

# AGENDA



# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Tyler Young

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.**

**May 6, 2026**

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [plating@matsugov.us](mailto:plating@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. **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. This case was continued from the 4.22.26 Abbreviated Plat Hearing (*Petitioner/Owner: Moses Hale, Staff: Chris Curlin, Case #2026-030*)

**3. PUBLIC HEARINGS:**

A. **MARTIN HEIGHTS PHASE 3:** The request is to create four lots from Tract A-1, Martin Heights Phase 2, Plat No. 2022-103 to be known as **MARTIN HEIGHTS PHASE 3**, containing 16.04 acres +/- . The property is located south of the Little Susitna River, north and east of N Pittman Road, and southwest of W Schrock Road (Tax ID #8305000T00A-1); within the NW ¼ Section 19, Township 18 North, Range 01 West, Seward Meridian, Alaska. In Community Council #1 Meadow Lakes and in Assembly District #7. (*Petitioner/Owner: Randall E. Martin, Staff: Matthew Goddard, Case #2026-035*)

B. **E & S SUBDIVISION:** The request is to create one lot from Parcels 18N02E20C027 and 18N02E20C028, to be known as **E & S SUBDIVISION**, containing 10.0 acres +/- . The property is located north of North Palmer Fishhook Road, West of Matanuska River, and directly west of North Werner Road; within the SW ¼ Section 20, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Farm Loop Community Council and in Assembly

District #1. (*Petitioner/Owner: Edward & Susan Grasser, Staff: Cayman Reynolds, Case #2026-036*)

- C. **TIM & SENA NUNLEY:** The request is to create two lots from Lot 13, Block 1, Richmond Hills 1 (plat# 84-22), (Tax ID# 2548B01L013), to be known as **TIM & SENA NUNLEY**, containing 1.1 acres +/- . The property is directly north of E. Neil Circle and directly west of S. Enterprise Street; within the SW ¼ Section 11, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District #5. (*Petitioner/Owner: Tim Nunley, Staff: Chris Curlin, Case #2026-037*)
- D. **MAGONES JEWELS ACRES:** The request is to create three lots from Lots 2 & 5, Block 2, Jewels Acres (plat# 73-97), (Tax ID#'s 6469B02L002 & 6469B02L005) to be known as **MAGONE'S JEWELS ACRES**, containing 7.92 acres +/- . The property is directly west of N. Burlwood Lane and directly east of N. Greentree Street; within the SE ¼ Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #6. (*Petitioner/Owner: Daniel & Susan Magone, Staff: Chris Curlin, Case #2026-038*)
- E. **ROCKY POINT PHASE 3 LOT 19A:** The request is to create one lot from Lots 18 & 19, Rocky Point Phase 2, Plat No. 2020-82 to be known as **ROCKY POINT PHASE 2 LOT 19A**, containing 1.87 acres +/- . The property is located directly west of Matanuska River, east of South Grover Lane, and south of East Rocky Point Drive (Tax ID # 8040000L018 / L019); within the SE ¼ Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (*Petitioner/Owner: Eileen & Eric Behr, Staff: Cayman Reynolds, Case #2026-039*)

#### 4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **May 6, 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



UNFINISHED

BUSINESS



2A



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 6, 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

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**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.

**This case was continued at the April 22, 2026 Abbreviated Plat Hearing.**

**EXHIBITS:**

Vicinity Map and Aerial Photos **Exhibit A – 4 pgs**  
Soils Report **Exhibit B – 8 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 4.98 acres to 5.00 acres +/- . Access for the lots exist from N. Clark Wolverine Road and N. Wolverine Road. Both are ADOT&PF roads.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Robert Walden, PE, Walden Construction Consulting & Engineering, notes two previous testholes were reviewed. Testhole 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 the proposed lot division.

Ensure that access to Clark-Wolverine Road for the western lot can meet driveway standards per section 1190 of the Alaska Highway Preconstruction Manual. Access must go through the technical review process through DOT&PF ROW Property Management access permitting. 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. Platting actions change the legal description of a lot and require driveway permits to be re-applied for. Reapply for permit for existing eastern lot access to Wolverine 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.

**MSB DPW Pre-Design and Engineering: (Exhibit D)** PD&E comments to provide a revised soils report to include a sieve analysis of the soils or documentation that a percolation test was conducted in accordance with ADEC regulations.

*Staff notes documentation of a percolation test has been provided, accepted by PD&E and added to the soils report.*

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

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

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 **HALE ESTATES** 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.

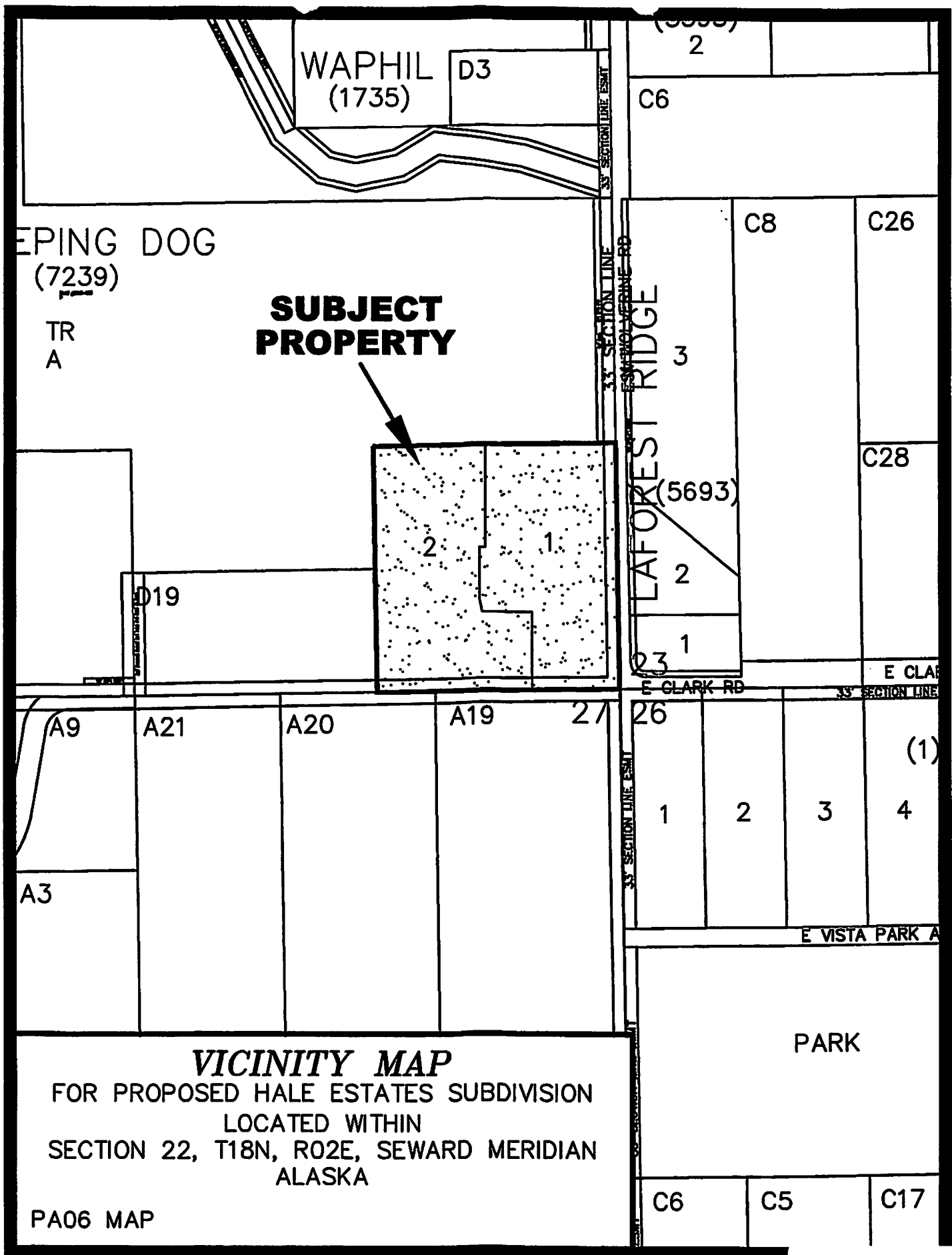
**FINDINGS OF FACT:**

1. The plat of **HALE ESTATES** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated 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. 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 HALE ESTATES, Section 22, Township 18 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:**

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



33' SECTION LINE ESMT

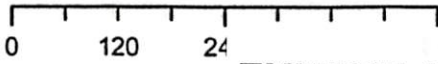
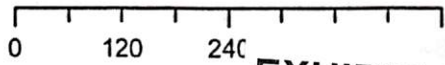
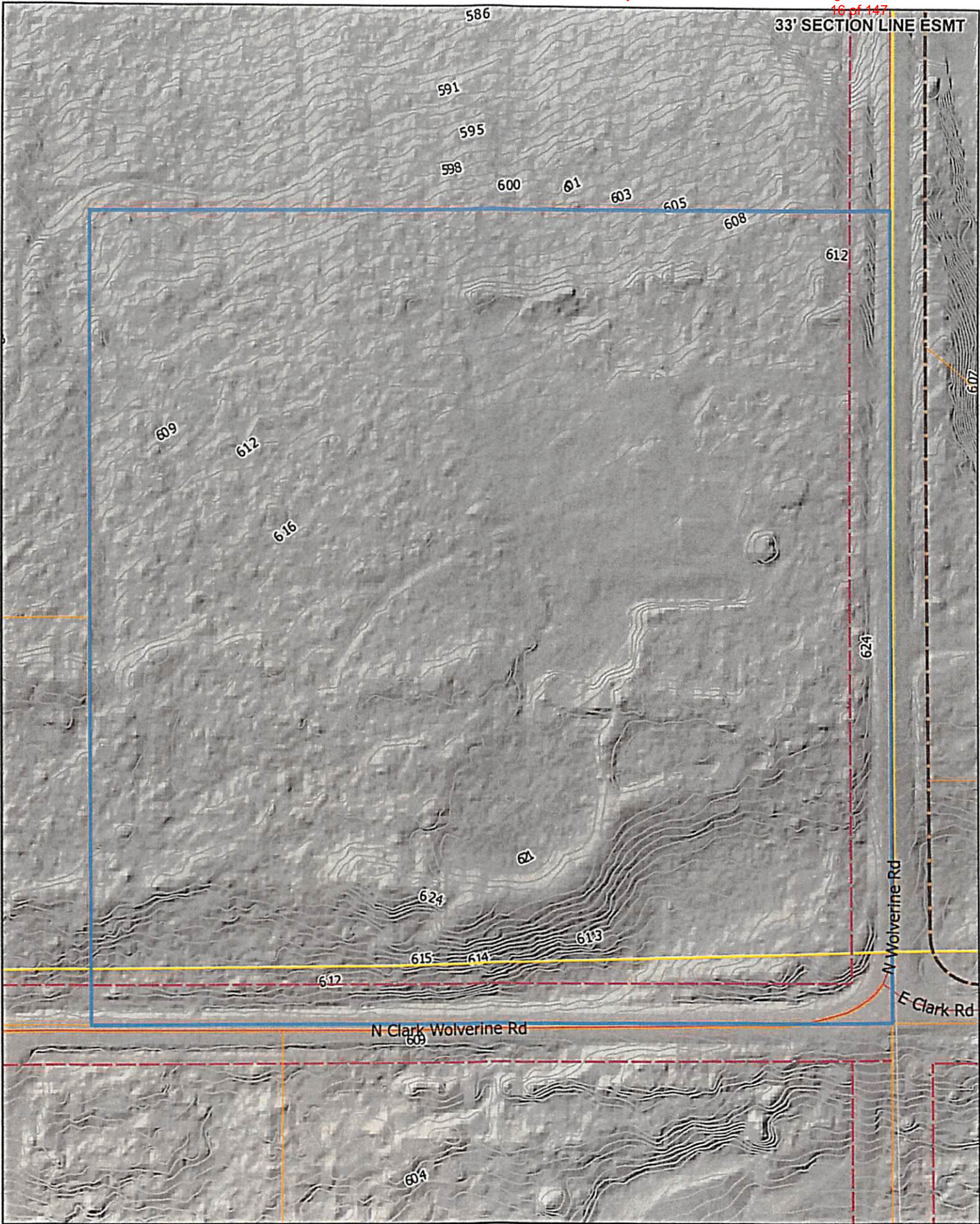
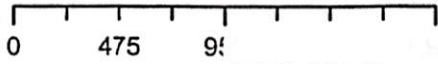
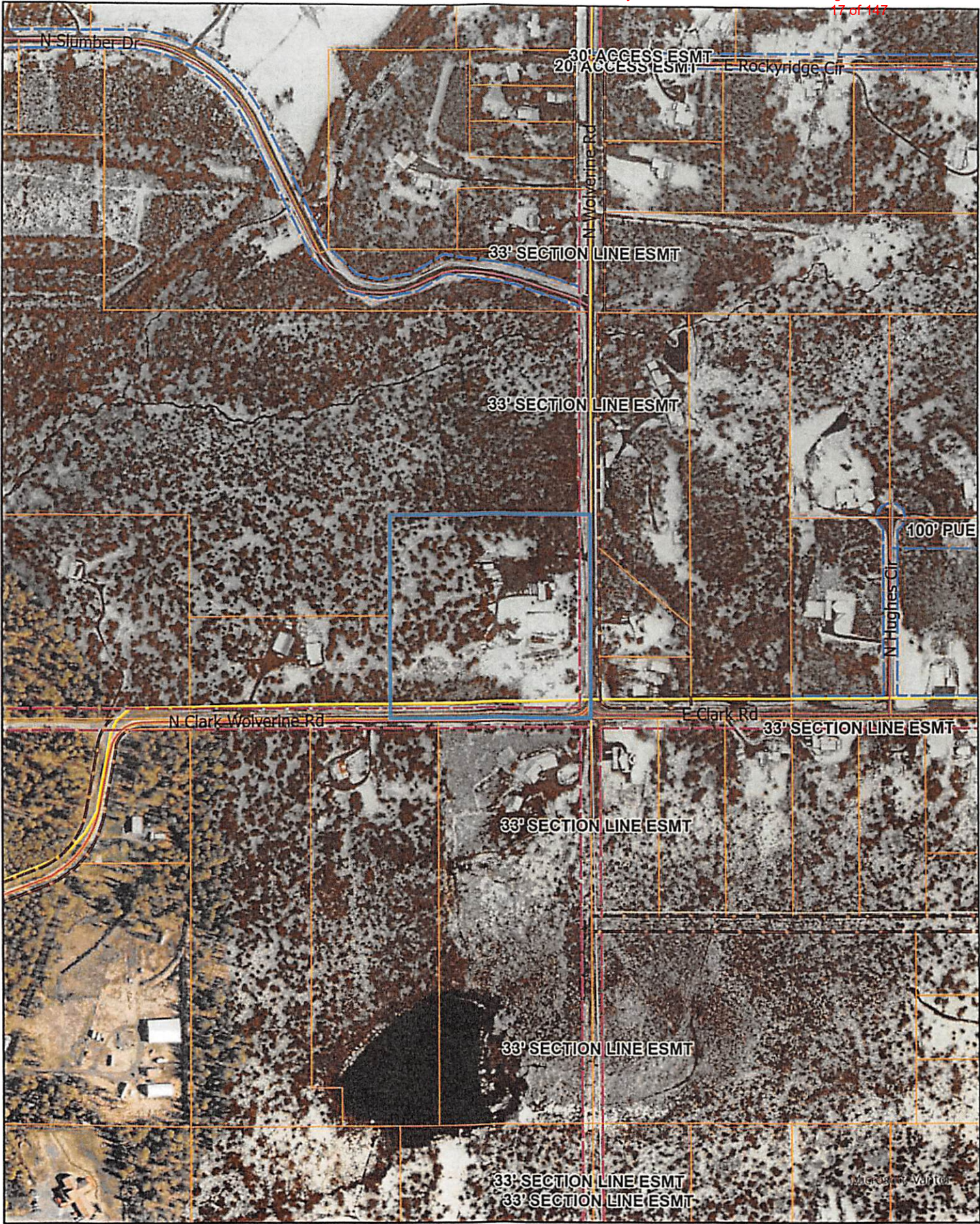


EXHIBIT A



**EXHIBIT A**



**EXHIBIT A**

**WALDEN Construction Consulting and Engineering, LLC**  
2422 W James T Cir, Wasilla, AK 99654

1/17/2026 T18N R2E SEC 22 LOT D18; 4280 North Wolverine Road

**RECEIVED**

Subject: Soils report

**MAR 12 2026**

**Platting Board,**

**PLATTING**

This is an existing residential lot on 10 acres with an existing documented septic system replaced on 10/8/2024. Existing soils are (GM) silty gravels, 335 rating and percolation results 40 minutes per inch on 9/27/2024. Existing test hole shows water table at 9 feet around ground elevation 610. Client, Moses Hale, has attached prelim plat, Hale Estates, that divides the lot into two pieces. The current residence, Lot 1 will be 4.98 acres with all the current development. Lot 2 is naturally wooded and will be 5.00 acres.

Topography on the existing 10-acre lot drains to the NE naturally. Elevation varies from 624 to 595 higher in the mid-east draining to the NE corner with plenty of natural vegetation to retain stormwater on the property. New lot 2 will have access to the state-owned road, North Clark Wolverine Road. This elevation ridge has very similar soils reviewing test holes at 4259 & 15635 to the East and 4020 to the West concluding no dramatic differences to indicate similar soils on the new Lot 2 with some perched water table around 8-12 feet in elevation. My recommendation will be a shallow bed septic system with 335 sizing verified with a test hole minimum of 25 feet from the leach bed with a monitor tube to watch the water table settle out over 24 to 72 hours to determine true water table for design parameters.

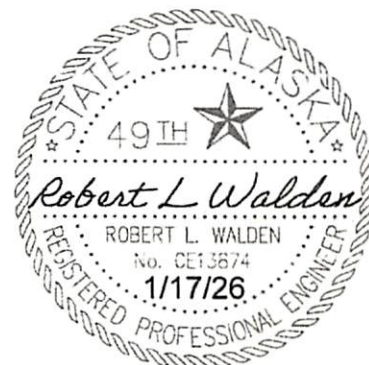
In review of the 2024 test hole, existing topography, neighboring soils research, and site layout; I testify that each area on the existing lots will have at least 10,000 square feet of usable building area and 10,000 square feet of contiguous land that may be used as a septic area, as required by MSB 43.20.281 Code Requirements.

Sincerely,

*Robert L Walden*

**Robert L Walden, PE**  
Cell #907-354-6661  
[robertwcce@gmail.com](mailto:robertwcce@gmail.com)

Attached: Plat, Soil test hole locations, test holes



**EXHIBIT B**

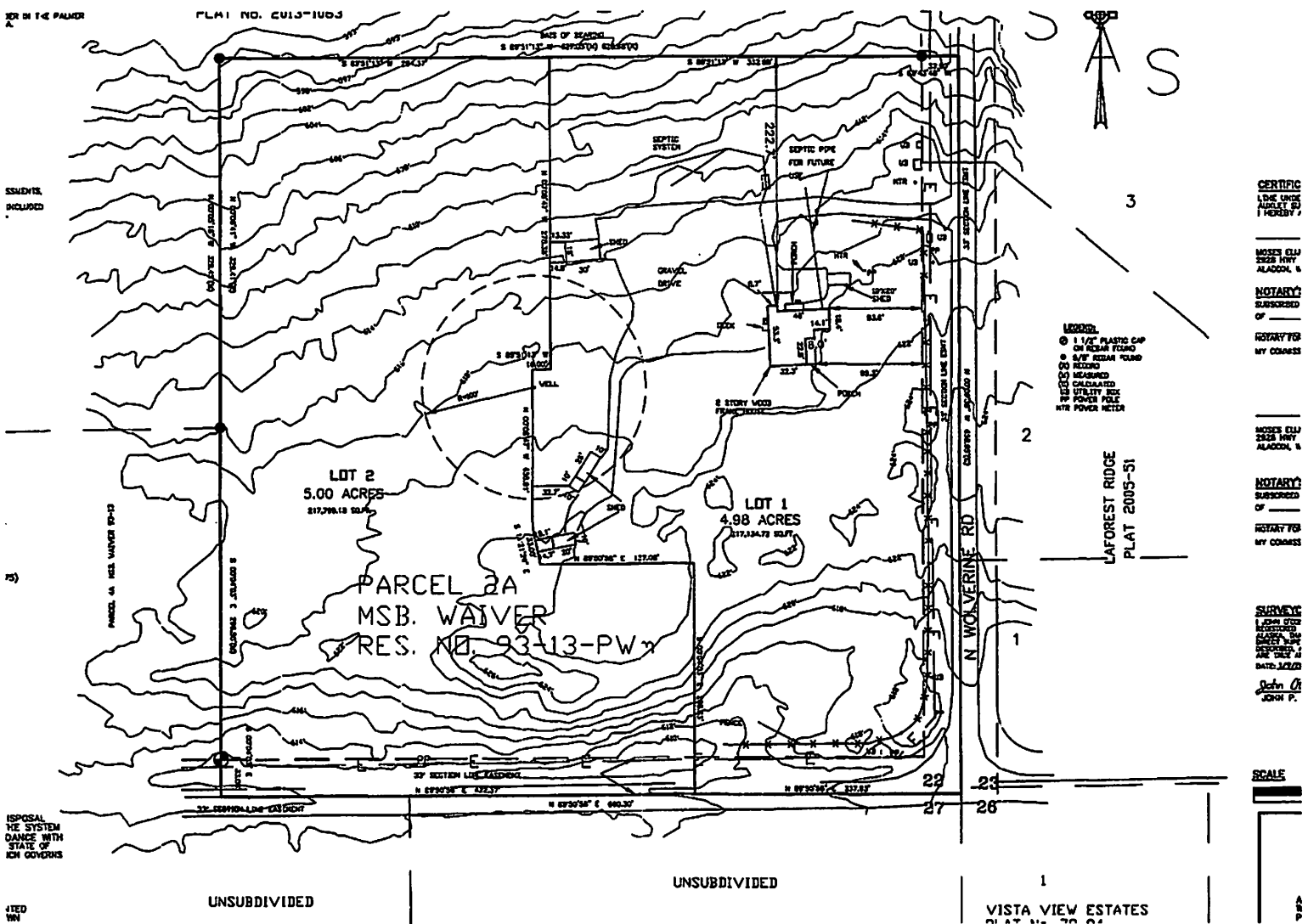


EXHIBIT B



# PERCOLATION TEST

4280 N Wolverine Rd

Project: T18N R2E Sec. 22 L-D18

Date: 9/27/24

Test Hole Depth: 6'

Inspector: **Brandon Jones**

Start Soak: 12:45pm

B.O.S. # **24-0167**

End Soak: 1:45pm

**TEST NO. 1**

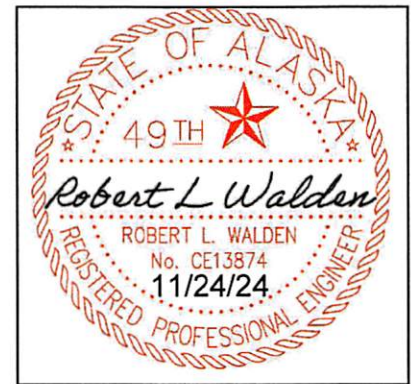
Time	Water Level (inches)	Time	Water Level (inches)	Net Time (minutes)	Net Drop (inches)	Perk Rate (min. / inch)
12:45	10	1:15	8.125	30	1.875	16
1:15	10	1:45	8.375	30	1.625	18.5
1:46	6	1:56	5.75	10	.25	40
1:57	6	2:07	5.75	10	.25	40
2:08	6	2:18	5.75	10	.25	40

**ADEC SUGGESTED APPLICATION RATES**

Perk Rate	Application Rate	Comments
Faster than 1	Not Suitable	Requires sand liner or additional treatment.
1 – 5	1.2	
6 – 15	0.8	
16 – 30	0.6	
31 – 60	0.45	
61 – 120	Not Suitable	Requires engineering plans and ADEC plan approval.

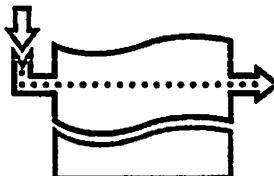
**COMMENTS:**

The application rate per ADEC 18 AAC 72 regulations Table C, 'WASTEWATER APPLICATION RATES FROM PERCOLATION TEST RESULTS' is 0.45 gal/day/sq. ft.



There are several methods of measuring soil percolation, technically called hydraulic conductivity. The soil percolation test method we performed was conducted in general conformance with the Falling Head Percolation Test Procedure from EPA's Design Manual for Onsite Wastewater Treatment and Disposal Systems dated October 1980. This method is the one most commonly used and can give an approximate measure of the soil's saturated hydraulic conductivity. However, normally the percolation of wastewater through the soil below the leach field occurs through unsaturated soils. The unsaturated hydraulic conductivity can vary greatly from the saturated hydraulic conductivity with changes in soil characteristics and moisture content. The results from this test method can be variable and may not measure the hydraulic conductivity accurately. These test results should only be used together with specific soil characteristic data and other site characteristics to design an appropriate soil absorption system.

*Walden Construction Cons. & Eng. LLC.  
2442 W. James T. Cir., Wasilla AK, 99654*



# SOIL LOG

TEST HOLE 1

**Brandon's On-Site Services LLC.**

3924 N. Grey Wolf Dr.  
Wasilla, AK 99654  
Telephone (907) 355-3987  
brandonsonsite@gamil.com

4280 N Wolverine Rd

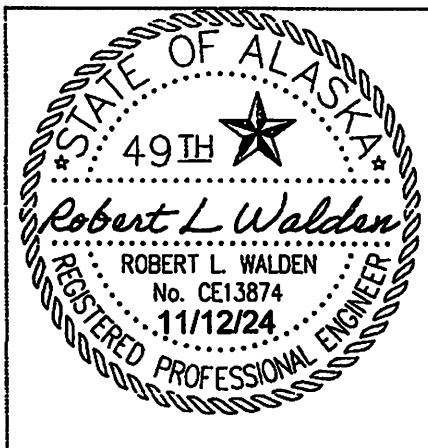
Project: T18N R2E Sec. 22 L-D18

B.O.S File No. 24-0167

Date: 9/27/24

Logged By: Brandon Jones

Depth (feet)	Description	
1	0-2' Top Soil	
2		
3	H2O @ 9'	
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		B.O.H.
18		
19		
20		
Callout, Color, Density, Moisture Content, USC		



**TEST HOLE LOCATION:**

Within 25' of proposed SAS.

**COMMENTS:**

No impermeable layers were encountered.  
4' of fill to be placed over septic field and tank

The bottom of the leach field is 4.5' from the water table. The test hole location is two feet lower than the leach field elevation level. Additional soils cover was added to the field to create proper drainage and adequate cover.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk. Rev 12/14



# SOIL LOG

Project: **Lot 2, Block 1, La Forest 4259 N Wolverine Rd**

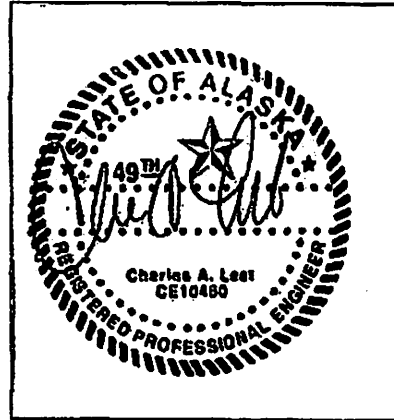
Date: **11/3/05**

Logged By: **Mike Schwochert**

## TEST HOLE NO. 1

AK Rim File No. 05-01456

Depth (feet)	Description
1	Silt
2	Silty sandy gravel (SM)
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	Water Seeps
13	
14	
15	Bottom of Test Hole
16	
17	
18	
19	
20	
21	
22	
23	
24	



**TEST HOLE LOCATION:**  
Within 25' of proposed SAS.

**COMMENTS:**  
No bedrock layers were encountered.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

NOV-17-2025 (THU) 09:39 DENALI NORTH

(FAX) 1 907 745 0964

P. 001/001

**DENALI NORTH**  
P.O. Box 870086  
Wasilla, Alaska 99687

**SOIL LOG**  
**PERCOLATION TEST**

SOIL LOG  
 PERCOLATION TEST  
 BEDROOMS

PERFORMED FOR: CR Services JOB NUMBER: OS-197  
DATE PERFORMED: \_\_\_\_\_

LEGAL DESCRIPTION: La Forest Ridge Sub. Lot 2 4259 N Wolverine Rd

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20

OL ML  
Brown Silty Soil  
Silty Sandy Gravel  
Gravel/Damp 0.6'

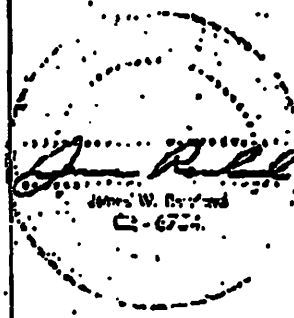
SLOPE


SITE PLAN


WAS GROUND WATER ENCOUNTERED? yes

IF YES, AT WHAT DEPTH? 8'


Reading	Color	Gross Time	Net Time	Depth to Water	Net Drop
1	5-2625	1:30	20 min	5"	5/16"
2	1	2:00	20 min	5 1/2"	3/16"
3	1	2:20	20 min	5 1/2"	3/16"
4	1	2:40	20 min	5 1/2"	3/16"



PERCOLATION RATE: 40 (minutes/inch)  
TEST RUN BETWEEN 1 FT AND 5 FT

COMMENTS: Resolved 4 hrs

PERFORMED BY: Star Wilson CERTIFIED BY: WJR DATE: 11-16-95

<b>State of Alaska</b> <b>Department of Environmental Conservation</b>  <b>DOCUMENTATION OF CONSTRUCTION</b>	<b>DATE RECEIVED</b>  SEP 2 <sup>4</sup> 2008	<b>ADEC USE ONLY</b>
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**4020 N Clark Wolverine Rd Part I - General Information**

<b>Legal Description &amp; Physical Address</b>	Township 18 north, Range 2 East, section 22, Parcel 021 mile 3 Clark Wolverine rd, Lazy Mt. Tax ID # (optional)	
<b>Submitted by:</b>	<input type="checkbox"/> Registered Engineer <input checked="" type="checkbox"/> Certified Installer <input type="checkbox"/> Approved Homeowner	<b>Installer Mailing Address &amp; Phone Number:</b> P.O. Box 3062 Palmer, AK 99645 745-7340 cell 841-8248

**Part II - Wastewater Disposal**

<b>Onsite Wastewater System serves:</b>	<input type="checkbox"/> Single Family - Number of bedrooms <u>3</u> <input type="checkbox"/> Duplex - Total number of bedrooms _____ <input type="checkbox"/> Small Commercial Facility (with estimated design flow of less than 500 gpd)	<b>Type of well on property:</b> <input type="checkbox"/> Class A <input type="checkbox"/> Class C <input type="checkbox"/> Class B <input checked="" type="checkbox"/> Private
<b>System Installed by:</b> <input checked="" type="checkbox"/> Certified Installer - CI #: <u>2008-22-1033</u> <input type="checkbox"/> Registered Engineer <input type="checkbox"/> Inspection by a Registered Engineer <input type="checkbox"/> Approved Homeowner (attach approval letter)	<input checked="" type="checkbox"/> <b>NEW SYSTEM</b> <input type="checkbox"/> <b>REPAIR EXISTING SYSTEM</b> <b>Installation Notification Date:</b> <u>Aug 18, 08'</u> <b>Date Installed:</b> <u>Aug 19-21, 08'</u>	
<b>Septic Tank</b>	Size: <u>1000 gal</u> # of compartments: <u>2</u> <b>Manuf./Type:</b> <u>Consteel-concrete</u>	
<b>Type of Soil Absorption System</b>	<input checked="" type="checkbox"/> Deep Trench <input type="checkbox"/> Bed <input type="checkbox"/> Shallow Trench <input type="checkbox"/> Seepage Pit <input type="checkbox"/> Mound (by engineer only) <input type="checkbox"/> Other (specify)	
<b>Soils</b>	Classification: <u>Sm</u> Rating (sq ft/bdrm): <u>335</u>	
<b>Perc Test Results</b>	Minutes per inch <u>45</u> Sq. ft. per bedroom <u>335</u> Performed by: <u>Mark Alder</u> (Attach results by sealed/signed registered engineer)	
<b>Dimensions</b>	Size of absorption area: <u>3' wide X 140' long</u> Quantity of rock: <u>62 cu yds</u> Thickness/depth of distribution rock: <u>4' effective depth</u> Size of rock: <u>1 1/2" - 3" optic rock</u>	
<b>Ground Cover over (ft)</b>	Septic Tank: <u>6'</u> Absorption Area: <u>6'</u> Sewer Pipes: <u>6'</u>	
<b>Cleanout Pipes/Caps</b>	Foundation Cleanout: <u>1</u> Septic Tank: <u>2</u> Monitor Tubes: <u>1</u>	
<b>Separation Distances</b>	From septic tank or absorption area, whichever is closest, to all nearby: Private drinking water sources within 100': <u>140'</u> + Public drinking water sources within 200': <u>200'</u> Nearest water bodies (see 18 AAC 72.020(b)): <u>100'</u> Lot line: <u>100'</u> From on-lot sewer lines to drinking water sources:      Public: <u>200'</u> Private: <u>100'</u> From bottom of distribution rock to:      Groundwater Table: <u>4'</u> + Bedrock: <u>6'</u> From absorption area to slope exceeding 25%: <u>50'</u>	Seal Registered Professional Engineer
<b>Comments/Recommendations</b>		
I certify that the above information, and that provided in Section III, is correct:		
<b>Signature:</b> <u>Steve Cross</u>	<b>Printed Name:</b> <u>Steve Cross</u>	
<b>Title, Reg/Cert #, Inst #:</b> <u>2008-22-1033</u>	<b>Date:</b> <u>Aug 25 08</u>	
NOTE: Must be signed by a Certified Installer, DEC staff or Approved Homeowner. If engineering seal bears printed name, registration number and is signed, these blocks need not be completed.		

**EXHIBIT B**

**Part III – Required Diagrams of System(s)**

**Legal Description:** T518N, R2E, Section 22 Parcel 021

- In a plan view drawing, locate and identify each of the following:
  - a) Well
  - b) All structures
  - c) Septic tank
  - d) Soil absorption system (include dimensions)
  - e) Surface water
  - f) Sources of contamination
  - g) Property line
  - h) Closest well on adjacent property

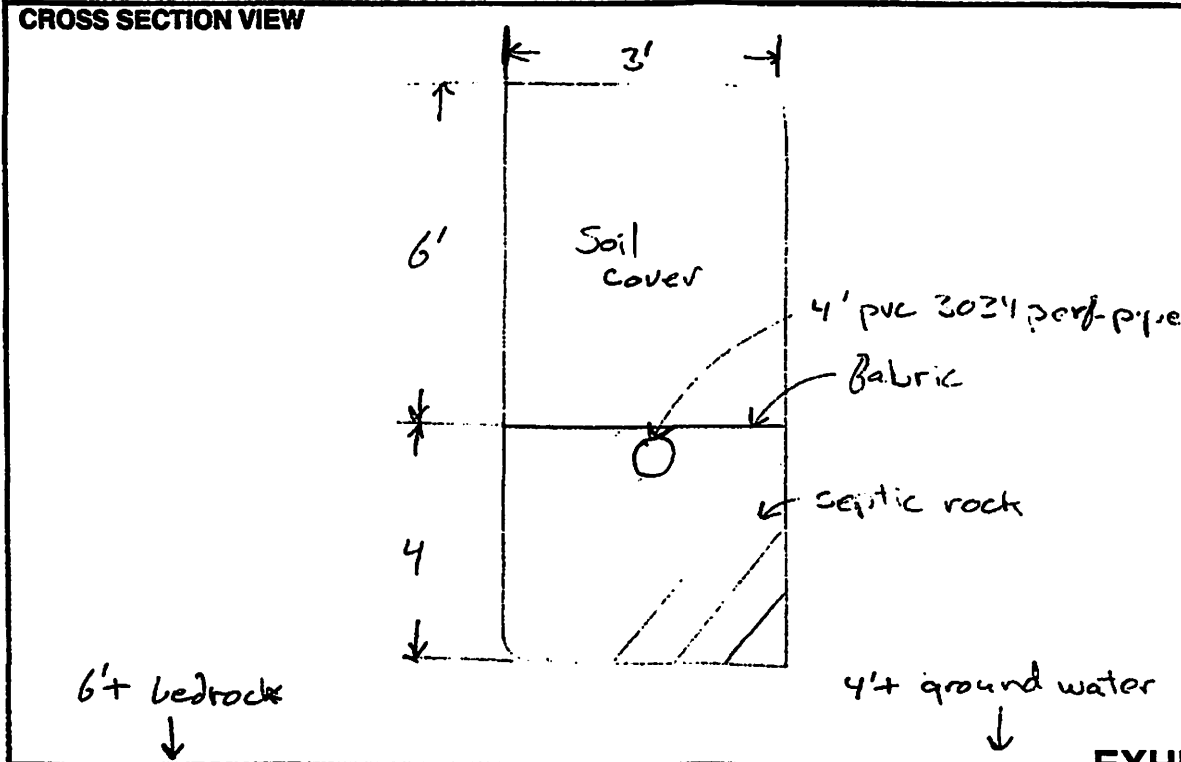
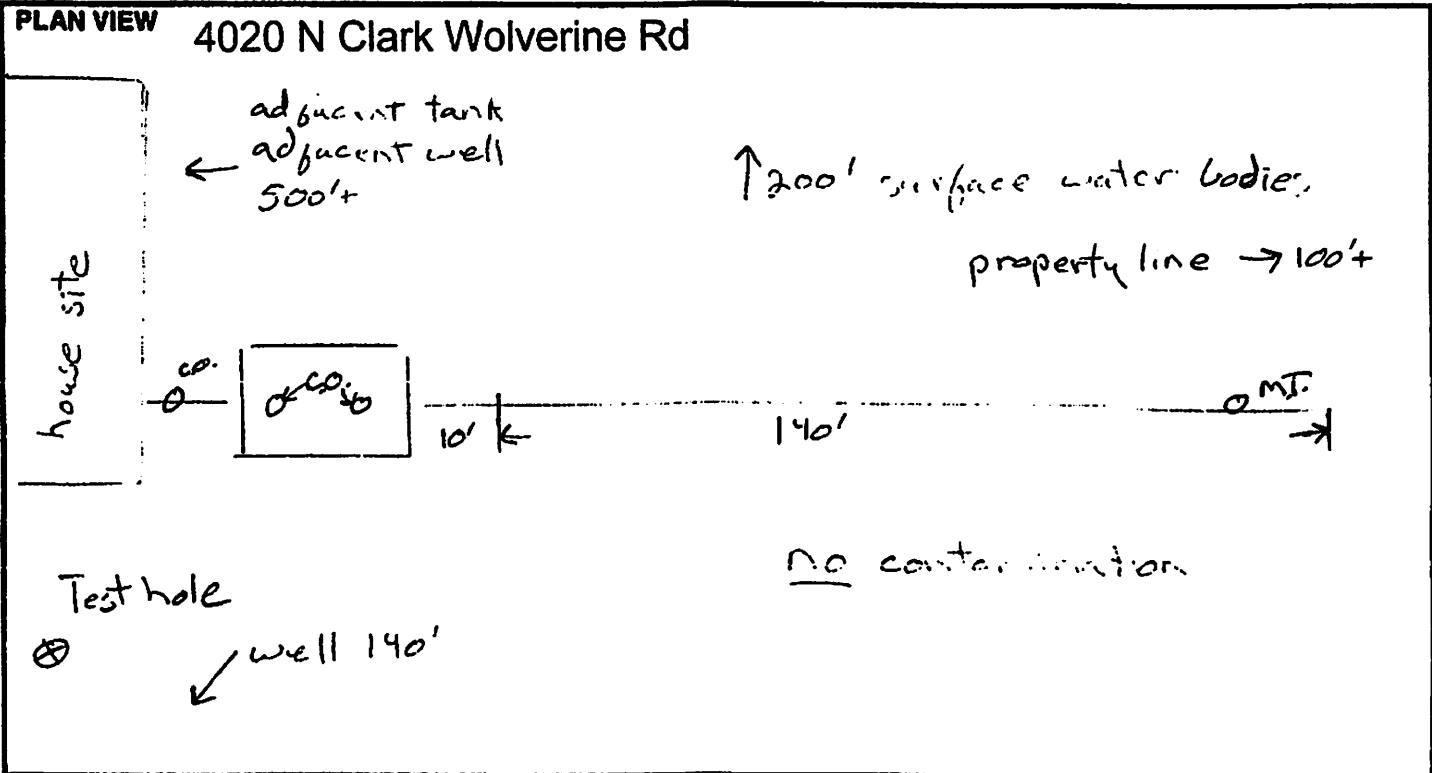
- i) Closest septic tank on an adjacent property
- j) Closest edge of an absorption field on adjacent property
- k) All cleanouts and monitor tubes
- l) Testhole location

- Show distances between the well and each source of contamination listed in 1.
- Show distances between water bodies and each part of the onsite system listed in 1.
- In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:
  - a) soil cover
  - b) absorption material
  - c) water table
  - d) bedrock
  - e) discharge pipes
  - f) insulation

**Total testhole depth:** 17'

**Groundwater/Seeps encountered?**  
 YES at \_\_\_\_\_ FT  NO

**Impermeable soils encountered? (Silt, Clay, Bedrock)**  
 YES at \_\_\_\_\_ FT  NO



TESTHOLE LOG	
0-1 ft	soil
1-2	
2-3	
3-4	
4-5	
5-6	5M ↓
6-7	
7-8	
8-9	
9-10	
10-11	
11-12	
12-13	
13-14	
14-15	
15-16	
16-17	test hole depth
17-18	
18-19	



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

April 2, 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 no comments:

- **Plat Case Number: 2026-031; ASLS 2019-69 (Hillside Dr)**

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

- **Preapplication-2026-000042; PLT-21-8-3419; PA 14 Dunyon-Lentz; (Bodenburg Loop)**
  - No objection to either proposed lot divisions.
  - Platting actions change the legal description of a lot and require existing driveway permits to be re-applied for. Reapply for driveway permit for existing access to Bodenburg Loop. 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.
- **Plat Case Number: 2026-030; MSB Waiver 93-13-PWm; Hale Estates; PA 06 Hale; (Clark Wolverine Road, Wolverine Rd)**
  - No objection to the proposed lot division.
  - Ensure that access to Clark-Wolverine Road for the western lot can meet driveway standards per [section 1190](#) of the [Alaska Highway Preconstruction Manual](#). Access must go through the technical review process through DOT&PF ROW Property Management access permitting. 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

*"Keep Alaska Moving."*

**EXHIBIT C**

Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

- Platting actions change the legal description of a lot and require driveway permits to be re-applied for. Reapply for permit for existing eastern lot access to Wolverine 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.

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](mailto: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 Post, Acting Highway Design Chief, DOT&PF

## Chris Curlin

---

**From:** Tammy Simmons  
**Sent:** Tuesday, March 31, 2026 3:57 PM  
**To:** Chris Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: RFC Hale Estates (CC)

Hello Chris,

PD&E comments to provide a revised soils report to include a sieve analysis of the soils or documentation that a percolation test was conducted in accordance with ADEC regulations.

Thank you.

PD&E Review Group

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Friday, March 27, 2026 2:50 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>; loori1991@gmail.com; jprevost@palmerak.org; saabvant@proton.me; dlkeane@mtaonline.net; scottgalaska@gmail.com; Michael Bowles <Michael.Bowles@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>  
**Subject:** RFC Hale Estates (CC)

Hello,

The link below is to the RFC packet for the Hale Estates Subdivision. Please ensure that all comments are submitted by April 10, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[☐ Hale Estates](#)

Sincerely,

Chris Curlin

## Chris Curlin

---

**From:** Permit Center  
**Sent:** Tuesday, March 31, 2026 8:54 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC Hale Estates (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:** Friday, March 27, 2026 2:50 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>; loori1991@gmail.com; jprevost@palmerak.org; saabvant@proton.me; dlkeane@mtaonline.net; scottgalaska@gmail.com; Michael Bowles <Michael.Bowles@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>  
**Subject:** RFC Hale Estates (CC)

Hello,

The link below is to the RFC packet for the Hale Estates Subdivision. Please ensure that all comments are submitted by April 10, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[☐ Hale Estates](#)

Sincerely,

Chris Curlin  
Platting Technician  
Matanuska-Susitna Borough



**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 plats and has no comments or recommendations.

- **Hale Estates**  
(MSB Case # 2026-030)

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

Sincerely,

A handwritten signature in black ink that reads "Brandon Echols". The signature is written in a cursive style with a large, looped "B" and "E".

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

## Chris Curlin

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Friday, April 3, 2026 2:54 PM  
**To:** Chris Curlin  
**Subject:** RE: RFC Hale Estates (CC)

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

Hello,

MTA has no comments on Hale Estates.

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



Life. Technology. Together.

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Friday, March 27, 2026 2:50 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>; loori1991@gmail.com; jprevost@palmerak.org; saabvant@proton.me; dlkeane@mtaonline.net; scottgalaska@gmail.com; Michael Bowles <Michael.Bowles@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>  
**Subject:** RFC Hale Estates (CC)

Hello,

The link below is to the RFC packet for the Hale Estates Subdivision. Please ensure that all comments are submitted by April 10, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

## Chris Curlin

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, April 6, 2026 4:56 PM  
**To:** Chris Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Hale Estates (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., 1<sup>st</sup> Floor, Anchorage, AK 99508

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

---

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

**Sent:** Friday, March 27, 2026 2:50 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>; loori1991@gmail.com; jprevost@palmerak.org; saabvant@proton.me; dlkeane@mtaonline.net; scottgalaska@gmail.com; Michael Bowles <Michael.Bowles@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>

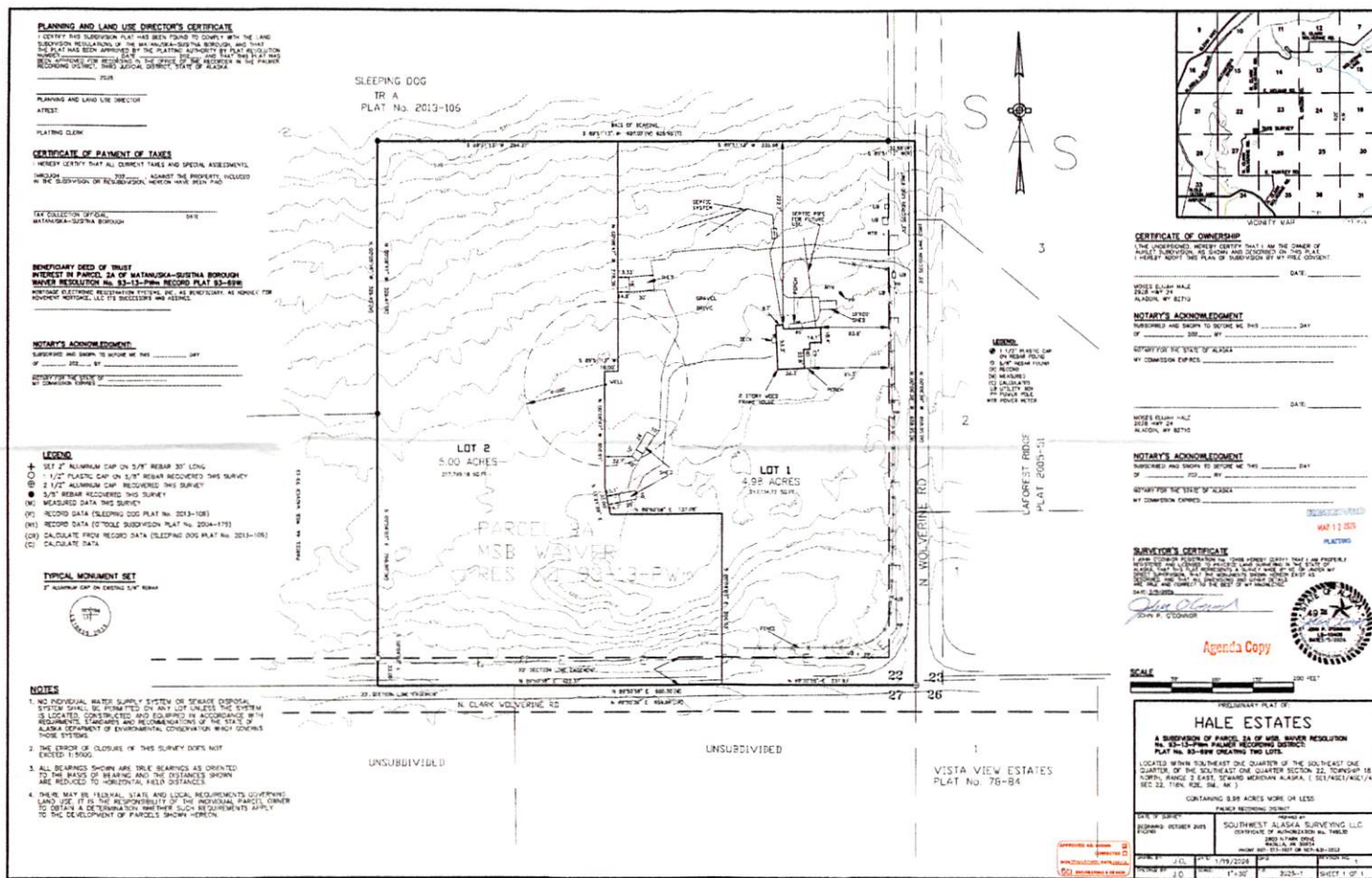
**Subject:** RFC Hale Estates (CC)

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

Hello,

The link below is to the RFC packet for the Hale Estates Subdivision. Please ensure that all comments are submitted by April 10, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[Hale Estates](#)



**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**

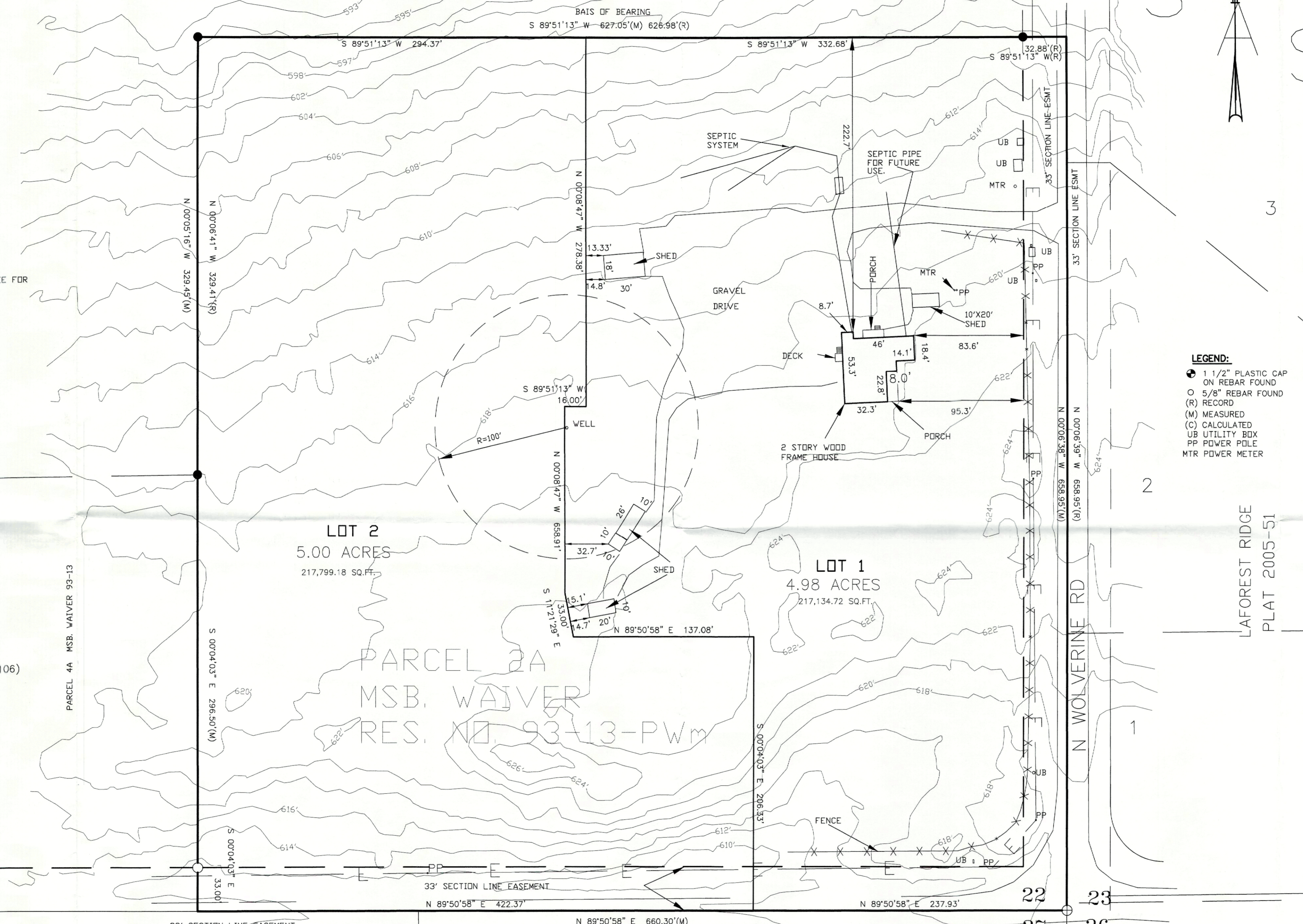
2" ALUMINUM CAP ON EXISTING 5/8" REBAR



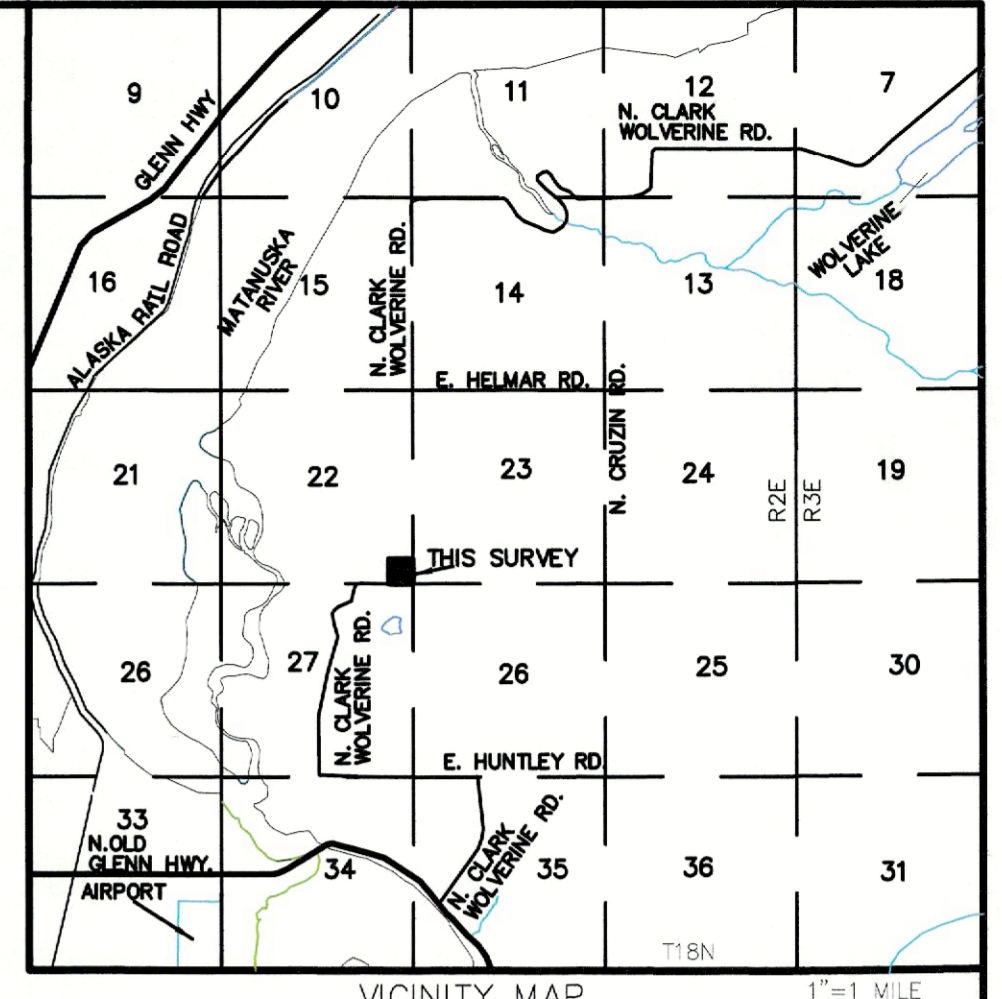
**NOTES**

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**

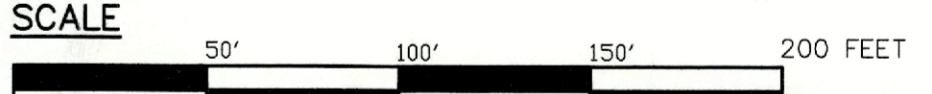
I, JOHN O'CONNOR, REGISTRATION No. 10406 HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS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



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: BEGINNING: OCTOBER 2025 ENDING:	PREPARED BY: SOUTHWEST ALASKA SURVEYING LLC 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
CHECKED BY: J.O.	SCALE: 1"=50'
	GRID: REVISION No. 1
	F.B. 2025-1
	SHEET 1 OF 1

# PUBLIC HEARINGS



3A



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 6, 2026

ABBREVIATED PLAT: MARTIN HEIGHTS PHASE 3  
LEGAL DESCRIPTION: SEC 19, T18N, R01W, SEWARD MERIDIAN AK  
PETITIONERS: RANDALL E. MARTIN  
SURVEYOR: JOHN SHADRACH, RLS  
ENGINEER: ARCHIE GIDDINGS, CIVIL ENGINEER  
ENGINEER: CURTIS HOLLER, P.E.  
ACRES: 16.04 ± PARCELS: 4  
REVIEWED BY: MATTHEW GODDARD CASE #: 2026-035

---

**REQUEST:** The request is to create four lots from Tract A-1, Martin Heights Phase 2, Plat No. 2022-103 to be known as **MARTIN HEIGHTS PHASE 3**, containing 16.04 acres +/- . The property is located south of the Little Susitna River, north and east of N Pittman Road, and southwest of W Schrock Road (Tax ID #8305000T00A-1); within the NW ¼ Section 19, Township 18 North, Range 01 West, Seward Meridian, Alaska. In Community Council #1 Meadow Lakes and in Assembly District #7.

**EXHIBITS**

**SUPPORTING DOCUMENTS**

Vicinity Map and Aerial Photos  
Soils Report

**EXHIBIT A** – 5 pgs  
**EXHIBIT B** – 7 pgs

**AGENCY COMMENTS**

US Army Corps of Engineers  
MSB DPW Pre-Design and Engineering Division  
MSB Development Services  
Utilities  
Public Comments

**EXHIBIT C** – 1 pg  
**EXHIBIT D** – 1 pg  
**EXHIBIT E** – 1 pg  
**EXHIBIT F** – 3 pgs  
**EXHIBIT G** – 4 pgs

**DISCUSSION:** The proposed subdivision is creating three lots and one tract. Access for all lots is from W. Spence lane, a Borough maintained road. Proposed Tract A-2 is a flag lot with two pole portions accessing W. Spence Lane.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, Registered Professional Engineer, notes that a soils review and related preliminary design work was completed at the request of the project owner. The project is creating three new lots and one remainder tract

from one existing tract totaling approximately 16 acres. The soils evaluation included review of 7 existing testholes as well as observations during road construction in 2009, review of the provided topography information and review of aerial imagery. Groundwater or seeps were not encountered in any of the test holes, dug to 12'. The large open pit to the west is 25' deep and does not appear to have encountered groundwater. Groundwater will not be a limiting factor for the proposed lots.

“Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, each of the proposed new lots and Tract A2 will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.”

**Comments:**

US Army Corps of Engineers (**Exhibit C**) has no specific comments regarding the proposed Martin Heights Subdivision.

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

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

**Utilities: (Exhibit F):**

Enstar did not respond.

GCI has no comments or objections to the plat.

MEA did not respond.

MTA has no comments on Martin Heights Phase 3.

**Public Comments: (Exhibit G):**

Camden Yehle, Meadow Lakes resident submitted comments addressing concerns about future access quality reduction by the use of flag lots and minimum lot sizes raising red flags for well placement and septic conflicts.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #1 Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Emergency Services, Assessments, or Planning Division; Enstar or MEA.

**CONCLUSION:** The abbreviated plat of Martin Heights Phase 3 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).

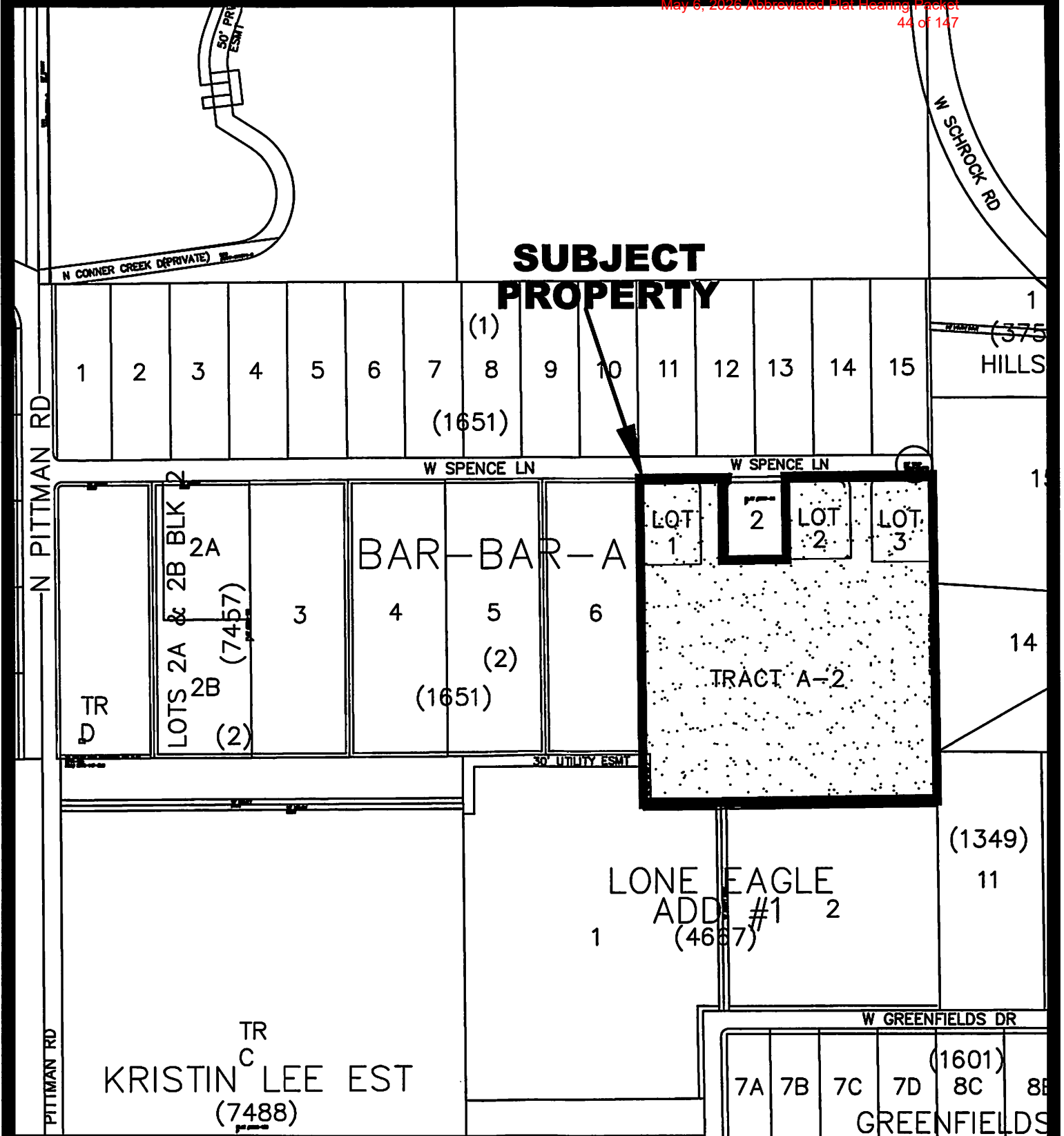
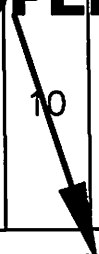
**FINDINGS OF FACT**

1. The plat of Martin Heights Phase 3 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 ADF&G; Community Council #1 Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Emergency Services, Assessments, or Planning Division; Enstar or MEA.
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.
8. There was one comment received from the public with concerns in response to the notice of public hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Martin Heights Phase 3, Section 19, Township 18 North, Range 01 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.

# SUBJECT PROPERTY



## VICINITY MAP

FOR PROPOSED MARTIN HEIGHTS PHASE 3  
SUBDIVISION

LOCATED WITHIN

SECTION 19, T18N, R01W, SEWARD MERIDIAN  
ALASKA

WA 05 MAP

EXHIBIT A

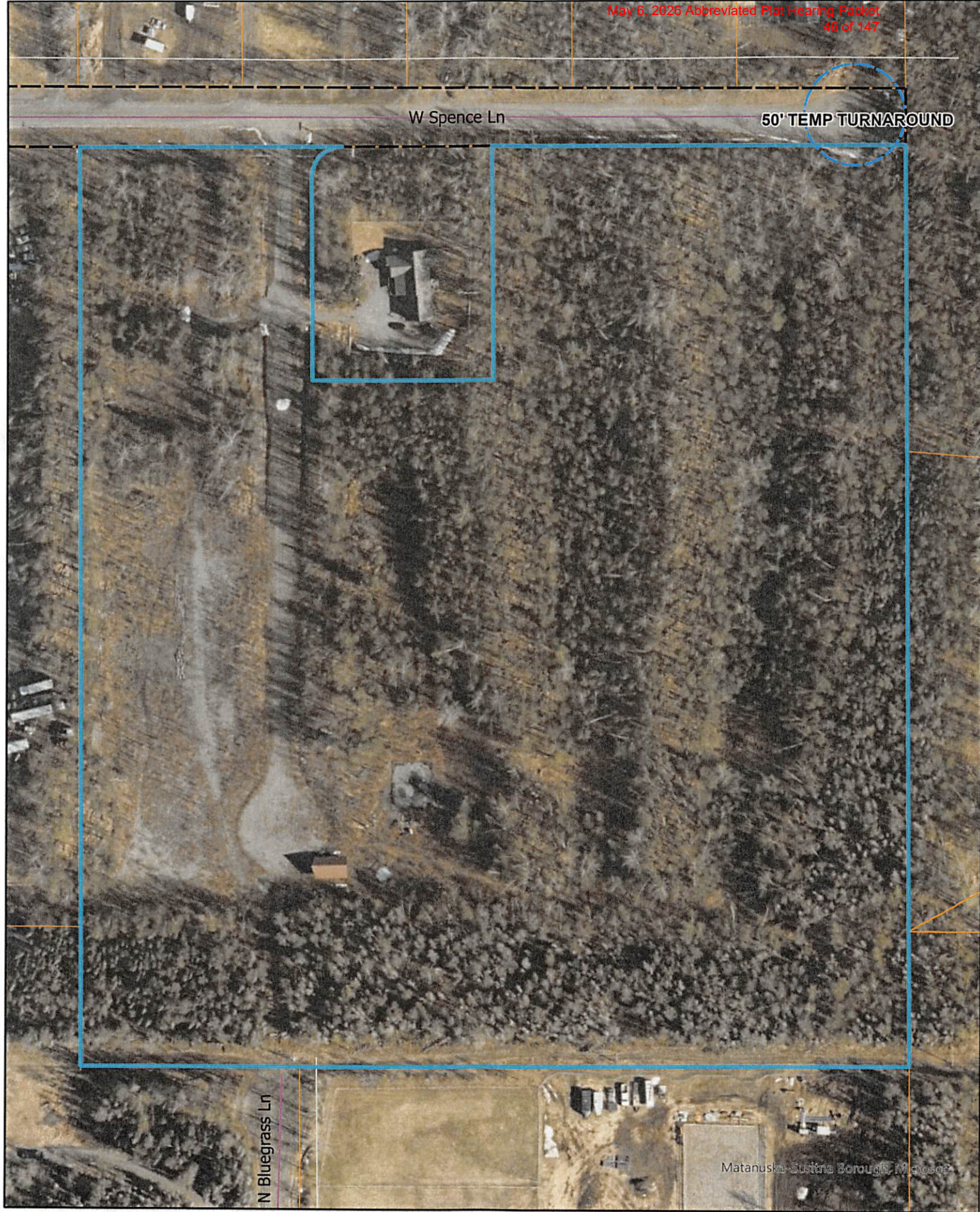
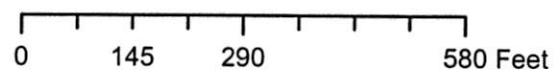


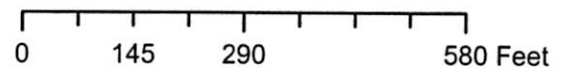
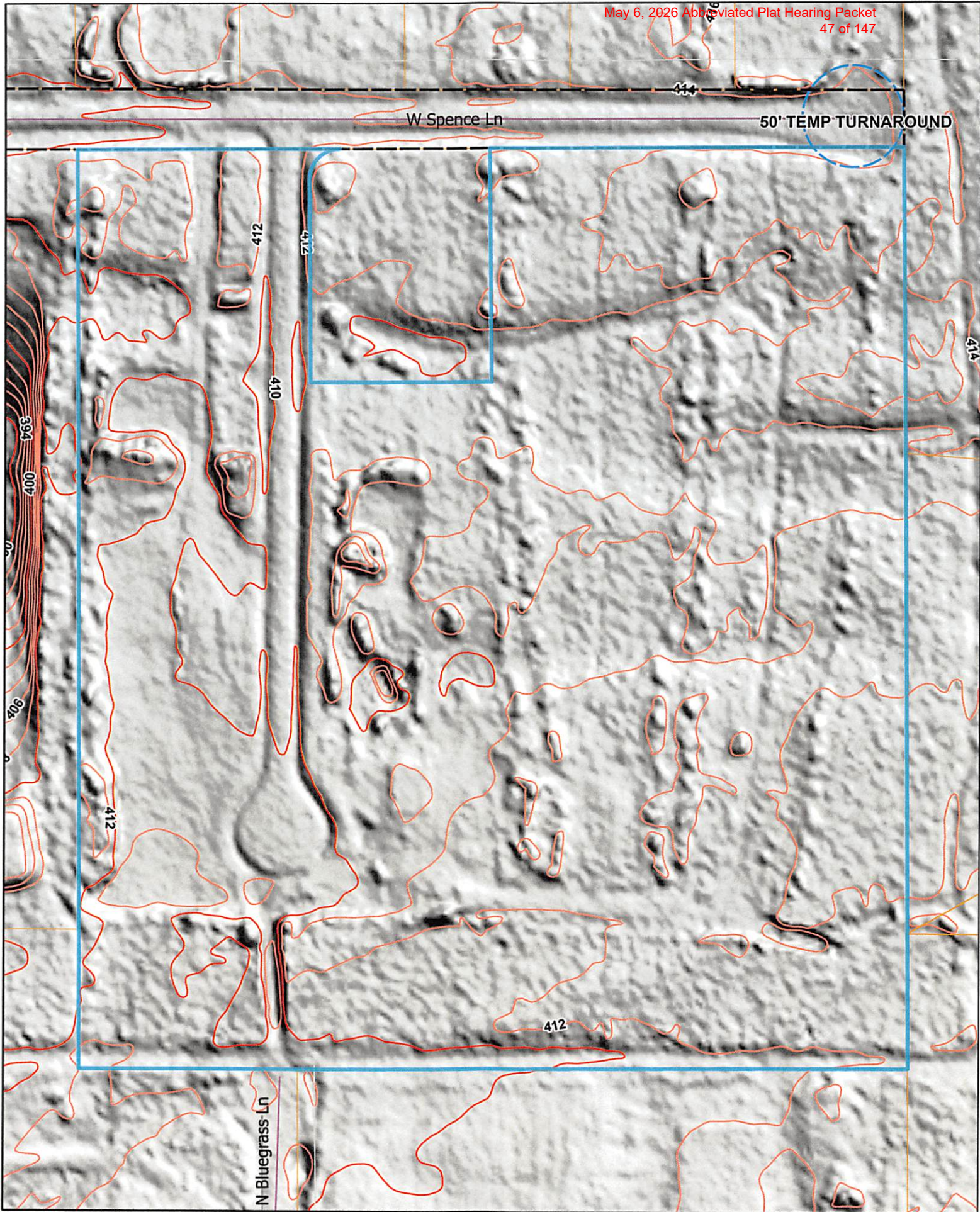
W Spence Ln

50' TEMP TURNAROUND

N Bluegrass Ln

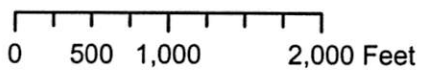
Matanuska-Sustina Borough, Microsoft







Matanuska-Susitna Borough, Microsoft





# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

3375 N Sams Dr. Wasilla, Alaska 99654 • 376-0410

March 18, 2026

RECEIVED

MAR 20 2026

PLATTING

Fred Wagner  
MSB Platting Officer  
350 East Dahlia Avenue  
Palmer, Alaska 99645

Re: *Martin Heights Phase 3; Useable Areas and Drainage* HE #07076

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 3 new lots and one remainder tract from one existing tract totaling approximately 16 acres. Our soils evaluation included review of 7 existing testholes as well as our own observations during road construction in 2009, review of the provided topography information and review of aerial imagery. See the attached testhole location and topography map for details.

Topography. The project site nearly forms a square shape, with a single 1-acre lot missing along its northern edge, all fronting on W..Spence Lane. The entire site is nearly level and lies just east of an older substantial gravel pit site. No significant areas with steep slopes exceeding 25% exist. The total elevation differential indicated from the provided topo map contours is around 9'.

Soils & Vegetation. Not much of the parent parcel remains in its native state, with most areas having been cleared decades ago. There are a few older minor trails, and one long driveway ending in a cul-de-sac, part of construction started in 2009. A developed home site exists on the one lot from an earlier phase, and an incomplete cabin lies very near the driveway cul-de-sac bulb. Most areas have a mix of birch and spruce trees. A total of 6 test holes were dug in to evaluate existing soils conditions. Near surface soils typically included a thin organic mat over a layer of relatively clean sands and gravels down to 12'. Similar soil conditions are visible in a long 20' cutbank just to the west of the site's west border, and were also encountered along the long driveway built in 2009. Material to construct the driveway was mined from ditch excavations, all with similar conditions. Copies of the 2007 testhole logs and an original location map are attached; the testholes are also shown on our attached useable area map.

Groundwater. Groundwater or seeps were not encountered in any of the test holes, dug to 12'. The large open pit to the west is 25' deep and does not appear to have encountered groundwater. Groundwater will not be a limiting factor for the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, easements, and setback to a water well. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***each of the proposed new lots and Tract A2 will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Drainage. As no road construction is planned, no formal drainage plan is required. Nonetheless, we have indicated drainage patterns on the attached drawing. The project is rather flat, and the proposed 3 lot development will minimally affect existing drainage patterns.

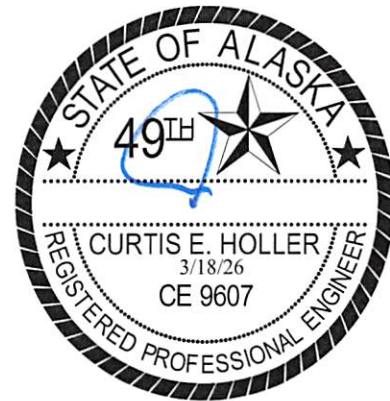
Please do not hesitate to call with any questions you may have.

Sincerely,



Curtis Holler, PE

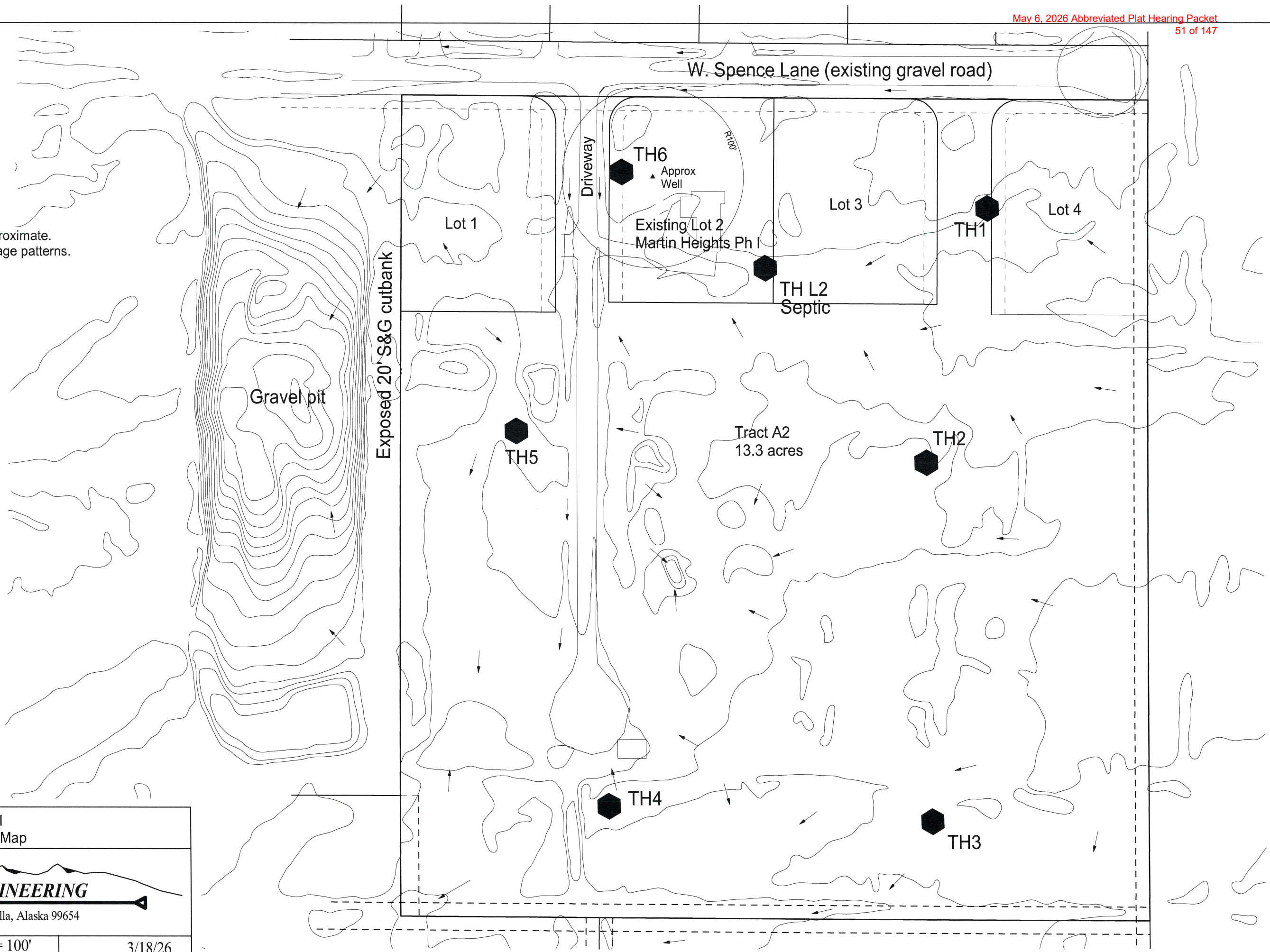
c: R. Martin w/attachments





**Notes:**

- 1. Base MSB 2011 LiDAR.
- 2. Location of improvements approximate.
- 3. Arrows denote apparent drainage patterns.



Martin Heights Subdivision Ph III  
Useable Area, Testhole & Topo Map



Job # 07076

Scale: 1" = 100'

3/18/26

# ARCHIE GIDDINGS

CIVIL ENGINEERING

P.O. Box 872024  
Wasilla, AK 99687  
ph/fx (907) 373-0270

July 23, 2006

Matanuska-Susitna Borough  
Platting Department  
350 E. Dahlia Ave  
Palmer, Alaska 99645

RECEIVED  
JUL 24 2006  
PLATTING DIV.

RE: Proposed Martin Heights Subdivision, A Replat of Lot 3 Eagle Estates Addition No. 1,  
Located within W1/2 Section 19, T18N R1W Seward Meridian, Alaska

## ENGINEERING REPORT

**SOILS INVESTIGATION:** A soils investigation has been completed for the referenced proposed subdivision, 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. The following is the test hole data:

### TEST HOLE 1

June 17, 2006

Depth Below Ground Surface (ft)	Soil Description
0.0 - 1.0	Top Soil
1.0 -12.0	Sandy Gravel (SP/GP)
12.0	No Groundwater Encountered

### TEST HOLE 2

June 17, 2006

Depth Below Ground Surface (ft)	Soil Description
0.0 - 1.0	Top Soil
1.0 -12.0	Sandy Gravel (SP/GP)
12.0	No Groundwater Encountered

### TEST HOLE 3

June 17, 2006

Depth Below Ground Surface (ft)	Soil Description
Previously Excavated	Gravel Pit Area
0.0 -12.0	Sandy Gravel (SP/GP)
12.0	No Groundwater Encountered

### TEST HOLE 4

June 17, 2006

Depth Below Ground Surface (ft)	Soil Description
Previously Excavated	Gravel Pit Area
0.0 -12.0	Sandy Gravel (SP/GP)
12.0	No Groundwater Encountered

### TEST HOLE 5

June 17, 2006

Depth Below Ground Surface (ft)	Soil Description
Previously Excavated	Gravel Pit Area
0.0 -12.0	Sandy Gravel (SP/GP)
12.0	No Groundwater Encountered

Martin Heights Subdivision  
July 23, 2006

**TEST HOLE 6**

July 23, 2006

<b>Depth Below Ground Surface (ft)</b>	<b>Soil Description</b>
0.0 - 2.0	Top Soil
2.0 - 12.0	Sandy Gravel (SP/GP)
12.0	No Groundwater Encountered

Soils Visually Rated Using Unified Soils Classification System

The attached map shows the location of each test hole. 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 observation of topography, there is a minimum of 20,000 square feet of contiguous useable area within each of the proposed lots in conformance with the Matanuska-Susitna Borough Subdivision Regulations, Title 16.

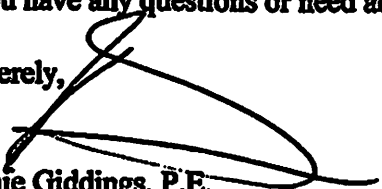
**DRAINAGE PLAN:** The topography is flat. The road ditches will be used for storage and percolation. The gravelly soils have excellent percolation characteristics. The typical ditch design is expected to provide sufficient storage for these flat laying lots, as the lots will not generate a significant amount of runoff.

**FLOOD HAZARD DETERMINATION:** I have reviewed the available FEMA flood hazard mapping and determined that the proposed project is outside of the mapped flood hazard areas and mapped floodways. The final plat will include following statement:

"There is less than one percent chance that any part of the platted area will be inundated by the Base Flood Event in any given year, based on FEMA mapping."

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



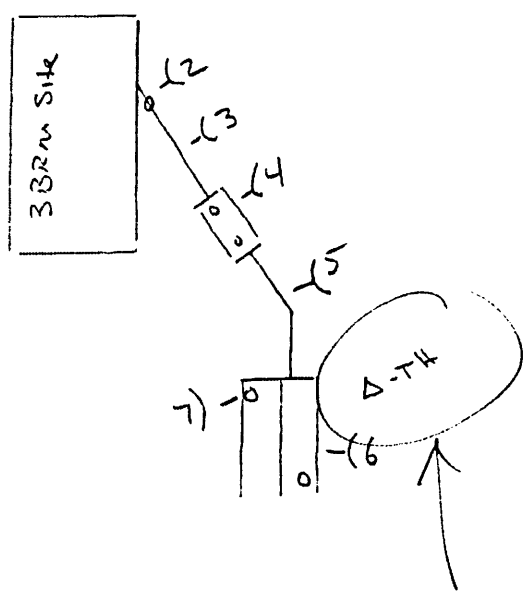
Archie Giddings, P.E.

Enclosure: Test Hole Map/Drainage Plan



3116 W. Spence Cir

Δ-C1



- 1) well
- 2) Foundation c.o.
- 3) 4" ABS Inlet Line
- 4) 1000 gal. steel grease tank
- 5) 4" PVC outlet Line
- 6) 4" PVC PERF
- 7) mon. for tube
- 8)
- 9)
- 10)
- 11)
- 12)

Note:

Denali North 230 E. PAULSON AVE. SUITE 68 WASILLA, AK 99654 907-376-9535		Soil Absorption System	
Date	WO#	Drawn By:	Legal Description
9-8-17	17-396	S.W.	18' x 25' SURFACE BCI MARTIN HTS PHE TRACT A

(Lot 2)

## Matthew Goddard

---

**From:** Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>  
**Sent:** Tuesday, April 7, 2026 7:40 AM  
**To:** Matthew Goddard  
**Cc:** CEPOA-SM-RD-Pagemaster  
**Subject:** RFC Martin Heights Phase 3 (MG)

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

Hello,

Thank you for bringing this project to our attention and for allowing us to comment. The United States (U.S.) Army Corps of Engineers (USACE) does not have specific comments regarding the proposed Martin Heights Subdivision.

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

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

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

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

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

Thank you,  
Olivia Ortiz



**US Army Corps  
of Engineers®**

Olivia Ortiz  
*Regulatory Specialist*  
U.S. Army Corps of Engineers | Alaska District  
South Section  
Phone 907-753-2586  
Email [Olivia.K.Ortiz@usace.army.mil](mailto:Olivia.K.Ortiz@usace.army.mil)

## Matthew Goddard

---

**From:** Tammy Simmons  
**Sent:** Tuesday, April 14, 2026 3:25 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: RFC Martin Heights Phase 3 (MG)

Hello,

PD&E has no comments.

Thank you.

PD&E Review Team

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, April 6, 2026 4:54 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisherak49@gmail.com>; information@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; jeremyhongslo@gmail.com; alaska-swede@hotmail.com; zolalaska@gmail.com; asgeorge89@yahoo.com; zagorodniyvlad03@gmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Martin Heights Phase 3 (MG)

Hello,

The following link is a request for comments for the proposed Martin Heights Phase 3. Please ensure all comments have been submitted by April 16, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[☐ Martin Heights Phase 3](#)

Feel free to contact me if you have any questions.

Thank you,

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Tuesday, April 7, 2026 8:34 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Martin Heights Phase 3 (MG)

No comments from the Permit Center.

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, April 6, 2026 4:54 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisherak49@gmail.com>; information@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; jeremyhongslo@gmail.com; alaska-swede@hotmail.com; zolalaska@gmail.com; asgeorge89@yahoo.com; zagorodniyvlad03@gmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Martin Heights Phase 3 (MG)

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[☐ Martin Heights Phase 3](#)

Feel free to contact me if you have any questions.

Thank you,

## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, April 13, 2026 5:59 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Martin Heights Phase 3 (MG)  
**Attachments:** Agenda Plat.pdf

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

Matthew,

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

Thanks,

**GCI** | OSP Design

1001 Northway Dr., 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:** Matthew Goddard <Matthew.Goddard@matsugov.us>

**Sent:** Monday, April 6, 2026 4:54 PM

**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisherak49@gmail.com>; information@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; jeremyhongslo@gmail.com; alaska-swede@hotmail.com; zolalaska@gmail.com; asgeorge89@yahoo.com; zagorodniyvlad03@gmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop

**Subject:** RFC Martin Heights Phase 3 (MG)

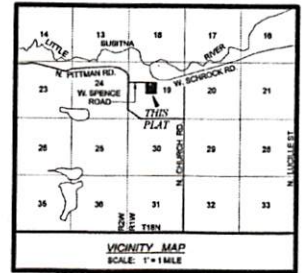
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

The following link is a request for comments for the proposed Martin Heights Phase 3.

Please ensure all comments have been submitted by April 16, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Martin Heights Phase 3](#)



**OWNERSHIP CERTIFICATE**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ACCEPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS OF WAYS TO THE MATANUSKA-SUSTINA BOROUGH, AND GRANT ALL EASEMENTS TO THE USES SHOWN.

RANDALL T. MARTIN  
P.O. BOX 87148  
WASILLA, ALASKA 99687

**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SHOWN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016 FOR RANDALL MARTIN.

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

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

I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON 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 NO. \_\_\_\_\_

DATED \_\_\_\_\_ AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

DATE \_\_\_\_\_ PLANNING AND LAND USE DIRECTOR

ATTEST: \_\_\_\_\_ PLATTING CLERK

**CERTIFICATE OF PAYMENT OF TAXES**

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

DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL

**COVENANTS, CONDITIONS AND RESTRICTIONS**

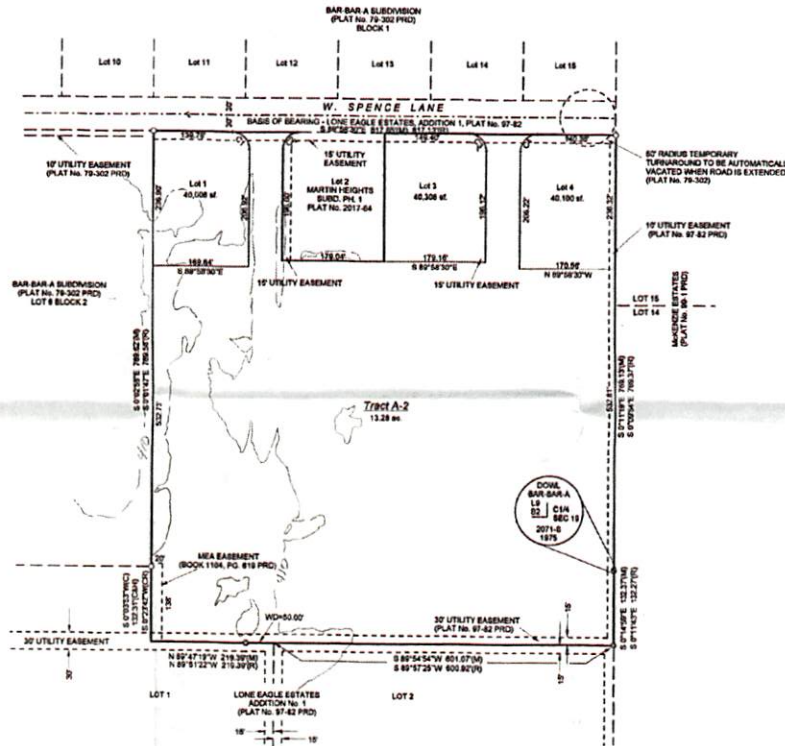
RESTRICTIVE COVENANTS AND MODIFICATIONS TO SAME WERE RECORDED OCT. 13, 1971 AT BOOK 185, PAGE 853, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA.

**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 WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERNS THESE SYSTEMS, MATANUSKA-SUSTINA BOROUGH RESOLUTION SERIAL NUMBER 2004-027-PWR.
3. ACCESS TO LOT 1 AND LOT 2 IS RESTRICTED TO N. RANDALL CIRCLE. ACCESS TO LOT 3 AND LOT 4 IS RESTRICTED TO N. MARTIN CIRCLE.

**LEGEND**

- (a) FOUND 3/12" BRASS CAP ON 2-1/2" IRON PIPE, MARKED AS NOTED
- (b) FOUND 5/8" REBAR
- (c) FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP, MARKED 2254-87
- (d) MEASURED DIMENSION
- (e) RECORD DIMENSION PER THE PLAT OF MARTIN HEIGHTS SUBD., PLAT No. 2017-64 PRD



**CURVE DATA**

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
C1	89°57'17"	30.00	47.19	26.88	42.41	S 44°59'52"E
C2	90°12'43"	30.00	47.18	32.33	42.44	S 43°10'29"E
C3	89°48'38"	30.00	47.22	26.60	42.36	S 44°04'12"E
C4	90°11'24"	30.00	47.22	30.10	42.50	N 44°59'48"E

**LINE DATA**

Line	Bearing	Distance
L1	S 89°58'39"E	120.00'



**JOHN SHADRACH, R.L.S.**  
professional land surveyor  
P.O. Box 87148  
Wasilla, Alaska 99687  
819 E. Front St.  
Wasilla, Alaska 99684  
(907) 378-2280

**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 MEASUREMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
JOHN SHADRACH  
REGISTERED LAND SURVEYOR LS122  
12/17/26

**A PRELIMINARY PLAT OF PLATTING**  
**MARTIN HEIGHTS SUBDIVISION PHASE 3**  
**LOTS 1, 3 & 4**  
**and TRACT A-2**  
**AS SHOWN IN THE PLAT OF TRACT A-1, MARTIN HEIGHTS SUBDIVISION, PH 2**  
PLAT No. 2022-103.  
LOCATED WITHIN  
W1/2 SECTION 19 T. 15 N. R. 1 W. SEWARD MERIDIAN,  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
CONTAINING 19.04 ACRES, MORE OR LESS  
DRAWN BY: JS FIELD BOOK: PROJECT: martin heights subd 3-4  
DATE: 12/15/2023 SHEET: 1 OF 1  
CHECKED: JS DRAWING SCALE: 1" = 100'

APPROVED AS: SHOWN   
CORRECTED   
SIGN: *John Shadrach* DATE: 12/15/2023  
CCI ENGINEERING & DESIGN

Agenda Copy

## Matthew Goddard

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Tuesday, April 7, 2026 10:27 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Martin Heights Phase 3 (MG)

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

Hello,

MTA has no comments on Martin Heights Phase 3.

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



Life. Technology. Together.

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, April 6, 2026 4:54 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisherak49@gmail.com>; information@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; jeremyhongslo@gmail.com; alaska-swede@hotmail.com; zolalaska@gmail.com; asgeorge89@yahoo.com; zagorodniyvlad03@gmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Martin Heights Phase 3 (MG)

Hello,

The following link is a request for comments for the proposed Martin Heights Phase 3.

## Matthew Goddard

---

**From:** Camden Yehle <camdenyehle@gmail.com>  
**Sent:** Friday, April 10, 2026 6:25 PM  
**To:** Matthew Goddard  
**Subject:** Re: RFC Martin Heights Phase 3 (MG)

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

Hi Matthew - Here are my personal comments on Martin Heights Phase 3. We won't have any comments from the Meadow Lakes Community Council because we were one person short of a quorum unfortunately.

I am aware that flag lots and minimum lot sizes are allowed by the law. However, I am concerned about future access quality reduction by the use of flag lots. Also, minimum lot sizes raise red flags for well placement and septic conflicts. We don't want there to be poop in the soup for future buyers.

Camden Yehle  
Meadow Lakes resident  
907-346-0506  
[camdenyehle@gmail.com](mailto:camdenyehle@gmail.com)

On Thu, Apr 9, 2026 at 8:03 AM Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)> wrote:

No apologies needed, always happy to have people call things out as I am only human and if I had missed something, I would much rather hear about it before the public hearing.

Thank you for taking the time to review and reach out.

Have a great day,

Matthew Goddard

Platting Technician

907-861-7881

[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)

---

**From:** Camden Yehle <[camdenyehle@gmail.com](mailto:camdenyehle@gmail.com)>  
**Sent:** Wednesday, April 8, 2026 6:04 PM  
**To:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Subject:** Re: RFC Martin Heights Phase 3 (MG)

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

My apologies. I see it is up to four lots created.

Camden Yehle

907-346-0506

[camdenyehle@gmail.com](mailto:camdenyehle@gmail.com)

On Wed, Apr 8, 2026 at 3:49 PM Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)> wrote:

Good afternoon Camden,

As this action does not involve dedications or vacations and is only creating four lots (three lots and one remainder tract), this does fall under the abbreviated plat process.

The lot count looks like they are creating four lots and one tract, but Lot 2 as shown already exists and was created as a part of Martin Heights Phase 1.

Have a great day,

Matthew Goddard

Platting Technician

907-861-7881

[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)

---

**From:** Camden Yehle <[camdenyehle@gmail.com](mailto:camdenyehle@gmail.com)>  
**Sent:** Wednesday, April 8, 2026 3:08 PM  
**To:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Subject:** Re: RFC Martin Heights Phase 3 (MG)

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

Hi Matthew - presumably this is a regular plat request, not an abbreviated plat request as it states in the RFC packet.

Camden Yehle

907-346-0506

[camdenyehle@gmail.com](mailto:camdenyehle@gmail.com)

On Mon, Apr 6, 2026 at 4:54 PM Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)> wrote:

Hello,

The following link is a request for comments for the proposed Martin Heights Phase 3.

Please ensure all comments have been submitted by April 16, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Martin Heights Phase 3](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

Platting Technician

907-861-7881

[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)

**OWNERSHIP CERTIFICATE**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAYS TO THE MATANUSKA-SUSITNA BOROUGH, AND GRANT ALL EASEMENTS TO THE USES SHOWN.

RANDALL E. MARTIN  
P.O. BOX 871748  
WASILLA, ALASKA 99687

**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 FOR RANDALL MARTIN.

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

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

I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON 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 \_\_\_\_\_ AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

DATE \_\_\_\_\_ PLANNING AND LAND USE DIRECTOR

ATTEST: \_\_\_\_\_ PLATTING CLERK

**CERTIFICATE OF PAYMENT OF TAXES**

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

DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL

**COVENANTS, CONDITIONS AND RESTRICTIONS**

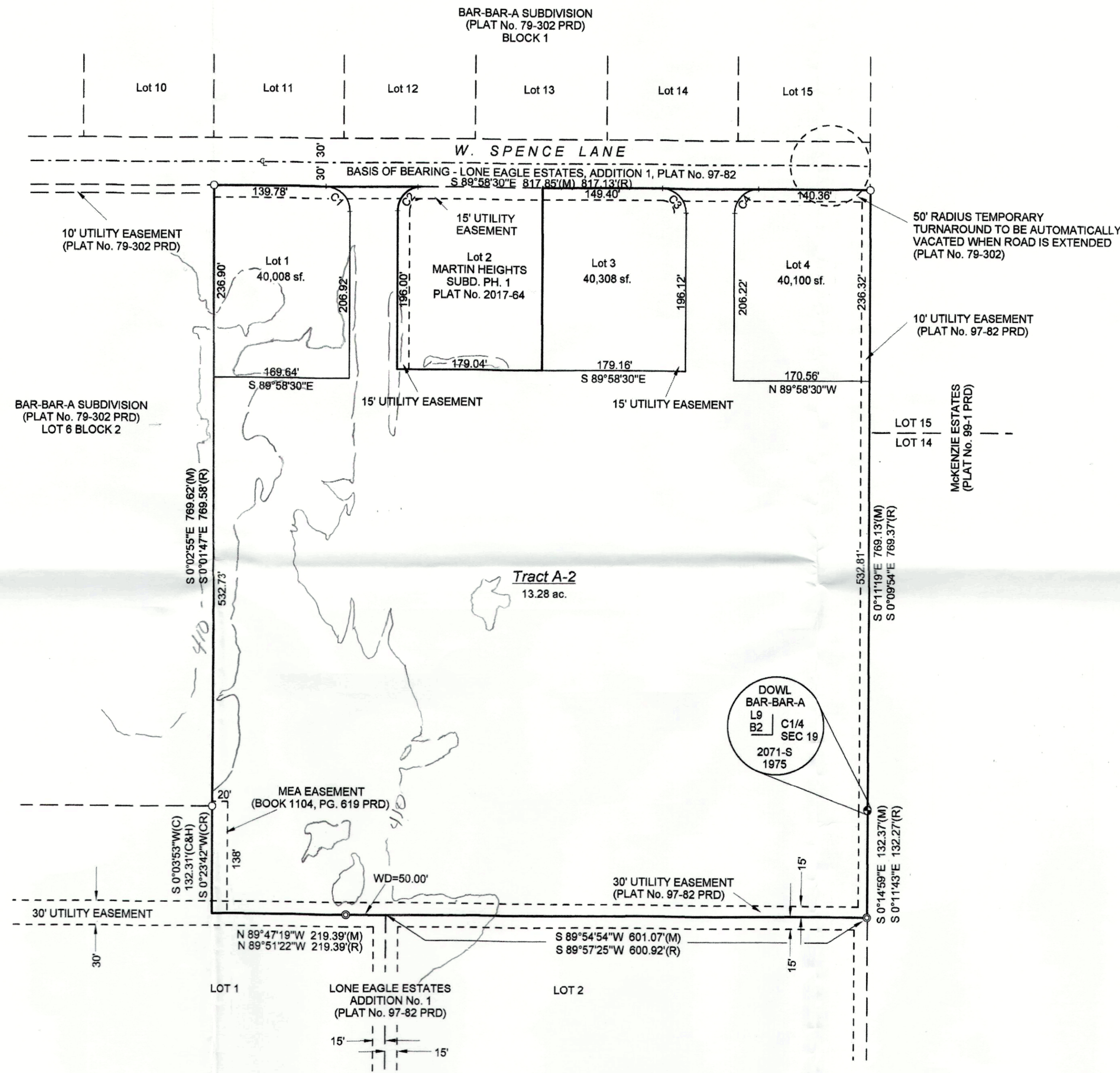
RESTRICTIVE COVENANTS AND MODIFICATIONS TO SAME WERE RECORDED OCT. 13, 1977 AT BOOK 150, PAGE 853, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA.

**NOTES**

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- ACCESS TO LOT 1 AND LOT 2 IS RESTRICTED TO N. RANDALL CIRCLE. ACCESS TO LOT 3 AND LOT 4 IS RESTRICTED TO N. MARTIN CIRCLE.

**LEGEND**

- FOUND 3-1/2" BRASS CAP ON 2-1/2" IRON PIPE, MARKED AS NOTED
- FOUND 5/8" REBAR
- ⊙ FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED 2234-S
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION PER THE PLAT OF MARTIN HEIGHTS SUBD., PLAT No. 2017-64 PRD

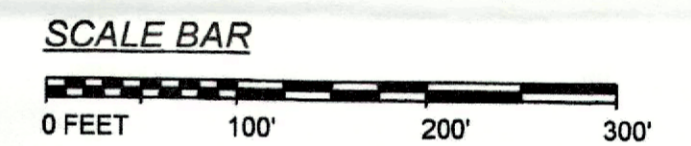
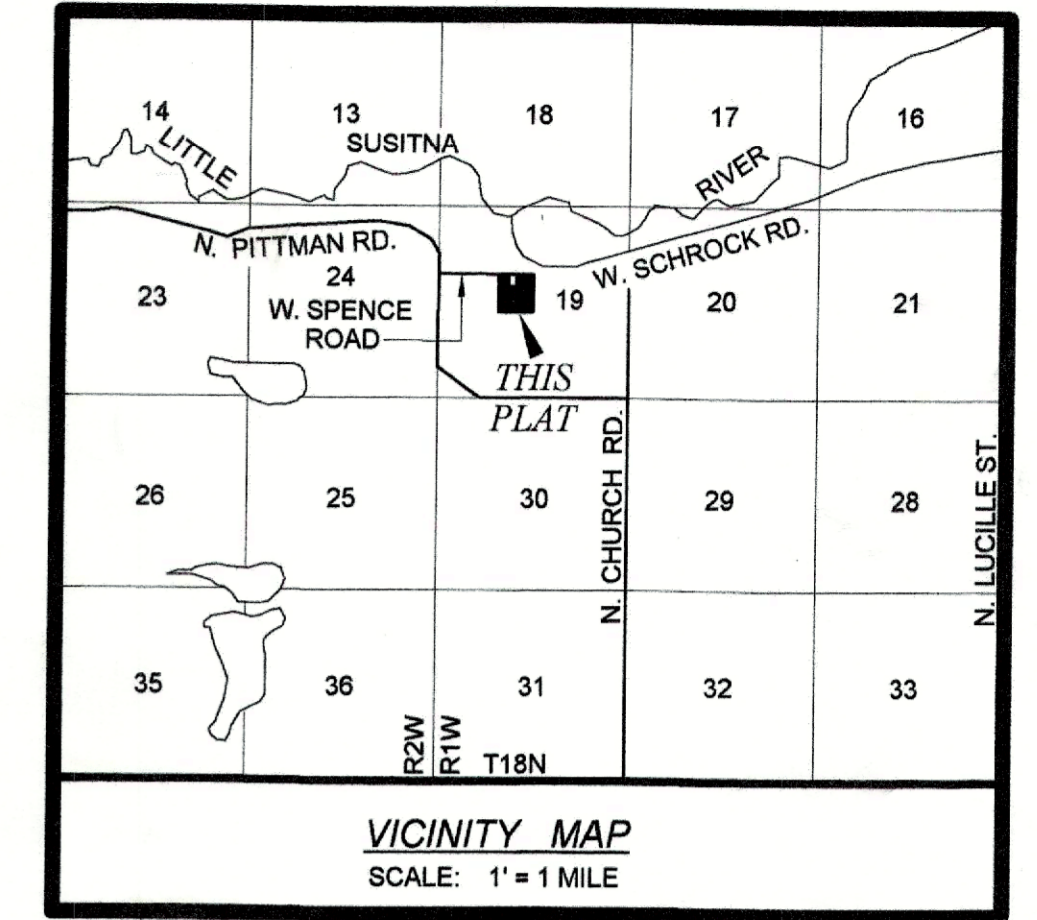


**CURVE DATA**

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
C1	89°57'17"	30.00	47.10	29.88	42.41	S 44°59'52"E
C2	90°02'43"	30.00	47.15	30.02	42.44	N 45°00'09"E
C3	89°48'36"	30.00	47.02	29.90	42.36	S 45°04'12"E
C4	90°11'24"	30.00	47.22	30.10	42.50	N 44°55'48"E

**LINE DATA**

Line	Bearing	Distance
L1	S 89°58'30"E	120.00'



**JOHN SHADRACH, R.L.S.**  
professional land surveyor  
P.O. Box 871497  
Wasilla, Alaska 99687  
5819 E. Frost Cir.  
Wasilla, Alaska 99654  
(907) 376-2260

**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 ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
JOHN SHADRACH  
REGISTERED LAND SURVEYOR LS-5122  
12/19/25  
DATE

A PRELIMINARY PLAT OF  
**MARTIN HEIGHTS**  
SUBDIVISION PHASE 3  
LOTS 1, 3 & 4  
and TRACT A-2  
INCLUDING AS BUILT  
A REPLAT OF  
TRACT A-1, MARTIN HEIGHTS SUBDIVISION, PH. 2  
PLAT No. 2022-103,  
LOCATED WITHIN  
W1/2 SECTION 19, T. 18 N., R. 1 W., SEWARD MERIDIAN,  
PALMER RECORDING DISTRICT,  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA  
CONTAINING 16.04 ACRES, MORE OR LESS

RECEIVED  
DEC 2 2 2025  
PLATTING

DRAWN BY: JS	FIELD BOOK:	PROJECT: martinheights/mh1-3-4
DATE: 12/15/2025	DRAWING SCALE: 1" = 100'	SHEET: 1 OF 1
CHECKED: JS		

Agenda Copy

**B**



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 6, 2026

ABBREVIATED PLAT: E & S SUBDIVISION  
LEGAL DESCRIPTION: SEC 20, T18N, R02E, SEWARD MERIDIAN AK  
PETITIONERS: EDWARD & SUSAN GRASSER  
SURVEYOR/ENGINEER: BUSH CONSTRUCTION SURVEYS  
ACRES: 10.0 ± PARCELS: 2  
REVIEWED BY: CAYMAN REYNOLDS CASE #: 2026-036

---

**REQUEST:** The request is to create one lot from Parcels 18N02E20C027 and 18N02E20C028, to be known as **E & S SUBDIVISION**, containing 10.0 acres +/- . The property is located north of North Palmer Fishhook Road, West of Matanuska River, and directly east of North Werner Road; within the SW ¼ Section 20, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Farm Loop Community Council and in Assembly District #1.

**EXHIBITS**

Vicinity Map and Aerial Photos **EXHIBIT A – 4 pgs**  
Topographic Narrative & As-Built **EXHIBIT B – 3 pgs**

**AGENCY COMMENTS**

MSB Pre-design & Engineering **EXHIBIT C – 1 pg**  
Utilities **EXHIBIT F – 3 pgs**

**DISCUSSION:** The proposed subdivision is creating one lot from two by eliminating common lot lines. The resulting lot will be 10 acres in size. Access is from North Werner Road. North Werner Road is a Borough owned and maintained road.

**Comments:** MSB Pre-design & Engineering (**Exhibit C**) has no comments.

**Utilities:** (**Exhibit F**) Enstar has no comments or recommendations. GCI has no comments or objections. MTA requests the MTA easement for book 854 page 005 be shown on the plat. MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G, USACE; Community Council Farm Loop; Fire Service Area #132 Greater Palmer Consol; Road Service Area #16 South Colony, MSB Emergency Services, Community Development, Assessments, Planning Division, or Development Services; or MEA.

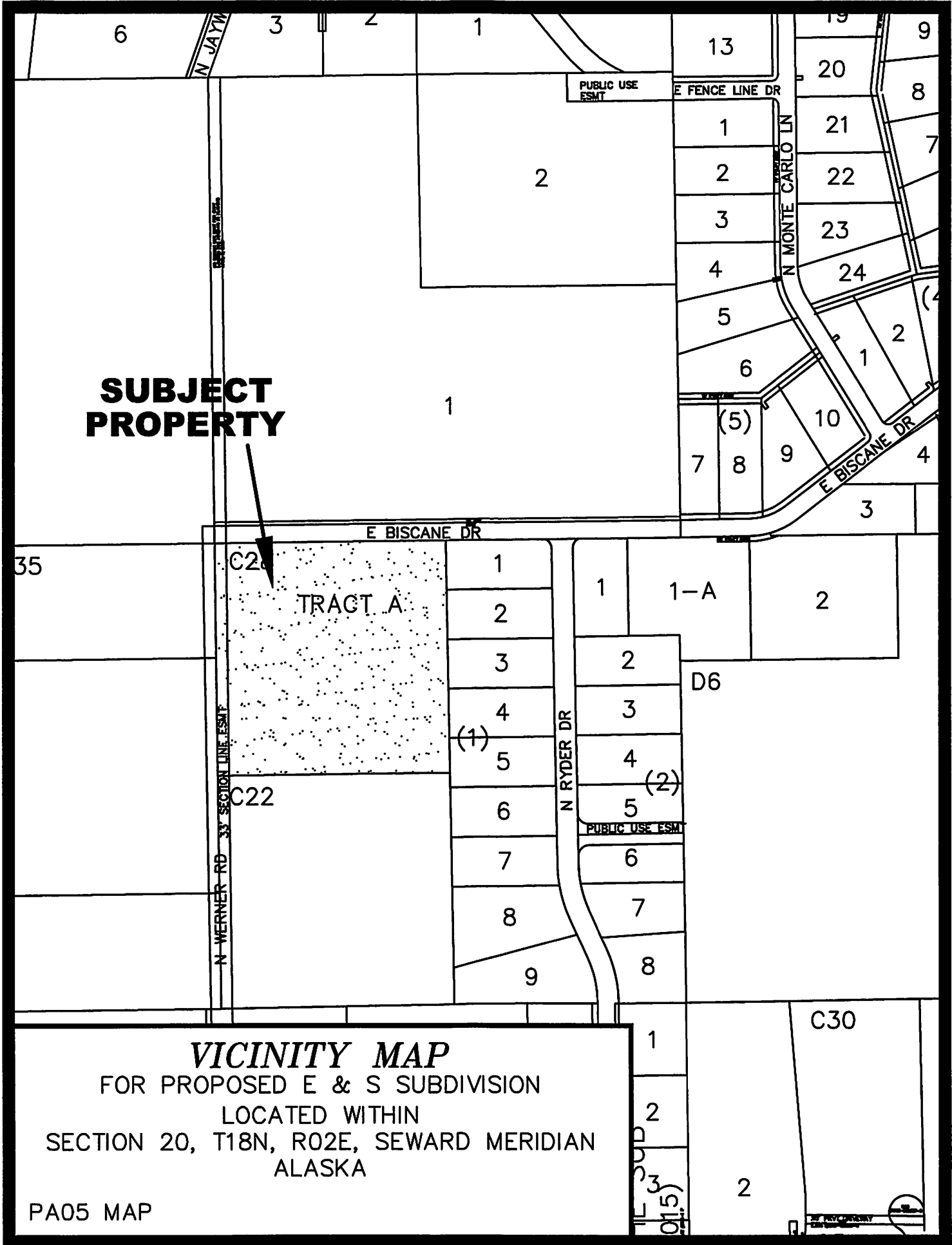
**CONCLUSION:** The abbreviated plat of E & S Subdivision is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response 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 E & S Subdivision 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. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G, USACE; Community Council Farm Loop; Fire Service Area #132 Greater Palmer Consol; Road Service Area #16 South Colony, MSB Emergency Services, Community Development, Assessments, Planning Division, or Development Services; or MEA.
5. 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 E & S Subdivision, Section 20, Township 18 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Show MTA easement for book 854 page 005 on the plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.

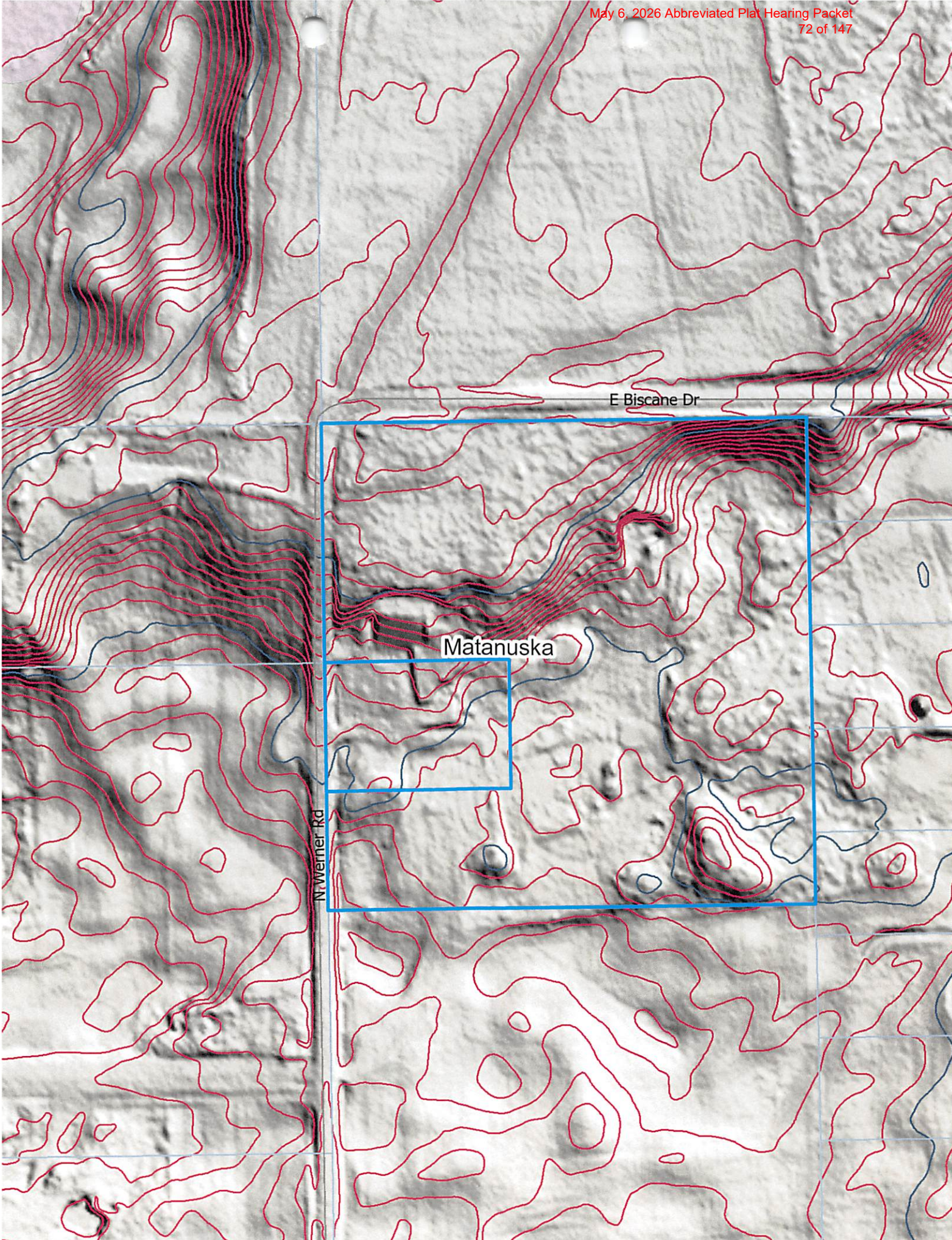


**SUBJECT  
PROPERTY**

**VICINITY MAP**

FOR PROPOSED E & S SUBDIVISION  
LOCATED WITHIN  
SECTION 20, T18N, R02E, SEWARD MERIDIAN  
ALASKA

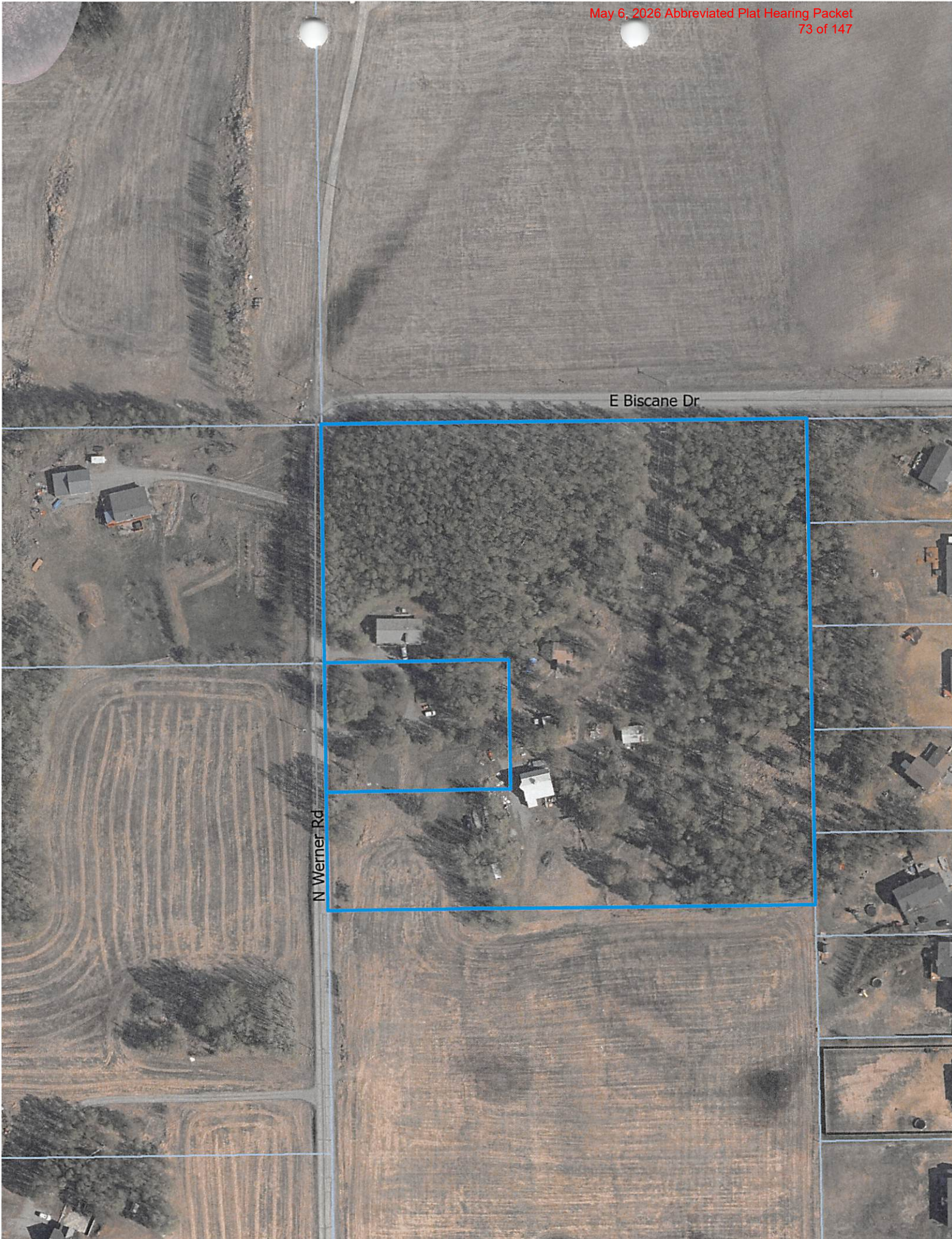
PA05 MAP



E Biscane Dr

Matanuska

N Werner Rd



E Biscane Dr

N Werner Rd



1

## Cayman Reynolds

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, April 21, 2026 9:17 AM  
**To:** Cayman Reynolds  
**Cc:** OSP Design Group  
**Subject:** RE: RFC E & S Subdivision 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, April 7, 2026 2:56 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>; jprevost@palmerak.org; stark@mtaonline.net; ak.charlie.907@protonmail.com; nodrog.yllek@gmail.com; billkleeb@hotmail.com; Email:jevincen@earthlink.net <jevincen@earthlink.net>; mothers@mtaonline.net  
**Subject:** RFC E & S Subdivision CR

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

Hello,

The following link is a request for comments for the proposed E & S Subdivision.

Please ensure all comments have been submitted by April 21, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[E & S Subdivision](#)



**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

16 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 plats, abbreviated plats and variance requests, and has no comments or recommendations.

- **WA 02 WELLS TROUTMAN  
CUTLER VARIANCE  
(MSB Case # 2026-028)**
- **Lot 9, Block 15 Enchanted Forest  
(MSB Case # 2026-033)**
- **ASLS 79-109 Bartlett Hills RSB Tr 30  
(MSB Case # 2026-034)**
- **Martin Heights Phase 3  
(MSB Case # 2026-035)**
- **E & S Subdivision  
(MSB Case # 2026-036)**
- **TIM & SENA NUNLEY  
(MSB Case # 2026-037)**
- **MAGONE'S JEWELS ACRES  
(MSB Case # 2026-038)**
- **Shelby 2026  
(MSB Case # 2026-041)**

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

Sincerely,

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

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

## Cayman Reynolds

---

**From:** Tammy Simmons  
**Sent:** Tuesday, April 14, 2026 4:09 PM  
**To:** Cayman Reynolds  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: RFC E & S Subdivision CR

Hello Cayman,

PD&E has no comments.

Thank you.

PD&E Review Group

**From:** Cayman Reynolds <Cayman.Reynolds@matsugov.us>  
**Sent:** Tuesday, April 7, 2026 2:56 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>; jprevost@palmerak.org; stark@mtaonline.net; ak.charlie.907@protonmail.com; nodrog.yllek@gmail.com; billkleeb@hotmail.com; Email:jevencen@earthlink.net <jevencen@earthlink.net>; mothers@mtaonline.net  
**Subject:** RFC E & S Subdivision CR

Hello,

The following link is a request for comments for the proposed E & S Subdivision.

Please ensure all comments have been submitted by April 21, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[E & S Subdivision](#)

Feel free to contact me if you have any questions.

Thank you,

## Cayman Reynolds

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Wednesday, April 8, 2026 9:42 AM  
**To:** Cayman Reynolds  
**Subject:** RE: RFC E & S Subdivision CR  
**Attachments:** 311-1996-009356-0.tif

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

MTA requests the MTA easement for book 854 page 005 be shown on the plat.

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



Life. Technology. Together.

---

**From:** Cayman Reynolds <Cayman.Reynolds@matsugov.us>  
**Sent:** Tuesday, April 7, 2026 2:56 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; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Fire Code <Fire.Code@matsugov.us>; jprevost@palmerak.org; stark@mtaonline.net; ak.charlie.907@protonmail.com; nodrog.yllek@gmail.com; billkleeb@hotmail.com; Email:jevencen@earthlink.net <jevencen@earthlink.net>; mothers@mtaonline.net  
**Subject:** RFC E & S Subdivision CR

Hello,

The following link is a request for comments for the proposed E & S Subdivision.





C



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 6, 2026

ABBREVIATED PLAT: TIM & SENA NUNLEY  
LEGAL DESCRIPTION: SEC 11, T17N, R01W S.M., AK  
PETITIONERS: TIM & SENA NUNLEY  
SURVEYOR/ENGINEER: DENALI NORTH / JAMES ROLAND P.E.  
ACRES: 1.1 +/- PARCELS: 2  
REVIEWED BY: CHRIS CURLIN CASE #: 2026-037

---

**REQUEST:**

The request is to create two lots from Lot 13, Block 1, Richmond Hills 1 (plat# 84-22), (Tax ID# 2548B01L013), to be known as **TIM & SENA NUNLEY**, containing 1.1 acres +/- . The property is directly north of E. Neil Circle and directly west of S. Enterprise Street; within the SW ¼ Section 11, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District #5.

**EXHIBITS:**

Vicinity Map and Aerial Photos  
Soils Report

**Exhibit A – 4 pgs**  
**Exhibit B – 4 pgs**

**COMMENTS:**

MSB Pre-Design and Engineering  
MSB Permit Center  
Utilities

**Exhibit C – 1 pg**  
**Exhibit D - 1 pg**  
**Exhibit E - 4 pgs**

**DISCUSSION:** The proposed subdivision is creating two lots ranging in size from .51 acres to .56 acres +/- . Access for the lots exist from E. Neil Circle. Water will be supplied by the City of Wasilla.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). James Rowland, PE, notes one testhole was excavated on the subject property. Testhole location map and soils log 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:**

MSB DPW Pre-Design and Engineering: (**Exhibit C**) PD&E has no comment.  
MSB Permit Center: (**Exhibit D**) No comments from the Permit Center.

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

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 **TIM & SENA NUNLEY** 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.

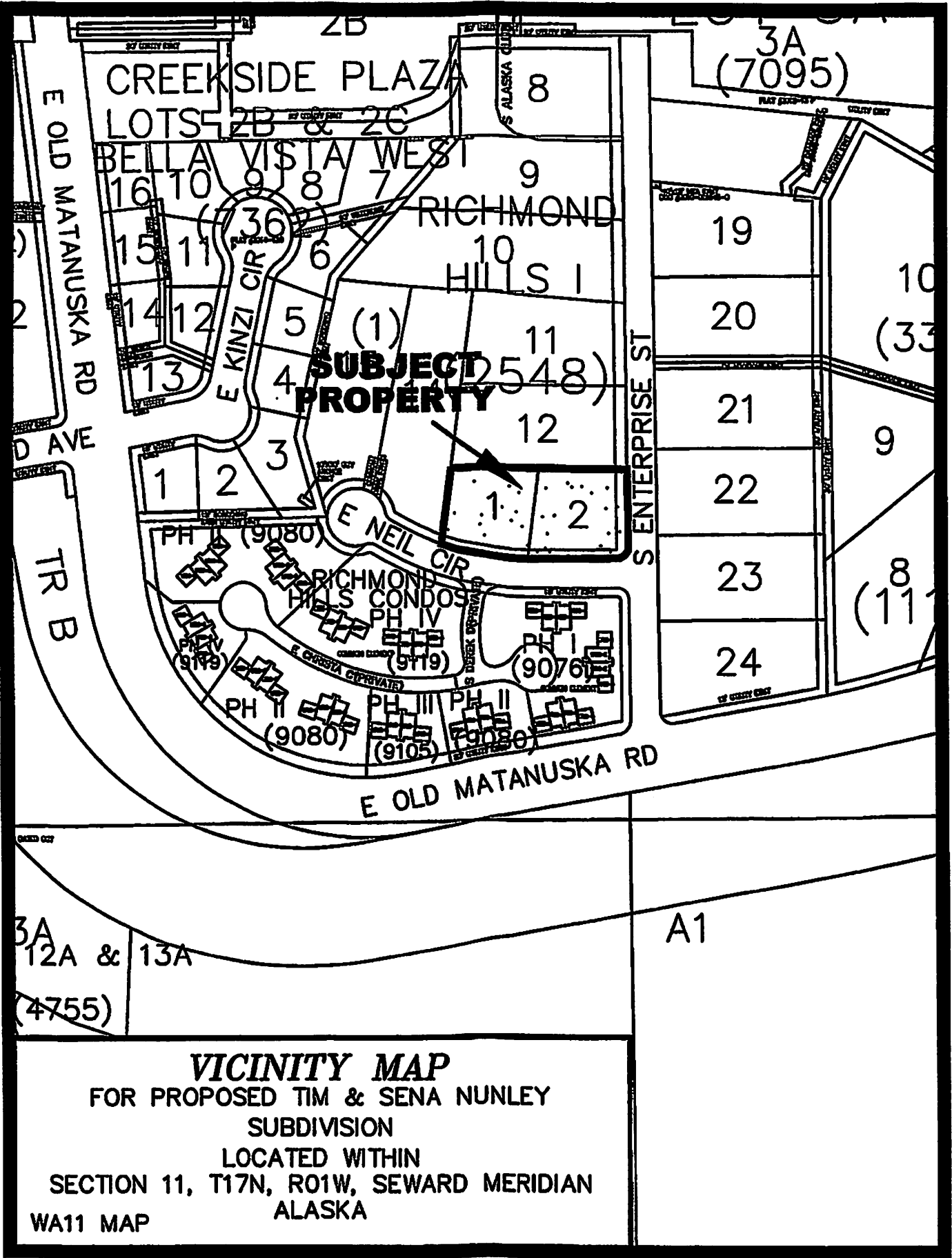
### **FINDINGS OF FACT:**

1. The plat of **TIM & SENA NUNLEY** 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. Lots will have water provided by the City of Wasilla.
5. There were no objections from any borough departments, outside agencies, or utilities; or the public.
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; MEA; or the public.

### **RECOMMENDED CONDITIONS OF APPROVAL:**

**Suggested motion: I move to approve the Preliminary Plat of TIM & SENA NUNLEY, Section 11, Township 17 North, Range 01 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.

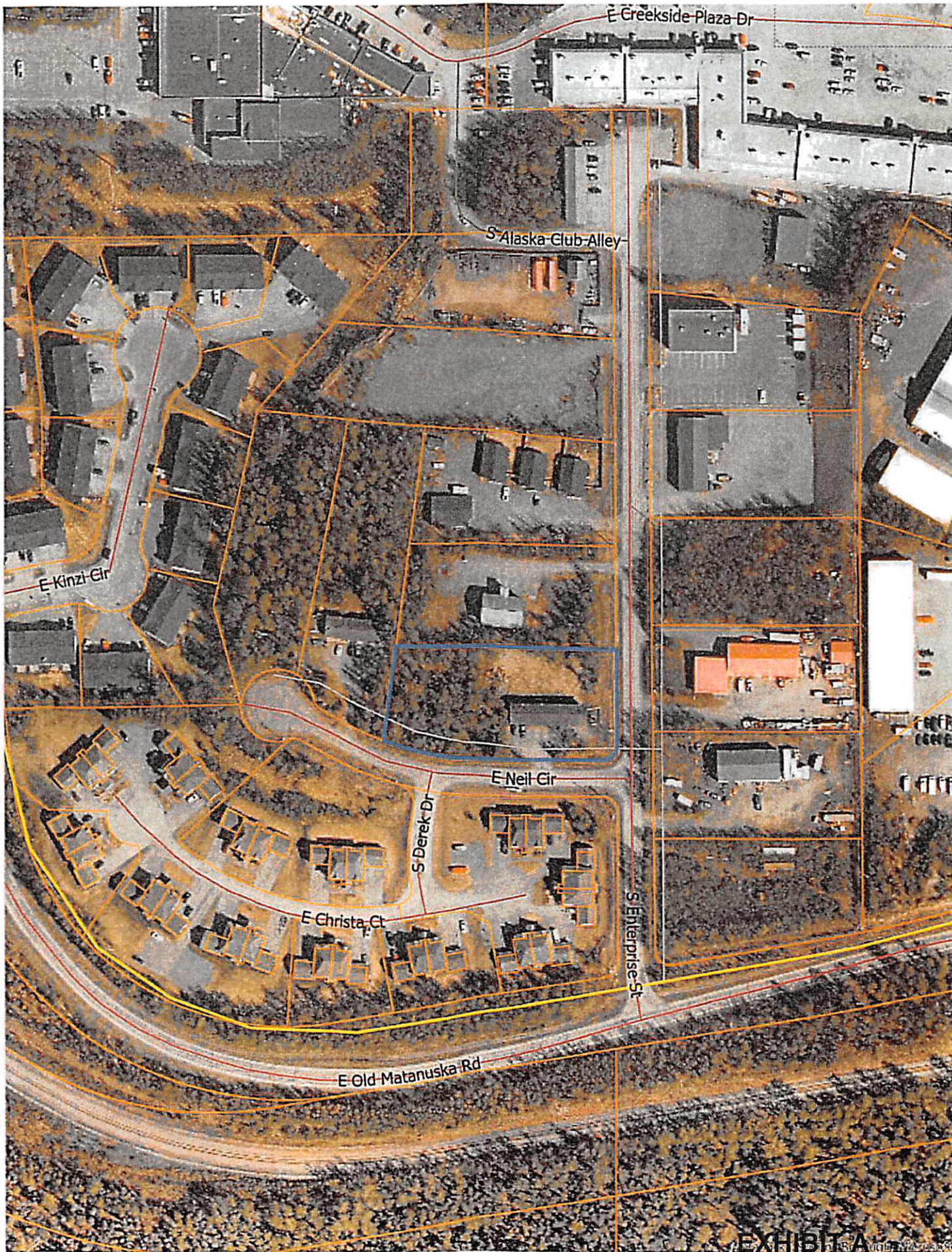


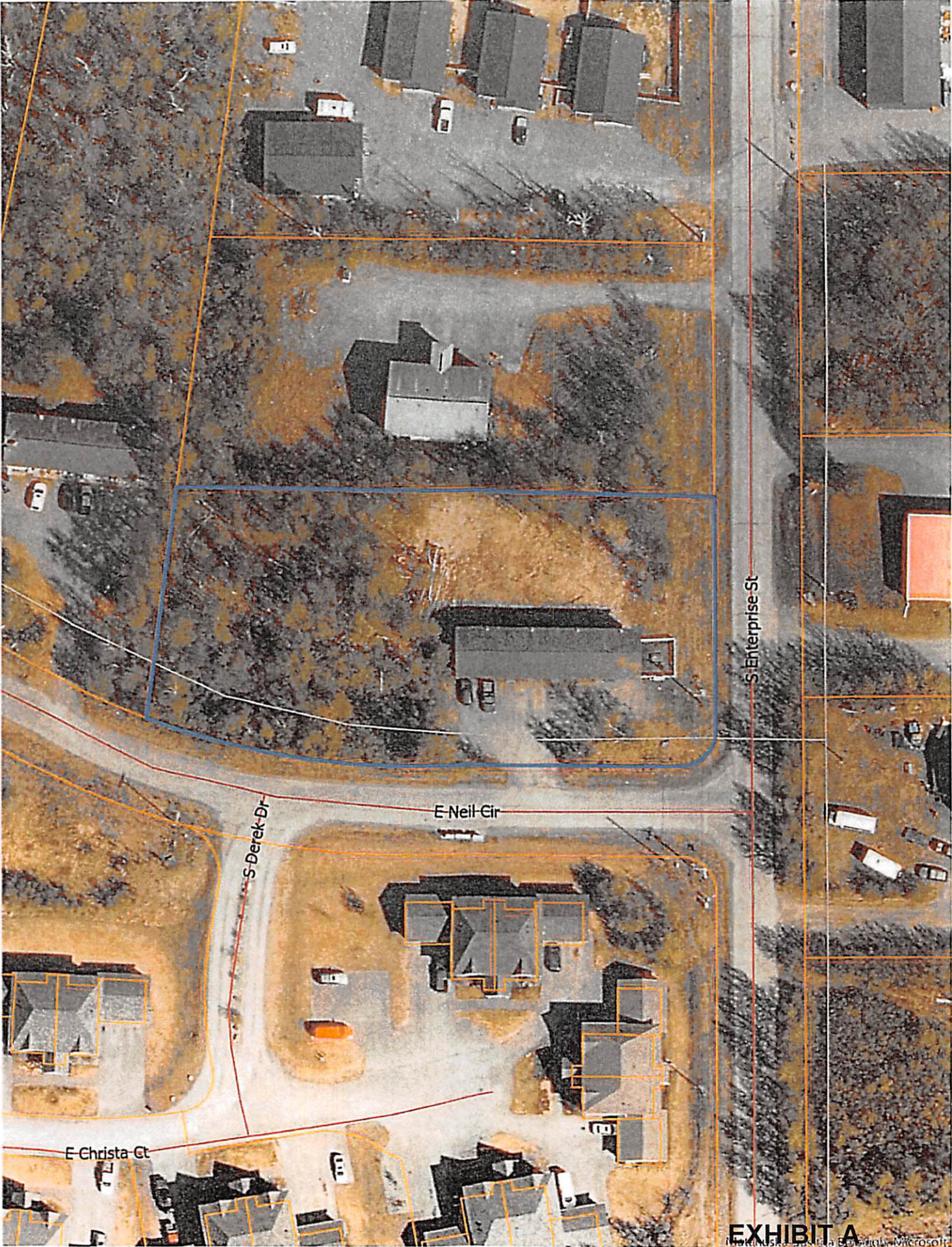
**VICINITY MAP**

FOR PROPOSED TIM & SENA NUNLEY  
SUBDIVISION

LOCATED WITHIN  
SECTION 11, T17N, R01W, SEWARD MERIDIAN  
ALASKA

WA11 MAP





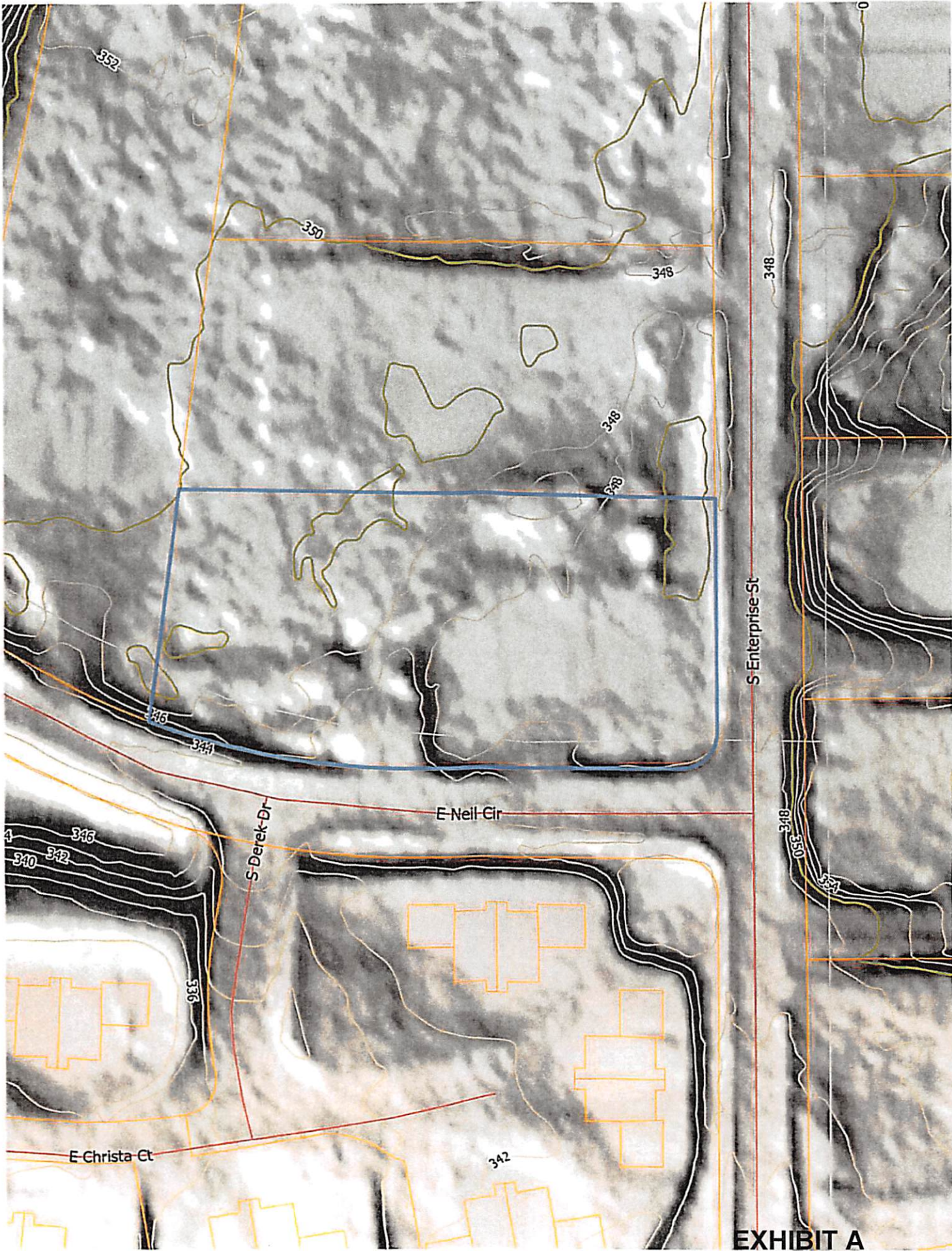


EXHIBIT A

**Denali North  
1190 N. Helen Ln.  
Wasilla, AK 99654**

**January 8, 2025**

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

**RE: PA #2024-0053  
Richmond Hills L13 B1**

**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 is the test hole log from the existing septic documentation dated 2/2/2022. 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.

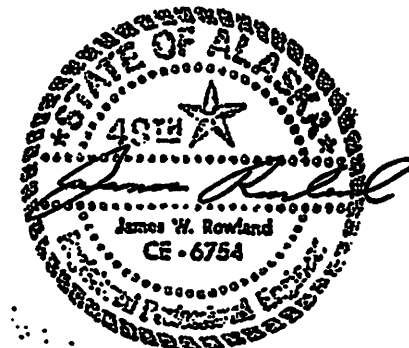
**SITE PLAN:**

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.



**EXHIBIT B**



*Denali North  
1190 N. Helen Ln.  
Wasilla, AK 99654*

RE: PA: 2024-0053 Tax Map: WA 11

March 24, 2026

Dear Mr. Wagner,

Regarding the email sent on October 29, 2025, from Mr. Curlin Regarding Preliminary Water & Sewer plans from City of Wasilla. I had a meeting with Bob Walden at the City, and he stated that there is already a 1 1/2" H2O valve ready to be hooked up to so no water plan would be needed. (see attached existing plan) He stated all that would be needed would be a water connection application that could be done once the subdivision was recorded and he was moving forward with building.  
This lot will be served by a private septic system.

If you have any additional questions, please feel free to contact me at (907) 376-9535

Sincerely,

A handwritten signature in black ink, appearing to read 'Wayne N Whaley', with a large, stylized flourish at the end.

Wayne N Whaley PLS

**EXHIBIT B**

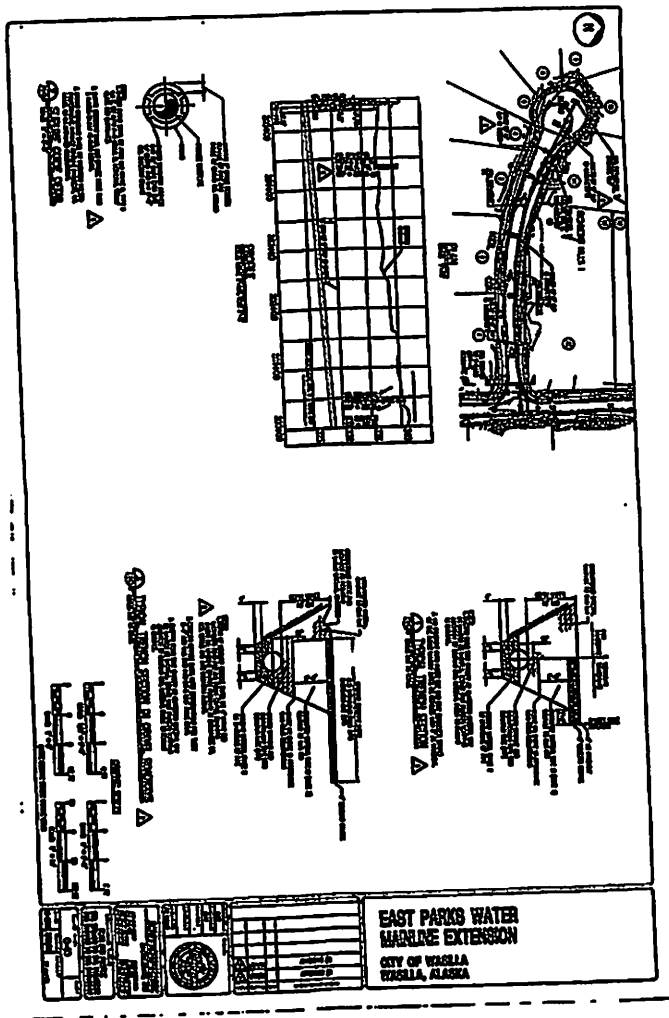


EXHIBIT B

## Chris Curlin

---

**From:** Tammy Simmons  
**Sent:** Tuesday, April 14, 2026 4:08 PM  
**To:** Chris Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: RFC Tim & Sena Nunley (CC)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

PD&E has no comments.

Thank you.

PD&E Review Group

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Tuesday, April 7, 2026 2:51 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Cindy Wellman <cwellman@cityofwasilla.gov>; Planning Wasilla <planning@cityofwasilla.gov>; Public Works Wasilla <publicworks@cityofwasilla.gov>; jbarnett@cityofwasilla.gov; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Tim & Sena Nunley (CC)

Hello,

The link below is to the RFC packet for the TIM & SENA NUNLEY Subdivision. Please ensure that all comments are submitted by April 21, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[☐ Tim & Sena Nunley](#)

## Chris Curlin

---

**From:** Permit Center  
**Sent:** Tuesday, April 7, 2026 4:43 PM  
**To:** Chris Curlin  
**Subject:** RE: RFC Tim & Sena Nunley (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:** Tuesday, April 7, 2026 2:51 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Cindy Wellman <cwellman@cityofwasilla.gov>; Planning Wasilla <planning@cityofwasilla.gov>; Public Works Wasilla <publicworks@cityofwasilla.gov>; jbarnett@cityofwasilla.gov; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Tim & Sena Nunley (CC)

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[☐ Tim & Sena Nunley](#)

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

16 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 plats, abbreviated plats and variance requests, and has no comments or recommendations.

- **WA 02 WELLS TROUTMAN  
CUTLER VARIANCE  
(MSB Case # 2026-028)**
- **Lot 9, Block 15 Enchanted Forest  
(MSB Case # 2026-033)**
- **ASLS 79-109 Bartlett Hills RSB Tr 30  
(MSB Case # 2026-034)**
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- **TIM & SENA NUNLEY  
(MSB Case # 2026-037)**
- **MAGONE'S JEWELS ACRES  
(MSB Case # 2026-038)**
- **Shelby 2026  
(MSB Case # 2026-041)**

If you have any questions, please feel free to contact me at (907) 334-7944 or by email at [brandon.echols@enstarnaturalgas.com](mailto: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:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Wednesday, April 8, 2026 9:35 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC Tim & Sena Nunley (CC)

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

Good morning,

MTA has no comments.

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



Life. Technology. Together.

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Tuesday, April 7, 2026 2:51 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Cindy Wellman <cwellman@cityofwasilla.gov>; Planning Wasilla <planning@cityofwasilla.gov>; Public Works Wasilla <publicworks@cityofwasilla.gov>; jbarnett@cityofwasilla.gov; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Tim & Sena Nunley (CC)

Hello,

## Chris Curlin

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, April 21, 2026 8:28 AM  
**To:** Chris Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Tim & Sena Nunley (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., 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:** Chris Curlin <Chris.Curlin@matsugov.us>

**Sent:** Tuesday, April 7, 2026 2:51 PM

**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Cindy Wellman <cwellman@cityofwasilla.gov>; Planning Wasilla <planning@cityofwasilla.gov>; Public Works Wasilla <publicworks@cityofwasilla.gov>; jbarnett@cityofwasilla.gov; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>

**Subject:** RFC Tim & Sena Nunley (CC)

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

Hello,

The link below is to the RFC packet for the TIM & SENA NUNLEY Subdivision. Please ensure that all comments are submitted by April 21, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Tim & Sena Nunley](#)

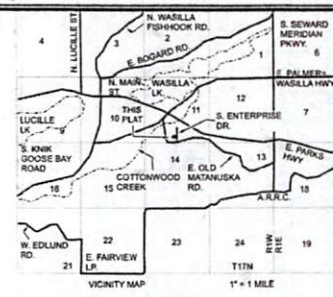
**NOTES**

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. THIS PLAT IS AFFECTED BY AN MEA BLANKET EASEMENT RECORDED 8/11/83 AT BOOK 315, PAGE 902.
4. THIS PLAT IS AFFECTED BY COVENANTS, CONDITIONS, RESERVATIONS & RESTRICTIONS RECORDED 9/6/80 AT BK 320 PG 344 & AMENDED 11/18/05 AT RECEPTION NO. 2005-032609-0 & AGAIN 8/2/06 AT RECEPTION NO. 2006-021768-0.

**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 \_\_\_\_\_



**CERTIFICATE OF OWNERSHIP**

I 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.

NAME: TIM L. NUNLEY DATE: \_\_\_\_\_  
2051 S. JENSEN RD.  
PALMER, AK 99645

NAME: SENA E. NUNLEY DATE: \_\_\_\_\_  
2051 S. JENSEN RD.  
PALMER, AK 99645

**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) \_\_\_\_\_

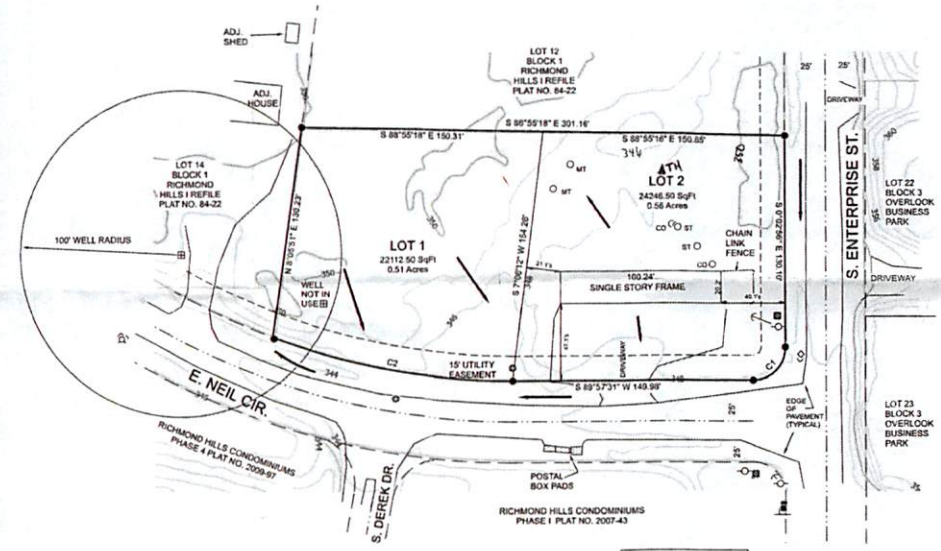
*Agenda Copy*

**PRELIMINARY PLAT**  
A PLAT OF  
**TIM & SENA NUNLEY**

A REPLAT OF  
LOT 13 BLOCK 1  
RICHMOND HILLS I PLAT NO. 84-22  
LOCATED WITHIN:  
SECTION 11 TOWNSHIP 17 NORTH  
RANGE 1 WEST SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
CONTAINING 1.1 ACRES MORE OR LESS

**DEVALI SPORTE**  
1190 N. HELEN LN. WASILLA, ALASKA 99654  
PHONE (907) 376-9935

JOB NO. 24-160	DATE: SEPT 18, 2025	DWN HW CHK WW
SCALE 1" = 40'	FB. 317 PGS. 17	SHEET 1 OF 1



**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 \_\_\_\_\_  
WAYNE N. WHALEY  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 6925-S  
ASBUILT & TOPO INFO ONLY  
10/28/2025

- LEGEND**
- BOLLARD
  - ◊ POWER POLE
  - J-BOX
  - D HO VALVE
  - MTA PEDESTAL
  - WELL
  - △ FIRE HYDRANT
  - METERBASE
  - FOUND 5/8" REBAR
- DRAINAGE ARROW

APPROVED AS SHOWN   
CORRECTED   
SIGN, METERS, AMEND, DATE   
**GCI ENGINEERING & DESIGN**

**Curve Table**

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	S45°00'36"W	28.32'	20.00'	31.47'	90°09'07"	20.05'
C2	N79°46'41"W	151.96'	425.00'	152.79'	20°35'51"	77.23'

**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.
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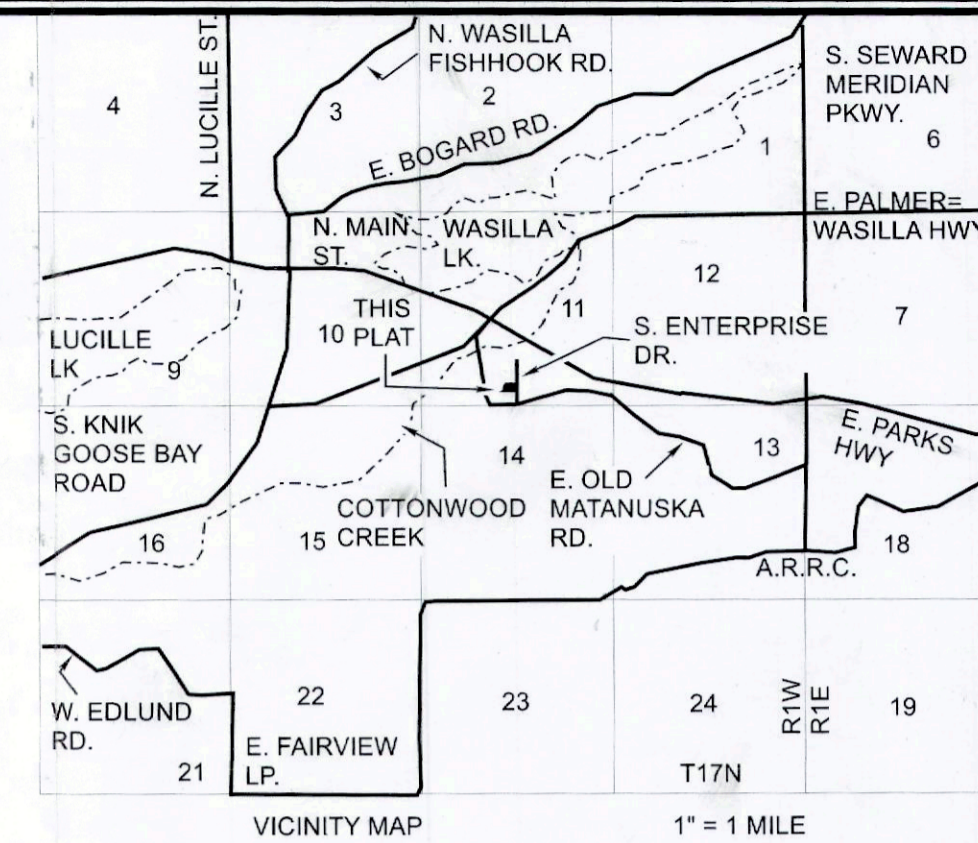
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DATE \_\_\_\_\_, 20\_\_\_\_

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_

ATTEST: \_\_\_\_\_  
PLATTING CLERK



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DATE \_\_\_\_\_, 20\_\_\_\_ TAX COLLECTION OFFICIAL (BOROUGH) \_\_\_\_\_

*Agenda Copy*

**PRELIMINARY PLAT**

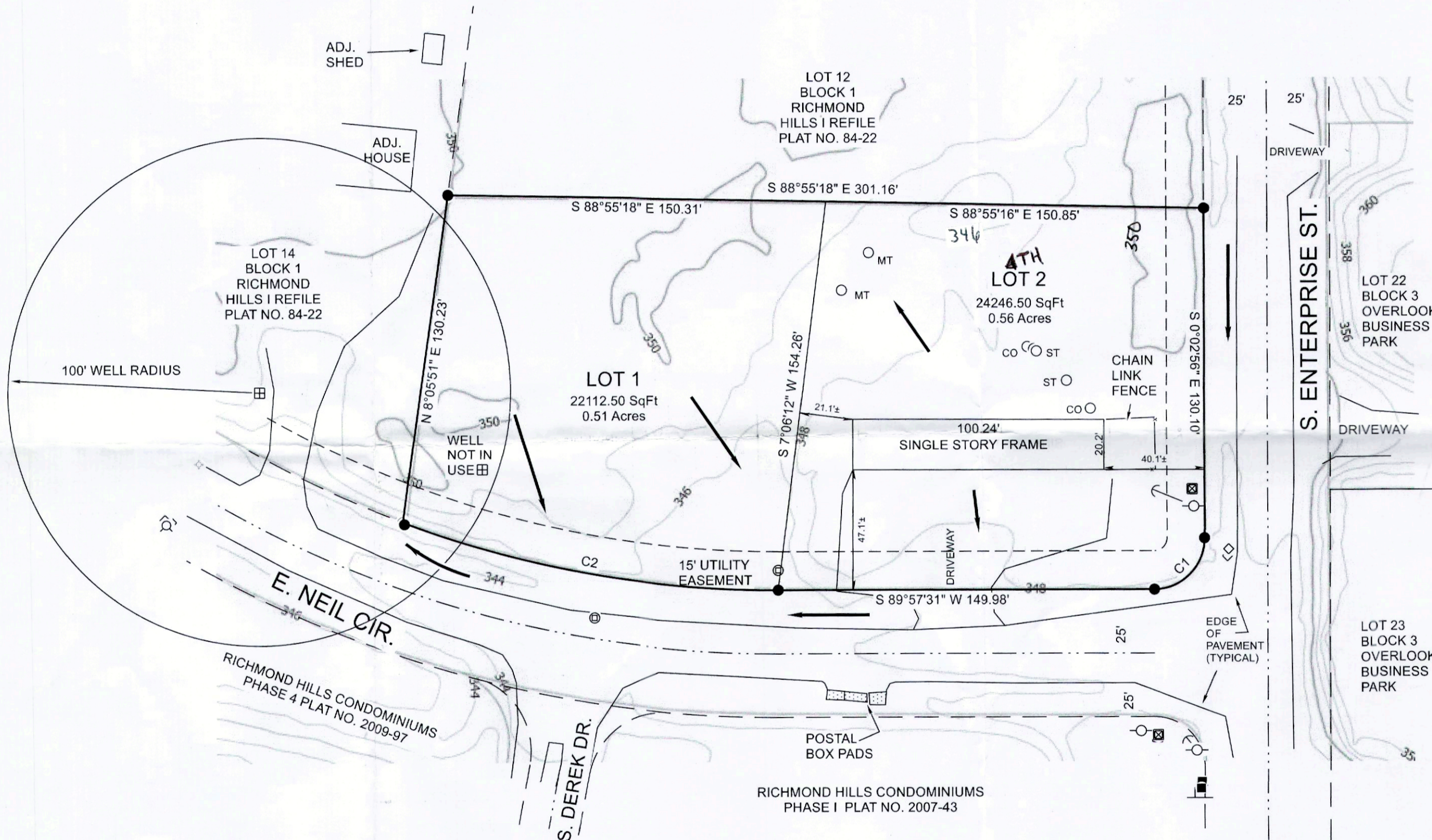
A PLAT OF  
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A REPLAT OF  
LOT 13 BLOCK 1  
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CONTAINING 1.1 ACRES MORE OR LESS

**DENALI NORTH**

1190 N. HELEN LN. WASILLA, ALASKA 99654  
PHONE (907) 376-9535

JOB NO. 24-160	DATE: SEPT 18, 2025	DWN HW CHK WW
SCALE 1" = 40'	FB. 317 PGS. 17	SHEET 1 OF 1

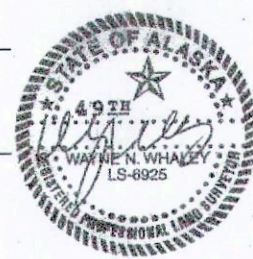


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DATE \_\_\_\_\_

WAYNE N. WHALEY  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 6925-S



ASBUILT & TOPO INFO ONLY  
10/28/2025

**LEGEND**

- ◇ BOLLARD
- POWER POLE
- J-BOX
- ⊕ H2O VALVE
- ⊗ MTA PEDESTAL
- ⊞ WELL
- ⊙ FIRE HYDRANT
- METERBASE
- FOUND 5/8" REBAR

→ = DRAINAGE ARROW

**Curve Table**

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D



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 6, 2026

ABBREVIATED PLAT: MAGONE'S JEWELS ACRES  
LEGAL DESCRIPTION: SEC 28, T18N, R01E S.M., AK  
PETITIONERS: DAN & SUE MAGONE  
SURVEYOR: ACUTEK GEOMATICS, LLC  
ENGINEER: PINARD ENGINEERING  
ACRES: 7.92 +/- PARCELS: 3  
REVIEWED BY: CHRIS CURLIN CASE #: 2026-038

---

**REQUEST:**

The request is to create three lots from Lots 2 & 5, Block 2, Jewels Acres (plat# 73-97), (Tax ID#'s 6469B02L002 & 6469B02L005) to be known as **MAGONE'S JEWELS ACRES**, containing 7.92 acres +/- . The property is directly west of N. Burlwood Lane and directly east of N. Greentree Street; within the SE ¼ Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #6.

**EXHIBITS:**

Vicinity Map and Aerial Photos

**Exhibit A** – 4 pgs

Soils Report

**Exhibit B** – 14 pgs

**COMMENTS:**

USACE

**Exhibit C** – 2 pgs

MSB Pre-Design and Engineering

**Exhibit D** – 1 pg

MSB Permit Center

**Exhibit E** - 2 pgs

Utilities

**Exhibit F** - 4 pgs

North Lakes Community Council

**Exhibit G** - 4 pgs

**DISCUSSION:** The proposed subdivision is creating three lots ranging in size from 1.49 acres to 4.95 acres +/- . Access for the lots exist from N. Burlwood Lane and N. Greentree Street. Both are MSB maintained roads.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Paul Penard, PE, with Penard Engineering, notes one testhole was reviewed on the subject property. Testhole 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:**

**USACE: (Exhibit C)** The Corps of Engineers (Corps) does not have any specific comments regarding the RFC Magone's Jewels Acres (CC).

**MSB DPW Pre-Design and Engineering: (Exhibit D)** Greentree Street is on the OSHP as a minor collector. Per A04.3(b), residential/minor collector streets should be designed to have as few lots directly fronting them as possible. As such PD&E recommends shared access for proposed Lots 5A & 5B.  
*Staff notes this is condition #4.*

**MSB Permit Center: (Exhibit E)** They'll need a DW permit as shown. No other comments from the Permit Center.  
*Staff notes this is condition #5.*

**Utilities: (Exhibit F)** ENSTAR has no comments or recommendations. GCI has no objections. MEA did not reply. MTA is requesting a 15' utility easement on the west side of Lots 5A & 5B along Greentree St.  
*Staff notes this is condition #6.*

**NLCC:** The North Lakes Community Council provides the following comments regarding the proposed creation of three lots from Lots 2 and 5, Block 2, Jewels Acres (Plat 73-97) to be known as Magone's Jewels Acres.

We do not object to the proposed subdivision, however:

The adopted Bogard-Seldon Corridor Access Management Plan (CAMP) calls for removing the intersection of Bogard and N Burlwood Lane. It calls for a cul-de-sac at the south end of N Burlwood Ln and a new road connecting N Burlwood to N Greentree Street. The specific language in the adopted CAMP reads:

" Connect N. Burlwood Lane to N Greentree Street. This improvement will impact undeveloped portions of two or four parcels depending on the new roadway alignment; 6469B02L006, 6469B02L001, 6469B02L005, and 6469B02L002. Bogard-Seldon Corridor Access Management Plan Matanuska-Susitna Borough 30 | JULY 2025 Alignments may include a roadway connection along north side of the parcels, in the middle of the parcels, or on the south side of the parcels. Specific alignment and design of the new roadway connection will be determined when a project in this area along E Bogard Road is funded. At that time, other alternatives may be considered to accomplish the goal of closing N Burlwood Lane and providing new access onto N Greentree Street."

This is an important element of the CAMP and aligns with the strategy of significantly reducing intersections along the corridor.

*Staff notes a link to the CAMP was sent to the petitioner's representative.*

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

**CONCLUSION**

The plat of **MAGONE'S JEWELS ACRES** 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.

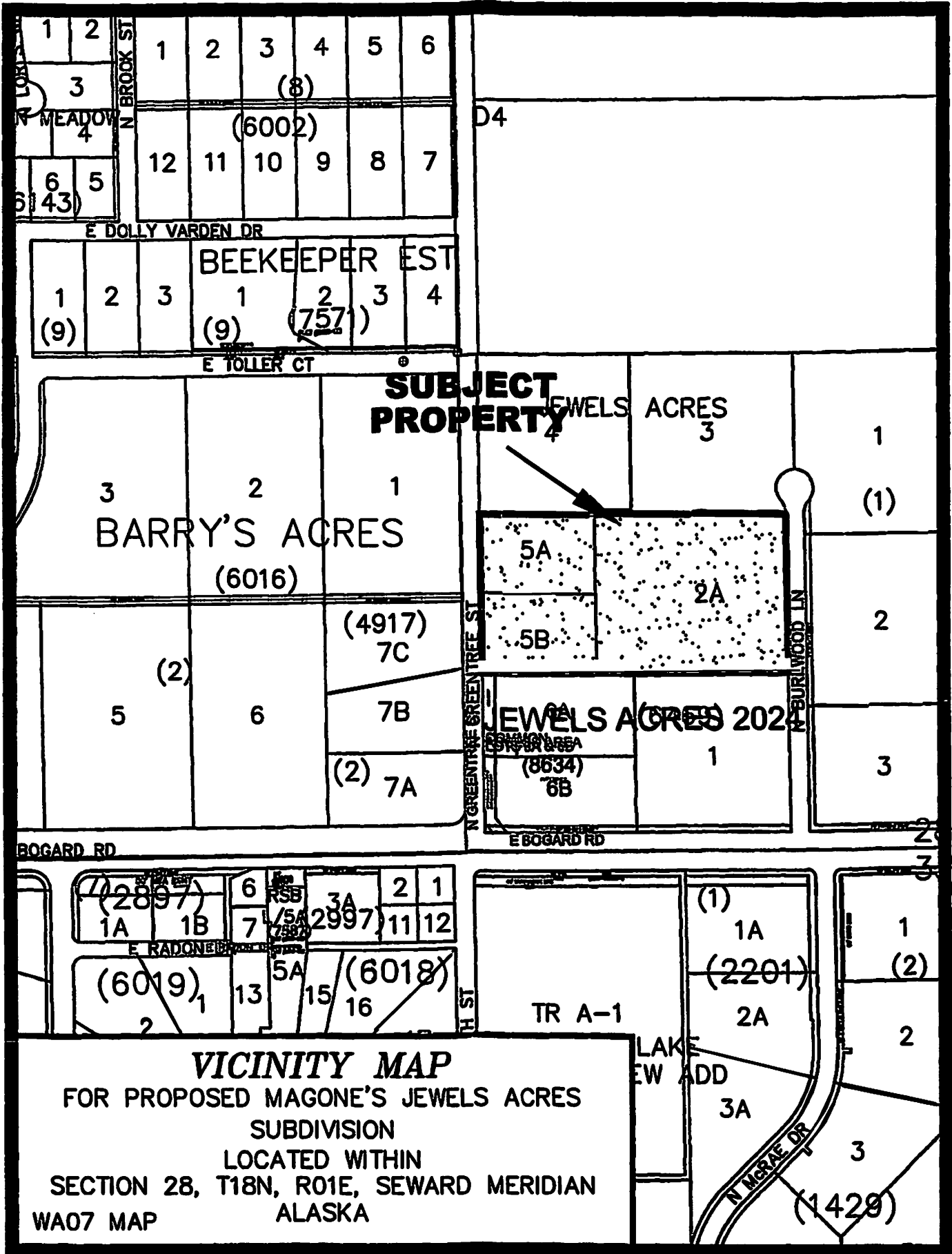
**FINDINGS OF FACT:**

1. The plat of **MAGONE'S JEWELS ACRES** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated 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. 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; or the public.

**RECOMMENDED CONDITIONS OF APPROVAL:**

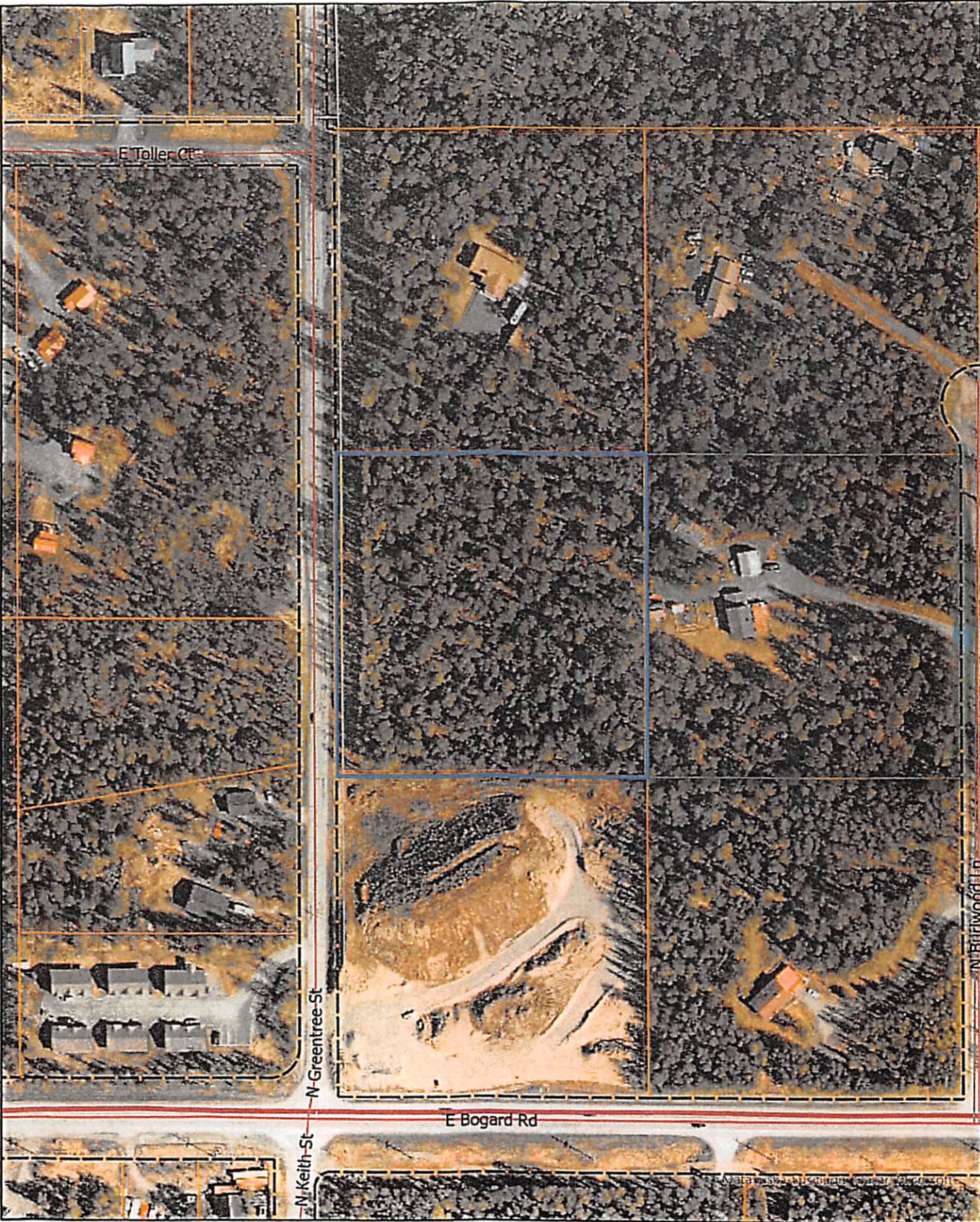
**Suggested motion: I move to approve the Preliminary Plat of MAGONE'S JEWELS ACRES, Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Grant a common access easement onto N. Greentree Street for lots 5A & 5B.
5. Provide Platting Staff with completed Driveway Permit Application.
6. Grant a 15' utility easement to MTA by document on the western boundary of lots 5A & 5B, and show the recorded easement on the final plat..
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.



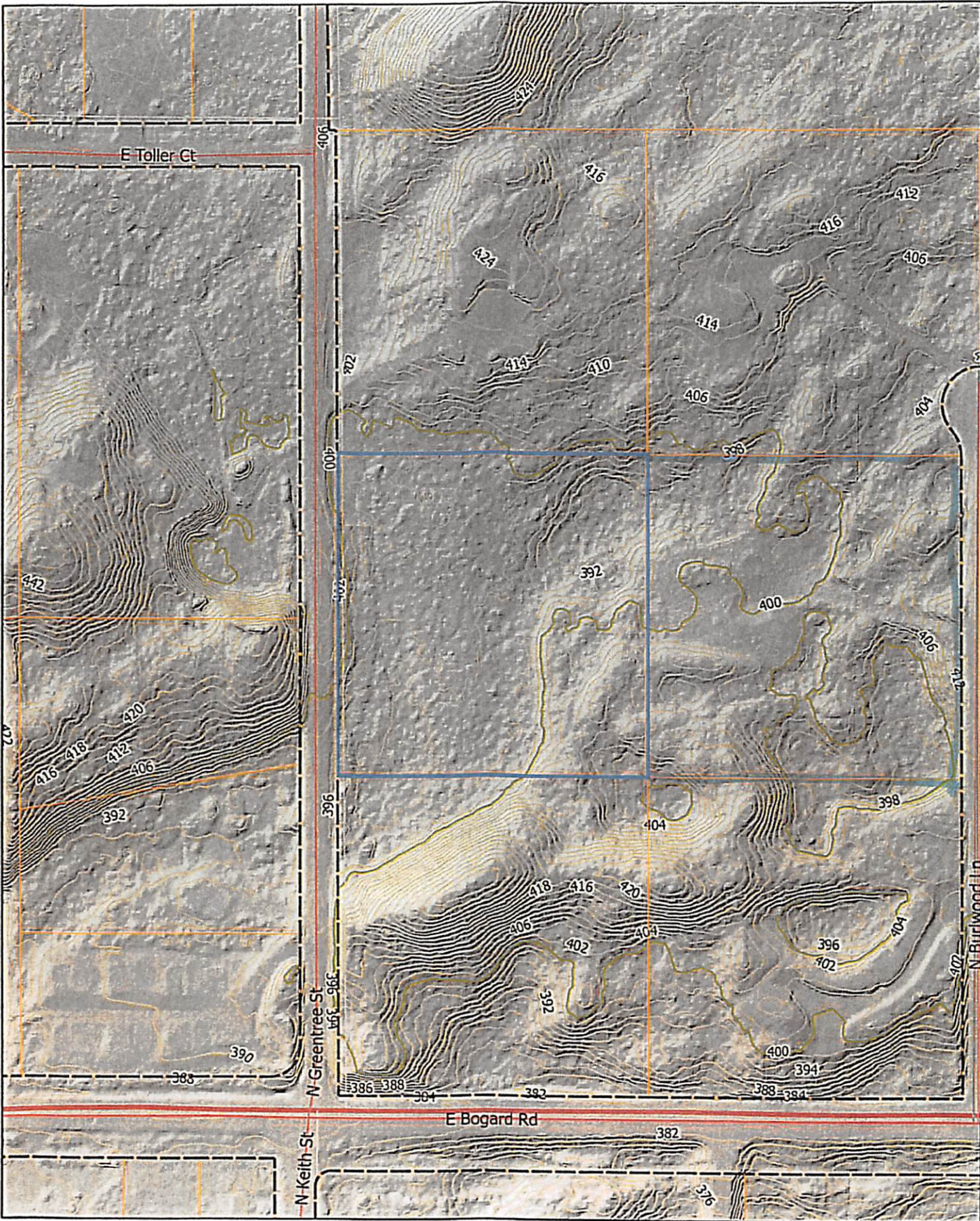
**VICINITY MAP**  
FOR PROPOSED MAGONE'S JEWELS ACRES  
SUBDIVISION  
LOCATED WITHIN  
SECTION 28, T18N, R01E, SEWARD MERIDIAN  
WA07 MAP ALASKA

EXHIBIT A

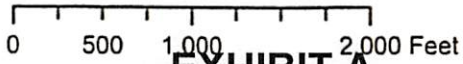
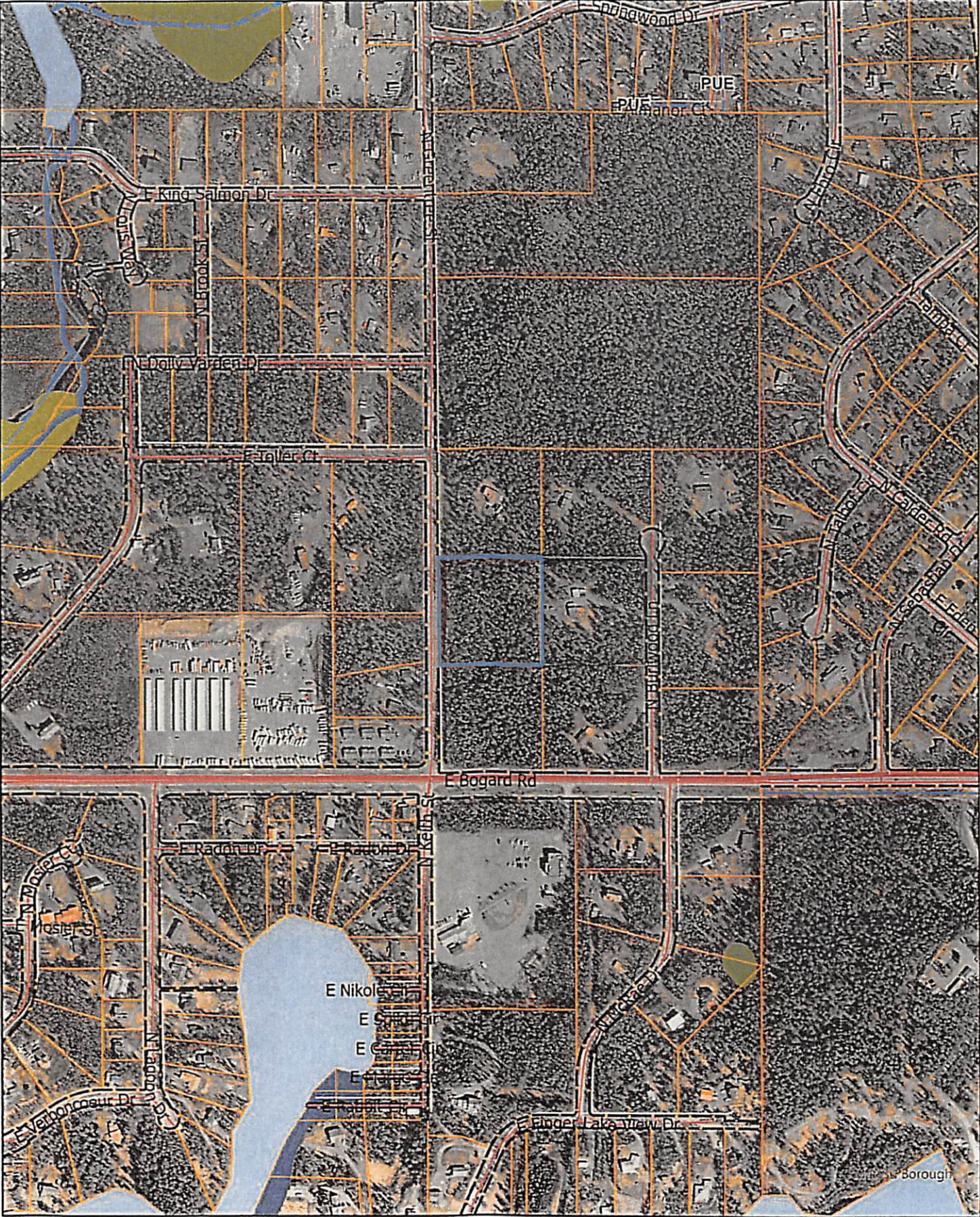


0 195 390 780 Feet

**EXHIBIT A**



**EXHIBIT A**



**EXHIBIT A**



## PINARD ENGINEERING

Paul E. Pinard  
Registered Engineer/AK & ID  
P.O. Box 871347, Wasilla, Ak 99687  
(907) 357-ENGR(3647)



Chris Curlin  
Platting Technician  
Matanuska-Susitna Borough  
350 E. Dahlia Avenue  
Palmer, Alaska 99645

April 3, 2026

RECEIVED

APR 3 2026

PLATTING

RE: Soils & Usable Area Report for the Proposed Resubdivision of Lots 2 & 5, Block 2,  
Jewels Acres Subdivision

Dear Mr. Curlin:

Reference is made to my report of December 8, 2025, and my addendum, by letter of January 5, 2026, which provided the results of my investigation and evaluation of the soil conditions and "usable areas" for the referenced, proposed resubdivision. You recently forwarded review comments on these documents by "PD & E Review Group". These comments basically made note that only testholes within the perimeter of the proposed resubdivision, could be considered. It was correctly noted that only Testhole #2 met this parameter. As such, Testholes #1 and #3 could not be considered to support my evaluation. That being said, it is important to recognize that these two other testholes, located on adjacent lots, do serve to show and support the consistency of subsurface soil and watertable conditions in this immediate area.

The review comment that the narrative in my report stated that a watertable had not been found at a depth of 15', which was at the location of a drainfield that was being installed for a new septic system on Lot 2, was not entirely correct. I should have expanded on this data in my report. It was being used to expand or supplement my subsequent testhole work at the same site. Another Professional Engineer, inspecting the installation of a new septic system, found no presence of a watertable to a depth of 16.5' bgs. Therefore, the 15' figure was in error. This serves as a correction to that figure in my report.

Since the information on soil conditions at this site was provided in records from another professional engineer, I limited what I showed on my testhole log to the depth of the bottom of the drainfield, which was the 12.5' figure. My testhole, at the same location, showed a "BOH" of 10.5'. This was related to work that I had done inspecting excavation for the removal of the existing septic tank and replacing it with a new tank. That is the reason for two "BOH" depths being shown on the log. It was at the same location; the deeper depth was for the original septic system installation, while the shallower depth reflected my findings at the time that the septic tank was replaced. This had been briefly explained in the comment section of the testhole log.

Based on findings from testhole work on Lot 2 of the proposed resubdivision (Attachment 1B to my letter of January 5, 2026), I feel professionally that conditions on the proposed resubdivision are excellent for development with conventional on-lot wastewater disposal (septic) systems.

Also, I am re-emphasizing my findings on the usable area requirements for each of the three lots included as part of this proposed resubdivision. As stated within the closing of the Conclusions and Recommendations portion of my report, I now restate the following:

“each of the three (3) lots created by the proposed action, contains 10,000 square feet of contiguous usable septic area and an additional 10,000 square feet of contiguous buildable area.”

If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Paul E. Pinard, P.E.

cc Daniel Magone  
Tendra Turner/Acutek Geomatics LLC



4/3/26



**PINARD ENGINEERING**

Paul E. Pinard  
Registered Engineer/AK & ID  
P.O. Box 871347, Wasilla, Ak 99687  
(907) 357-ENGR(3647)



Chris Curlin  
Platting Technician  
Matanuska-Susitna Borough  
350 E. Dahlia Avenue  
Palmer, Alaska 99645

January 5, 2026

RECEIVED  
JAN 07 2026  
PLATTING

RE: Soils & Usable Area Report for the Proposed Resubdivision of Lots 2 & 5, Block 2,  
Jewels Acres Subdivision

Dear Mr. Curlin:

Reference is made to my report of December 8, 2025, which provided the results of my investigation and evaluation of the soil conditions and the available "usable area" for the three (3) proposed lots comprising the proposed resubdivision. You were correct in stating that no testhole logs were provided in my report. I had provided, what I felt was a detailed narrative description of soil and watertable conditions on the property being resubdivided, and felt professionally that without questions these conditions are excellent for development with conventional on-lot wastewater disposal (septic) systems. To satisfy the necessity of a testhole "log" requirement, I am attaching three (3) logs that reflect my narrative descriptions.

Also, as we discussed in our brief telephone discussion, I am re-emphasizing my findings on the usable area requirements for each of the three lots included as part of this proposed resubdivision. As stated within the closing of the Conclusions and Recommendations portion of my report, I had stated and now restate the following:

"each of the three (3) lots created by the proposed action, contains 10,000 square feet of contiguous usable septic area and an additional 10,000 square feet of contiguous buildable area."

If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Paul E. Pinard, P.E.

1 Attachment (as)

cc Daniel Magone w/attach  
Tendra Turner/Acutek Geomatics LLC w/attach





**PINARD ENGINEERING**  
P.O. Box 871347 Wasilla, AK 99687  
(907) 357- ENGR (3847)



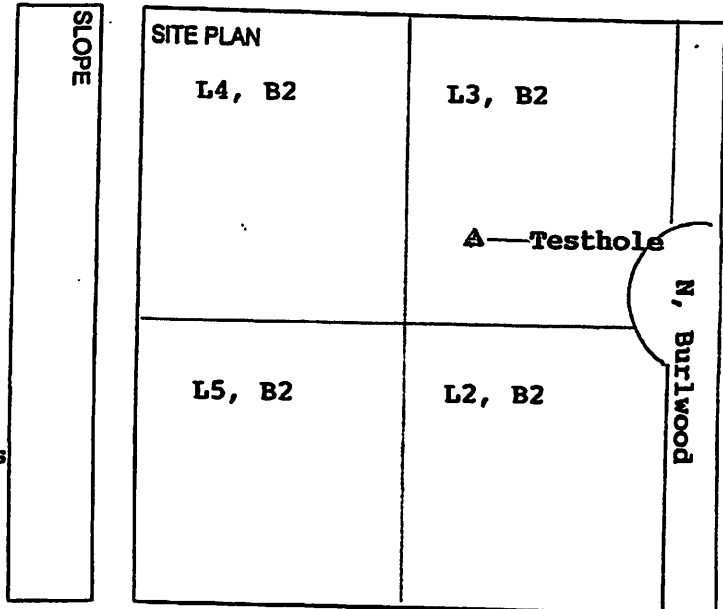
# TEST HOLE LOG / PERCOLATION TEST

TEST HOLE # 1 DATE: October 2021  
JOB NUMBER: 25-123  
LOCATION: Lot 3, Bk 2, Jewels Acres  
FIELD STAFF: P. Pinard

SLOPE

DEPTH, FEET                      SOIL TYPE

1	Topsoil & Silts
2	
3	
4	
5	SP/SW - Clean Sands & Sandy Gravels
6	
7	
8	
9	
10	
11	
12	BOH
13	
14	
15	
16	



Was Ground Water Encountered? Yes  No   
If YES, Depth to Ground Water. \_\_\_\_\_

## PERCOLATION TEST DATA

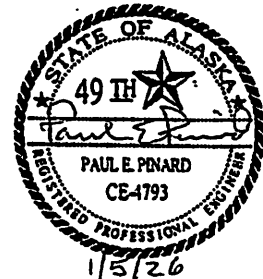
Time	Δ Time (minute)	Measurement (Inches)	Drop in Level (Inches)	Perc Rate (min. / inch)	Comments
10:00					
10:15					
10:30					
10:45					
11:00					
11:15					
11:30					
11:45					
12:00					
12:15					
12:30					
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13:45					
14:00					
14:15					
14:30					
14:45					
15:00					
15:15					
15:30					
15:45					
16:00					

PERCOLATION RATE \_\_\_\_\_ min/inch

PERC HOLE DIAMETER \_\_\_\_\_

TEST RUN BETWEEN \_\_\_\_\_ FT  
and \_\_\_\_\_ FT in DEPTH

COMMENTS: Soils very suitable for  
WWDs. Rated at 150 sf/bdrm



Attachment 1A

EXHIBIT B





**PINARD ENGINEERING**  
P.O. Box 871347 Wasilla, AK 99687  
(907) 357- ENGR (3847)



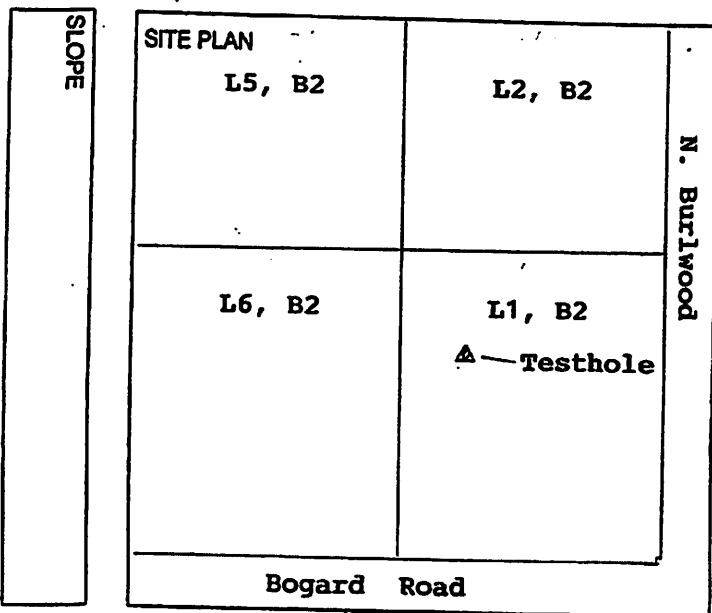
# TEST HOLE LOG / PERCOLATION TEST

TEST HOLE # 3 DATE: 8/18/86  
JOB NUMBER: 25-123  
LOCATION: Lot 1, Bk 2, Jewels Acres  
FIELD STAFF: J. O'Malley, PE (per ADEC file)

SLOPE

DEPTH, FEET SOIL TYPE

1	GW - Well Graded Gravel
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	



Was Ground Water Encountered? Yes /  NO  
If YES, Depth to Ground Water. \_\_\_\_\_

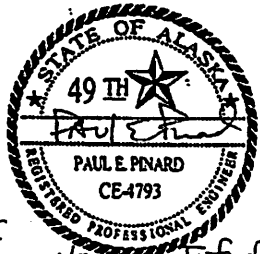
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10:15					
10:30					
10:45					
11:00					
11:15					
11:30					
11:45					
12:00					
12:15					
12:30					
12:45					
13:00					
13:15					
13:30					
13:45					
14:00					

BOH  
No water at 43' bgs per well log.  
Reviewed by O'Malley PE

PERCOLATION RATE \_\_\_\_\_ min/inch  
PERC HOLE DIAMETER \_\_\_\_\_  
TEST RUN BETWEEN \_\_\_\_\_ FT  
and \_\_\_\_\_ FT IN DEPTH

COMMENTS: This info from ADEC files on report submitted by John O'Malley, PE



1/5/26 - info from ADEC Records

Attachment 1C

EXHIBIT B

**SOILS INVESTIGATION  
&  
USABLE AREA DETERMINATION**

**RECEIVED**  
DEC 18 2025  
**PLATTING**

for

**Lots 5A, 5B & 2A, Block 2, Jewels Acres Subdivision**

a resubdivision of

**Lot 2 & Lot 5, Block 2, Jewels Acres Subdivision  
Within  
SE1/4, SECTION 28, T18N, R1E, S.M.**

Prepared for

**Daniel & Susan Magone  
3100 N. Burlwood Lane  
Wasilla, Alaska 99654**

by

**Paul Pinard, P.E.  
Pinard Engineering  
PO Box 871347  
Wasilla, Alaska 99687**

Project 25-123

December 8, 2025

---

**EXHIBIT B**

## **General**

The property being proposed to be re-subdivided, consists of two (2) existing lots, specifically Lot 2 and Lot 5, Block 2, Jewels Acres Subdivision. It is within the SE1/4, Section 28, T18N, R1E, SM, located in the eastern portion of the Wasilla area of Alaska, just north of Finger Lake. The property is north of Bogard Road, accessed from that road, north onto Burlwood Lane for the east portion of the property. The west portion of this property is accessed from N. Greentree Street, also off of Bogard Road.

As shown on the attached preliminary plat from Acutek Geomatics, LLC, the two (2) existing parcels, approximately 7.9 acres in total, are proposed to be re-subdivided into three (3) parcels by changing the common boundary and then splitting the smaller lot in half. The bigger lot, proposed as Lot 2A, is proposed to be increased from its existing size of 4.0 acres to 5.0 acres. The other parcel, now being split, is being proposed as Lots 5A and 5B, each at 1.5 acres, being reduced in size from the current parcel size of 3.9 acres. At the proposed sizes, each parcel still easily meets the Borough's minimum lot size requirement (40,000 sf or 0.92 acres) for development with on-lot water supply and wastewater disposal systems. Since the existing Lot 2, is being proposed to be significantly increased in size, my focus in this investigation and evaluation, will be on Lot 5, now being proposed as Lots 5A and 5B.

## **Topographic Features**

Topographic mapping, considered in my evaluation of this proposed subdivision, was limited to that included on the preliminary plat. That information was supplemented by my field inspection of the two smaller parcels (Lots 5A & 5B) earlier this month. Groundslopes were evaluated to determine what impact they may have on their usable area. While I did not locate the survey corners, and did not spend much time in trying to do so, it was apparent from review and evaluation of the preliminary plat, along with my limited field inspection, that most this property has only slight slopes. There are some moderate slopes on the eastern side of the larger lot (Lot 2A), but, except for an extremely limited area in the southeast corner of this large lot, none of the property has any "steep" slopes. Specifically, there are no excessive (>25%) groundslopes on any of the two proposed smaller lots and less than 500 square feet in the southeast corner of Lot 2A. As such, it is apparent that each of the proposed lots has sufficient area meeting the Borough's slope criteria for "usable" area.

### **Soil and Groundwater Conditions**

I reviewed the USDA Soil Survey Report for the Matanuska-Susitna Valley Area, Alaska, and find that the Report describes the surficial soils over the project area as one (1) distinct type. This is the Knik series (see Attachment #2). These soils, described in the USDA Report, were confirmed by my field investigation and previous testhole work on adjacent properties.

The Knik series soils comprise all of the area of Lots 5A and 5B and, in fact, the area of Lot 2 of the original subdivision. This soil series consists of well drained soils over loose sands and gravelly coarse sand, that is "many feet thick". Permeability of these soils is reported to be very good and a watertable is not found near the ground surface. The subsurface conditions are known to be very suitable for conventional septic systems.

The subsurface soils on this property were not exposed with any testholes at the time of my field investigation earlier this month. Rather, I found that the subsurface soil conditions on the two (2) proposed smaller lots are adequately represented by those conditions found in soil investigations and evaluations on adjacent lots, immediately to the north, south and east of these two lots. Specifically, Lot 4, adjacent to the north, was previously inspected by an ADEC engineer for a new septic system. Subsurface soils were described as "gravelly", being suitable for the septic system, which was approved by that Department upon completion of its installation. Further, it should be noted that the well log for that property, showed gravels and sand extending to a depth of 30 feet.

The property, Lot 3, located adjacent, diagonally to the northeast of these lots, was also inspected by an engineer at the ADEC. This was also for a new septic system that was being installed. As in the case of Lot 4, the subsurface soils were similar, specified as a sandy gravel, well suited for septic systems. In addition, a watertable was not found to the depth of the testhole. That septic system was found to meet State requirements and was approved by that Department.

I subsequently inspected Lot 3 several years later for a new, replacement septic system. The testhole that I had excavated, showed clean sands and sandy gravel to a minimum depth of twelve (12) feet. I had rated these soils at 150 sf/bdrm, which are excellent for conventional soil absorption systems. Neither a watertable or an impervious strata were found.

Another property, Lot 1, located adjacent, diagonally to the southeast of the lots proposed as Lots 5A and 5B, was inspected by a private Professional Engineer for evaluation for a septic system. This engineer rated the subsurface soils as "GW" which is a well graded gravel. He stated in his report that these

soils had good absorbing qualities and "excellent" percolation rates. A watertable was not found in the testhole at this property.

Finally, the property immediately to the east, the existing Lot 2, also showed similar soils to those classified in the USDA Report. These were rated by the private sector engineer as "125 sf/bdrm", which is a well graded gravel, excellent for septic systems. A watertable was not found in the testhole at this site to a depth of 15 feet below the ground surface. Since this lot is part of the re-subdivision of this property, a further discussion of conditions on it, is found later in this report.

A shallow watertable or an impermeable strata were not revealed in any of the testholes. The soil and watertable information from these previous investigations, and the information from the USDA Soil Survey Report for the Knik series soils, all support the suitability of the subsurface soils on this property for development with conventional on-lot wastewater disposal systems.

Based on the information from my investigation of work done by myself and other Professional Engineers, including an engineer at the Alaska Department of Environmental Conservation (ADEC), in evaluating septic systems on adjacent properties, the majority, if not all, of each of the two 1.5 acre lots (5A & 5B), was determined to have suitable subsurface soils. These were consistent, ranging from clean gravels (GW), clean sand (SP) and/or sandy gravels (SP/SW). These types of material are generally found to be permeable and are considered to be very suitable for development of the property with conventional on-lot wastewater disposal systems. It should be noted that information on the soil investigation for the adjacent properties was found in records at the ADEC.

### **Field Investigation**

The field investigation of the project area, performed in earlier this month, entailed walking over the property, noting the surficial features and comparing them with the details presented in the USDA Report. Due to the nature of the soils revealed by previous testhole work on the adjacent properties, percolation tests were determined to be unnecessary as a means of verifying the suitability of the subsurface soils for on-lot wastewater disposal systems.

It should be noted that the larger 5.0 acre lot has already been developed with a residence that is served by an on-lot water supply well and a wastewater disposal (septic) system. It was apparent that the septic system has been in use

for several years. Based on my inspection earlier this year, when the original septic tank was removed and replaced with a new tank, there did not appear to be any obvious problems with the operation of the system. There were no signs of surface contamination due to a sewage backup from a failed system. The excavation for the replacement tank extended a minimum of ten (10) feet below the ground surface. This excavation confirmed information available in the USDA Report on subsurface soils and their suitability for conventional septic systems. Further, review of the records at ADEC indicated that there were no known problems brought to the Department's attention regarding the operation of this system. My evaluation was focused on determining the suitability of the property to support such systems, however, it also showed that the current operation of previously installed system was satisfactory at that time, though it should not be inferred that this report implies specific approval of this existing system.

Based on my and other previous testhole work and my knowledge of this area, shallow watertable conditions would not be a problem on the two (2) proposed lots or the other 5.0 acre lot (Lot 2A). The subsurface soils are permeable, allowing for movement down through the soil strata. The property is situated high above the lower lands surrounding Finger Lake, directly to the south. All available information supports a determination of "no shallow watertable" problems.

### **Conclusions and Recommendations**

Based on the findings during my field investigation and evaluation of available information within records at the ADEC, it appears that there is adequate area within the two smaller lots, as shown on the preliminary plat by Acutek Geomatics, LLC, that would be considered suitable for wastewater disposal (septic) systems that may be installed in the future to serve residential development on these lots. I have evaluated impacts to these lots (5A & 5B), as well as those for the larger lot (Lot 2A), based on soil conditions, topography, depth to seasonal high watertable, depth to impermeable strata, and the setback requirement from surface water or public water supply wells and have determined that each provides the minimum required "usable" area for development with a conventional on-site wastewater disposal system. In particular, all three (3) of the proposed lots in this re-subdivision, provide at least 20,000 square feet of contiguous useable area, as defined by suitable soils, a depth to seasonal high watertable of eight (8) feet or more, a depth to impermeable strata of ten (10) feet or more, having groundslopes less than 25 percent and being located outside the 100 foot setback from surface water and the minimum protective radii of any public water supply wells. To meet the Borough's specific requirement, I can state that each of the three (3) lots

created by the proposed action, contains 10,000 square feet of contiguous usable septic area and an additional 10,000 square feet of contiguous buildable area.

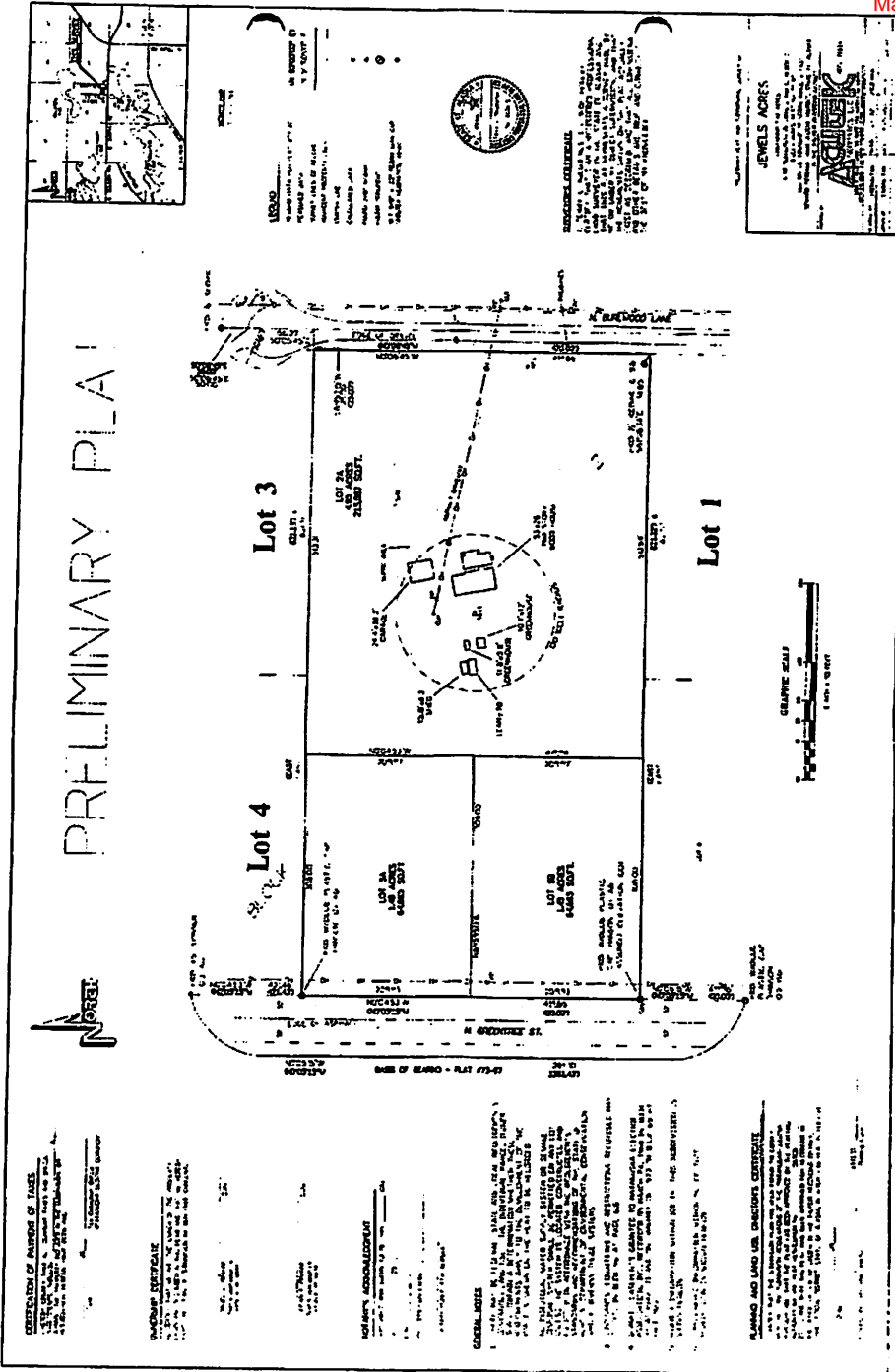
If you modify the size and/or configurations of the three (3) proposed lots from that shown on the preliminary plat by Acutek Geomatics LLC and described in this report, these changes and their possible impact to useable areas should be evaluated. Finally, it should be recognized that soil conditions may vary and as a first step to any subsequent further development of these lots, it is recommended that soil conditions be verified on each, in the specific area planned to be used for a new or replacement of the existing on-site wastewater disposal systems.

If you have any questions regarding this report and/or need additional services, please do not hesitate to call me.

2 Attachments (as)

Paul E. Pinard, PE





Attachment #1

EXHIBIT B



**Chris Curlin**

---

**From:** Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>  
**Sent:** Thursday, April 9, 2026 1:53 PM  
**To:** Chris Curlin  
**Subject:** RE: RFC Magone's Jewels Acres (CC)

Mr. Curlin,

The Corps of Engineers (Corps) does not have any specific comments regarding the RFC Magone's Jewels Acres (CC).

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

A copy of the DA permit application can be found online at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).

Sample drawings can also be found on our website at

[www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf).

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

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

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

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

Thank you,  
Carolyn



**US Army Corps  
of Engineers®**

**Carolyn Farmer**

**Project Manager**

North Central Section

U.S. Army Corps of Engineers | Alaska District

**Phone** 561-785-5634

Email [carolyn.h.farmer@usace.army.mil](mailto:carolyn.h.farmer@usace.army.mil)



Streamline the permitting process with the  
Regulatory Request System (RRS) — your new  
online platform for permit applications.

[rrs.usace.army.mil](https://rrs.usace.army.mil)

**From:** Chris Curlin <[Chris.Curlin@matsugov.us](mailto:Chris.Curlin@matsugov.us)>

**Sent:** Wednesday, April 8, 2026 4:43 PM

**To:** Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Amie Jacobs <[Amie.Jacobs@matsugov.us](mailto:Amie.Jacobs@matsugov.us)>; Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Brian Davis <[Brian.Davis@matsugov.us](mailto:Brian.Davis@matsugov.us)>; Christina Sands <[Christina.Sands@matsugov.us](mailto:Christina.Sands@matsugov.us)>; Colton Percy <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; DNR <[dnr.scro@alaska.gov](mailto:dnr.scro@alaska.gov)>; Erin Ashmore <[Erin.Ashmore@matsugov.us](mailto:Erin.Ashmore@matsugov.us)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Katrina Kline <[katrina.kline@matsugov.us](mailto:katrina.kline@matsugov.us)>; Land Management <[Land.Management@matsugov.us](mailto:Land.Management@matsugov.us)>; MSB Farmers <[MSB.Farmers@matsugov.us](mailto:MSB.Farmers@matsugov.us)>; Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Sarah Myers <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>; The Postmaster <[eric.r.schuler@usps.gov](mailto:eric.r.schuler@usps.gov)>; Tom Adams <[Tom.Adams@matsugov.us](mailto:Tom.Adams@matsugov.us)>; CEPOA-SM-RD-Pagemaster <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>; Wheeler Nevels <[Wheeler.Nevels@matsugov.us](mailto:Wheeler.Nevels@matsugov.us)>; Michael Keenan <[Michael.Keenan@matsugov.us](mailto:Michael.Keenan@matsugov.us)>; Jeffrey Anderson <[Jeffrey.Anderson@matsugov.us](mailto:Jeffrey.Anderson@matsugov.us)>; Fire Code <[Fire.Code@matsugov.us](mailto:Fire.Code@matsugov.us)>; [noffkejl@gmail.com](mailto:noffkejl@gmail.com); [RSA25.bcs@gmail.com](mailto:RSA25.bcs@gmail.com); [Email:3in1oil@gmail.com](mailto:Email:3in1oil@gmail.com) <[3in1oil@gmail.com](mailto:3in1oil@gmail.com)>; North Lakes Community Council ([board@nlakes.cc](mailto:board@nlakes.cc)) <[board@nlakes.cc](mailto:board@nlakes.cc)>; Fonov <[Fonov@matsugov.us](mailto:Fonov@matsugov.us)>; Andrew Fraiser <[andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com)>; [mearow@mea.coop](mailto:mearow@mea.coop); OSP Design Group <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; Right of Way Dept. <[row@mtasolutions.com](mailto:row@mtasolutions.com)>; ROW <[row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com)>

**Subject:** [Non-DoD Source] RFC Magone's Jewels Acres (CC)

Hello,

The link below is to the RFC packet for the Magone's Jewels Acres Subdivision. Please ensure that all comments are submitted by April 23, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[☐ Magone's Jewels Acres](#)

Sincerely,

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

## Chris Curlin

---

**From:** Tammy Simmons  
**Sent:** Tuesday, April 21, 2026 3:34 PM  
**To:** Chris Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: RFC Magone's Jewels Acres (CC)

Hello Chris,

Greentree Street is on the OSHP as a minor collector. Per A04.3(b), residential/minor collector streets should be designed to have as few lots directly fronting them as possible. As such PD&E recommends shared access for proposed Lots 5A & 5B.

Thank you.

PD&E Review Group

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Wednesday, April 8, 2026 4:43 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>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; noffkejl@gmail.com; RSA25.bcs@gmail.com; Email:3in1oil@gmail.com <3in1oil@gmail.com>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Fonov <Fonov@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Magone's Jewels Acres (CC)

Hello,

The link below is to the RFC packet for the Magone's Jewels Acres Subdivision. Please ensure that all comments are submitted by April 23, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[☐ Magone's Jewels Acres](#)

Sincerely,

## Chris Curlin

---

**From:** Permit Center  
**Sent:** Thursday, April 9, 2026 10:38 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC Magone's Jewels Acres (CC)  
**Attachments:** Screenshot 2026-04-09 103746.png

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

### Brandon Tucker

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

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Wednesday, April 8, 2026 4:43 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>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; noffkejl@gmail.com; RSA25.bcs@gmail.com; Email:3in1oil@gmail.com <3in1oil@gmail.com>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Fonov <Fonov@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Magone's Jewels Acres (CC)

Hello,

The link below is to the RFC packet for the Magone's Jewels Acres Subdivision. Please ensure that all comments are submitted by April 23, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[☐ Magone's Jewels Acres](#)

Sincerely,

Chris Curlin

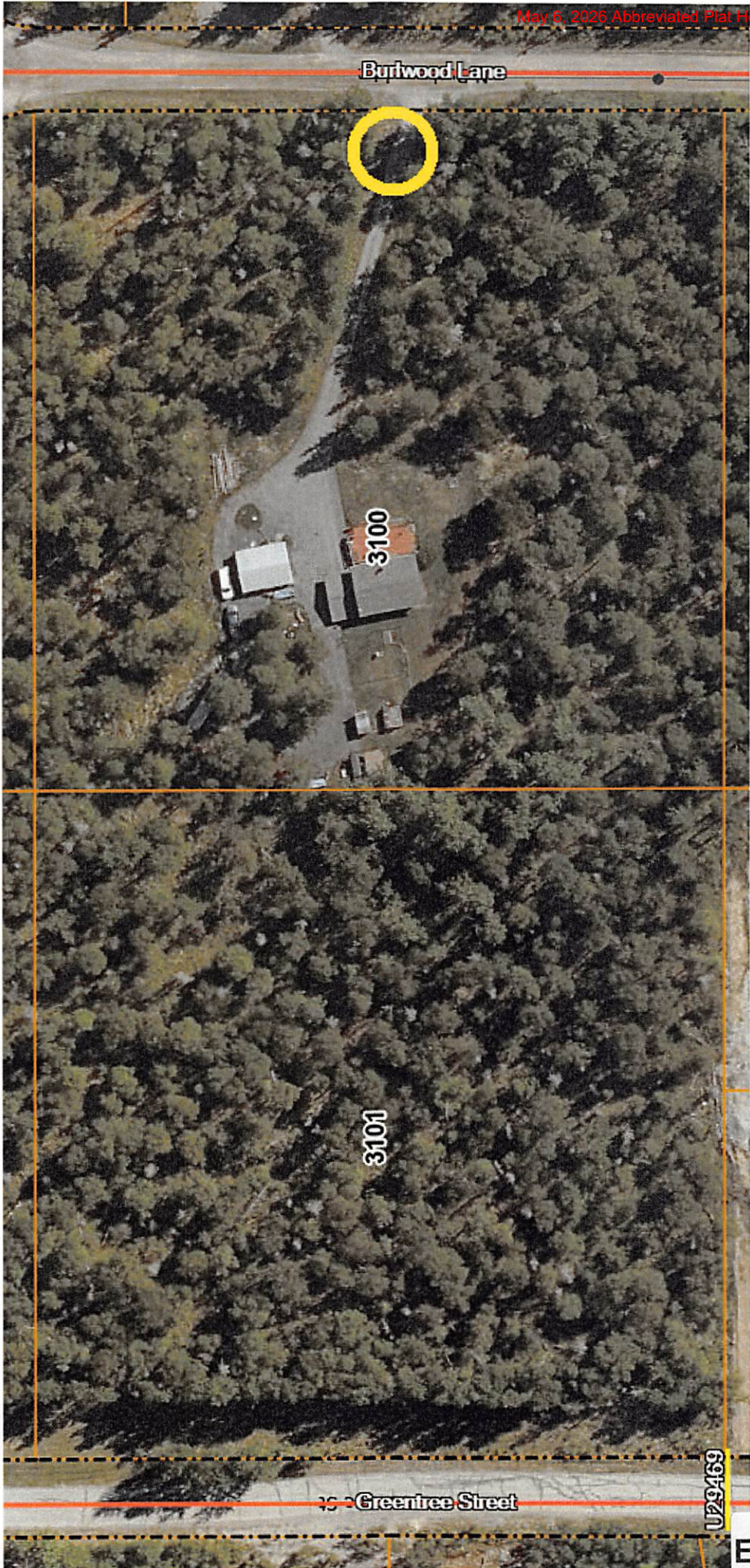


EXHIBIT E



**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

16 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 plats, abbreviated plats and variance requests, and has no comments or recommendations.

- **WA 02 WELLS TROUTMAN  
CUTLER VARIANCE  
(MSB Case # 2026-028)**
- **Lot 9, Block 15 Enchanted Forest  
(MSB Case # 2026-033)**
- **ASLS 79-109 Bartlett Hills RSB Tr 30  
(MSB Case # 2026-034)**
- **Martin Heights Phase 3  
(MSB Case # 2026-035)**
- **E & S Subdivision  
(MSB Case # 2026-036)**
- **TIM & SENA NUNLEY  
(MSB Case # 2026-037)**
- **MAGONE'S JEWELS ACRES  
(MSB Case # 2026-038)**
- **Shelby 2026  
(MSB Case # 2026-041)**

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

Sincerely,

A handwritten signature in black ink that reads "Brandon Echols". The signature is written in a cursive style with a large, stylized "B" and "E".

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

## Chris Curlin

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, April 21, 2026 9:56 AM  
**To:** Chris Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Magone's Jewels Acres (CC)  
**Attachments:** Agenda Plat.pdf

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

Chris,

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

Thanks,

**GCI** | OSP Design

1001 Northway Dr., 1<sup>st</sup> Floor, Anchorage, AK 99508

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

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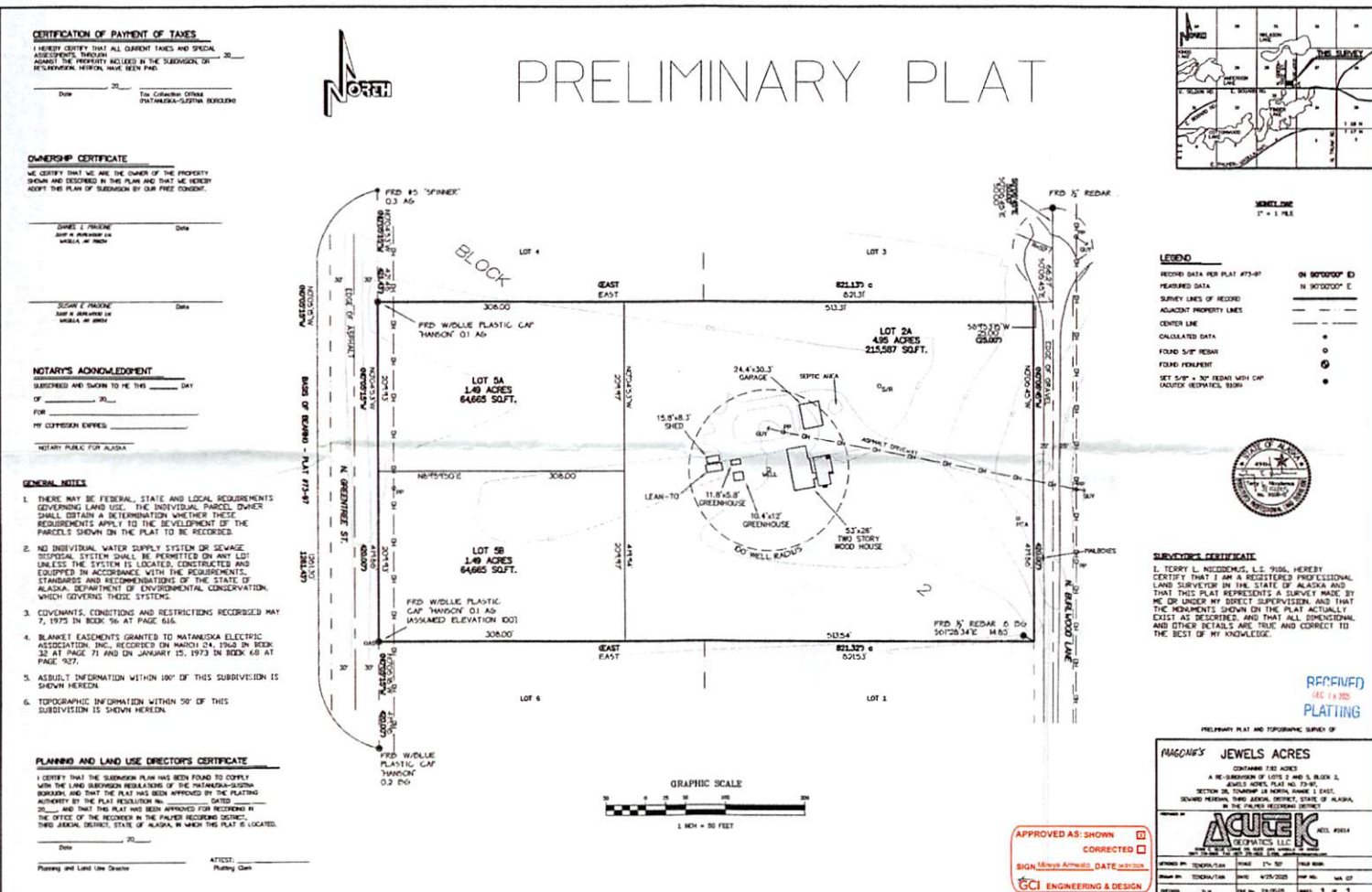
**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Wednesday, April 8, 2026 4:43 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; 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>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; noffkejl@gmail.com; RSA25.bcs@gmail.com; Email:3in1oil@gmail.com <3in1oil@gmail.com>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Fonov <Fonov@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Magone's Jewels Acres (CC)

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

Hello,

The link below is to the RFC packet for the Magone's Jewels Acres Subdivision. Please ensure that all comments are submitted by April 23, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Magone's Jewels Acres](#)



## Chris Curlin

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Thursday, April 9, 2026 8:51 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC Magone's Jewels Acres (CC)

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

Good morning,

MTA is requesting a 15' utility easement on the west side of Lots 5A & 5B along Greentree St.

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



Life. Technology. Together.

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Wednesday, April 8, 2026 4:43 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>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; noffkejl@gmail.com; RSA25.bcs@gmail.com; Email:3in1oil@gmail.com <3in1oil@gmail.com>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Fonov <Fonov@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Magone's Jewels Acres (CC)

Hello,

## Chris Curlin

---

**From:** Rod Hanson <rod@nlakes.cc>  
**Sent:** Saturday, April 18, 2026 3:06 PM  
**To:** Platting  
**Cc:** Chris Curlin; Alex Strawn; North Lakes Community Council (board@nlakes.cc)  
**Subject:** Magone's Jewels Acres - NLCC Comments

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

The North Lakes Community Council provides the following comments regarding the proposed creation of three lots from Lots 2 and 5, Block 2, Jewels Acres (Plat 73-97) to be known as Magone's Jewels Acres.

We do not object to the proposed subdivision, however:

The adopted Bogard-Seldon Corridor Access Management Plan (CAMP) calls for removing the intersection of Bogard and N Burlwood Lane. It calls for a cul-de-sac at the south end of N Burlwood Ln and a new road connecting N Burlwood to N Greentree Street. The specific language in the adopted CAMP reads:

*" Connect N. Burlwood Lane to N Greentree Street. This improvement will impact undeveloped portions of two or four parcels depending on the new roadway alignment; 6469B02L006, 6469B02L001, 6469B02L005, and 6469B02L002. Bogard-Seldon Corridor Access Management Plan Matanuska-Susitna Borough 30 | JULY 2025 Alignments may include a roadway connection along north side of the parcels, in the middle of the parcels, or on the south side of the parcels. Specific alignment and design of the new roadway connection will be determined when a project in this area along E Bogard Road is funded. At that time, other alternatives may be considered to accomplish the goal of closing N Burlwood Lane and providing new access onto N Greentree Street."*

This is an important element of the CAMP and aligns with the strategy of significantly reducing intersections along the corridor.

For transparency, and to avoid future conflicts, Platting staff must ensure that property owner(s) are aware of this plan. Property owner(s) can then fully consider future Right-of-Way impacts when determining the best way to divide their properties. This information should be clearly documented on the final plat.

Also note that the link provided at the bottom of the Notification of Public Hearing letter is not working.

Regards,

Rod Hanson  
North Lakes Community Council  
907-841-8735

**CERTIFICATION OF PAYMENT OF TAXES**

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

Date \_\_\_\_\_ 20\_\_\_\_ Tax Collection Official (MATANUSKA-SUSITNA BOROUGH)

**OWNERSHIP CERTIFICATE**

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

DANEL L MAGONE Date  
3100 N. BURLWOOD LN.  
WASILLA, AK 99654

SUSAN E MAGONE Date  
3100 N. BURLWOOD LN.  
WASILLA, AK 99654

**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO ME THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_,

FOR \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR ALASKA

**GENERAL 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 THE 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. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 7, 1975 IN BOOK 96 AT PAGE 616.
4. BLANKET EASEMENTS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED ON MARCH 24, 1960 IN BOOK 32 AT PAGE 71 AND ON JANUARY 15, 1973 IN BOOK 68 AT PAGE 927.
5. ASBUILT INFORMATION WITHIN 100' OF THIS SUBDIVISION IS SHOWN HEREON.
6. TOPOGRAPHIC INFORMATION WITHIN 50' OF THIS SUBDIVISION IS SHOWN HEREON.

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

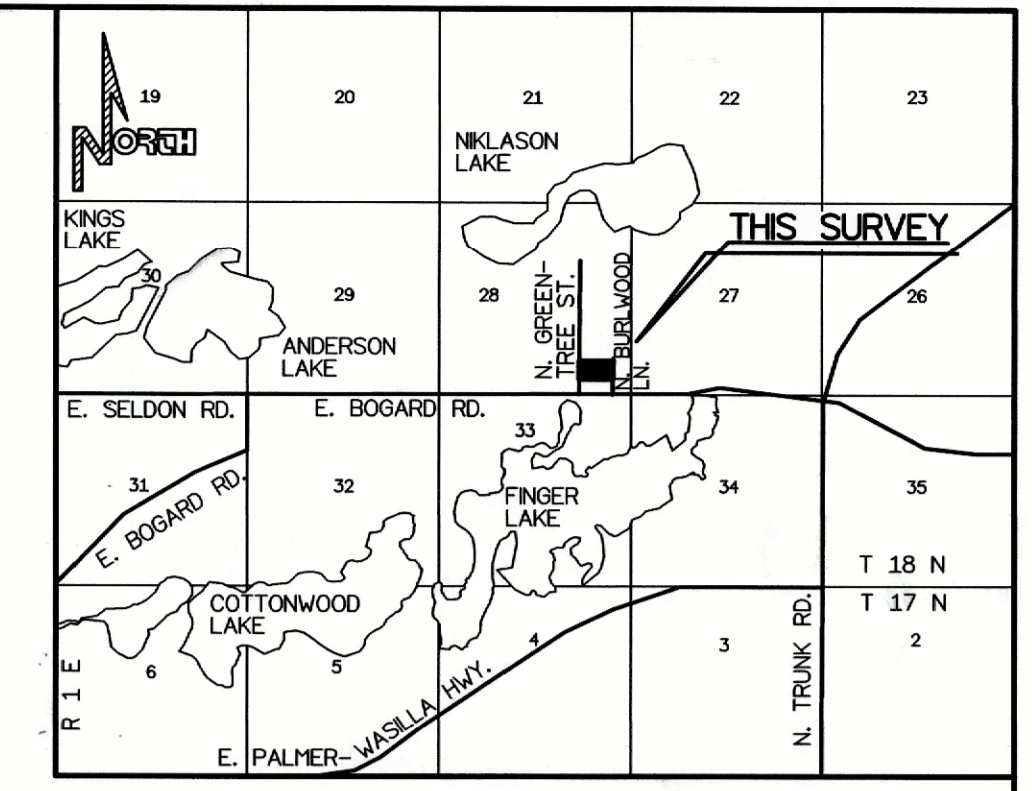
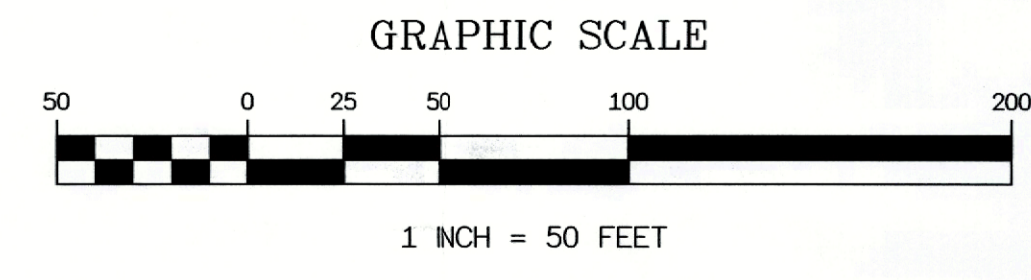
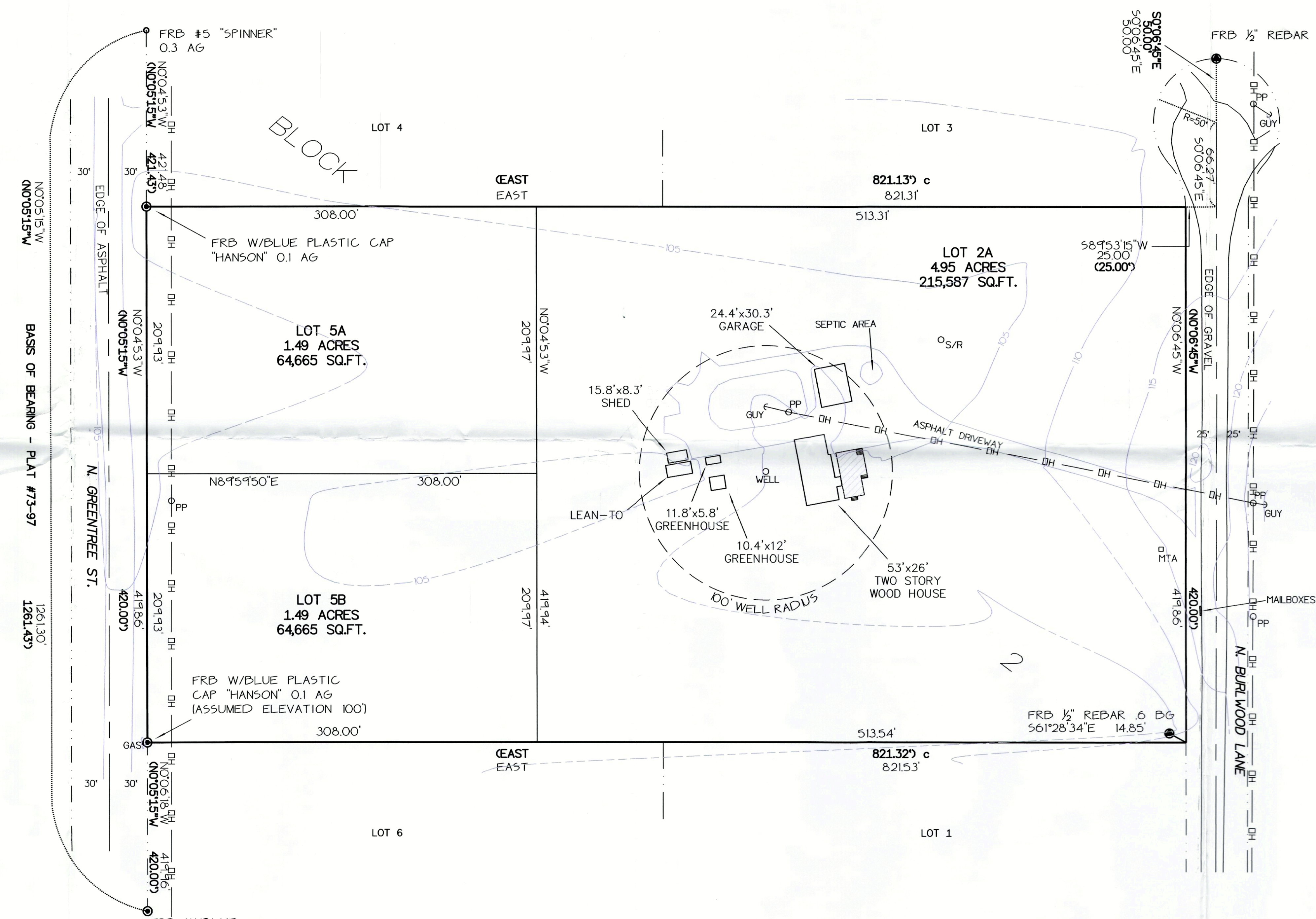
I CERTIFY THAT THE SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY THE PLAT RESOLUTION No. \_\_\_\_\_ DATED \_\_\_\_\_ 20\_\_\_\_, AND THAT THIS PLAT HAS BEEN APPROVED FOR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

Date \_\_\_\_\_ 20\_\_\_\_

Planning and Land Use Director ATTEST: Platting Clerk



# PRELIMINARY PLAT



**VICINITY MAP**  
1" = 1 MILE

**LEGEND**

- RECORD DATA PER PLAT #73-97 (N 90°00'00" E)
- MEASURED DATA (N 90°00'00" E)
- SURVEY LINES OF RECORD
- ADJACENT PROPERTY LINES
- CENTER LINE
- CALCULATED DATA (c)
- FOUND 5/8" REBAR (o)
- FOUND MONUMENT (m)
- SET 5/8" x 30" REBAR WITH CAP (ACUTEK GEOMATICS, 9106) (s)



**SURVEYOR'S CERTIFICATE**

I, TERRY L. NICODEMUS, L.S. 9106, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

RECEIVED  
DEC 18 2025  
PLATTING

PRELIMINARY PLAT AND TOPOGRAPHIC SURVEY OF

**MAGONE'S JEWELS ACRES**  
CONTAINING 7.92 ACRES  
A RE-SUBDIVISION OF LOTS 2 AND 5, BLOCK 2, JEWELS ACRES, PLAT NO. 73-97, SECTION 28, TOWNSHIP 18 NORTH, RANGE 1 EAST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN THE PALMER RECORDING DISTRICT

PREPARED BY: **ACUTEK GEOMATICS LLC** AECL #1614  
5099 E. BLUE LUPINE DR. SUITE 104, WASILLA, AK 99654  
(907) 376-8800 FAX (907) 376-9629 E-MAIL: adam@acuteksurvey.com

DESIGNED BY: TENDRA/TAN	SCALE: 1" = 50'	FIELD BOOK:
DRAWN BY: TENDRA/TAN	DATE: 4/25/2025	MAP NO.: WA 07
CHECKED: TLN	FILE No. 24-05.05	SHEET: 1 OF 1

E



**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 6, 2026**

**ABBREVIATED PLAT: ROCKY POINT PHASE 2 LOT 19A**

**LEGAL DESCRIPTION: SEC 10, T17N, R02E S.M., AK**

**PETITIONER: EILEEN & ERIC BEHR**

**SURVEYOR: BULL MOOSE SURVEYING**

**ACRES: 1.87 +/- PARCELS: 1**

**REVIEWED BY: CAYMAN REYNOLDS**

**CASE: 2026-039**

---

**REQUEST:**

The request is to create one lot from Lots 18 & 19, Rocky Point Phase 2, Plat No. 2020-82 to be known as **ROCKY POINT PHASE 2 LOT 19A**, containing 1.87 acres +/- . The property is located directly west of Matanuska River, east of South Grover Lane, and south of East Rocky Point Drive (Tax ID # 8040000L018 / L019); within the SE ¼ Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2.

**EXHIBITS:**

Vicinity Maps

**EXHIBIT A – 4 pgs**

**AGENCY COMMENTS**

MSB Permit Center

**EXHIBIT B – 1 pg**

MSB Code Compliance

**EXHIBIT C – 1 pg**

**DISCUSSION:** The subject parcels are located within the Greater Palmer 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.

**CONCLUSION**

The plat of Rocky Point Phase 2 Lot 19A 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.

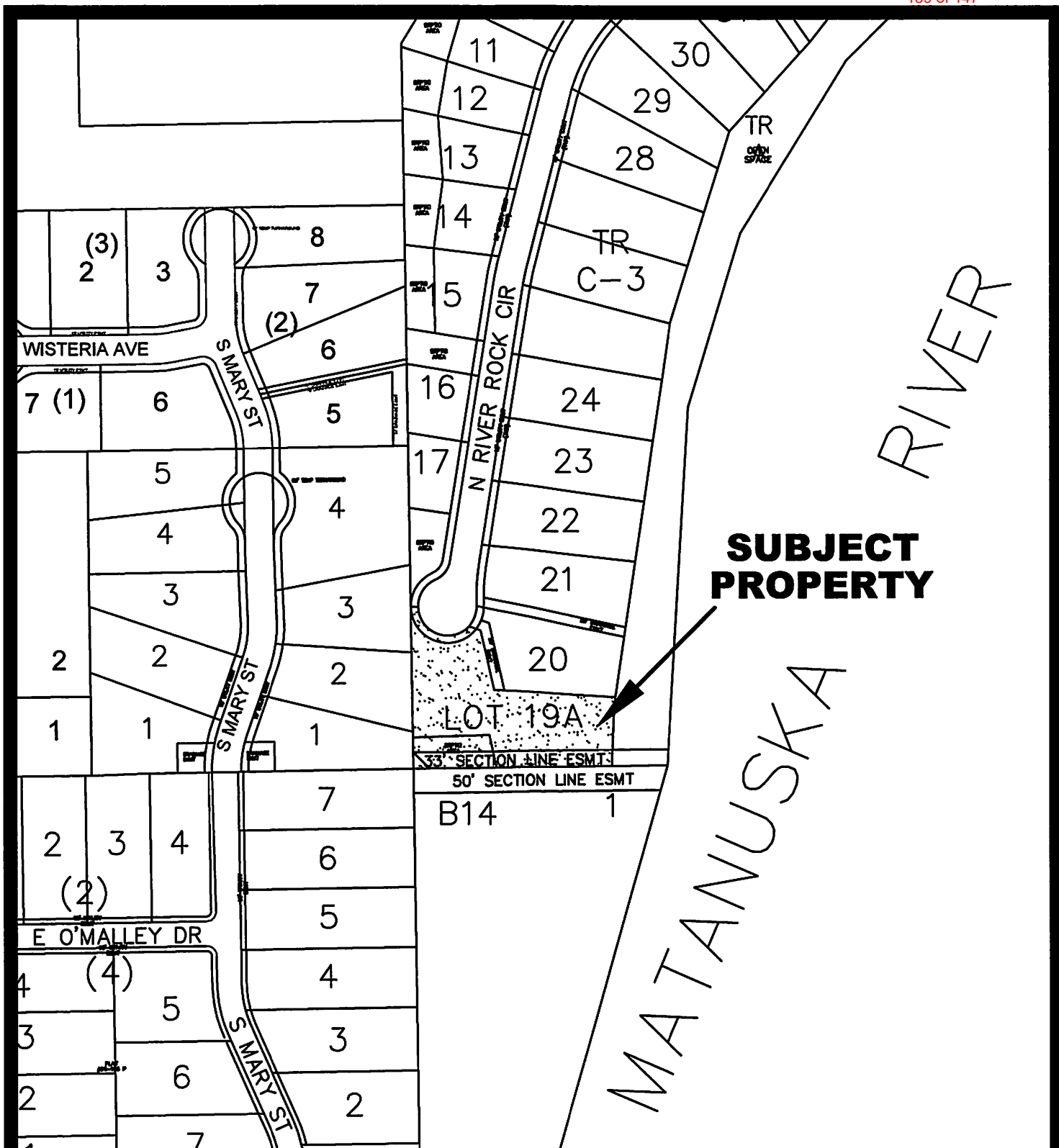
**FINDINGS of FACT:**

1. The abbreviated plat of Rocky Point Phase 2 Lot 19A 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 Rocky Point Phase 2, 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 Rocky Point Phase 2 (Plat #2020-82), and does not require additional monumentation.

**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of Rocky Point Phase 2 Lot 19A contingent on the following recommendations:

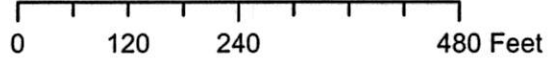
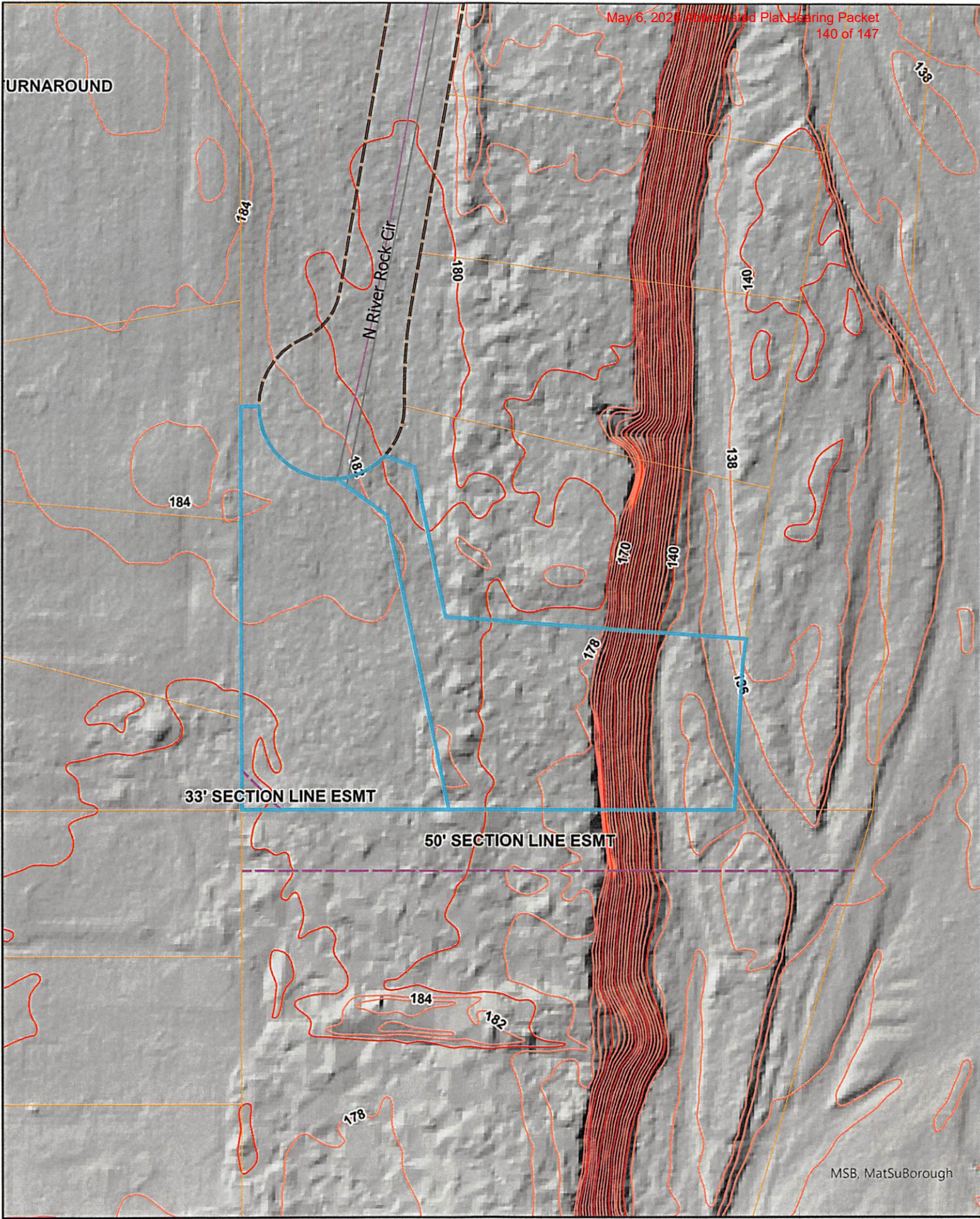
1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) 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.



**VICINITY MAP**

FOR PROPOSED ROCKY POINT PHASE 2 LOT 19A  
SUBDIVISION  
LOCATED WITHIN  
SECTION 10, T17N, R02E, SEWARD MERIDIAN  
ALASKA  
PA11 MAP

TURNAROUND



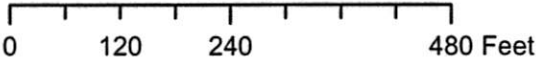
TURNAROUND

N River Rock Cir

33' SECTION LINE ESMT

50' SECTION LINE ESMT

MSB, Matsuborough



60' TEMP TURNAROUND

60' TEMP TURNAROUND

N River Rock Cir

33' SECTION LINE ESMT

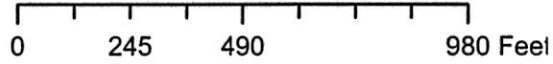
50' SECTION LINE ESMT

E Wisteria Ave

E Omalley Dr

S Mary St

MSB, MatSu Borough



**MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION**  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

RECEIVED

APR 21 2026

PLATTING

52472B03L007 1  
PSENAK MARK D & JENNIFER  
1201 S MARY ST  
PALMER, AK 99645

**NOTIFICATION OF PUBLIC HEARING**

The Matanuska-Susitna Borough **Platting Officer** will consider the following:

**PETITIONER/OWNER: EILEEN & ERIC BEHR**

**REQUEST:** The request is to create one lot from Lots 18 & 19, Rocky Point Phase 2, Plat No. 2020-82 to be known as **ROCKY POINT PHASE 2 LOT 19A**, containing 1.87 acres +/- . The property is located directly west of Matanuska River, east of South Grover Lane, and south of East Rocky Point Drive (Tax ID # 8040000L018 / L019); within the SE ¼ Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2.

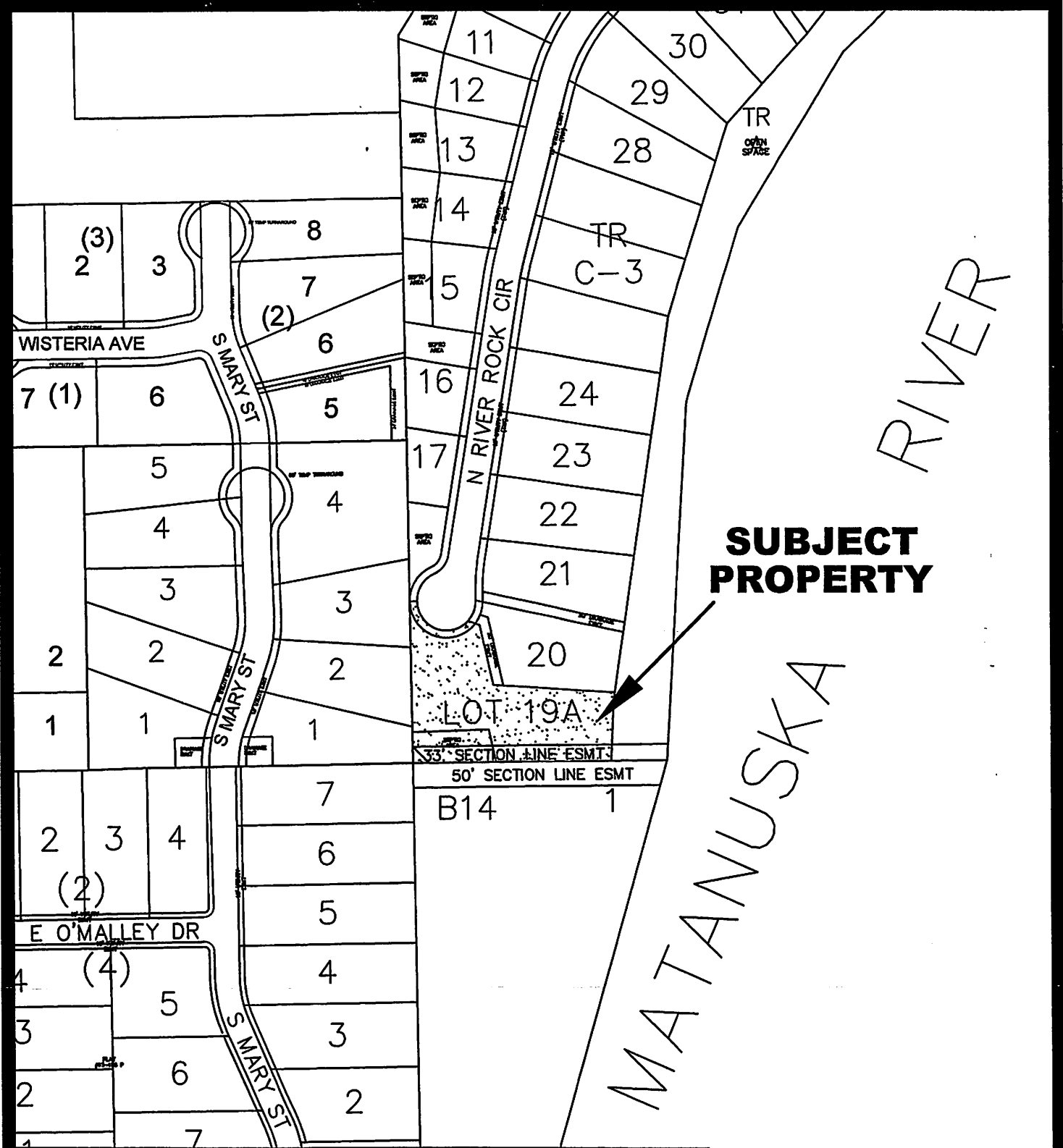
The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **May 6, 2026**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [plattling@matsugov.us](mailto:plattling@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Cayman Reynolds** at (907) 861-7872. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/plattling](http://www.matsugov.us/boards/plattling).

No Objection [ ] Objection [ ] Concern

Name: Mark & Jennifer Psenak Address: 1201 S. Mary St. Palmer AK. 99645

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**VICINITY MAP**

FOR PROPOSED ROCKY POINT PHASE 2 LOT 19A  
SUBDIVISION  
LOCATED WITHIN  
SECTION 10, T17N, R02E, SEWARD MERIDIAN  
ALASKA  
PA11 MAP

## Cayman Reynolds

---

**From:** Permit Center  
**Sent:** Thursday, April 9, 2026 1:53 PM  
**To:** Cayman Reynolds  
**Subject:** RE: RFC Rocky Point Phase 2 Lot 19A CR

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:** Cayman Reynolds <Cayman.Reynolds@matsugov.us>  
**Sent:** Thursday, April 9, 2026 1:39 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 Rocky Point Phase 2 Lot 19A CR

Hello,

The following link is a request for comments for the proposed Rocky Point Phase 2 Lot 19A.

Please ensure all comments have been submitted by April 23, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Rocky Point Phase 2 Lot 19A](#)

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  
[Cayman.Reynolds@matsugov.us](mailto:Cayman.Reynolds@matsugov.us)



## **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:** April 24, 2026

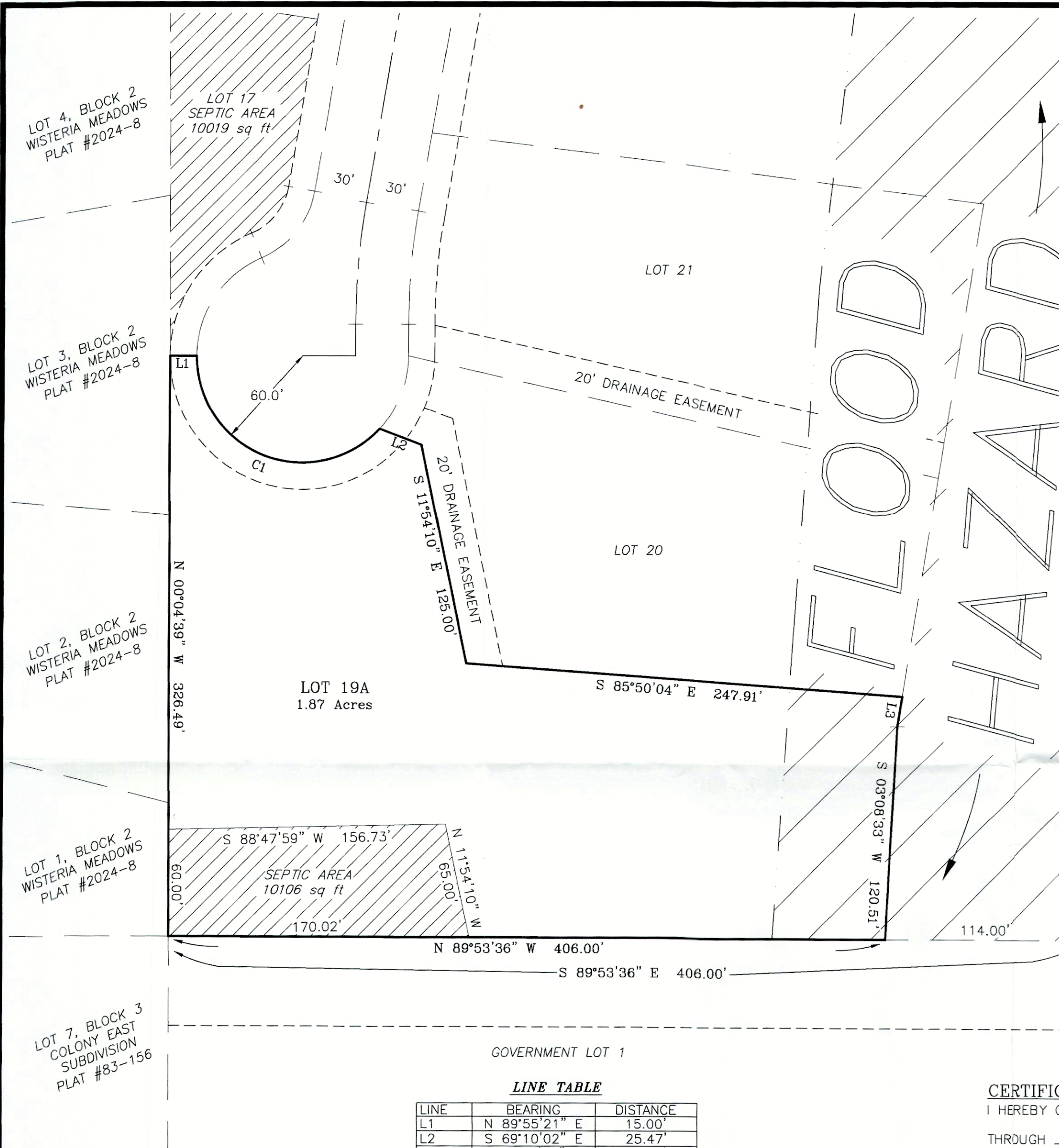
**TO:** Cayman Reynolds, Platting Technician

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

**SUBJECT:** Proposed Abbreviated Plat Rocky Point Ph 2 2026-039

There are no open or active Code Compliance Cases on the existing lots.

No objection to moving forward to remove the common lot line and create Lot 19A.



LOT 4, BLOCK 2  
WISTERIA MEADOWS  
PLAT #2024-8

LOT 3, BLOCK 2  
WISTERIA MEADOWS  
PLAT #2024-8

LOT 2, BLOCK 2  
WISTERIA MEADOWS  
PLAT #2024-8

LOT 1, BLOCK 2  
WISTERIA MEADOWS  
PLAT #2024-8

LOT 7, BLOCK 3  
COLONY EAST  
SUBDIVISION  
PLAT #83-156

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 89°55'21" E	15.00'
L2	S 69°10'02" E	25.47'
L3	S 09°13'12" W	17.00'

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT
C1	137°00'00"	60.00'	143.47'	111.65'	S 68°34'39" E	152.32'

- NOTES**
- 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 STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
  - NOTES AS RECITED ON PLAT(S) OF SAID SUBDIVISION.
  - EASEMENTS AS SHOWN ON THE PLAT(S) OF SAID SUBDIVISION.

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

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

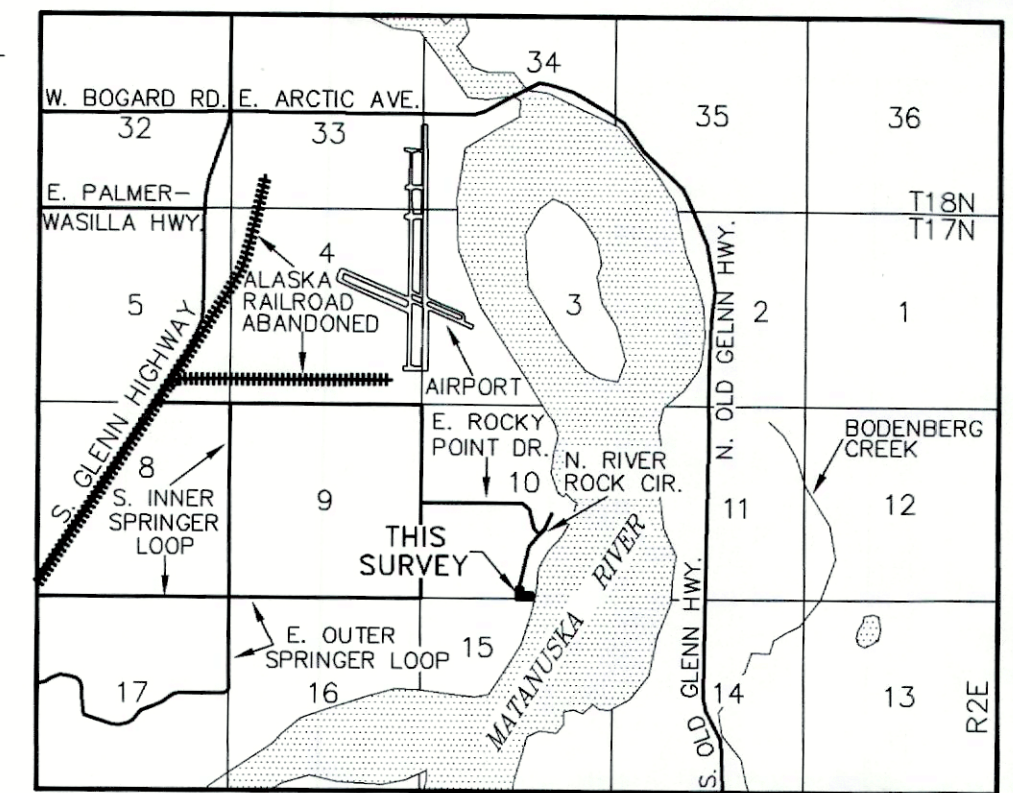
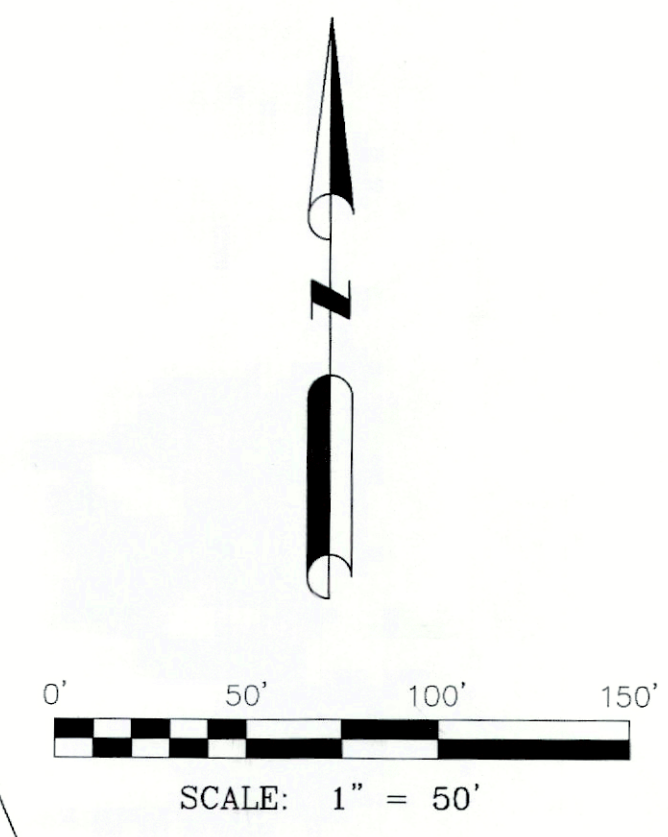
PLAT RESOLUTION NO. \_\_\_\_\_

DATED \_\_\_\_\_

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 THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ PLATTING CLERK \_\_\_\_\_



VICINITY MAP: 1" = 1 MILE

**CERTIFICATE OF OWNERSHIP**

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

EILEEN BEHR, CO-TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_  
GHM TRUST  
P.O. BOX 221207  
ANCHORAGE, AK 99522

ERIC BEHR, CO-TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_  
GHM TRUST  
P.O. BOX 221207  
ANCHORAGE, AK 99522

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

FOR EILEEN BEHR \_\_\_\_\_

FOR ERIC BEHR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

Agenda Copy

RECEIVED  
MAR 31 2026  
PLATTING

**CERTIFICATE OF PAYMENT OF TAXES**

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

DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT #2020-82



ROBERT S. HOFFMAN, P.L.S. \_\_\_\_\_ 03/24/2026  
LS-10609 PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

A PLAT OF  
**ROCKY POINT PHASE 2  
LOT 19A**

A REPLAT OF:  
LOTS 18 & 19  
ROCKY POINT PHASE 2  
PLAT #2020-82

LOCATED WITHIN:  
SECTION 10, T17N R2E  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 1.87 ACRES MORE OR LESS

**BULL MOOSE SURVEYING LLC**  
LICENSE #200746  
200 E. HYGRADE LANE OFFICE: (907) 357-6957  
WASILLA, ALASKA 99654 office@bullmoosesurveying.com

DRAWN BY: DMW	DRAWING SCALE:
DATE: 03/24/2026	1"=50'
CHECKED BY: RSH/TGC	SHEET
	1 OF 1