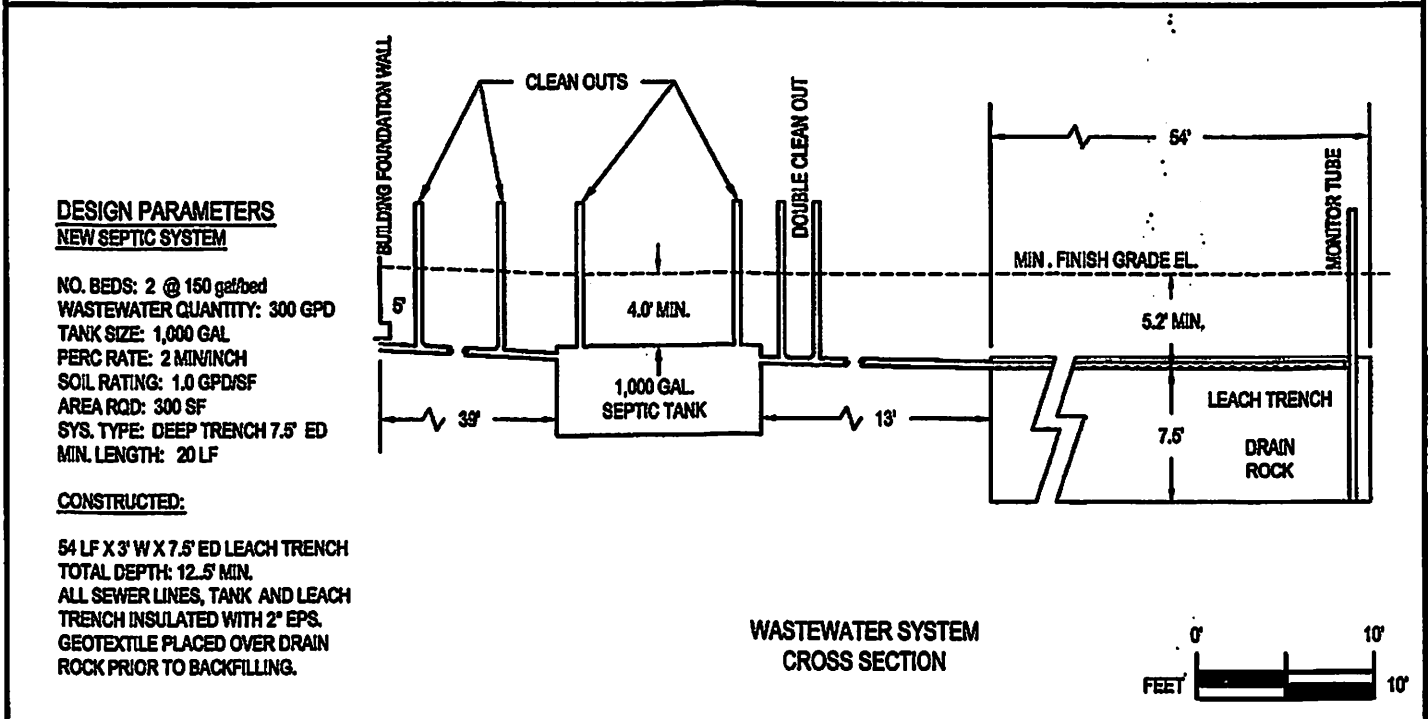
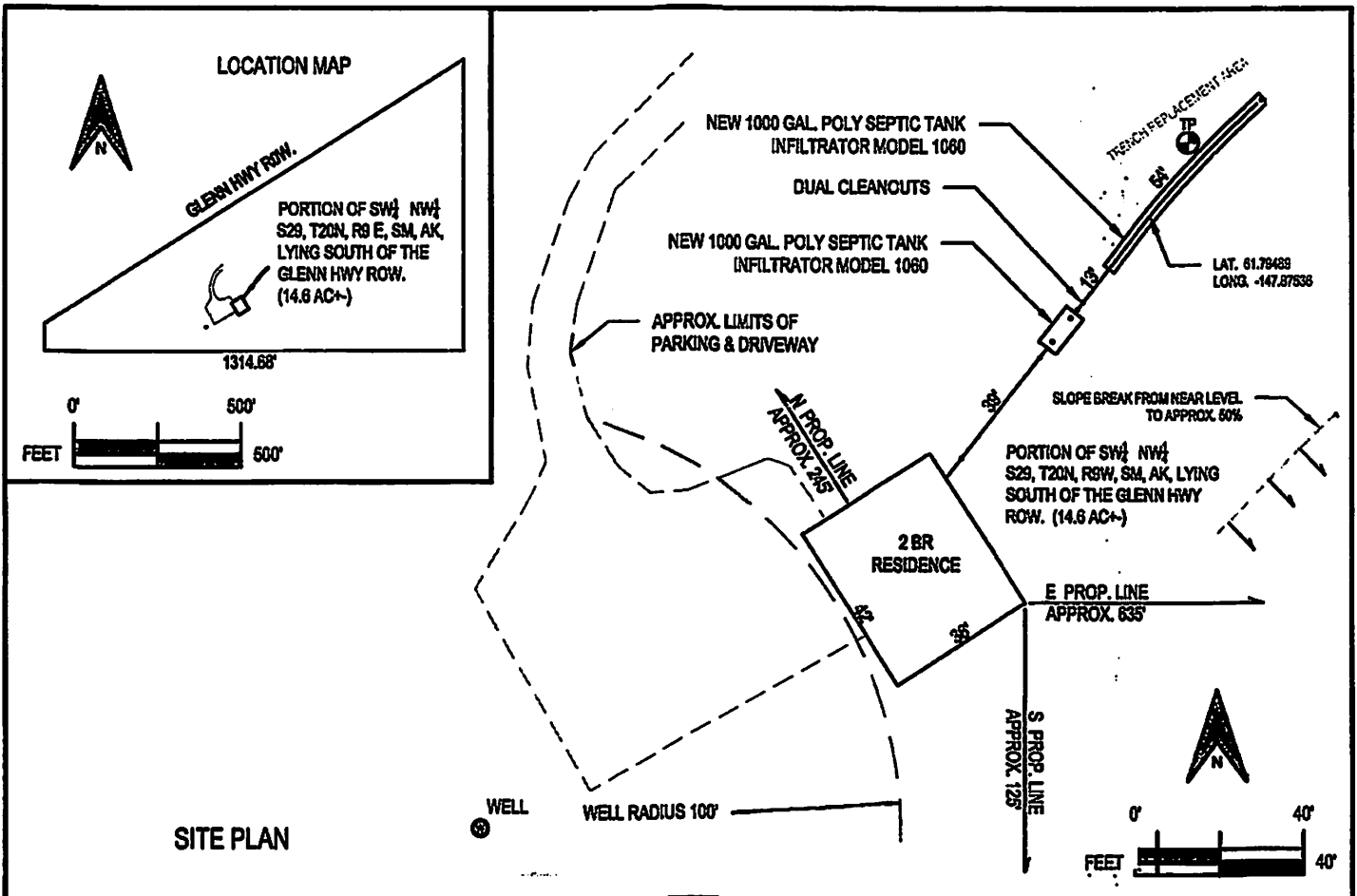
Affix seal in accordance with 12 AAC 36.185



Engineer of Record Name:
(Please Print or Type)

Steven Rowland, PE

USE: Submitting engineers registering a conventional wastewater system with a Documentation of Construction (DOC) submitted through OASys must use this form. See DOC guidance available at the Department's webpage dec.alaska.gov/water/wastewater/engineering/ for additional information.



<p>PREPARED BY: RECON LLC ROWLAND ENGINEERING CONSULTANTS 565 W. RECON CIR. PALMER, AK 99845</p>	<p>SW1/4 NW1/4, S29, T20N, R9E, SM LOT B6 SOUTH OF GLENN HWY ROW RECORD DRAWING</p> <p>PREPARED FOR: TONY & CAROLYN SNEDIGAR 35398 W GLENN HWY SUTTON, AK</p>		<p>DATE 02/13/2023</p> <p>PLOT SIZE 8.5' x 11'</p> <p>PERMIT NO.</p> <p>SHEET 1 OF 1</p>
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EXHIBIT B

Legal Description: SW1/4 NW1/4 S29 T20, R9E SM Installer Name: DAN LEE Date Installed: 6/2022

Part V. Soil Absorption System Cross Section View Diagram and Testhole Log

Instructions for Diagram: (use space below or attach additional sheets as necessary; engineers may attach separate sealed record drawings)

1. In a CROSS SECTION VIEW of the soil absorption system system identify and label the following: Soil Absorption Medium
 Final Grade Original Grade (major grade changes) Filter Fabric Monitor Tubes Soil Cover and Insulation
 Drainfield Pipe Depth of Sewer Rock and Sand Liners, if applicable, in the Soil Absorption System Vertical Separation Distance Between Soil Absorption System and Groundwater/Impermeable Soils

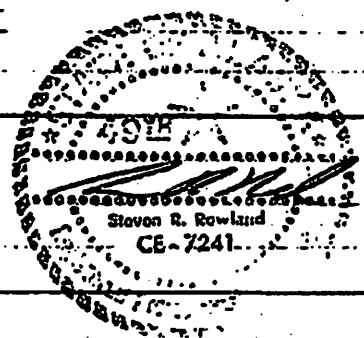
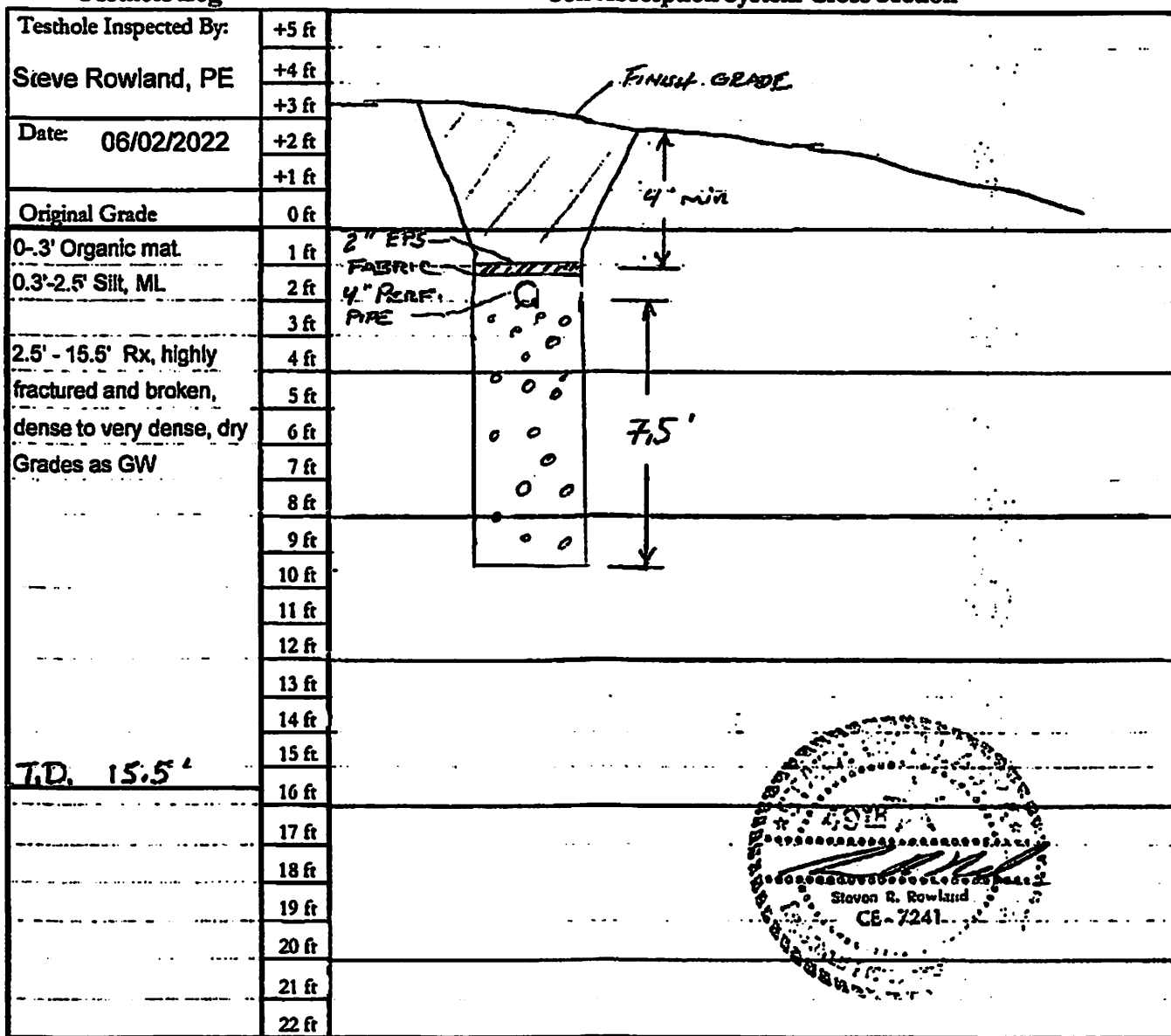
2. In the CROSS SECTION VIEW, the system drawing should be vertically to scale and correspond to the depth indicated by the testhole log. Indicate soil(s) type, groundwater, and impermeable soils encountered in testhole.

Groundwater/Seeps: Yes No At (feet below original grade):

Impermeable Soils (Clay/Bedrock/Permafrost): Yes No At (feet below original grade):

Testhole Log

Soil Absorption System Cross Section



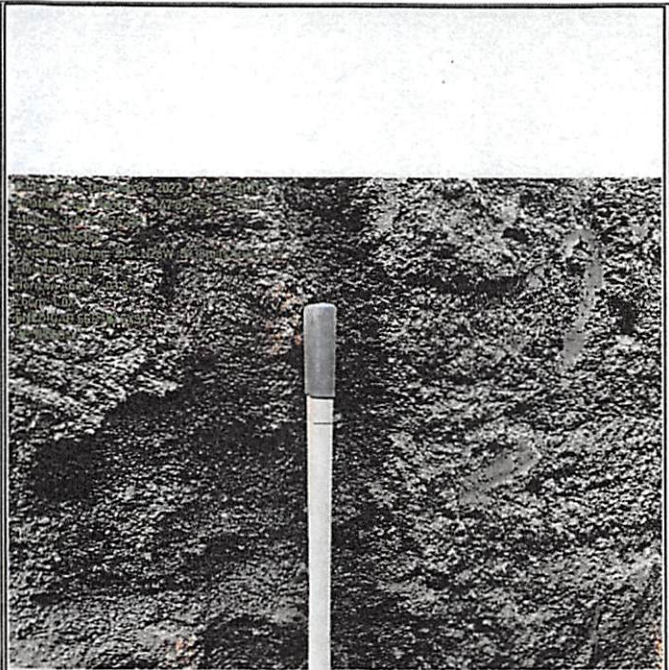
Legal Description: SW1/4 NW1/4 S29, T20N, R9E
portion South of Glenn Hwy

Installer Name: Brian Lee

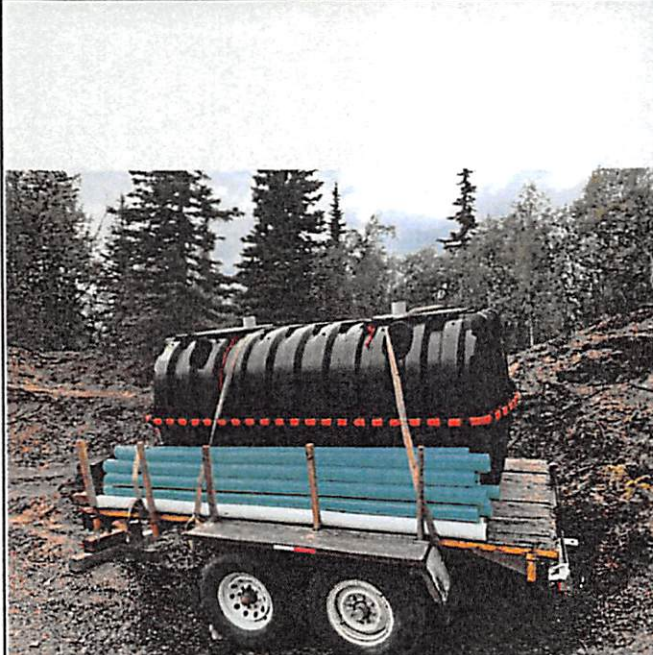
Date Installed: 06/2022



Percolation test adjacent of test pit



Soil in test pit wall at 6 ft depth



1000 g septic tank and SDR 35 sewer pipe



Trench view toward residence prior to fabric and insulation placed



Rowland Engineering Consultants

565 West Recon Circle, • Palmer, Alaska 99645
907.746.3630 steve@reconllc.net

Attachment C

Geologic Logs of Test Pits

(2 pages)

GEOLOGIC LOG TEST PIT: TP- 02

Sample Method	Sample Number	Depth in Feet	Blows per Foot	Sample Interval	Frozen Interval	Graphic Log	Ground Elev.: <u>1690' +-</u> Total Depth : <u>14.0'</u> Bottom Elev.: <u>1676' +-</u> Collar Elev.: <u>N/A</u> Reference: <u>N/A</u>	Vegetation: <u>cleared</u> Remarks: _____ _____ _____	Location: _____ <u>North portion Lot 2</u> N: <u>61.79617</u> E: <u>-147.87215</u>
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		0				14.0' TD
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		2				
		3				
		4				
		5				
		6				
		7				
		8				
		9				
G	1	10	X			
		1				
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		7				
		8				
		9				
		30				

0.0' - 0.3' Organic mat, Moss and decaying organic material

0.3' - 3.0' Silt grading to at depth to silt (ML)

3.0' - 14.0' Highly fractured and broken siltstone that grades as Gravel
Gray. Dense to very Dense. Dry (GW)

No groundwater encountered

Soil permeability is "excellent"

Note: Area terrian is rolling with some moderate to steep slopes.
Soil section was logged at the east limit of an aggregate borrow site.

RECON, LLC
Rowland Engineering Consultants
565 W. Recon Cir.
Palmer, Alaska 99645
Ph: (907) 746-3630

Project No.: 2021-161 Sheet 1 of 1 Log # TP- 02
 Project Name: Gravel Gertie Subd
 Location: SW1/4 NW1/4. South Glenn Hwy. S29. T20N. R9E. SM. AK
 Method Used: Pit Rig Type: Dozer
 Engineer: Steve Rowland, P.E. Contractor: RECON, LLC
 Date Begun: 22-01-2026 Date Comp: SAME

EXHIBIT B

Legal Description: SW1/4 NW1/4 S29 T20, R9E SM Installer Name: DAN LEE Date Installed: 6/2022

Part V. Soil Absorption System Cross Section View Diagram and Testhole Log

Instructions for Diagram: (use space below or attach additional sheets as necessary; engineers may attach separate sealed record drawings)

1. In a CROSS SECTION VIEW of the soil absorption system system identify and label the following: Soil Absorption Medium
 Final Grade Original Grade (major grade changes) Filter Fabric Monitor Tubes Soil Cover and Insulation
 Drainfield Pipe Depth of Sewer Rock and Sand Liners, if applicable, in the Soil Absorption System Vertical Separation Distance Between Soil Absorption System and Groundwater/Impermeable Soils

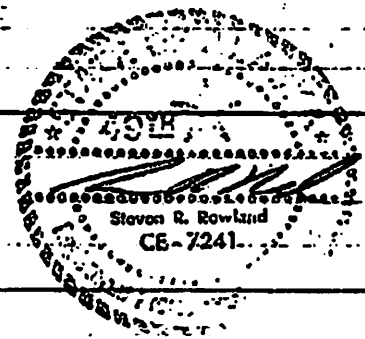
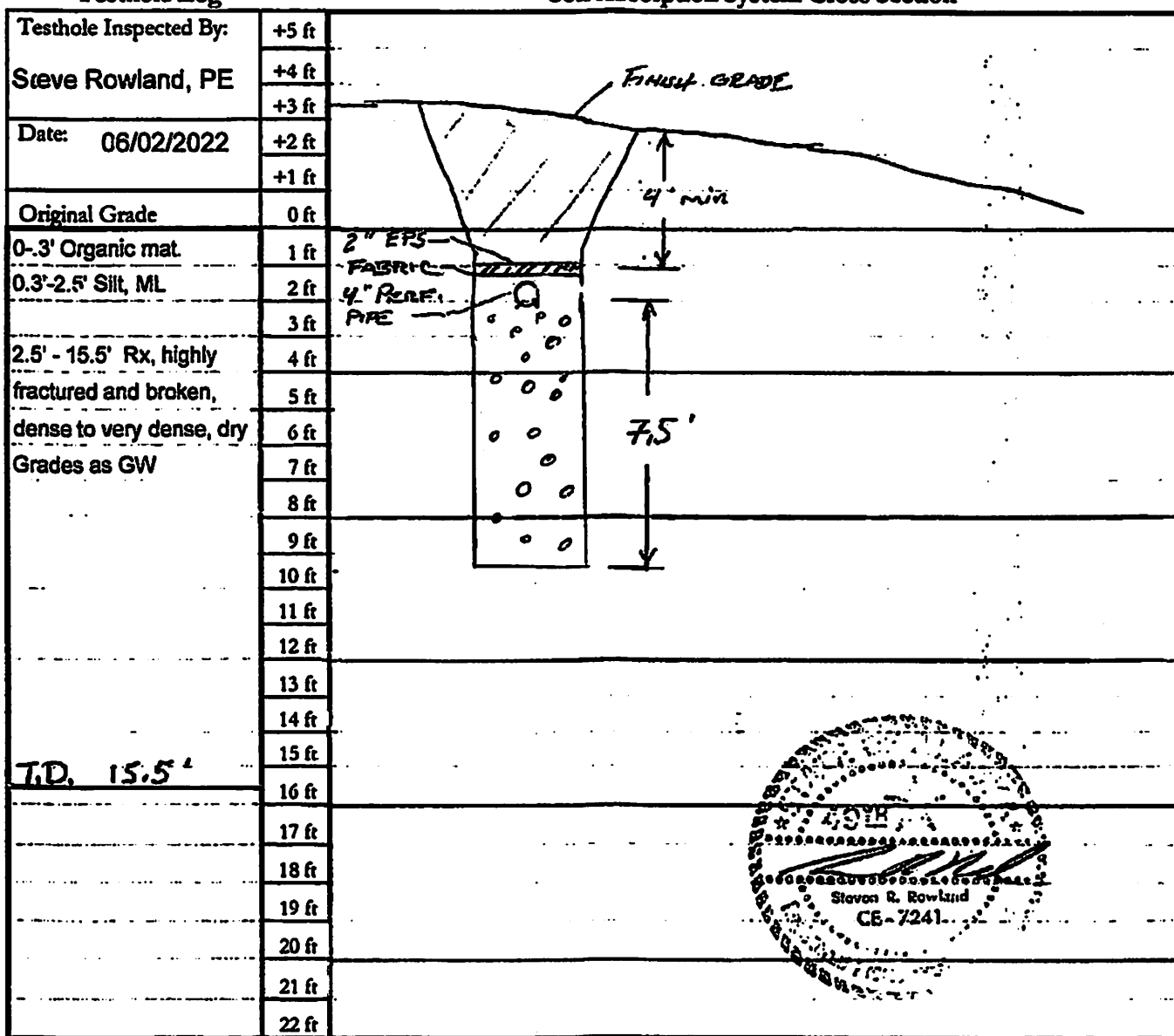
2. In the CROSS SECTION VIEW, the system drawing should be vertically to scale and correspond to the depth indicated by the testhole log. Indicate soil(s) type, groundwater, and impermeable soils encountered in testhole.

Groundwater/Seeps: Yes No At (feet below original grade):

Impermeable Soils (Clay/Bedrock/Permafrost): Yes No At (feet below original grade):

Testhole Log

Soil Absorption System Cross Section





THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Transportation and Public Facilities

Project Delivery: Statewide Planning
Anchorage Field Office

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

March 26, 2026

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **Plat Case Number: 2026-027; Gravel Gertie; MG 05 Snedigar; Tax Parcel B6; (Glenn Highway MP 98.5)**
 - No objection to lot division.
 - Add plat note for both lots: One shared access to Glenn.
 - Dedicate shared access easement.
 - Platting actions change lot legal descriptions and require access permits to be reapplied for. Reapply for shared access to the Glenn Highway for both lots. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

- **Pre-Application-2025-000159; PLT-21-8-3298; Fairview Park Investors; WA 10 Tucker; (Fairview Loop Road, Fireweed Road)**
 - No objection to lot division.
 - Recommend consolidated access points to Fairview Loop Road for all lots with formalized access easement. Recommend 4 shared access points to East Fireweed Road. Recommend access coordination with DOT&PF, and consideration to internal access with consolidation of driveways. Consider dedicating roads for internal circulation.
 - Platting actions invalidate existing driveway permits. Reapply for driveway permit for existing access to Fireweed Road and Fairview Loop Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

"Keep Alaska Moving."

EXHIBIT C

- Consider the Mat-Su Borough's Official Streets and [Highways Plan \(OSHP\)](#) in future development and internal circulation plans.
- Please be advised of the DOT&PF [Fairview Loop Road Pathway & Safety Improvements](#) project, which is currently in development. Questions about the project can be directed to Project Manager Lauren Little at lauren.little@alaska.gov or (907) 378-5911.

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

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

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

If there are any questions regarding these comments please feel free to contact me at (907) 269-0516 or erica.kostelecky@alaska.gov.

Sincerely,



Erica Kostelecky
Area Planner, DOT&PF

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

Chris Curlin

From: Wheeler Nevels
Sent: Tuesday, March 24, 2026 3:57 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Wheeler Nevels
Subject: RE: RFC Gravel Gertie (CC)

Hello,

PD&E recommends shared access to Glenn Highway. Coordinate with ADOT&PF.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Monday, March 23, 2026 12:25 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; josephdavisak@mac.com; Ron Bernier <Ron.Bernier@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Gravel Gertie (CC)

Hello,

Attached is the RFC packet for the Gravel Gertie Subdivision. Please ensure that all comments are submitted by April 6, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Gravel Gertie](#)

Sincerely,

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

Chris Curlin

From: Permit Center
Sent: Monday, March 23, 2026 12:44 PM
To: Chris Curlin
Subject: RE: RFC Gravel Gertie (CC)

No comments from the Permit Center.

Brandon Tucker

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Monday, March 23, 2026 12:25 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; josephdavisak@mac.com; Ron Bernier <Ron.Bernier@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Gravel Gertie (CC)

Hello,

Attached is the RFC packet for the Gravel Gertie Subdivision. Please ensure that all comments are submitted by April 6, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Gravel Gertie](#)

Sincerely,

Chris Curlin
Platting Technician



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

6 April 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 plat and has no comments or recommendations.

- **Gravel Gertie**
(MSB Case # 2026-027)

If you have any questions, please feel free to contact me at (907) 334-7944 or by email at brandon.echols@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink that reads "Brandon Echols".

Brandon Echols
Right of Way & Permitting Agent
ENSTAR Natural Gas Company, LLC

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, April 6, 2026 4:28 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Gravel Gertie (CC)
Attachments: Agenda Plat.pdf

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

Chris,

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

Thanks,

GCI | OSP Design

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

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

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

Sent: Monday, March 23, 2026 12:25 PM

To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; josephdavisak@mac.com; Ron Bernier <Ron.Bernier@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>

Subject: RFC Gravel Gertie (CC)

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

Hello,

Attached is the RFC packet for the Gravel Gertie Subdivision. Please ensure that all comments are submitted by April 6, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Gravel Gertie](#)

Chris Curlin

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, March 23, 2026 1:43 PM
To: Chris Curlin
Subject: RE: RFC Gravel Gertie (CC)

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

Hello,

MTA has no comments on Gravel Gertie.

Thank you for the opportunity to comment.

Holly Sparrow, Sr. Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2599 | www.mtasolutions.com



Life. Technology. Together.

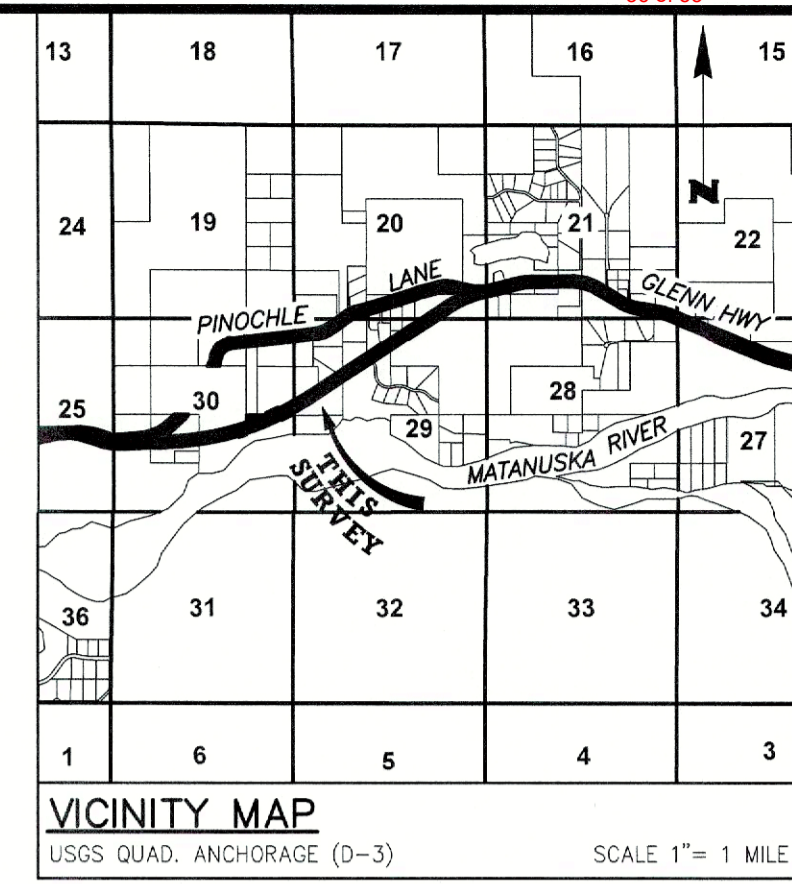
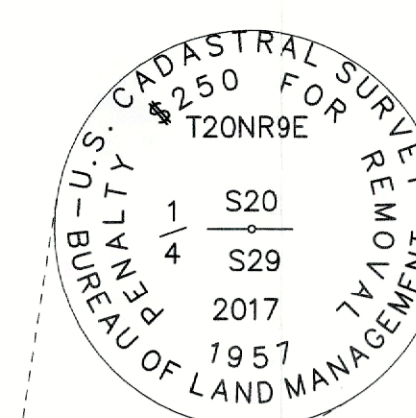
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Subject: RFC Gravel Gertie (CC)

Hello,

Attached is the RFC packet for the Gravel Gertie Subdivision. Please ensure that all comments are submitted by April 6, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

NOTES

- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
- GLOBAL POSITIONING SERVICES INC. PERFORMED A SECTION BREAKDOWN OF SECTION 29 IN 2017 FOR THE BUREAU OF LAND MANAGEMENT. THE RECORDS FOR THAT SURVEY HAVE NOT YET BEEN FILED. PORTIONS OF THAT SURVEY WERE USED TO CONTROL THIS SURVEY.
- EASEMENT SIDELINES ARE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS AND TERMINATE AT THE BOUNDARIES OF THIS SUBDIVISION.
- 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.
- 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 ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- THIS SUBDIVISION IS SUBJECT TO A BLANKET RIGHT OF WAY EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. (MEA), RECORDED 4/01/2022 AS DOCUMENT NO. 2022-007289-0 IN THE PALMER RECORDING DISTRICT.
- ACCESS TO THE GLENN HIGHWAY IS LIMITED TO A SINGLE SHARED ACCESS FOR BOTH LOTS USING THE EXISTING DRIVEWAY.



CERTIFICATE OF OWNERSHIP AND DEDICATION
 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.

DATE TONY B. SNEDIGAR
 35398 W GLENN HIGHWAY
 SUTTON, ALASKA 99674

DATE CAROLYN K. SNEDIGAR
 35398 W GLENN HIGHWAY
 SUTTON, ALASKA 99674

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.
 FOR: _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: _____

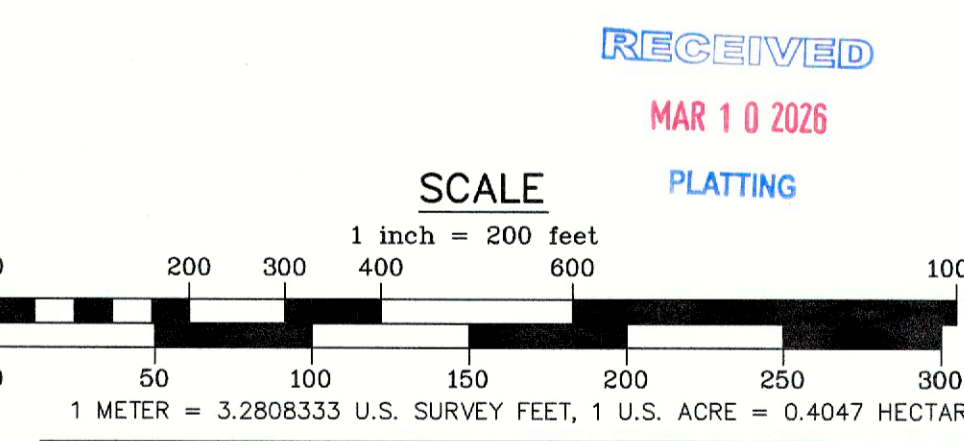
PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
 I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____, DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT IN WHICH THE PLAT IS LOCATED.

PLANNING AND 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.

TAX COLLECTION OFFICIAL _____, 20____



DATE OF SURVEY LINDSEY S. VAUGHAN, PLS
 Beginning: SEPTEMBER 6, 2025 Global Positioning Services, Inc.
 Ending: OCTOBER 16, 2025 2603 Blueberry Rd.
 Anchorage, Alaska 99503
 907-569-2000

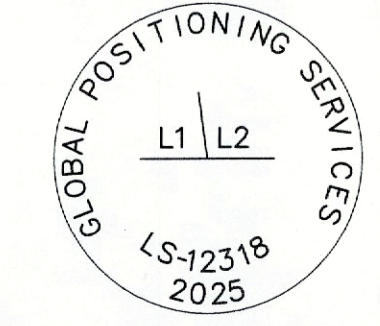
GRAVEL GERTIE SUBDIVISION
 A SUBDIVISION OF
 THAT PORTION OF THE SW1/4 NW1/4, SECTION 29,
 LYING SOUTHERLY OF THE GLENN HIGHWAY REALIGNMENT
 LOCATED WITHIN
 THE SW1/4 NW1/4, SECTION 29
 TOWNSHIP 20 NORTH, RANGE 9 EAST
 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 14.65 ACRES, MORE OR LESS

DRAWN BY: L. VAUGHAN CHECKED BY: L. VAUGHAN DATE: OCT 21, 2025
 SCALE: 1" = 200' JOB NO.: S25507 SHEET NO.: 1 OF 1

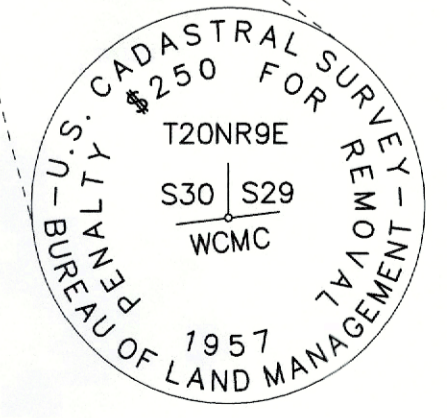
CURVE TABLE					
NO.	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C1	573.81'	7693.20'	287.07'	4° 16' 25"	N 59° 06' 55" E 573.75'
C2	3,985.12'	7,545.56'	2,040.43'	30° 15' 37"	S 73° 34' 16" W 3,939.41'

- LEGEND:**
- ⊗ BLM PRIMARY MONUMENT RECOVERED
 - ⊕ PRIMARY MONUMENT RECOVERED
 - SECONDARY MONUMENT RECOVERED (5/8" REBAR W/PLASTIC CAP)
 - SECONDARY MONUMENT SET THIS SURVEY
 - SURVEYED
 - - - UNSURVEYED
 - (R1) RECORD PER PLAT 2009-82, P.R.D.

TYPICAL SECONDARY MONUMENT SET THIS SURVEY

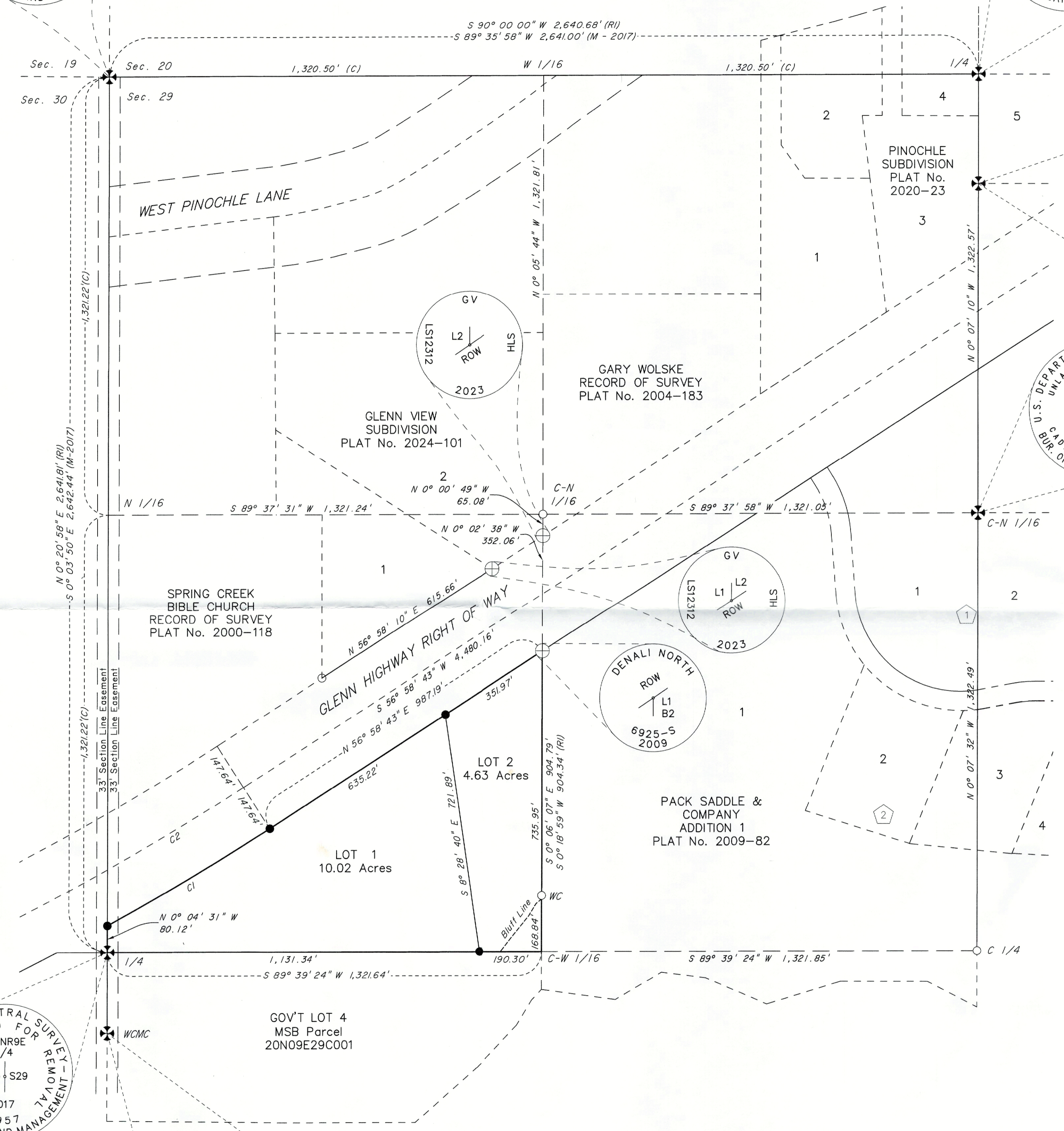


2 1/2" ALUMINUM CAP ON
 A 5/8" REBAR, 36" LONG,
 DRIVEN 32"-36" IN THE GROUND,
 WITH A 1/2" X 1/2" X 4" WOODEN LATH,
 SET NORTH WITHIN 1 FT. OF THE COR.



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

DATE LINDSEY SUE VAUGHAN
 REGISTERED LAND SURVEYOR NO. LS-12318



B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 22, 2026**

ABBREVIATED PLAT: **LAZY MOOSE RUN L1A**

LEGAL DESCRIPTION: **SEC 27, T18N, R02E S.M., AK**

PETITIONER: **MARK OVERBEEK**

SURVEYOR: **RECON LLC**

ACRES: **1.93 +/-** PARCELS: **1**

REVIEWED BY: **CAYMAN REYNOLDS**

CASE: **2026-029**

REQUEST:

The request is to create one lot from Lots 1 and 2 Lazy Moose Run, Plat 2025-023 (Parcels 8602000L001 and 8602000L002), to be known as **LAZY MOOSE RUN L1A**, containing 1.93 acres +/- . The plat is located north of North Old Glenn Highway, east of Matanuska River, and south of East Clark Road, located within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps

EXHIBIT A – 4 pgs

AGENCY COMMENTS:

MSB Code Compliance

EXHIBIT B – 1 pg

MSB Permit Center

EXHIBIT C – 2 pg

DISCUSSION: The subject parcels are located within the Lazy Mountain Community Council. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

There were no objections or concerns received from Borough departments, outside agencies or the public at the time of this staff report. Per MSB Permit Center, if the driveway location is kept, it will require a driveway permit.

CONCLUSION

The plat of Lazy Moose Run L1A is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

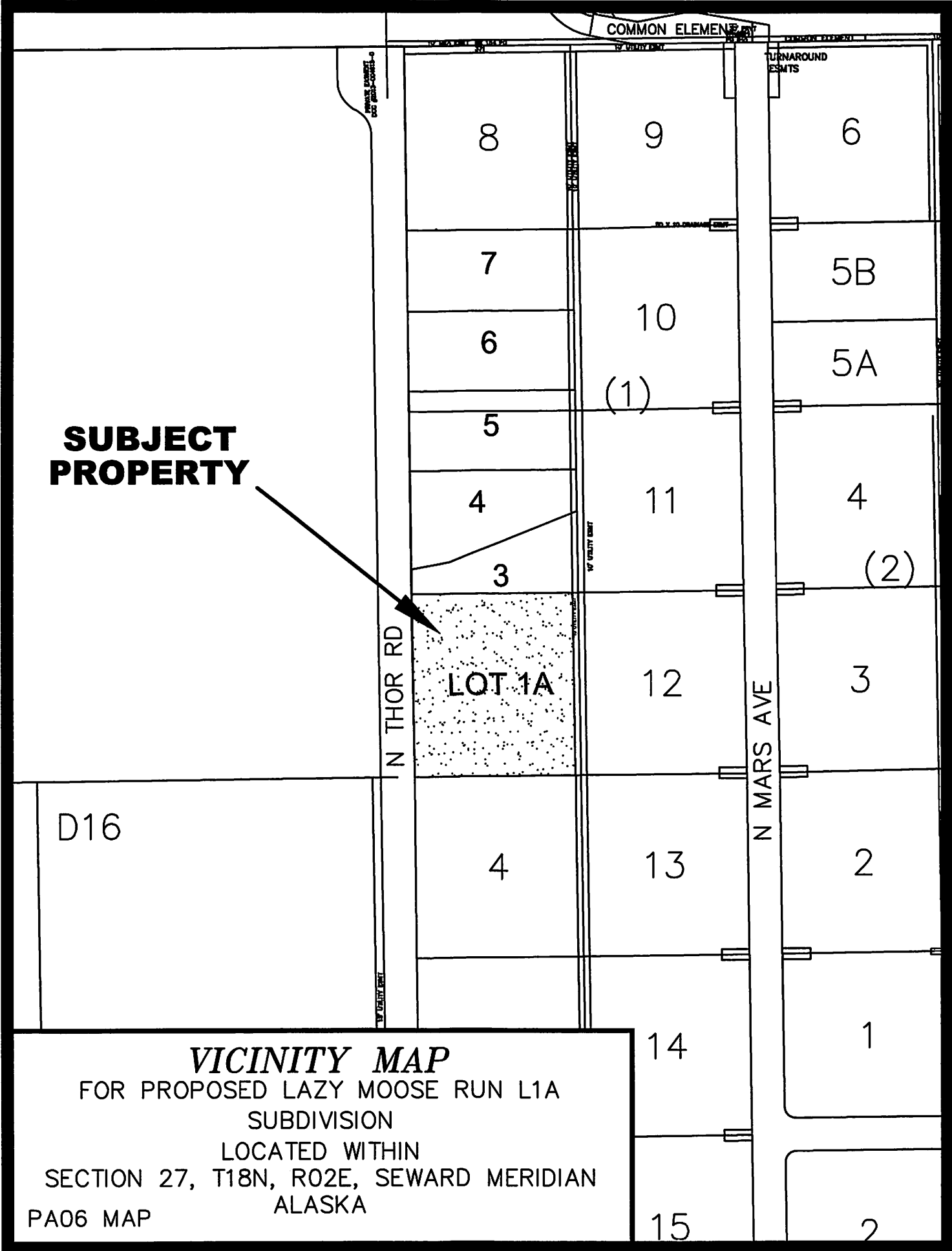
FINDINGS of FACT:

1. The abbreviated plat of Lazy Moose Run L1A is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Lazy Moose Run Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Lazy Moose Run (Plat #2025-23), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Lazy Moose Run L1A contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.



**SUBJECT
PROPERTY**

N THOR RD

N MARS AVE

LOT 1A

COMMON ELEMENTS

TURNAROUND PERMITS

D16

VICINITY MAP

FOR PROPOSED LAZY MOOSE RUN L1A
SUBDIVISION

LOCATED WITHIN

SECTION 27, T18N, R02E, SEWARD MERIDIAN
ALASKA

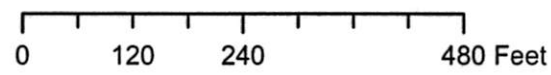
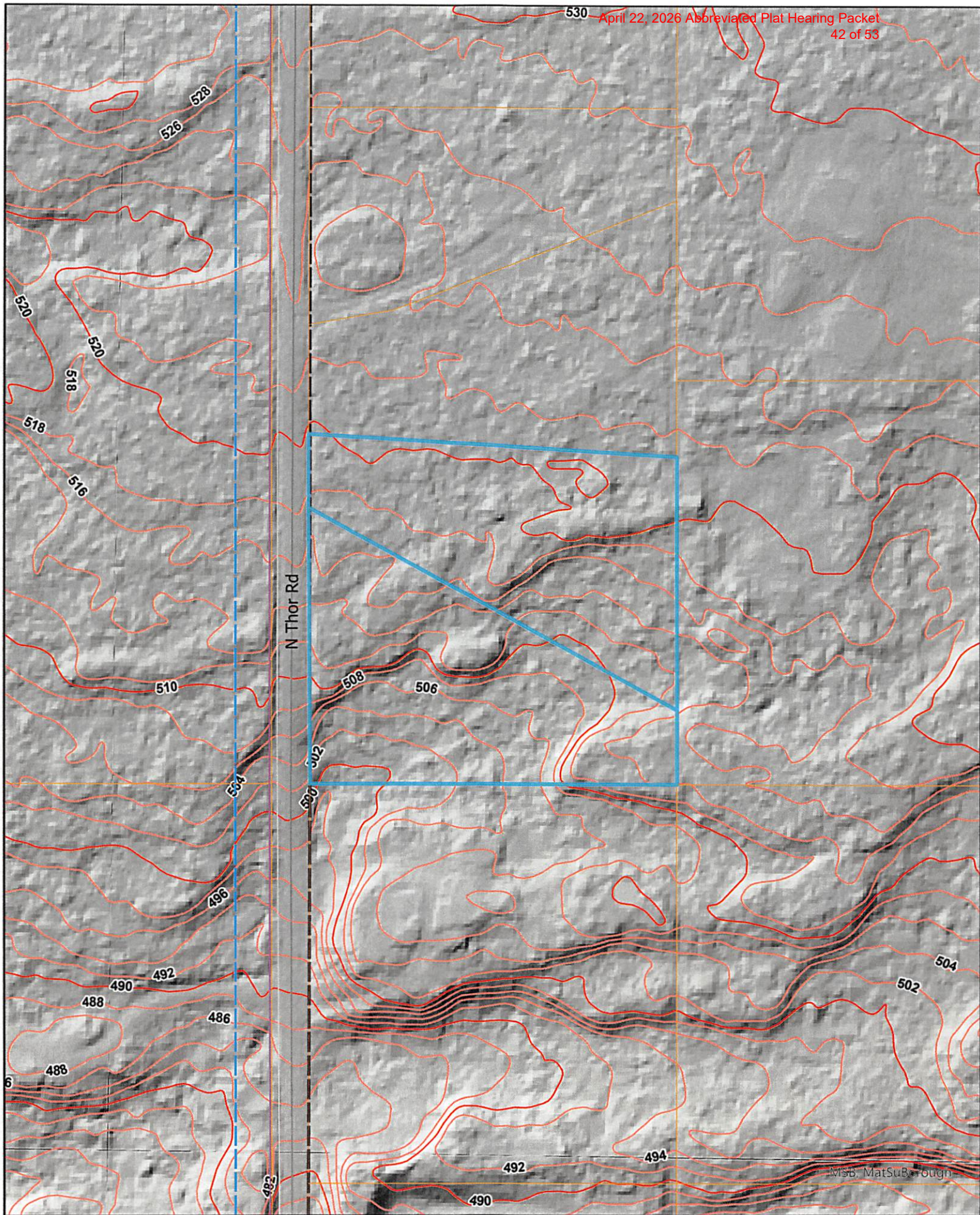
PA06 MAP

14

15

1

2



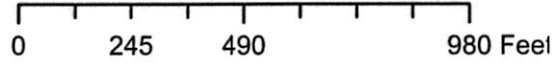
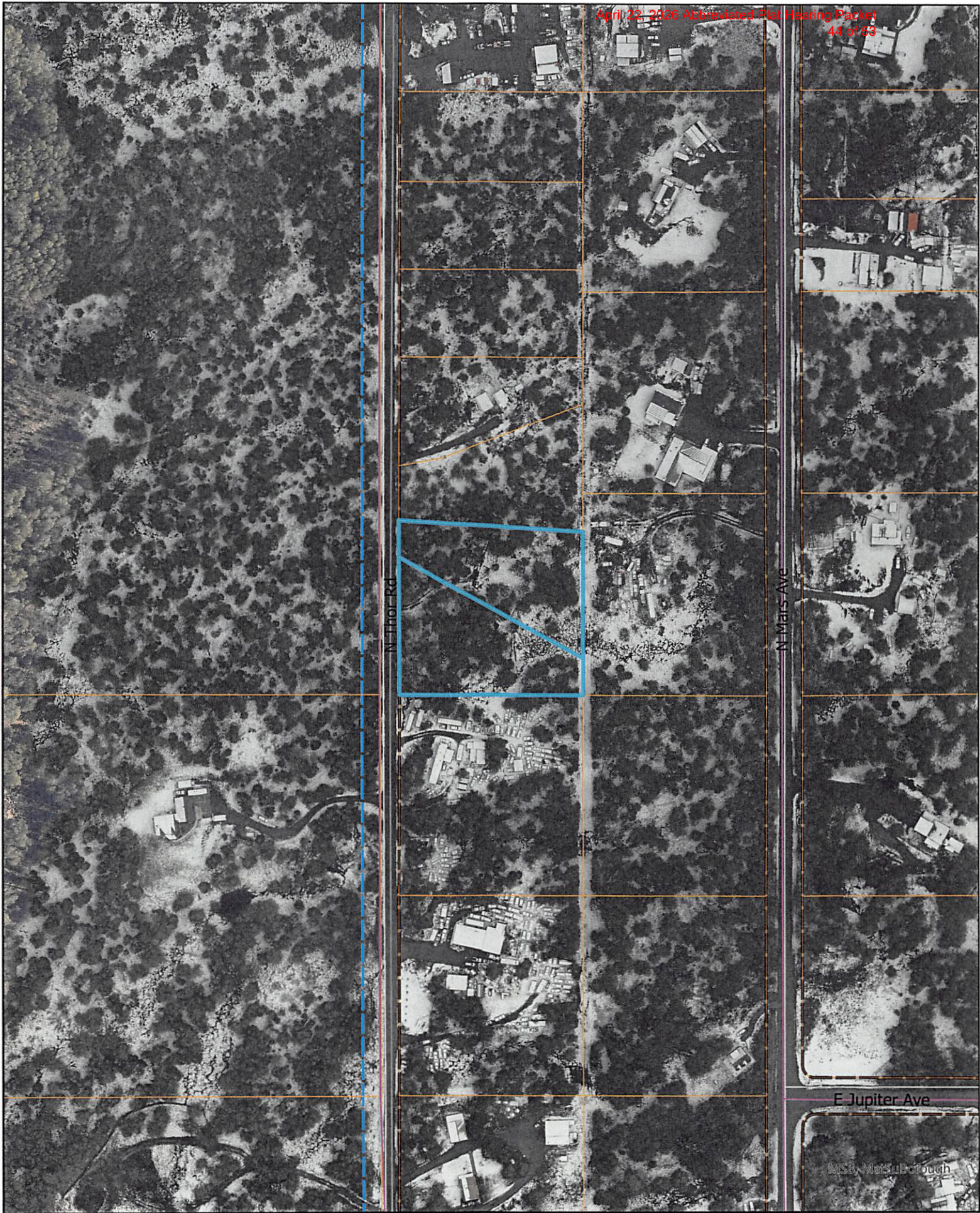


N Thor Rd

MSB, MMSUBorough



0 120 240 480 Feet





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

MEMORANDUM

DATE: April 1, 2026

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting Abbreviated Plat 2026-029 Lazy Moose Run

There are no current/active cases on the existing parcels.

No objection to moving forward with the proposed Abbreviated Plat to remove the lot line between Lots 1 & 2 to create one parcel.

Cayman Reynolds

From: Permit Center
Sent: Thursday, March 26, 2026 2:57 PM
To: Cayman Reynolds
Subject: RE: RFC Lazy Moose Run L1A CR
Attachments: Screenshot 2026-03-26 145505.png

If they keep the driveway location, they'll need a permit. Otherwise, they can remove the driveway.

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: Thursday, March 26, 2026 2:09 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>
Subject: RFC Lazy Moose Run L1A CR

Hello,

The following link is a request for comments for the proposed Lazy Moose Run L1A.

Please ensure all comments have been submitted by April 9, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Lazy Moose Run L1A](#)

Feel free to contact me if you have any questions.

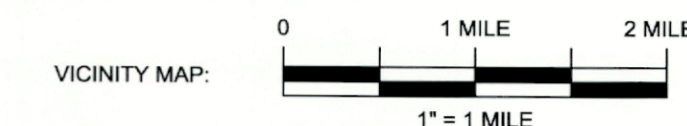
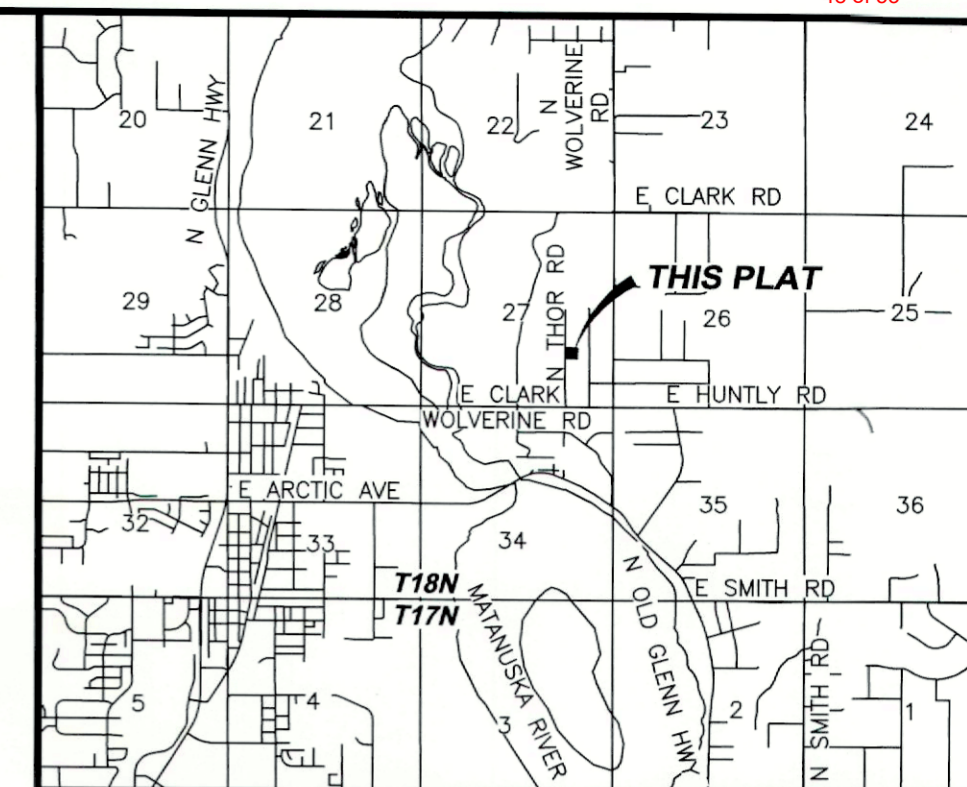
Thank you,



Cayman Reynolds
Platting Division
Platting Technician

Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer, AK 99645
(907) 861-7872





CERTIFICATE OF OWNERSHIP AND DEDICATION

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

MARK OVERBEEK _____ DATE
320 SHAHAFKA CIR.
KODIAK AK 99615

HEATHER OVERBEEK _____ DATE
320 SHAHAFKA CIR.
KODIAK AK 99615

NOTARY 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, HAVE BEEN PAID.

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

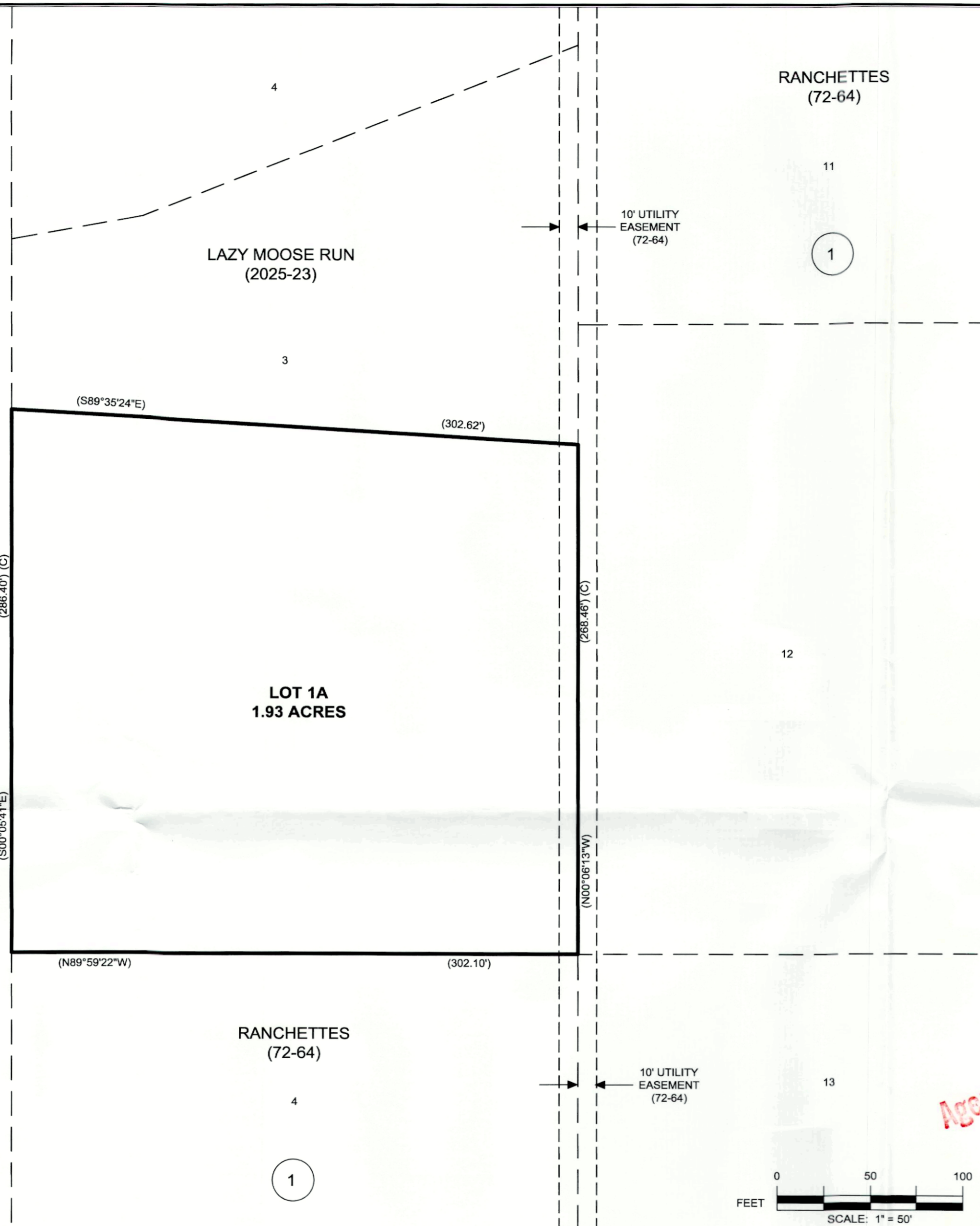
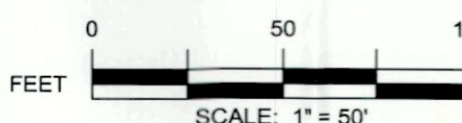
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____, 20___, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE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

_____, 20___

PLANNING AND LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK

Agenda Copy



UNSUBDIVIDED

MSB WAVIER RES. #2006-147 PWm
(RECORDED AS 2006-023309-0
RE-RECORDED AS #2007-016611-0)

PARCEL 3

30' P.U.E.
RECORDED JUNE 28, 2024
(2024-010636-0)

30' P.U.E.
RECORDED MAY 2, 2005
(2005-010742-0)

N. THOR RD.

LEGEND

- PLAT BOUNDARY
- ADJACENT PARCEL BOUNDARIES/ROW
- RECORD DIMENSION PER PLAT 2025-23
- BLOCK NUMBER

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. MEA EASEMENT RECORDED SEPTEMBER 29, 1961 IN BOOK 38 AT PAGE 251.



SURVEYOR'S CERTIFICATE

I, MICHAEL R. EWING, LS11794, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, USING RECORD DIMENSIONS FROM THE PLAT OF LAZY MOOSE RUN SUBDIVISION (2025-23).

MICHAEL R. EWING, PLS _____ DATE _____

A PLAT OF
LAZY MOOSE RUN L1A
A REPLAT OF LOTS 1 & 2, LAZY MOOSE RUN SUBDIVISION,
PLAT 2025-23
WITHIN SE 1/4 SECTION 27, T18N, R2E,
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
CONTAINING APPROXIMATELY 1.93 ACRES

PREPARED BY: AECL #922
Rowland Engineering Consultants
565 West Recon Circle, Palmer, AK 99645
907-746-3630 reconllc.net

SCALE: 1" = 50'

DRAWN BY: ELF	DATE: 3/16/26
CHECKED BY: MRE	SHEET: 1 OF 1

RECEIVED
MAR 20 2026
PLATTING

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 22, 2026

ABBREVIATED PLAT: HALE ESTATES
LEGAL DESCRIPTION: SEC 22, T18N, R02E S.M., AK
PETITIONERS: MOSES HALE
SURVEYOR: SOUTHWEST ALASKA SURVEYING
ENGINEER: WALDEN CONSTRUCTION CONSULTING AND
ENGINEERING, LLC
ACRES: 9.98 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2026-030

REQUEST:

The request is to create two lots from Parcel 2A, MSB Waiver 93-13-PWm, recorded as 33-69W, (Tax ID# 18N02E22D018) to be known as **HALE ESTATES**, containing 10.00 acres +/- . The property is directly north and west of N. Wolverine Road; within the SE ¼ Section 22, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and Assembly District #1.

EXHIBITS:

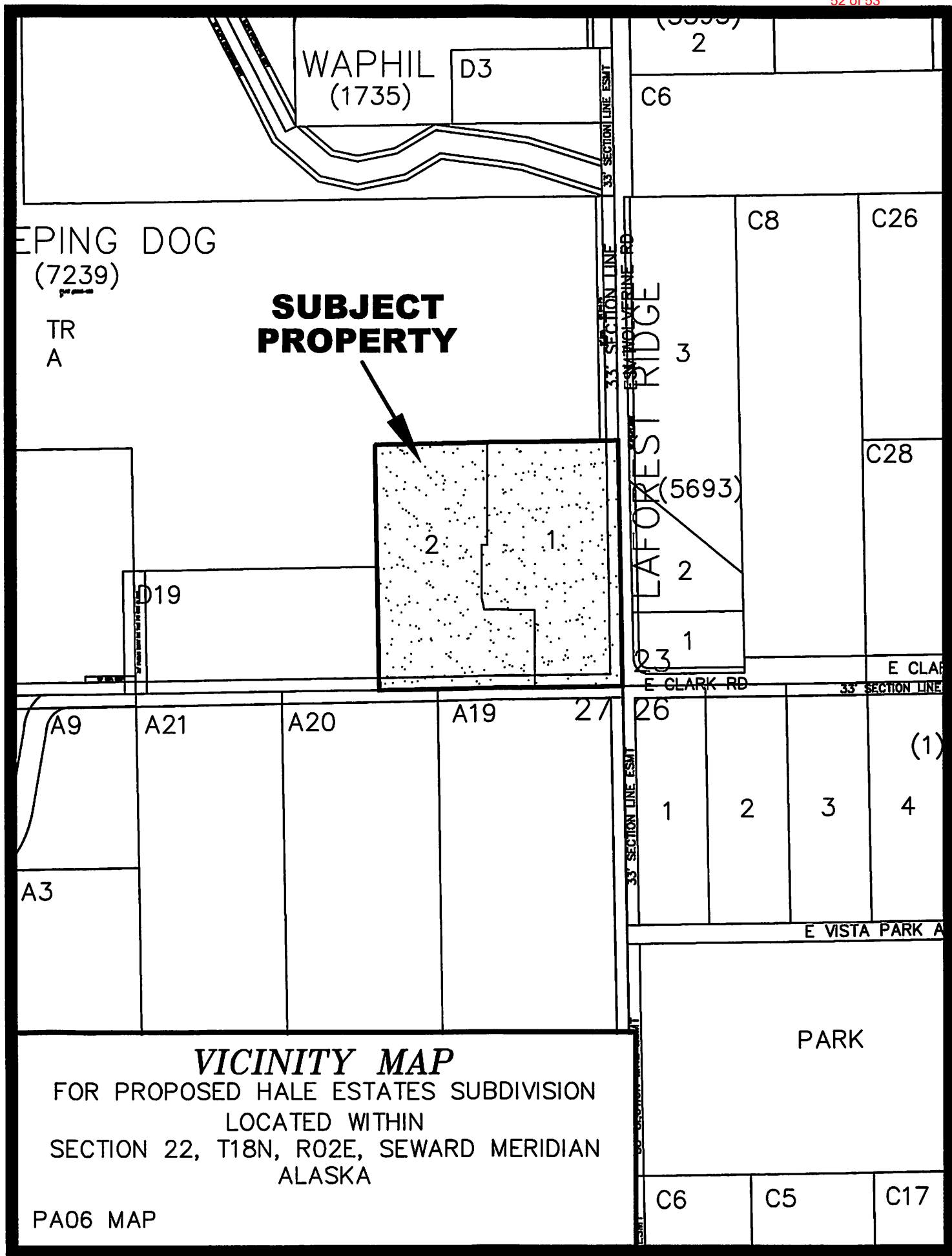
Vicinity Map

Exhibit A – 1 pg

The petitioner has requested a continuation to May 6, 2026. The request is to ensure compliance with MSB 43.20.281 (A)(1)(f)(ii).

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: I move to approve the continuation request of HALE ESTATES, Section 22, Township 18 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:



VICINITY MAP

FOR PROPOSED HALE ESTATES SUBDIVISION
LOCATED WITHIN
SECTION 22, T18N, R02E, SEWARD MERIDIAN
ALASKA

PA06 MAP

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THIS SUBDIVISION PLAT 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 _____ DATE _____ 2026 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.

_____, 2026

PLANNING AND LAND USE DIRECTOR

ATTEST:

PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 2026 AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, _____ DATE _____
MATANUSKA-SUSITNA BOROUGH

**BENEFICIARY DEED OF TRUST
INTEREST IN PARCEL 2A OF MATANUSKA-SUSITNA BOROUGH
WAIVER RESOLUTION No. 93-13-PWm RECORD PLAT 93-69W:**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MOVEMENT MORTGAGE, LLC ITS SUCCESSORS AND ASSINGS.

NOTARY'S ACKNOWLEDGMENT:

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY
OF _____, 2026 BY _____

NOTARY FOR THE STATE OF _____
MY COMMISSION EXPIRES: _____

LEGEND

- ⊕ SET 2" ALUMINUM CAP ON 5/8" REBAR 30" LONG
- 1 1/2" PLASTIC CAP ON 5/8" REBAR RECOVERED THIS SURVEY
- ⊕ 2 1/2" ALUMINUM CAP RECOVERED THIS SURVEY
- 5/8" REBAR RECOVERED THIS SURVEY
- (M) MEASURED DATA THIS SURVEY
- (R) RECORD DATA (SLEEPING DOG PLAT No. 2013-106)
- (R1) RECORD DATA (O'TOOLE SUBDIVISION PLAT No. 2004-175)
- (CR) CALCULATE FROM RECORD DATA (SLEEPING DOG PLAT No. 2013-106)
- (C) CALCULATE DATA

TYPICAL MONUMENT SET

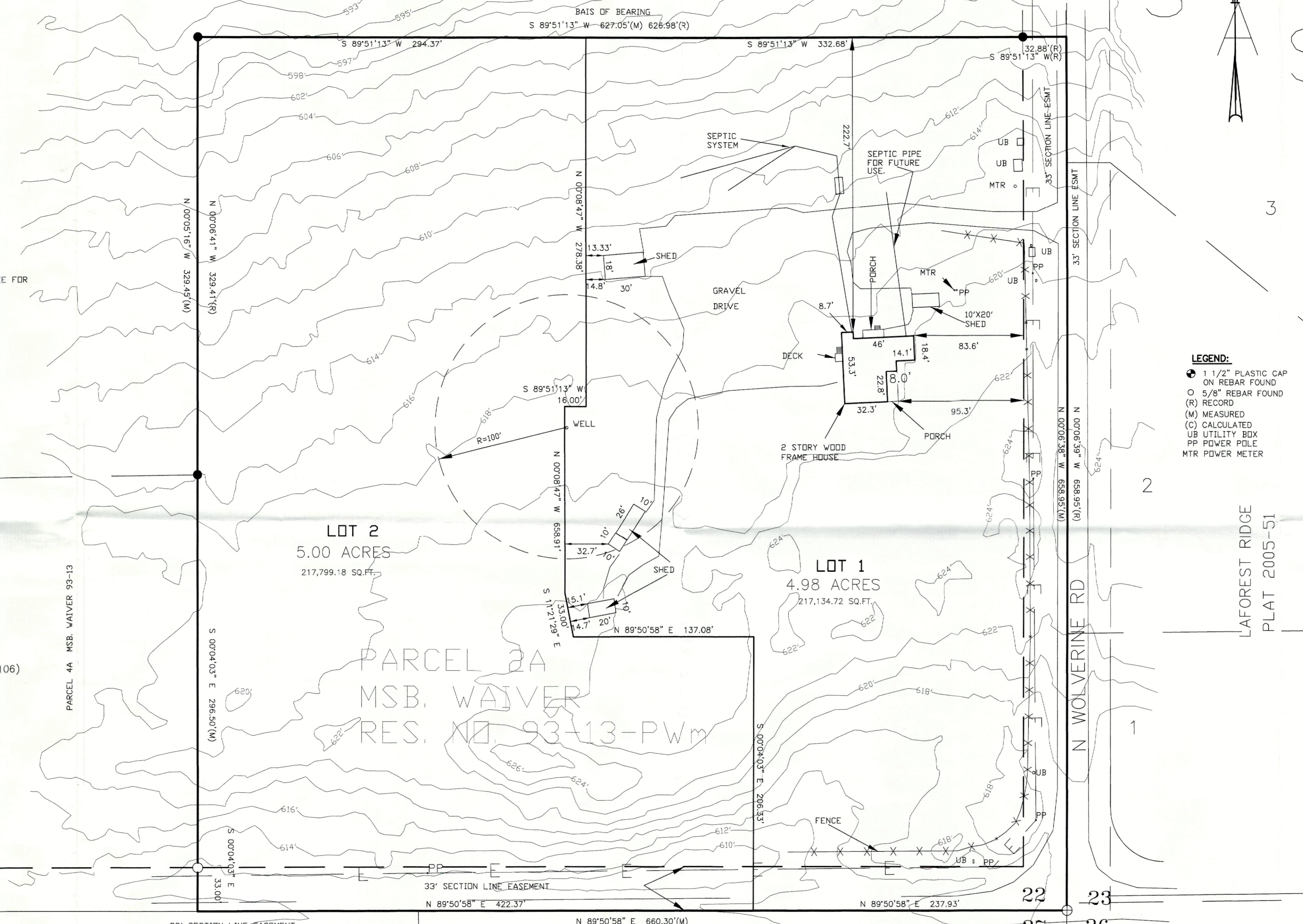
2" ALUMINUM CAP ON EXISTING 5/8" REBAR



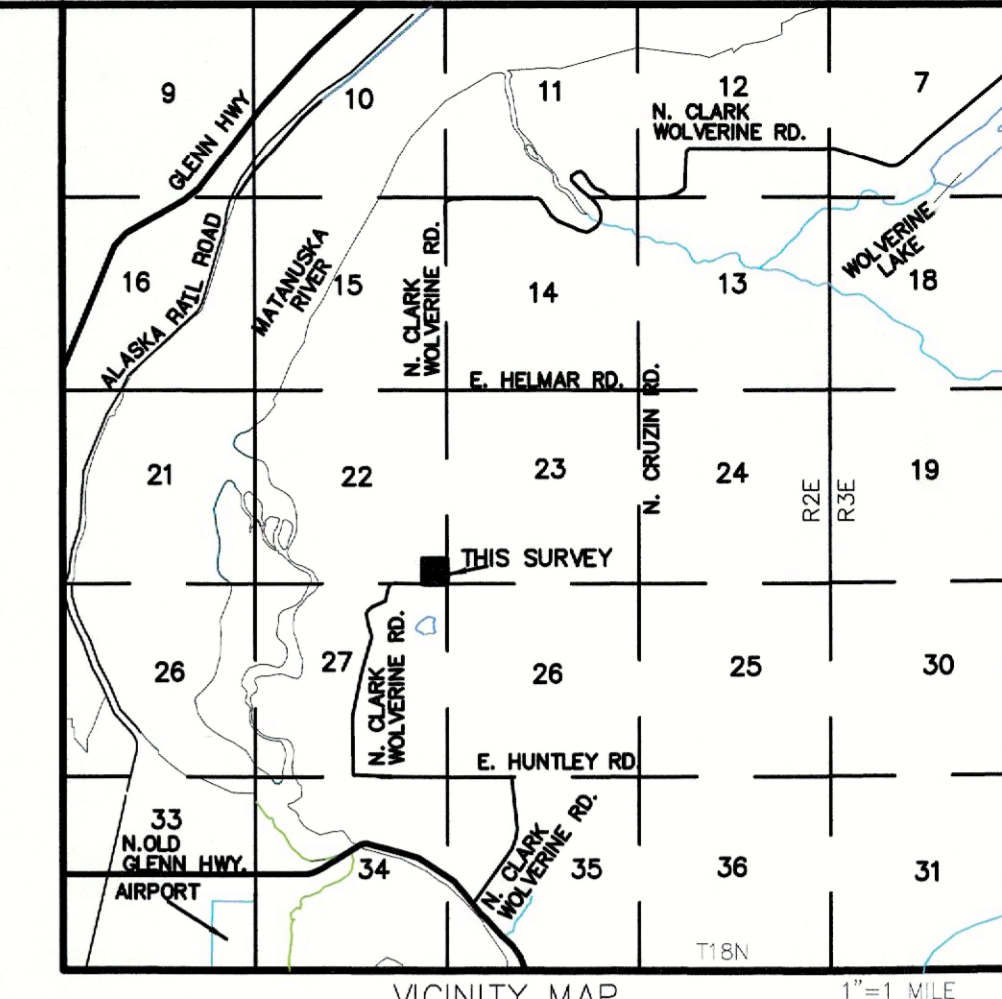
NOTES

1. 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 REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERNS THOSE SYSTEMS.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
4. 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.

SLEEPING DOG
TR A
PLAT No. 2013-106



- LEGEND:**
- ⊕ 1 1/2" PLASTIC CAP ON REBAR FOUND
 - 5/8" REBAR FOUND
 - (R) RECORD
 - (M) MEASURED
 - (C) CALCULATED
 - UB UTILITY BOX
 - PP POWER POLE
 - MTR POWER METER



CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF AUKLET SUBDIVISION, AS SHOWN AND DESCRIBED ON THIS PLAT. I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

_____, DATE: _____

MOSES ELIJAH HALE
2928 HWY 24
ALADDIN, WY 82710

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY
OF _____, 2026 BY _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

_____, DATE: _____

MOSES ELIJAH HALE
2928 HWY 24
ALADDIN, WY 82710

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY
OF _____, 2026 BY _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

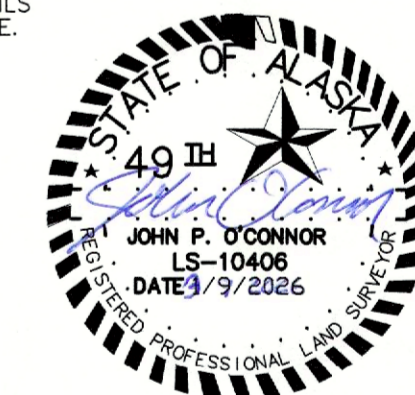


SURVEYOR'S CERTIFICATE

I, JOHN O'CONNOR, REGISTRATION No. 10406 HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: 3/9/2026

John P. O'Connor
JOHN P. O'CONNOR



Agenda Copy

SCALE

50' 100' 150' 200 FEET

PRELIMINARY PLAT OF:

HALE ESTATES

A SUBDIVISION OF PARCEL 2A OF MSB, WAIVER RESOLUTION No. 93-13-PWm PALMER RECORDING DISTRICT: PLAT No. 93-69W CREATING TWO LOTS.

LOCATED WITHIN SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER, OF THE SOUTHEAST ONE QUARTER SECTION 22, TOWNSHIP 18 NORTH, RANGE 2 EAST, SEWARD MERIDIAN ALASKA, (SE1/4SE1/4SE1/4, SEC 22, T18N, R2E, SM., AK)

CONTAINING 9.98 ACRES MORE OR LESS.

PALMER RECORDING DISTRICT

DATE OF SURVEY: _____ PREPARED BY: _____
BEGINNING: OCTOBER 2025 SOUTHWEST ALASKA SURVEYING LLC
ENDING: _____ CERTIFICATE OF AUTHORIZATION No. 74853D
2800 N PARK DRIVE
WASILLA, AK 99654
PHONE 907-373-1607 OR 907-631-2503

DRAWN BY: J.O.	DATE: 1/19/2026	GRID: _____	REVISION NO. 1
CHECKED BY: J.O.	SCALE: 1"=50'	F.B. 2025-1	SHEET 1 OF 1