

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Tyler Young

PLATTING CLERK
Kayla Smith

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds



PLATTING BOARD
Chris Chiavetta, District 1
Vice Chair Michael Liebing, District 2
Michael Gillson, District 3
Vacant, District 4
Chair Michelle Traxler, District 5
Steve Kevan, District 6
Vacant, District 7
Karla McBride, Alternate A
Igor Galloway, Alternate B

REVISED PLATTING BOARD AGENDA ASSEMBLY CHAMBERS 350 E DAHLIA AVENUE PALMER

PLATTING BOARD MEETING

1:00 P.M.

May 7, 2026

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: You can submit written comments by email to plattting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

TELEPHONIC TESTIMONY: (Audio only)

(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Wednesday before the meeting.)

- Dial 1-855-290-3803; you will hear “Joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

OBSERVE: You can observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough – YouTube

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

A. April 16, 2026

3. AUDIENCE PARTICIPATION & PRESENTATIONS

A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)

4. UNFINISHED BUSINESS

A. **MOUNTAIN TOP ACRES ADDITION 1:** The request is to eliminate a utility easement; to eliminate a common access easement; to create 35 lots from Lots 1-5, Mountain Top Acres, Plat #2024-80, to be known as **MOUNTAIN TOP ACRES ADDITION 1**, containing 39.9 acres +/- . The property is located north of N Sun Valley Drive, east of N Palmer Fishhook Road, and directly south of E Hatchers Landing Avenue (Tax ID #8529000L001-L005); within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Bull Moose Surveying, Staff: Matthew Goddard, Case # 2026-009*)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **STAR LAKE 2:** The request is to create 11 lots from Tract A, Star Lake (plat#78-132), (Tax ID#1535000T00A), to be known as **STAR LAKE 2** containing 27.12 acres +/- . The property is located directly south of W. Karen Street and east of N. Charlene Street; within the NE ¼ Section 3, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District 7. (*Petitioner/Owner: Hazel Development, LLC, Staff: Chris Curlin, Case # 2026-023*)

B. **LOT 9 BLOCK 15 ENCHANTED FOREST:** The request is to vacate the existing 33' Section Line Easement from Lot 9 Enchanted Forest Subdivision, Plat 71-50, (Tax ID 6100B15L009) to be known as **LOT 9, BLOCK 15, ENCHANTED FOREST SUBDIVISION**, containing 0.52 acres +/- . The plat is located directly north of West King Arthur Drive, north of North Parks Highway, and west of Prator Lake, located within the SW ¼ Section 25, Township 18 North, Range 03 West, Seward Meridian, Alaska. Not in a Community Council and in Assembly District #7. (*Petitioner/Owner: Brian Wilson, Staff: Cayman Reynolds, Case # 2026-033*)

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*If needed*)

- *Definition: Law. To hear and settle an issue or a question regarding code.*

B. Upcoming Platting Board Agenda Items (*Staff: Tyler Young & Clerk: Kayla Smith*)

- May 21, 2026, Platting Board Meeting, we have 3 cases to be heard.
 - Wells Troutman Cutler Variance
 - ASLS 2019-69
 - ASLS 79-109 Bartlett Hills RSB Tr 30

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
April 16, 2026**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on April 16, 2026, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

- Mr. Chris Chiavetta, District Seat #1
- Mr. Michael Liebing, District Seat #2
- Mr. Michael Gillson, District Seat #3
- Ms. Michelle Traxler, District Seat #5
- Mr. Steve Kevan, District seat #6
- Ms. Karla McBride, Alternate A
- Mr. Igor Galloway, Alternate B

Platting Board members absent and excused were:

- Ms. Amanda Salmon, District Seat #4
- Vacant, District seat #7

Platting Board members absent were:

Staff in attendance:

- Mr. Jason Ortiz, Planning Deputy Director
- Ms. Kayla Smith, Platting Board Clerk
- Mr. Matthew Goddard, Platting Technician
- Mr. Chris Curlin, Platting Technician
- Mr. Cayman Reynolds, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member Chiavetta led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

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

Discussion ensued.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- April 2, 2026

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
April 16, 2026**

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

VOTE: The Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

PERSONS TO BE HEARD (Three minutes per person for items not scheduled for public hearing)
(None)

4. UNFINISHED BUSINESS

A. **GRIZZLY HILLS 2 MASTER PLAN**: The request is to create three additional phases and extend the deadline for completion to February 14, 2029, for the approved subdivision known as Grizzly Hills 2 Master Plan, containing 117.17 acres +/- . The plat is located directly north of E. Dale Circle, and east of N. Covington Street, W ½ Section 10, Township 18 North, Range 01 East, Seward Meridian. In the Fishhook Community Council and in Assembly District #6. (Petitioner/Owner: Sockeye Homes, LLC, Staff: Chris Curlin, Case # 2019-170)

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

Kayla Smith provided the mailing report:

- Stating that 161 public hearing notices were mailed out on March 24, 2026.

Staff gave an overview of the case:

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

Platting Member Kevan had questions for staff.

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

The petitioners representative Gary LoRusso spoke.

Chair Traxler opened the public hearing for public testimony,

The following persons spoke:

- Jennifer Deason

There being no one else to be heard Chair Traxler closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative spoke.

Discussion ensued.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
April 16, 2026**

MOTION: Platting Member Liebing made a motion to approve the extension and phases of preliminary plat of Grizzly Hills 2 Master Plan. Platting Member Kevan seconded the motion.

VOTE: The motion passed without objection.

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

(None)

7. ITEMS OF BUSINESS & MISCELLANEOUS

A. Memo for Board member comments

Matanuska Susitna Borough Assistant, Attorney Erin Ashmore spoke.

Platting Member Liebing had questions for staff.

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

Platting Clerk, Kayla Smith informed the board of upcoming items:

- There is 3 cases and a resolution scheduled for May 7, 2026 Platting Board.
 - Mountain Top Acres Addition 1
 - Star Lake 2
 - Lot 9 Block 15 Enchanted Forest

9. BOARD COMMENTS.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 1:32 PM.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
April 16, 2026**

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

KAYLA SMITH
Platting Board Clerk

DRAFT

UNFINISHED

BUSINESS

4A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 7, 2026

PRELIMINARY PLAT: MOUNTAIN TOP ACRES ADDITION 1
LEGAL DESCRIPTION: SEC 35, T19N, R01E, SEWARD MERIDIAN AK
PETITIONERS: CRAIG POWELL
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING
ACRES: 39.90 ± PARCELS: 35
REVIEWED BY: MATTHEW GODDARD CASE #: 2026-009

REQUEST: The request is to eliminate a utility easement and a common access easement and to create 35 lots from Lots 1-5, Mountain Top Acres, Plat #2024-80, to be known as **MOUNTAIN TOP ACRES ADDITION 1**, containing 39.9 acres +/- . The property is located north of N Sun Valley Drive, east of N Palmer Fishhook Road, and directly south of E Hatchers Landing Avenue (Tax ID #8529000L001-L005); within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. Mountain Top Acres Addition 1 was continued from the April 2, 2026, Platting Board meeting.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos	PAGES – 1-5
Engineer statement	PAGE – 6
April 2, 2026, Staff Report Packet	PAGES – 7-58
April 2, 2026, Handout Packet	PAGES – 59-74
Late Public Comments for the April 2, 2026, Meeting	PAGES – 75-80
MSB DPW Pre-Design and Engineering Division Comments	PAGES – 81-83
Revised Agenda Plat	PAGE – 84

DISCUSSION: Mountain Top Acres Addition 1 was continued at the request of the petitioner during April 22, 2026, Platting Board meeting to coordinate with MSB Pre-Design and Engineering division regarding the road construction design. Updated submittal materials were received after these design alterations were complete. The proposed subdivision is creating 35 lots, eliminating utility easements, and eliminating a common access easement. The utility easements being eliminated will be replaced by new easement following the proposed road alignments. Access for all lots will be from proposed internal streets. Access to the subdivision is from E. Hatchers Landing Avenue.

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

Soils Report: A geotechnical report was submitted (**Exhibit Pages 16-30**), pursuant to MSB 43.20.281(A). Charles Leet, Registered Professional Engineer, notes the owners of the parcels are proposing to subdivide this land into 35 lots. Each proposed lot will exceed 40,000 square feet in area, thus meeting the Borough's minimum lot size requirement. Access to the proposed subdivision will be provided via E. Hatchers Landing Avenue.

On September 24, 2025, a subsurface soils investigation was conducted on the parent parcel. Nine test holes were dug within the proposed parent parcels and visually rated. The soils encountered consisted of poorly graded sand and gravel overlain with silt and organics that was visually rated.

Matanuska Susitna Imagery indicates the topography of the subject lot and surrounding area. The terrain on the parent parcel slopes down and away from Hatchers Landing Avenue from north to south, with an elevation change of 10 feet. There are no portions on the parent parcel that has slopes greater than 25%, there is adequate area on the proposed lot to accommodate development.

A drainage plan was provided to show the general drainage plan for the subdivision. Drainage designs will be in accordance with Best Management Practices as defined by the EPA. Drainage will be directed to surface absorption areas through grass lined ditches and swales. Drainage easements will be incorporated where necessary to ensure the satisfactory operation of the drainage plan. Cut and fill slopes will be top-soiled and seeded to help control erosion and enhance visual appeal.

The proposed lots will be 40,000 SF or greater of total area with a minimum of 10,000 SF of contiguous useable septic and 10,000 SF of useable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.281(A)(1).

An ADT was submitted (**Exhibit Pages 28-29**) pursuant to SCM F01.1 & A15. Based on the submitted ADT, E hatchers Landing Avenue will need to be upgraded to Residential Subcollector Street Standard starting at the junction of E. Hatchers Landing Avenue and the eastern leg of the proposed Mountain Top Loop (**Recommendation #4**).

A drainage plan was included on the Agenda Plat (**Exhibit Page 81**).

Letters of non-objection were submitted (**Exhibit Pages 32-48**) from all four utility companies for the proposed modifications to the existing utility easements.

Comments:

MSB DPW Pre-Design and Engineering Division Comments Update (**Exhibit Pages 81-83**) notes that drainage concerns previously noted will need to be resolved prior to the Notice to Proceed being issued, not during construction. The part that the SCM does not provide much flexibility on is changes to where runoff enters and leaves the subdivision, and the provided drainage plan does both (**Recommendation #4 c & 4d**). MSB DPW Pre-Design and Engineering Division (**Exhibit Pages 49-50**) has the following comments:

- Hatcher's Landing Avenue is currently certified to residential standard. Per the ADT estimate, Hatcher's Landing Avenue will need to be certified to Residential Subcollector standard from Palmer-Fishhook Road to the east leg of Mountain Top Loop (**Recommendation #4a**).
- Mountain Top Loop and the stub of Sun Valley Drive shall be constructed to minimum of residential standard (**Recommendation #4b**).
- The drainage plan shows a natural drainage channel which crosses Hatcher's Landing Avenue through a 30" culvert and then being rerouted to the roadside ditches of Hatcher's Landing Avenue and Mountain Top Loop. Per 2022 Subdivision Construction Manual D03 natural drainage patterns

should be retained to the extent possible and changes to drainage patterns must not adversely affect adjacent property or right of way. The drainage should be redesigned to keep the natural drainage channels through the subject property separate from the road drainage.

Charles Leet, PE responded to these comments stating “We believe that the current storm water design adequately addresses the intermittent storm water runoff coming across Hatchers Landing. We will continue to work with Public Works to satisfy their concerns.”

Staff notes that the final drainage plan will need to be approved by MSB DPW Pre-Design and Engineering Division prior to acceptance of the roads (Recommendation #4).

MSB Development Services (**Exhibit Pages 51-52**) has the following comments:

- Permit Center – Each access or encroachment constructed during the subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout.

Any water system, sewer lines, or street lighting placed in the right-of-way shall require a utility permit.

- Code Compliance – There are no open/active Code Compliance Cases on the existing parcels (Lots 1-5).

The summary states there will be 35 lots created to be known as Mountain Top Acres Additions 1; however the agenda plat calls out the lots (no block numbers) with there being 3 different Lot 1’s. Please clarify the lot numbers (or identify blocks).

Staff notes that block numbers will need to be added during the final review process Recommendation #5).

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

Utilities: (Exhibit Pages 53-57):

ENSTAR has no comments or recommendations.

GCI has no comments or objections.

MEA did not respond.

MTA has no comments.

Public Comments:

April 2, 2026, Handout Packet (**Exhibit Pages 59-74**).

Late Public Comments for the April 2, 2026, Meeting (**Exhibit Pages 75-80**)

There were 12 comments received with concerns and objections in response to the request for comments for the April 2, 2026, Platting Board meeting. The comments received contained objections and concerns regarding the following:

- Negative impacts caused by interconnectivity.
- Increased traffic.
- Degrading road conditions.
- Side roads being used as a pass through.

- Increased noise.
- ATV use on the side roads.
- Safety concerns from increased traffic and speeding through neighborhood roads.
- Increased burden on road maintenance.
- Lack of traffic enforcement.
- Multiple comments referencing the sun valley connection as unwanted by property owners in the area.
- Drainage runoff concerns.
- Small lot sizes that are inconsistent with lots in the general area.
- Increased drain on the aquifers.
- Septic saturation concerns.
- Sun valley drive's current substandard condition becoming more of a problem should the easement connection ever be constructed between sun valley drive and the stub being dedicated and constructed as a part of this action.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Community Council #10 Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments, Planning; or MEA.

CONCLUSION: The preliminary plat of Mountain Top Acres Addition 1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, 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 will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

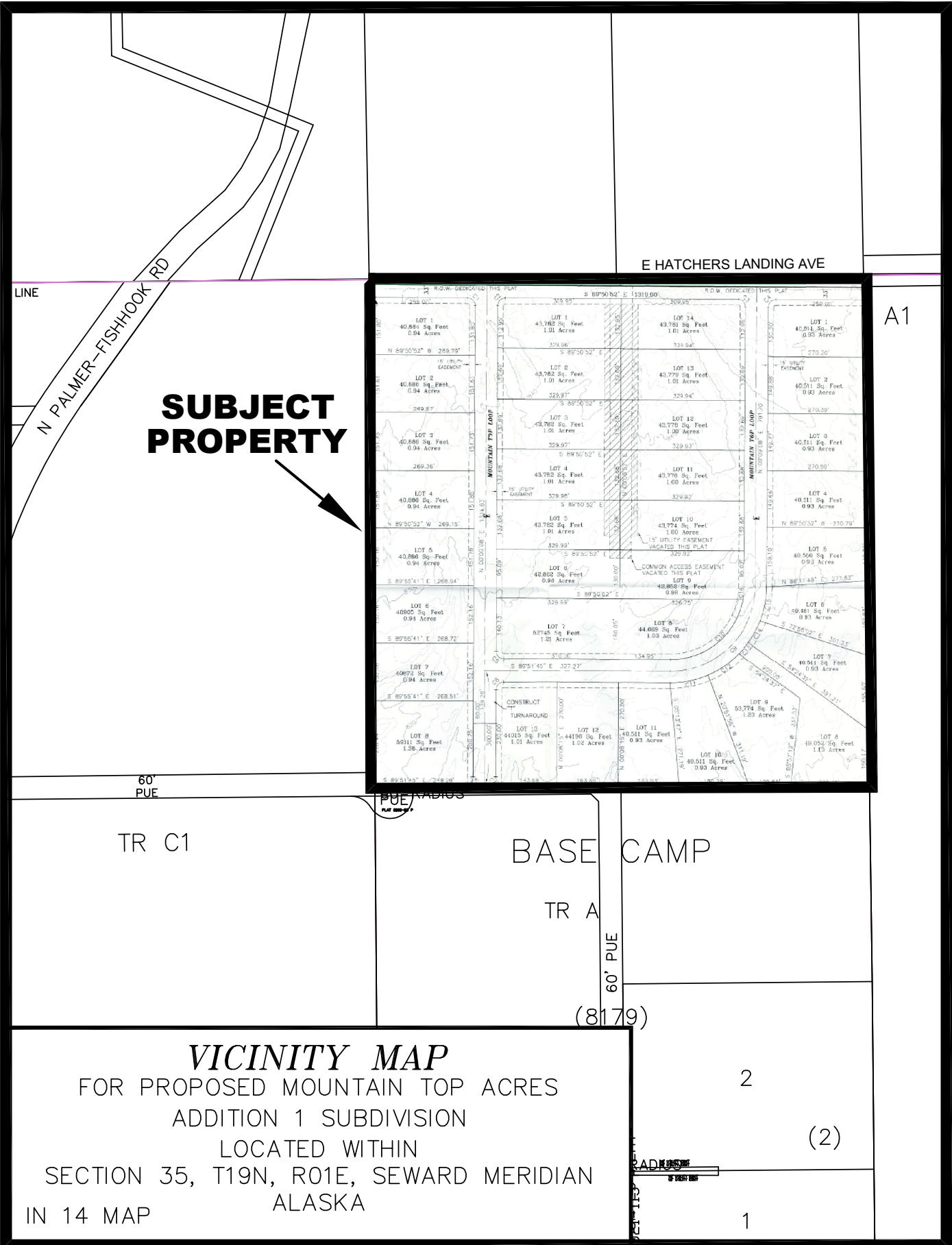
FINDINGS OF FACT

1. The plat of Mountain Top Acres Addition 1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. All lots will have the required legal and physical access pursuant to MSB 43.20.100 Access Required, 43.20.120 Legal Access, and 43.20.140 Physical Access.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Community Council #10 Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments, Planning; or MEA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. At the time the staff report was written, there were 12 comments received from the public in response to the notice of public hearing. Comments were received for the original hearing date of April 2, 2026 and contained objections and concerns.

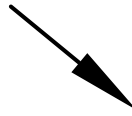
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Mountain Top Acres Addition 1, Section 35, Township 19 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. Construct the access road and internal streets to Borough Street Standards according to the 2022 Subdivision Construction Manual (SCM):
 - a) That portion of E. Hatchers Landing Avenue lying between N. Palmer Fishhook Road and the eastern leg of Mountain Top Loop to be constructed to Residential Subcollector street standards.
 - b) Construct Mountain Top Loop and the T-Turnaround far enough south to provide a minimum of 60' of frontage to Lot 8, Block 1 to Residential Street Standards.
 - c) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - d) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - e) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - f) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - g) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - h) Obtain approval of street names from Platting Assistant.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit plat in full compliance with Title 43.

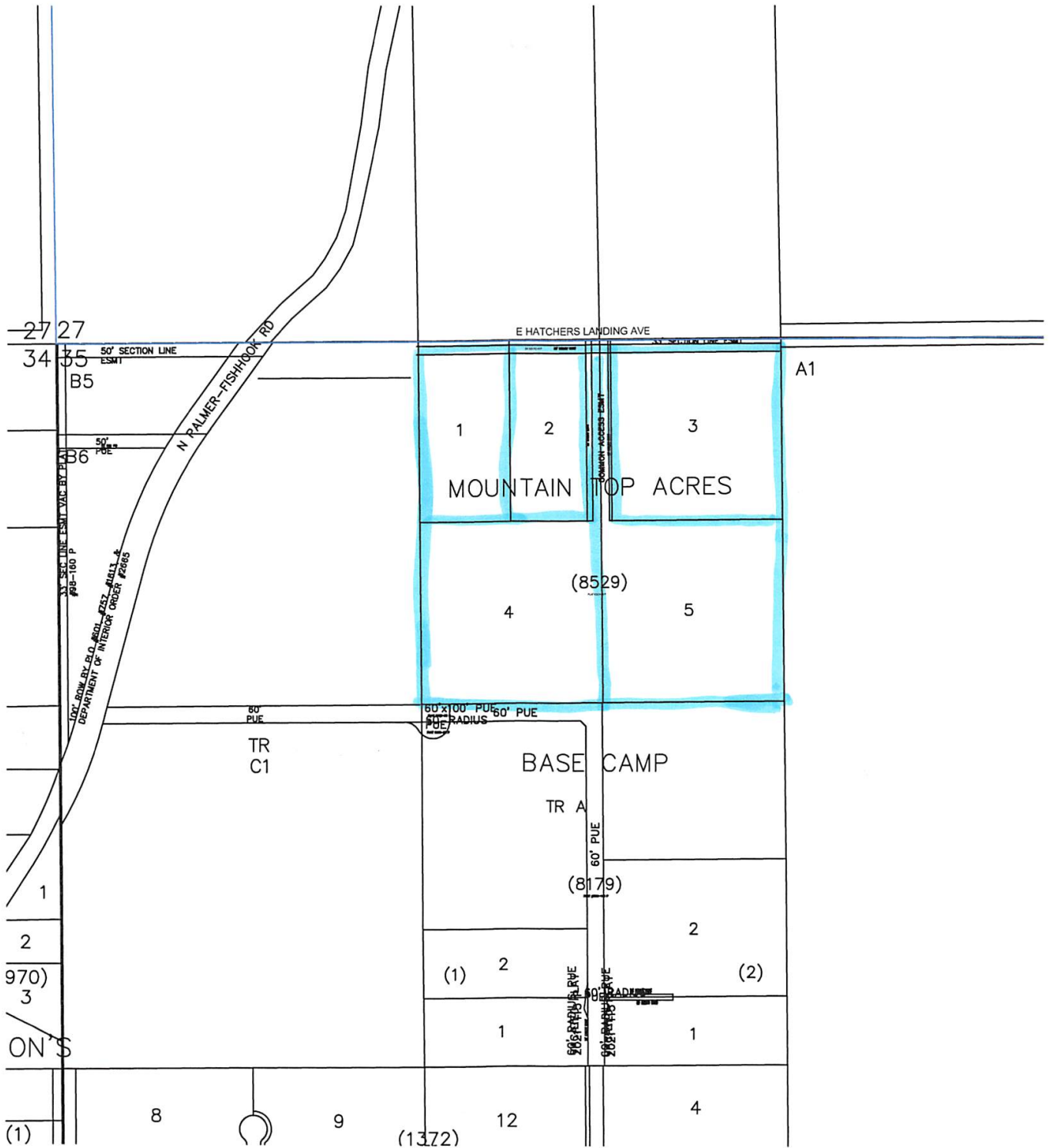


**SUBJECT
PROPERTY**

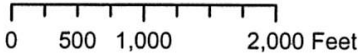
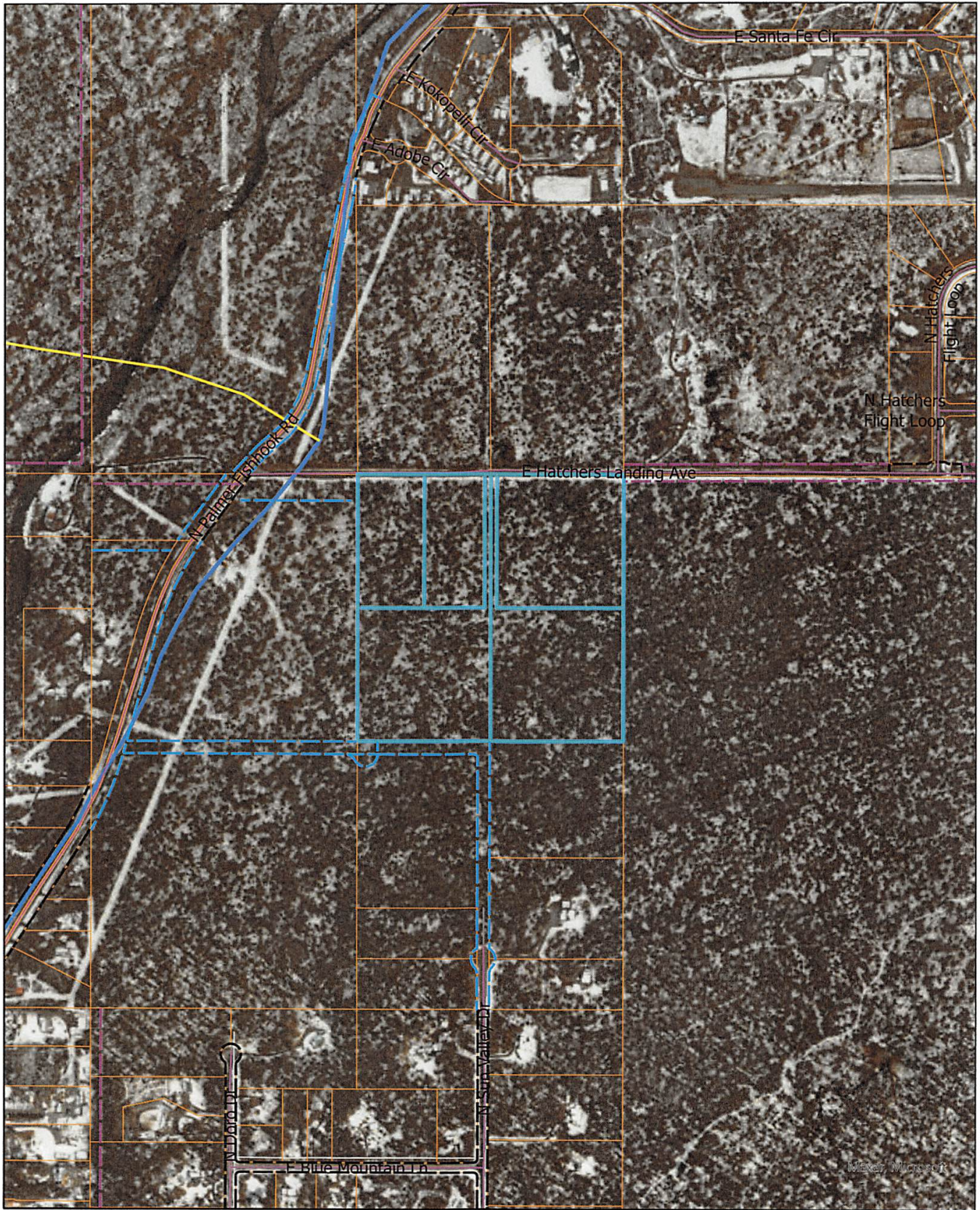


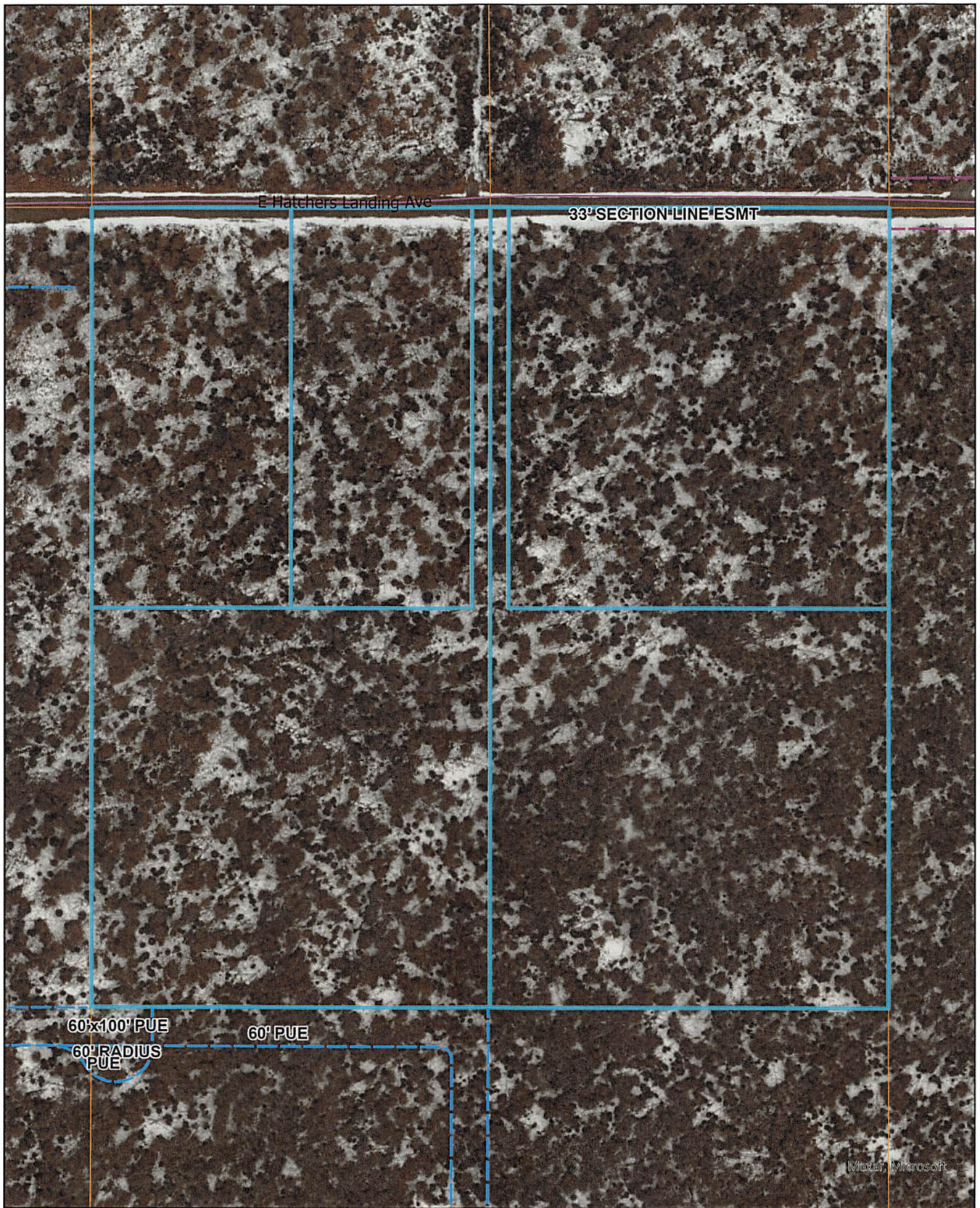
VICINITY MAP
FOR PROPOSED MOUNTAIN TOP ACRES
ADDITION 1 SUBDIVISION
LOCATED WITHIN
SECTION 35, T19N, R01E, SEWARD MERIDIAN
IN 14 MAP ALASKA

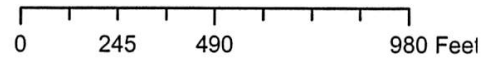
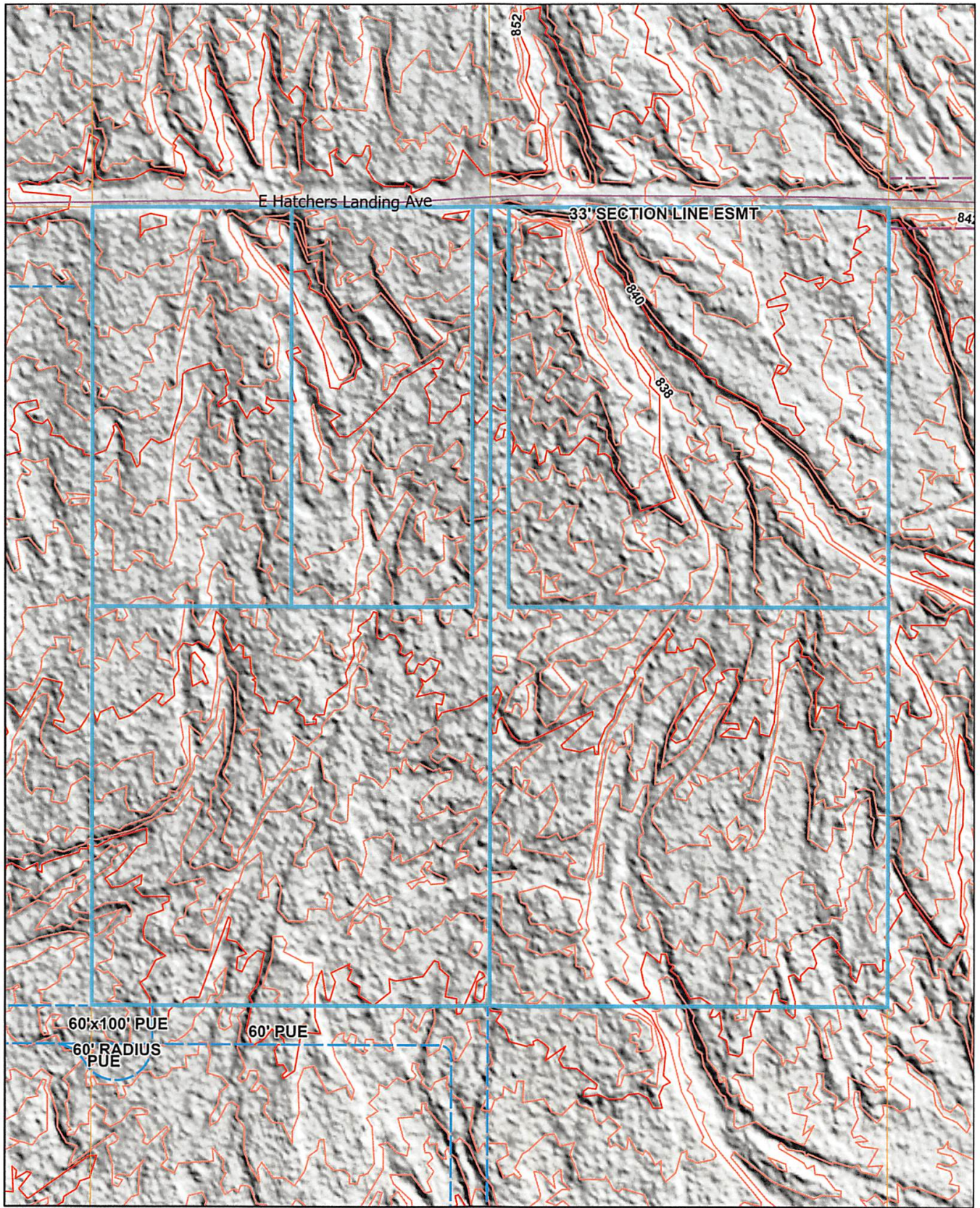
2
(2)



Mountain Top Acres Addition 1
May 7, 2026
Exhibit Page 2 of 84







Matthew Goddard

From: Chuck Leet <alaskarimengineering.llc@gmail.com>
Sent: Thursday, April 23, 2026 12:54 PM
To: Matthew Goddard; Tim Carmen
Cc: Craig Powell
Subject: RE: Mountain Top Acres Addition 1

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

Matthew and Tim

I have looked at the proposed preliminary plat changes and the lot configuration does not change the useable area on the lots.

Chuck

Charles A Leet, PE (Chuck)
Owner/Principal Civil Engineer



ARE, LLC
dba Alaska Rim Engineering
Palmer Alaska Office
1920 Kentucky Derby Dr.
Palmer, AK 99645
C: 907.775.2347

email: alaskarimengineering.llc@gmail.com

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A Good Day is when you make another person smile
A Great Day is when you make another person laugh
Anno

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 2, 2026**

PRELIMINARY PLAT: MOUNTAIN TOP ACRES ADDITION 1
LEGAL DESCRIPTION: SEC 35, T19N, R01E, SEWARD MERIDIAN AK
PETITIONERS: CRAIG POWELL
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING
ACRES: 39.90 ± **PARCELS:** 35
REVIEWED BY: MATTHEW GODDARD **CASE #:** 2026-009

REQUEST: The request is to eliminate a utility easement and a common access easement and to create 35 lots from Lots 1-5, Mountain Top Acres, Plat #2024-80, to be known as **MOUNTAIN TOP ACRES ADDITION 1**, containing 39.9 acres +/- . The property is located north of N Sun Valley Drive, east of N Palmer Fishhook Road, and directly south of E Hatchers Landing Avenue (Tax ID #8529000L001-L005); within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos	PAGES - 1-5
Geotechnical Report	PAGES - 6-17
Average Daily Traffic Calculation	PAGE - 18-19
Drainage Plan	PAGE - 20
Road Narrative	PAGE - 21
Letters of Non-Objection	PAGES - 22-38
Agenda Plat	PAGE - 48

AGENCY COMMENTS

MSB DPW Pre-Design and Engineering Division	PAGES - 39-40
MSB Development Services	PAGES - 41-42
Utilities	PAGES - 43-47

DISCUSSION: The proposed subdivision is creating 35 lots, eliminating utility easements, and eliminating a common access easement. The utility easements being eliminated will be replaced by new easement following the proposed road alignments. Access for all lots will be from proposed internal streets. Access to the subdivision is from E. Hatchers Landing Avenue.

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

Soils Report: A geotechnical report was submitted (Exhibit Pages 6-17), pursuant to MSB 43.20.281(A). Charles Leet, Registered Professional Engineer, notes the owners of the parcels are proposing to subdivide this land into 35 lots. Each proposed lot will exceed 40,000 square feet in area, thus meeting the Borough's minimum lot size requirement. Access to the proposed subdivision will be provided via E. Hatchers Landing Avenue.

On September 24, 2025, a subsurface soils investigation was conducted on the parent parcel. Nine test holes were dug within the proposed parent parcels and visually rated. The soils encountered consisted of poorly graded sand and gravel overlain with silt and organics that was visually rated.

Matanuska Susitna Imagery indicates the topography of the subject lot and surrounding area. The terrain on the parent parcel slopes down and away from Hatchers Landing Avenue from north to south, with an elevation change of 10 feet. There are no portions on the parent parcel that has slopes greater than 25%, there is adequate area on the proposed lot to accommodate development.

A drainage plan was provided to show the general drainage plan for the subdivision. Drainage designs will be in accordance with Best Management Practices as defined by the EPA. Drainage will be directed to surface absorption areas through grass lined ditches and swales. Drainage easements will be incorporated where necessary to ensure the satisfactory operation of the drainage plan. Cut and fill slopes will be top-soiled and seeded to help control erosion and enhance visual appeal.

The proposed lots will be 40,000 SF or greater of total area with a minimum of 10,000 SF of contiguous useable septic and 10,000 SF of useable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.281(A)(1).

An ADT was submitted (Exhibit Pages 18-19) pursuant to SCM F01.1 & A15. Based on the submitted ADT, E hatchers Landing Avenue will need to be upgraded to Residential Subcollector Street Standard starting at the junction of E. Hatchers Landing Avenue and the eastern leg of the proposed Mountain Top Loop (Recommendation #4).

Letters of non-objection were submitted (Exhibit Pages 22-38) from all four utility companies for the proposed modifications to the existing utility easements.

Comments:

MSB DPW Pre-Design and Engineering Division (Exhibit Pages 39-40) has the following comments:

- Hatcher's Landing Avenue is currently certified to residential standard. Per the ADT estimate, Hatcher's Landing Avenue will need to be certified to Residential Subcollector standard from Palmer-Fishhook Road to the east leg of Mountain Top Loop (Recommendation #4a).
- Mountain Top Loop and the stub of Sun Valley Drive shall be constructed to minimum of residential standard (Recommendation #4b).
- The drainage plan shows a natural drainage channel which crosses Hatcher's Landing Avenue through a 30" culvert and then being rerouted to the roadside ditches of Hatcher's Landing Avenue and Mountain Top Loop. Per 2022 Subdivision Construction Manual D03 natural drainage patterns should be retained to the extent possible and changes to drainage patterns must not adversely affect

adjacent property or right of way. The drainage should be redesigned to keep the natural drainage channels through the subject property separate from the road drainage.

Charles Leet, PE responded to these comments stating "We believe that the current storm water design adequately addresses the intermittent storm water runoff coming across Hatchers Landing. We will continue to work with Public Works to satisfy their concerns."

Staff notes that the final drainage plan will need to be approved by MSB DPW Pre-Design and Engineering Division prior to acceptance of the roads (Recommendation #4).

MSB Development Services (Exhibit G) has the following comments:

- **Permit Center** – Each access or encroachment constructed during the subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout.

Any water system, sewer lines, or street lighting placed in the right-of-way shall require a utility permit.

- **Code Compliance** – There are no open/active Code Compliance Cases on the existing parcels (Lots 1-5).

The summary states there will be 35 lots created to be known as Mountain Top Acres Additions 1; however the agenda plat calls out the lots (no block numbers) with there being 3 different Lot 1's. Please clarify the lot numbers (or identify blocks).

Staff notes that block numbers will need to be added during the final review process Recommendation #5).

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

Utilities: (Exhibit K):

ENSTAR has no comments or recommendations.

GCI has no comments or objections.

MEA did not respond.

MTA has no comments.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Community Council #10 Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments, Planning; or MEA.

CONCLUSION: The preliminary plat of Mountain Top Acres Addition 1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, 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 will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

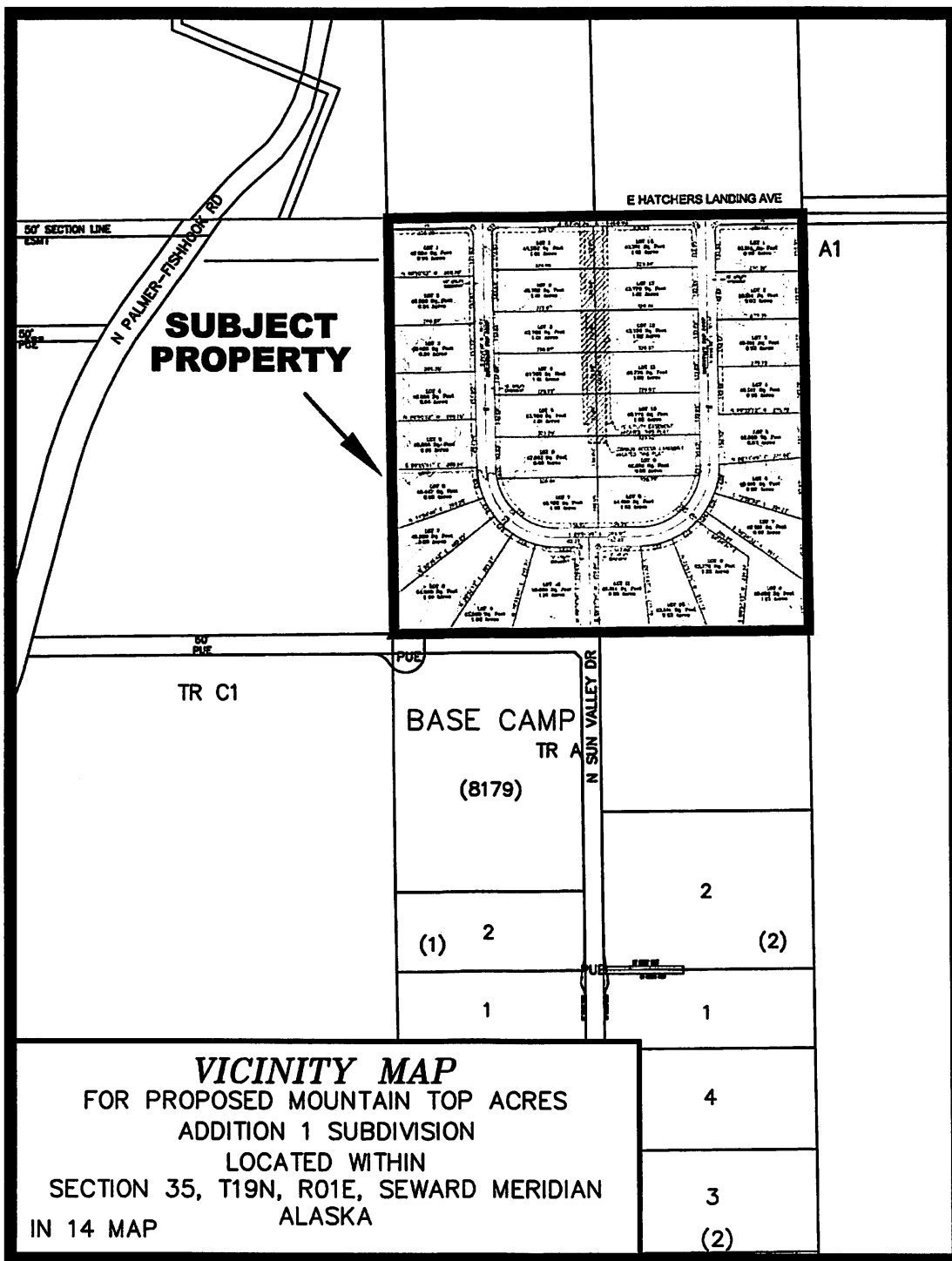
FINDINGS OF FACT

1. The plat of Mountain Top Acres Addition 1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. All lots will have the required legal and physical access pursuant to MSB 43.20.100 Access Required, 43.20.120 Legal Access, and 43.20.140 Physical Access.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Community Council #10 Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments, Planning; or MEA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. At the time the staff report was written, there were no objections from the public in response to the Notice of Public Hearing.

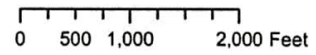
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Mountain Top Acres Addition 1, Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations

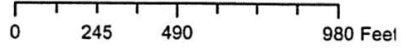
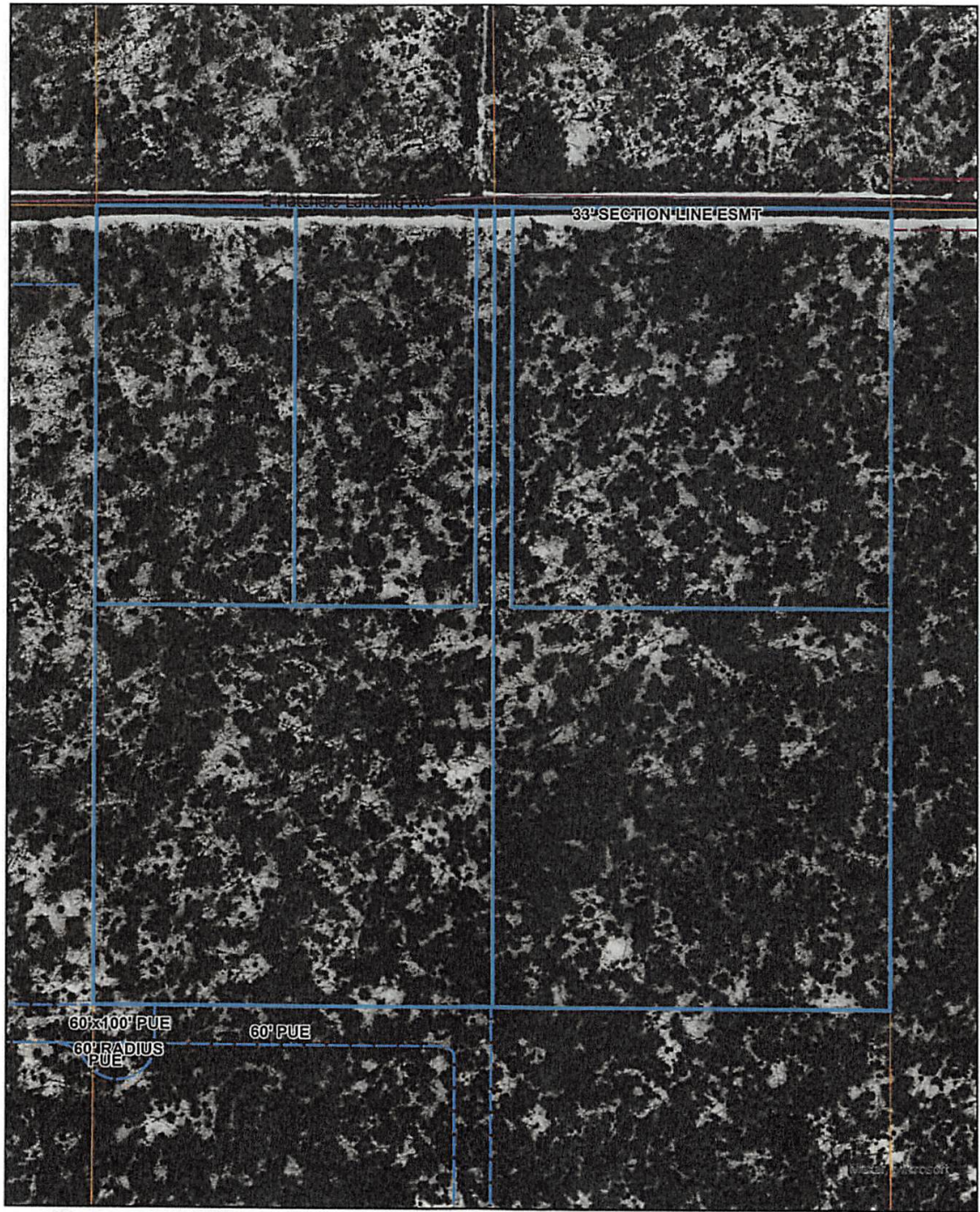
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Construct the access road and internal streets to Borough Street Standards according to the 2022 Subdivision Construction Manual (SCM):
 - a) That portion of E. Hatchers Landing Avenue lying between N. Palmer Fishhook Road and the eastern leg of Mountain Top Loop to be constructed to Residential Subcollector street standards.
 - b) Construct Mountain Top Loop and the stub road portion of N. Sun Valley Drive to Residential Street Standards.
 - c) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - d) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - e) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - f) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - g) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - h) Obtain approval of street names from Platting Assistant.
5. Add Block labels as appropriate.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit plat in full compliance with Title 43.



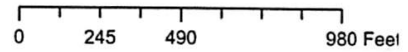
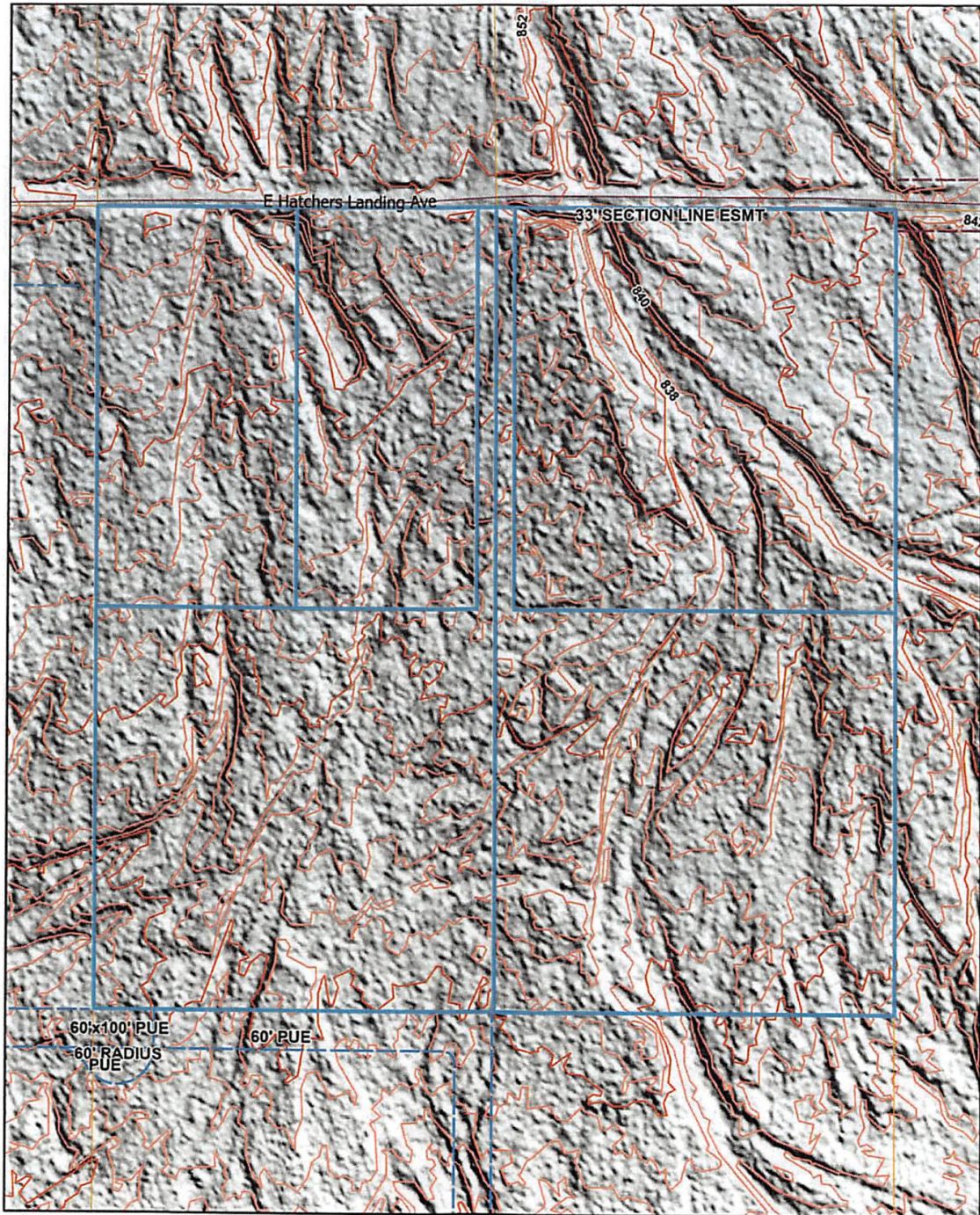
Mountain Top Acres Addition 1
Exhibit Page 1 of 48



Mountain Top Acres Addition 1
Exhibit Page 3 of 48



Mountain Top Acres Addition 1
Exhibit Page 4 of 48



Mountain Top Acres Addition 1
Exhibit Page 5 of 48



ARE, LLC
dba ALASKA RIM ENGINEERING
CONSULTING CIVIL ENGINEERS – PLANNERS
1920 N. Kentucky Derby Dr.
Palmer, Alaska 99645
Telephone (907) 775-2347
Email: alaskarimengineering.llc@gmail.com

December 22, 2025

Mr. Fred Wagner, PLS
Matanuska Susitna Borough
Platting Department
350 E. Dahlia
Palmer, AK 99645

RECEIVED
JAN 15 2026
PLATTING

RE: Proposed, Mountain Acres Addition 1
A Resubdivision of Mountain Top Acres Lots 1, 2, 3, 4 and 5 Plat #2024-80

Subject: Usable Area Report

Dear Mr. Wagner,

The owners of the parcels referenced above are proposing to resubdivide this land into 35 lots. Each proposed lot will exceed 40,000 square feet in area, thus meeting the Borough's minimum lot size requirement. Access to these properties will be provided via E. Hatchers Landing Avenue.

GEOTECHNICAL FIELD EXPLORATION

On September 24, 2025, a subsurface soils investigation was conducted on the parent parcel. Nine test holes were dug within the proposed parent parcels and visually rated. The soils encountered consisted of poorly graded sand and gravel overlain with silt and organics that was visually rated (see test hole logs). It should be noted that all test holes contained a significant number of cobbles ranging from 12 to 24 inches in diameter. In test hole #4, Clear Excavating, the excavation contractor, removed a three-foot-diameter stone from the hole. Test Hole # 5 in the center of the parent parcel was not excavated.

TOPOGRAPHY

Matanuska Susitna Imagery indicates the topography of the subject lot and surrounding area. The terrain on the parent parcel slopes down and away from Hatchers Landing Avenue from north to south, with an elevation change of 10 ft. There are no portions on the parent parcel that has slopes greater than 25%, there is adequate area on the proposed lot to accommodate development.

The parent parcel is vegetated with old growth birch, spruce, and brush.

DRAINAGE

We have provided a drainage plan to show the general drainage plan for the subdivision. Drainage designs will be in accordance with Best Management Practices as defined by the EPA. Drainage will be directed to surface absorption areas through grass lined (flat bottom where possible) ditches and swales. Drainage easements will be incorporated where necessary to ensure the satisfactory operation of the drainage plan. Cut and Fill slopes will be top-soiled and seeded to help control erosion and enhance visual appeal.

Professional Consulting --- Practical Solutions
ARE, LLC Proj. No. 2025072



USEABLE AREA REPORT
PROPOSED PLAT OF MOUNTAIN ACRES ADDITION 1

Page 2 of 2

SUBDIVISION DESIGN CRITERIA

The proposed lots will be 40,000 SF or greater of total area with a minimum of 10,000 SF of contiguous useable septic and 10,000 SF of useable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.28(A)(1).

The subdivision is designed based on the criteria found in the MSB Title 43 and the current Subdivision Construction Manual.

A review of the MSB GIS Mapping indicates there is less than one percent chance that any part of the plated area will be inundated by the Base Flood Event in any given year. Certainly, the proposed lots develop area is outside any potential flood hazard.

This report is presented for the sole purpose of subdividing the above-mentioned parcel of land.

Based on the information presented in this report and our experience in the subject area, there is 10,000 sf of contiguous usable septic area and 10,000 sf of building area on the proposed lots for initial and replacement wastewater disposal systems with associated appurtenances.

If you have any questions or wish to discuss this matter further, please contact me.

Sincerely,
ALASKA RIM ENGINEERING
Charles A. Leet, P.E.
Professional Engineer



12/23/2025

Attachment:

- Test Hole Location
- Test Hole Logs 1-4 and 6-10

Charles A. Leet, P.E.
Project Engineer

Cc: Craig Powell
Bull Moose Surveying,
AK Rim File No. 2025072

Professional Consulting --- Practical Solutions
ARE, LLC Proj. # 2025072



SOIL LOG

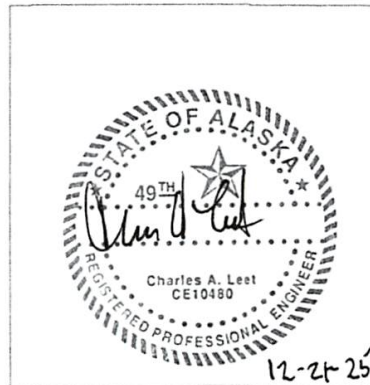
TEST HOLE 1

ARE, LLC
CONSULTING CIVIL ENGINEERS – PLANNERS
1920 Kentucky Derby Dr.
Palmer, Alaska 99645
Telephone (907) 775-2347
Email: alaskarimengineering,llc@gmail.com

Project: Mountain Top
Date: 9/24/2025

AK Rim File No. 25-072
Logged By: Chuck Leet

Depth (feet)	Description
	0-1' Organic (PT) Top Soil
1	
	1-2' Sity Sand (SM) Lt Tan Dry
2	
	2-13' sand (SP) with lenses of gravel GP
3	
4	
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12	
13	Bottom of Test Hole
14	
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19	
20	
	Callout, Color, Density, Moisture Content, USC



TEST HOLE LOCATION:

See Preliminary Plat for Test Hole Location(s)

COMMENTS:

No water or impermeable 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. Rev 11/2020



SOIL LOG

TEST HOLE 2

ARE, LLC
CONSULTING CIVIL ENGINEERS - PLANNERS
1920 Kentucky Derby Dr.
Palmer, Alaska 99645
Telephone (907) 775-2347
Email: alaskarimengineering.llc@gmail.com

Project: Mountain Top
Date: 9/24/2025

AK Rim File No. 25-072
Logged By: Chuck Leet

Depth (feet)	Description
	0-1' Organic (PT) Top Soil
1	1-2' Sity Sand (SM) Lt Tan Dry
2	
3	2-4' Well graded gravel (GW)
4	4-13' Poorly Graded Gravel(GP) w/ cobble 6"-18 Dry
5	
6	
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12	
13	Bottom of Test Hole
14	
15	
16	
17	
18	
19	
20	
Callout, Color, Density, Moisture Content, USC	



TEST HOLE LOCATION:

See Preliminary Plat for Test Hole Location(s)

COMMENTS:

No water or impermeable 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. Rev 11/2020



SOIL LOG

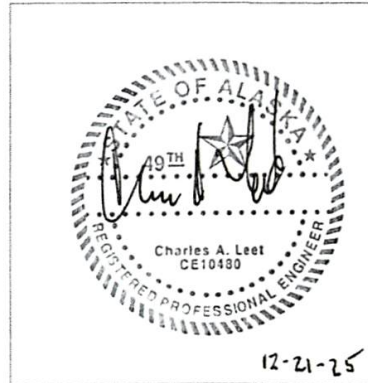
TEST HOLE 3

ARE, LLC
CONSULTING CIVIL ENGINEERS - PLANNERS
1920 Kentucky Derby Dr.
Palmer, Alaska 99645
Telephone (907) 775-2347
Email: alaskarimengineering.llc@gmail.com

Project: Mountain Top
Date: 9/24/2025

AK Rim File No. 25-072
Logged By: Chuck Leet

Depth (feet)	Description
	0-1' Organic (PT) Top Soil
1	
	1-2' Sity Sand (SM) Lt Tan Dry
2	
	2-4' Well graded gravel (GW)
3	
	4-13' Poorly Graded Gravel(GP) w/ cobble 6"-18 Dry
4	
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13	Bottom of Test Hole
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19	
20	
Callout, Color, Density, Moisture Content, USC	



TEST HOLE LOCATION:

See Preliminary Plat for Test Hole Location(s)

COMMENTS:

No water or impermeable 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. Rev 11/2020



SOIL LOG

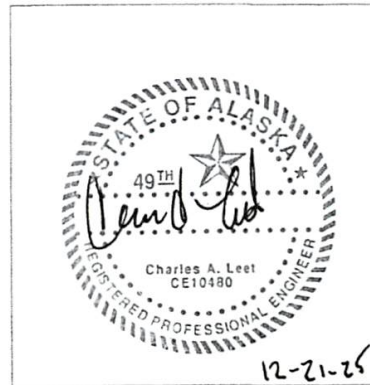
TEST HOLE 4

ARE, LLC
CONSULTING CIVIL ENGINEERS – PLANNERS
1920 Kentucky Derby Dr.
Palmer, Alaska 99645
Telephone (907) 775-2347
Email: alaskarimengineering.llc@gmail.com

Project: Mountain Top
Date: 9/24/2025

AK Rim File No. 25-072
Logged By: Chuck Leet

Depth (feet)	Description
	0-1' Organic (PT) Top Soil
1	
	1-3' Sand and gravel GP and Boulders
2	
	3-13' Sand and gravel GP, w/cobbles and boulders GP
3	
4	
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13	Bottom of Test Hole
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16	
17	
18	
19	
20	
	Callout, Color, Density, Moisture Content, USC



TEST HOLE LOCATION:

See Preliminary Plat for Test Hole Location(s)

COMMENTS:

No water or impermeable layers were encountered.

Excavated 3' diameter rock with rounded edges

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 11/2020



SOIL LOG

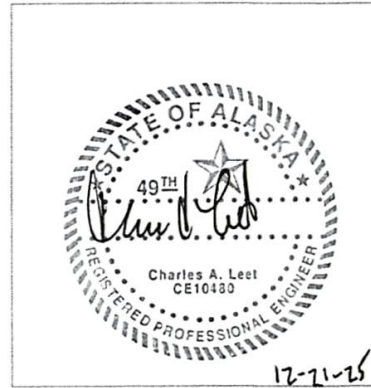
TEST HOLE 6

ARE, LLC
CONSULTING CIVIL ENGINEERS – PLANNERS
1920 Kentucky Derby Dr.
Palmer, Alaska 99645
Telephone (907) 775-2347
Email: alaskarimengineering.llc@gmail.com

Project: Mountain Top
Date: 9/24/2025

AK Rim File No. 25-072
Logged By: Chuck Leet

Depth (feet)	Description
	0-1' Organic (PT) Top Soil
1	
	1-13' Cobbles sand and gravel and boulders GP
2	
3	
4	
5	
6	
7	
8	
9	
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12	
13	Bottom of Test Hole
14	
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16	
17	
18	
19	
20	
Callout, Color, Density, Moisture Content, USC	



TEST HOLE LOCATION:
See Preliminary Plat for Test Hole Location(s)

COMMENTS:
No water or impermeable 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. Rev 11/2020



SOIL LOG

TEST HOLE 7

ARE, LLC
CONSULTING CIVIL ENGINEERS – PLANNERS
1920 Kentucky Derby Dr.
Palmer, Alaska 99645
Telephone (907) 775-2347
Email: alaskarimengineering.llc@gmail.com

Project: Mountain Top
Date: 9/24/2025

AK Rim File No. 25-070
Logged By: Chuck Leet

Depth (feet)	Description
	0-1' Organic (PT) Top Soil
1	
	1-2' Sity Sand (SM) Lt Tan Dry
2	
	2-4' Sand w/ gravel GP
3	
	4-13' Sand w/ gravel GP Cobbles with Boulders
4	
5	
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12	
13	Bottom of Test Hole
14	
15	
16	
17	
18	
19	
20	
Callout, Color, Density, Moisture Content, USC	



TEST HOLE LOCATION:

See Preliminary Plat for Test Hole Location(s)

COMMENTS:

No water or impermeable 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. Rev 11/2020



SOIL LOG

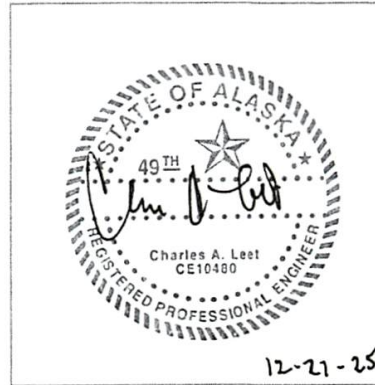
TEST HOLE **8**

ARE, LLC
CONSULTING CIVIL ENGINEERS – PLANNERS
1920 Kentucky Derby Dr.
Palmer, Alaska 99645
Telephone (907) 775-2347
Email: alaskarimengineering,llc@gmail.com

Project: Mountain Top
Date: 9/24/2025

AK Rim File No. 25-072
Logged By: Chuck Leet

Depth (feet)	Description
1	0-1' Organic (PT) Top Soil
2	1-2' Sity Sand (SM) Lt Tan Dry
3	2-13' sand SP with lenses of gravel GP
4	
5	
6	
7	
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12	
13	Bottom of Test Hole
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15	
16	
17	
18	
19	
20	
Callout, Color, Density, Moisture Content, USC	



TEST HOLE LOCATION:

See Preliminary Plat for Test Hole Location(s)

COMMENTS:

No water or impermeable 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. Rev 11/2020



SOIL LOG

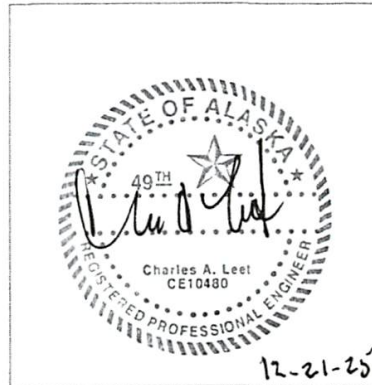
TEST HOLE **9**

ARE, LLC
CONSULTING CIVIL ENGINEERS – PLANNERS
1920 Kentucky Derby Dr.
Palmer, Alaska 99645
Telephone (907) 775-2347
Email: alaskarimengineering.llc@gmail.com

Project: Mountain Top
Date: 9/24/2025

AK Rim File No. 25-072
Logged By: Chuck Leet

Depth (feet)	Description
1	0-1' Organic (PT) Top Soil
2	1-13' Cobbles sand and gravel (GP) Cobbles and Boulders
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of Test Hole
14	
15	
16	
17	
18	
19	
20	
	Callout, Color, Density, Moisture Content, USC



TEST HOLE LOCATION:

See Preliminary Plat for Test Hole Location(s)

COMMENTS:

No water or impermeable 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. Rev 11/2020



SOIL LOG

TEST HOLE 10

ARE, LLC
CONSULTING CIVIL ENGINEERS – PLANNERS
1920 Kentucky Derby Dr.
Palmer, Alaska 99645
Telephone (907) 775-2347
Email: alaskarimengineering.llc@gmail.com

Project: Mountain Top
Date: 9/24/2025

AK Rim File No. 25-072
Logged By: Chuck Leet

Depth (feet)	Description
	0-1' Organic (PT) Top Soil
1	
	1-2' Sity Sand (SM) Lt Tan Dry
2	
	2-4' Sand w/ gravel GP
3	
	4-13' Sand w/ gravel GP with Cobbles and Boulders
4	
5	
6	
7	
8	
9	
10	
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12	
13	Bottom of Test Hole
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Callout, Color, Density, Moisture Content, USC	

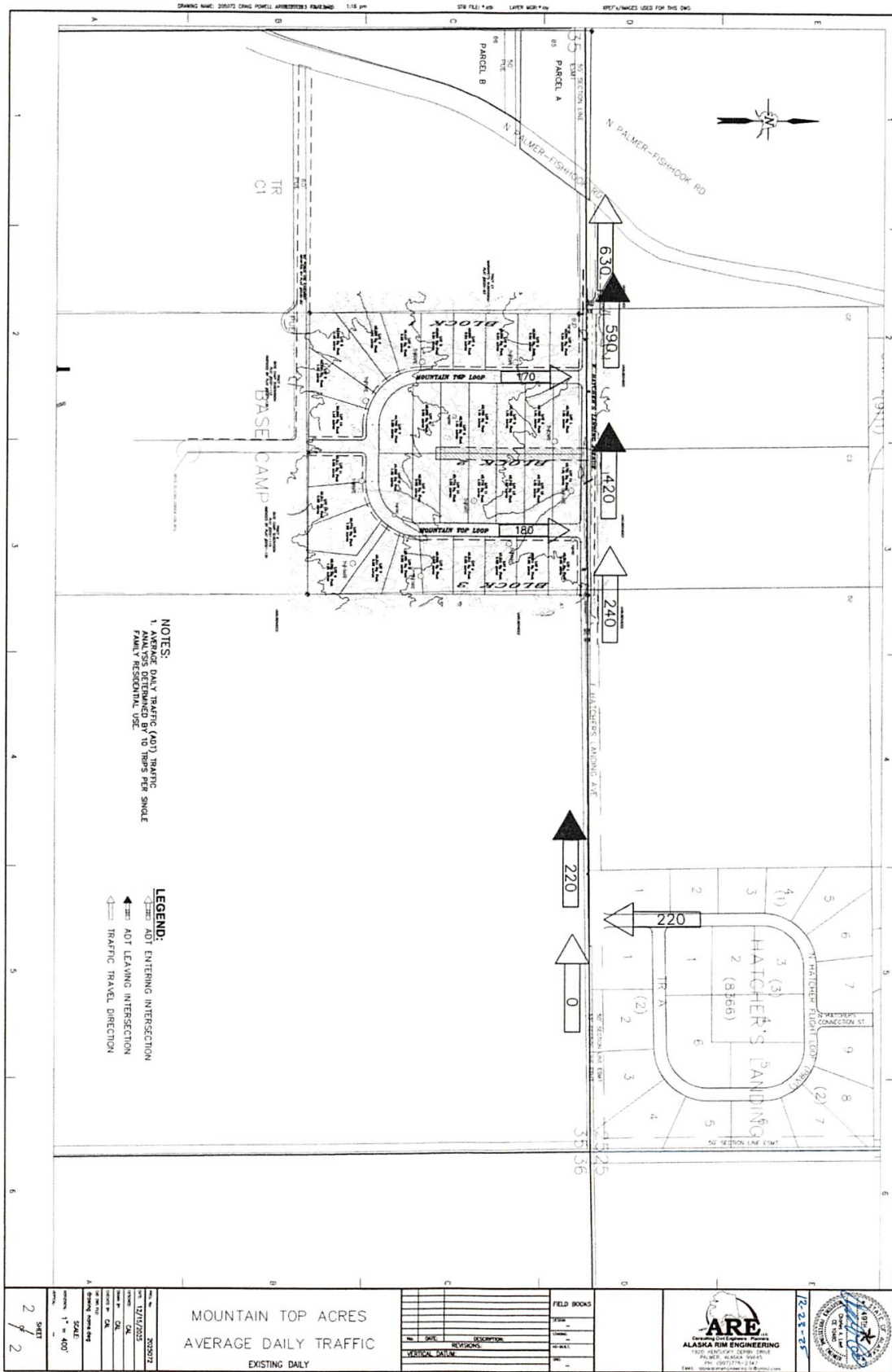


TEST HOLE LOCATION:
See Preliminary Plat for Test Hole Location(s)

COMMENTS:
No water or impermeable 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. Rev 11/2020

C:\Users\admri\OneDrive\Desktop\ARE LLC\2025 PROJECTS\2025072 UA Craig Powell\0700 Drawings\701 Working Drawings\2025072 CRAIG POWELL ARE\20251223 FINAL.dwg, 12/23/2025 1:16:32 PM



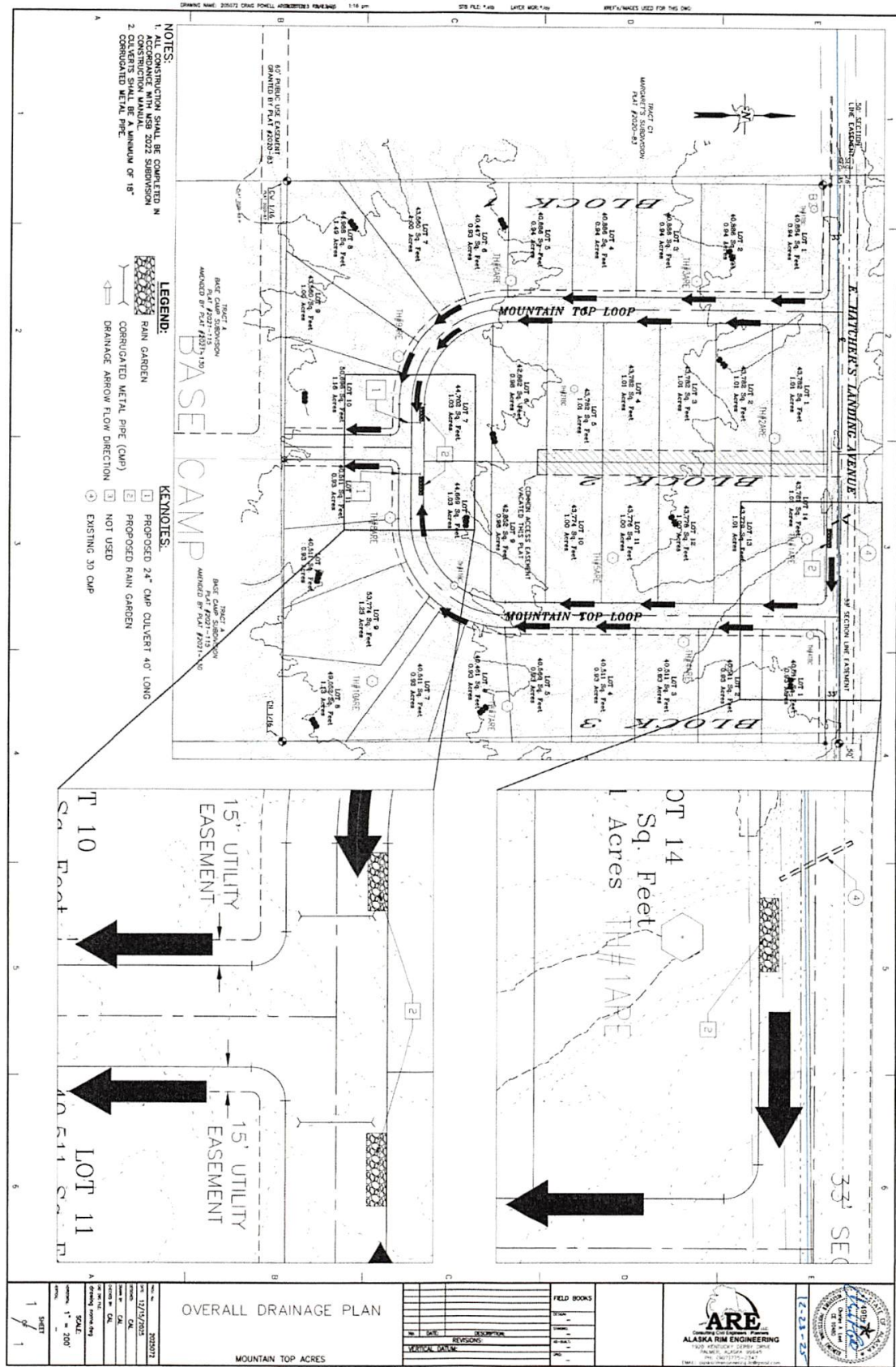
MOUNTAIN TOP ACRES
AVERAGE DAILY TRAFFIC
EXISTING DAILY

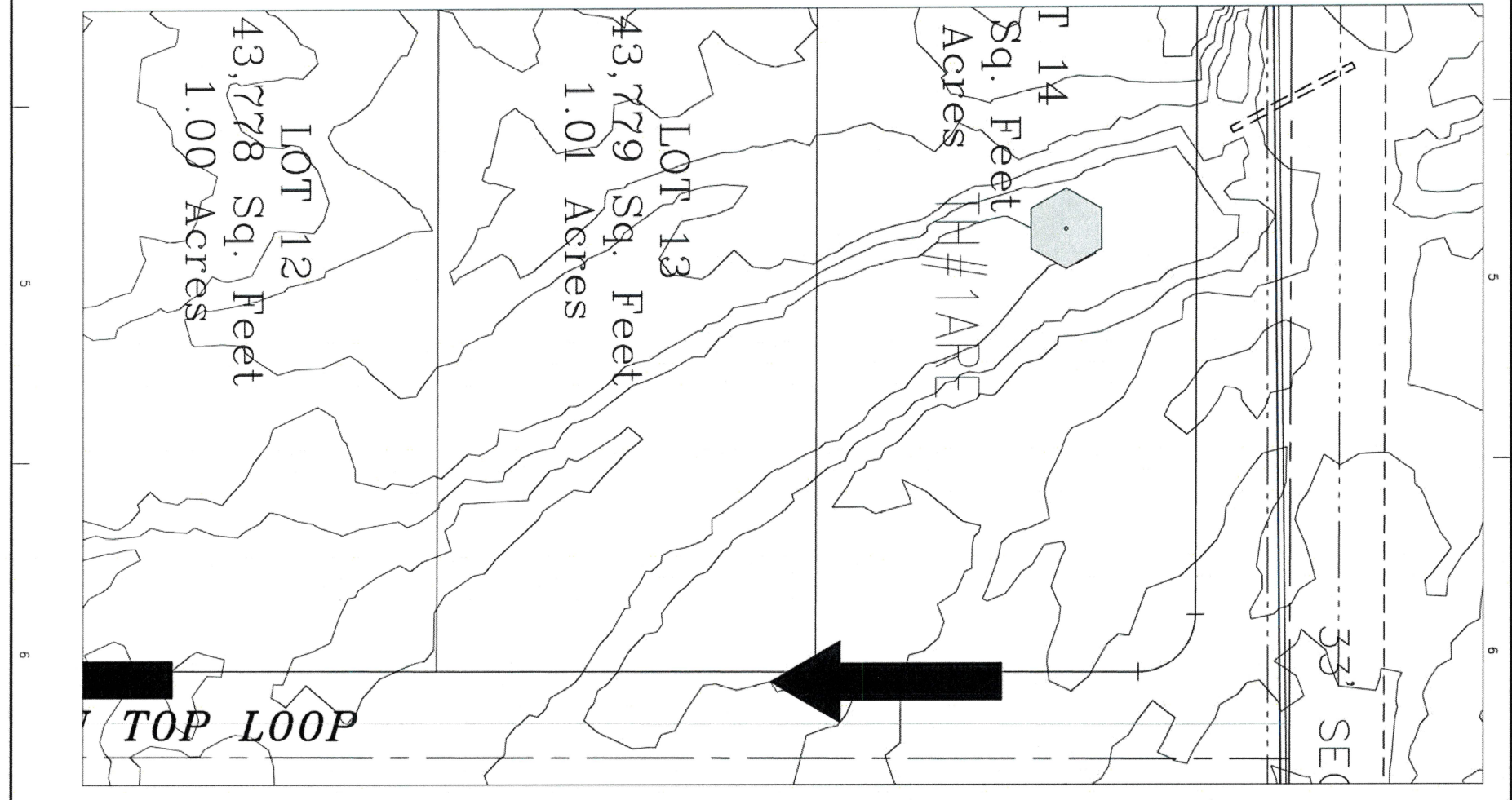
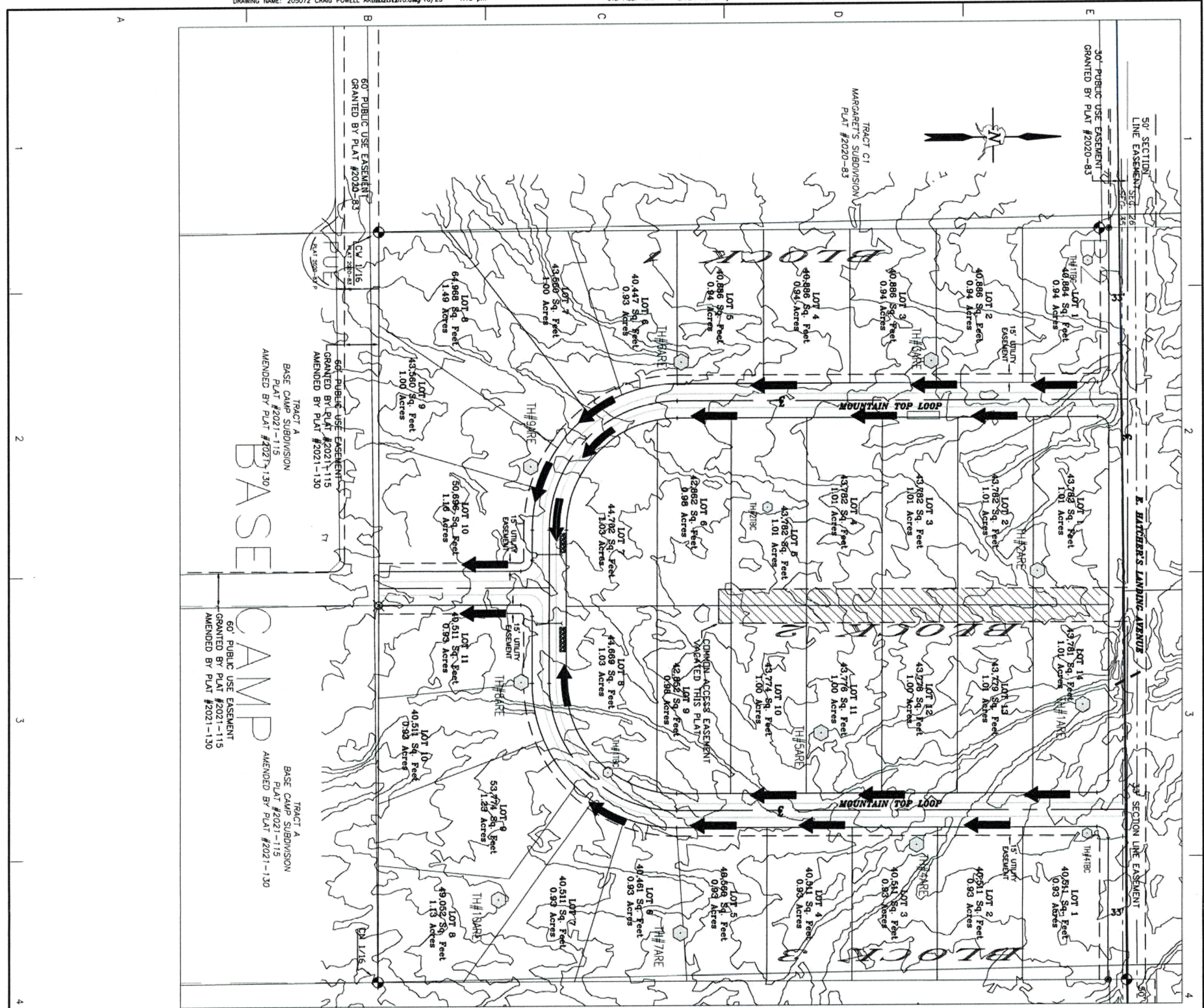
NO.	DATE	DESCRIPTION

ARE
ALASKA RIM ENGINEERING
1925-B BUCKNER DRIVE
PALMER, ALASKA 99676
PH: 907-776-0147
EMAIL: info@alaskarimeng.com

12-28-25

C:\Users\admin\OneDrive\Desktop\ARE LLC\2025 PROJECTS\2025072 UA Craig Powell\701 Working Drawings\2025072 CRAIG POWELL ARE\20251223 FINAL.dwg, 12/23/2025 1:16:53 PM





<p>1 OF 1 SHEET</p>	<p>SCALE: 1" = 200'</p>	<p>DATE: 12/15/2025</p>	<p>PROJECT: 2025072</p>	<p>OVERALL DRAINAGE PLAN</p>	<p>MOUNTAIN TOP ACRES</p>	<p>FIELD BOOKS</p>	<p>DESIGN: 1</p> <p>STAMP: 1</p> <p>AS-BUILT: 1</p> <p>GRID: 1</p>		
No.	DATE	DESCRIPTION							

Bull Moose Surveying LLC

Tim & Sarah Carmen, Owners

ROBERT HOFFMAN P.L.S.

200 E. Hygrade Lane

Wasilla, Alaska 99654

Phone 907.357.6957

Email: office@bullmoosesurveying.com



ROAD DESIGN NARRATIVE

Proposed Subdivision: Mountain Top Acres, Addition No.1

The proposed subdivision is will be dedicating +/- 2560 feet of roadway plus a stub road to be constructed through the southern boundary into adjoining Public Use Easement, and a "T" turnaround will be constructed within.

Beginning at the intersection of proposed road and E. Hatcher's Landing Avenue at the Northwestern corner of the proposed subdivision, elevations start at +/-851.5' and decline at - 2.6% slope to around station 7+92. Thence changes to a -1% slope to station 14+00. Thence changes to a +1.9% back to the end of the loop at E. Hatcher's Landing Avenue.

Per MSB Subdivision Construction Manual Section B03.3, the road does not exceed 6% with no cuts or fills exceeding 5', and no slope easements will be required. A plan and profile design will not be submitted.

Respectfully,

Robert Hoffman

Mountain Top Acres Addition 1
Exhibit Page 21 of 48

Mountain Top Acres Addition 1
May 7, 2026
Exhibit Page 31 of 84



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

January 29, 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 proposed 15FT (fifteen foot) wide utility easement vacations along either side of the shared driveway between Lot 2 and Lot 3 of MOUNTAIN TOP ACRES, Plat # 2024-80, and has no comments or recommendations.

If you have any questions, please feel free to contact me at (907) 714-7521 or by email at skylar.furlong@enstarnaturalgas.com.

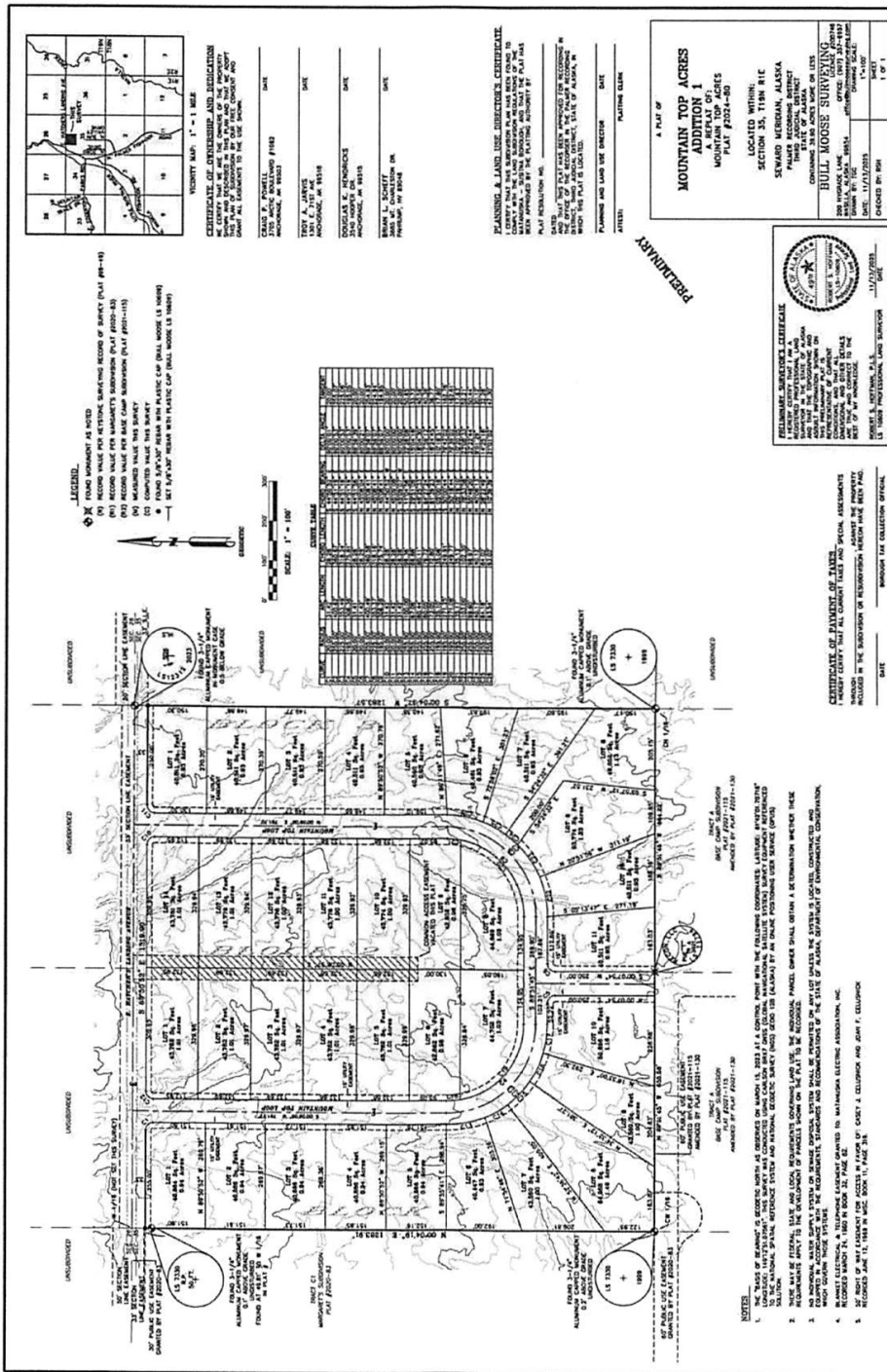
Sincerely,

A handwritten signature in blue ink that reads "Skylar Furlong".

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

Mountain Top Acres Addition 1
Exhibit Page 22 of 48

Mountain Top Acres Addition 1
May 7, 2026
Exhibit Page 32 of 84



Mountain Top Acres Addition 1
Exhibit Page 24 of 48

Matthew Goddard

From: Tim Carmen <tim@bullmoosesurveying.com>
Sent: Thursday, January 29, 2026 2:57 PM
To: Matthew Goddard
Subject: Fwd: Vacating Utility easement for Mountain Top Acres
Attachments: Powell-MountainTop-Resub-Prelim.pdf

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

Matthew, OSP Design with GCI has no objections.

Tim Carmen, Survey Manager
Bull Moose Surveying LLC
Tim@bullmoosesurveying.com
907-357-6957 office
907-203-3192 office cell

----- Forwarded Message -----

Subject:RE: Vacating Utility easement for Mountain Top Acres
Date:Thu, 29 Jan 2026 23:13:00 +0000
From:OSP Design Group <ospdesign@gci.com>
To:Tim Carmen <tim@bullmoosesurveying.com>, OSP Design Group <ospdesign@gci.com>
CC:Sara Carmen <office@bullmoosesurveying.com>, kati@bullmoosesurveying.com
<kati@bullmoosesurveying.com>, Sara Carmen - Office Manager
<sara@bullmoosesurveying.com>

Tim,

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

Thanks,
GCI | OSP Design
1001 Northway Dr., 1st Floor, Anchorage, AK 99508
e: OSPDesign@gci.com | w: www.gci.com

From: Tim Carmen <tim@bullmoosesurveying.com>
Sent: Thursday, January 29, 2026 10:08 AM
To: OSP Design Group <ospdesign@gci.com>
Cc: Sara Carmen <office@bullmoosesurveying.com>; kati@bullmoosesurveying.com; Sara Carmen - Office Manager
<sara@bullmoosesurveying.com>
Subject: Re: Vacating Utility easement for Mountain Top Acres

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

Hellow OSP Design,

We just need an email stating the GCI does not object to the following platting action.

Thank you,

Tim Carmen, Survey Manager
Bull Moose Surveying LLC
Tim@bullmoosesurveying.com
907-357-6957 office
907-203-3192 office cell

On 1/29/2026 10:05 AM, Operations Coordination wrote:

Hi, Tim.

I am forwarding your email to OSPDesign@gci.com, who will handle your request.

This is the correct address to send requests for Letters of Non-Objection.

Please note: my reply from earlier this week was incorrect: Your request should go directly to OSP Design, and need not copy Operations Coordination.

Good luck with your project,

DANA KOSTREBA
GCI | Sr Coordinator, Operations Coordination
Remote: Eastern Daylight Time
m: 907-727-6214

From: Tim Carmen <tim@bullmoosesurveying.com>
Sent: Wednesday, January 28, 2026 4:23 PM
To: hsparrow@mtasolutions.com; Dana Kostreba <dkostreba@gci.com>;
Danny.Reeves@enstarnaturalgas.com
Cc: Sara Carmen <office@bullmoosesurveying.com>; kati@bullmoosesurveying.com; Sara Carmen -
Office Manager <sara@bullmoosesurveying.com>
Subject: Re: Vacating Utility easement for Mountain Top Acres

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

Hey all, we really need to get this moving.

Kati/Sara,

Please call each utility company and see if we can get a letter of non objection asap.

Tim Carmen, Survey Manager
Bull Moose Surveying LLC
Tim@bullmoosesurveying.com
907-357-6957 office
907-203-3192 office cell

On 1/26/2026 4:48 PM, Tim Carmen wrote:

2

Mountain Top Acres Addition 1
Exhibit Page 26 of 48

Mountain Top Acres Addition 1
May 7, 2026
Exhibit Page 36 of 84

- > We are looking to resubdivide this plat that was recorded in 2024.
- >
- > We need to vacate the 15' utility easement along the shared driveway
- > and then we are dedicating 15' utility easements along the front of
- > all the new lots.
- >
- > Please let me know if there are any questions,
- >

Matthew Goddard

From: Tim Carmen <tim@bullmoosesurveying.com>
Sent: Friday, January 23, 2026 3:23 PM
To: Matthew Goddard
Subject: Fwd: Letter of Non-Objection From MEA
Attachments: Powell-MountainTop-Resub-Prelim- MEA.pdf

RECEIVED
JAN 23 2026
PLATTING

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

Matthew, see attached for Mountain Top Acres Resub.

Tim Carmen, Survey Manager
Bull Moose Surveying LLC
Tim@bullmoosesurveying.com
907-357-6957 office
907-203-3192 office cell

----- Forwarded Message -----

Subject:Re: Letter of Non-Objection
Date:Fri, 23 Jan 2026 21:31:27 +0000
From:Sarah A. Brandt <Sarah.Brandt@mea.coop>
To:Bull Moose Office <office@bullmoosesurveying.com>, Tim Carmen
<tim@bullmoosesurveying.com>, Sara Carmen - Office Manager
<sara@bullmoosesurveying.com>
CC:MEAROW <MEAROW@mea.coop>

Tim,
The plat looks good. MEA is agreeable to the vacation of existing and addition of new easements per attached preliminary. I attached my sign off.

I do not know if the people below are the exact contacts but they should be able to direct you to the right people for the request:

MTA- hsparrow@mtasolutions.com
GCI- dkostreba@gci.com
Enstar- Danny.Reeves@enstarnaturalgas.com

Let me know if you need anything else. Have a good day.

Sarah Brandt

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



From: Bull Moose Office <office@bullmoosesurveying.com>
Sent: Tuesday, January 20, 2026 11:58 AM
To: Sarah A. Brandt <Sarah.Brandt@mea.coop>; Tim Carmen <tim@bullmoosesurveying.com>; Hannah M. Nelson <Hannah.Nelson@mea.coop>; Sara Carmen - Office Manager <sara@bullmoosesurveying.com>; MEAROW <MEAROW@mea.coop>
Subject: Re: Letter of Non-Objection

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

Sarah,

Please see the attached drawing and let us know if this is acceptable.

Sara Carmen, Office Manager
Bull Moose Surveying LLC
office@bullmoosesurveying.com
907-357-6957 office
907-203-3192 office cell

On 1/9/2026 3:41 PM, Sarah A. Brandt wrote:

Tim,

I called your office but you're off on Fridays, lucky! So, I am following up by email, and you can give me a call on Monday if need be. I consulted with the Distribution Engineers and the east to west utility easement along the north property line/E Hatcher's Landing Ave would be needed as well as 15 ft utility easements on both sides of all the road ROW's within the subdivision.

Sarah Brandt

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



From: Tim Carmen <tim@bullmoosesurveying.com>
Sent: Monday, January 5, 2026 12:17 PM
To: Sarah A. Brandt <Sarah.Brandt@mea.coop>; Hannah M. Nelson <Hannah.Nelson@mea.coop>; Sara Carmen - Office Manager <sara@bullmoosesurveying.com>; MEAROW <MEAROW@mea.coop>
Cc: Bull Moose Office <office@bullmoosesurveying.com>
Subject: Re: Letter of Non-Objection

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

Sarah,
Yes, I did get the email. Left a phone VM.
Essentially what we need to do is vacate those other easements and then added easements to our new plat that MEA/MTA approve.
I did not show new easements on the preliminary as I wanted to check with MEA before I set them.

Thank you,
Tim Carmen, Survey Manager
Bull Moose Surveying LLC
Tim@bullmoosesurveying.com
907-357-6957 office
907-203-3192 office cell

On 12/30/2025 9:36 AM, Sarah A. Brandt wrote:

Sara,
I hope your holiday season is going well. I know it is vacation high time but I wanted to check in to make sure you saw my last email to ensure you get what you need for your platting process.

Happy New Year.

Sarah Brandt

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



From: Sarah A. Brandt <Sarah.Brandt@mea.coop>
Sent: Monday, December 15, 2025 3:39 PM
To: Hannah M. Nelson <Hannah.Nelson@mea.coop>; Sara Carmen - Office Manager <sara@bullmoosesurveying.com>; MEAROW <MEAROW@mea.coop>
Cc: Tim Carmen <Tim@bullmoosesurveying.com>; Bull Moose Office <office@bullmoosesurveying.com>
Subject: Re: Letter of Non-Objection

Hi Sara,
In looking at the Mountain Top Acres Addition 1 Preliminary, there are no utility easements present, but your initial email made it sound like there were new proposed easements for the additional lots. Do we have a the most recent version?

Comments:

- There are two 15ft platted utility easements granted under Plat # 2024-80. These have not been vacated or noted on this plat. With that, they still exist but only serve Lots 1-5 and 10-14 of the interior lots.
 - There are no blocks listed to differentiate the Lot #'s
- 30ft MEA easement being the South 30ft of the North 48ft, overlapping 15ft into the 33ft section line easement along the North boundary. Not noted on this plat. B825 P43
- Also to note, there appears to be no new easements on this plat for the new subdivision lots.

Sarah Brandt

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



From: Hannah M. Nelson <Hannah.Nelson@mea.coop>
Sent: Thursday, December 11, 2025 4:20 PM
To: Sara Carmen - Office Manager <sara@bullmoosesurveying.com>; MEAROW <MEAROW@mea.coop>
Cc: Tim Carmen <Tim@bullmoosesurveying.com>; Bull Moose Office <office@bullmoosesurveying.com>
Subject: Re: Letter of Non-Objection

Hi Sara,

We are working on this and will hopefully be able to get you a response tomorrow.

Thank you for your patience!

Hannah Nelson

Right of Way Technician
Matanuska Electric Association, Inc
Office: 907-761-9314
Cell: 907-232-3635
Hannah.Nelson@mea.coop



From: Sara Carmen - Office Manager <sara@bullmoosesurveying.com>
Sent: Thursday, December 11, 2025 12:30 PM
To: MEAROW <MEAROW@mea.coop>
Cc: Tim Carmen <Tim@bullmoosesurveying.com>; Bull Moose Office <office@bullmoosesurveying.com>
Subject: Re: Letter of Non-Objection

[You don't often get email from sara@bullmoosesurveying.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

I'm following up on this request. Are we able to get a non-objection letter for this plat? Please let us know if this prelim is ok, or if MEA has a problem with anything. We are waiting on this non-objection letter in order for preliminary to be accepted and processed.

Sara Carmen, Office Manager
Bull Moose Surveying LLC
office@bullmoosesurveying.com
907-357-6957 office
907-203-3192 office cell

On 11/26/2025 9:35 AM, Sara Carmen - Office Manager wrote:

> We're updating utility easements on a plat for a client's project.
> Please see the attachment for new proposed easements and additional lots.
>

This email and any files transmitted with it are the property of the sender and are intended solely for the use of the individual or entity to whom this email is addressed and should not be copied or forwarded to others without the permission of the sender. If you are not one of the named recipients or otherwise have reason to believe that you have received this message in error, please notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing, or copying of this message is strictly prohibited. Information contained herein is my opinion and view and not necessarily those of MEA unless specifically stated.

Matthew Goddard

From: Bull Moose Office <office@bullmoosesurveying.com>
Sent: Thursday, January 29, 2026 3:55 PM
To: Matthew Goddard
Subject: Fwd: Non-Objection Letter from MTA - for Powell Mountain Top Acres
Attachments: Powell-MountainTop-Resub-Prelim-MTA-EasementApproval.pdf

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

Matthew,

Please see the attachment from MTA. We had an email thread going back forth from 12/11 & 12/16 about this. 12/16 you had responded that Fred said this was ok. Please let us know if there are any issues with this now.

--
Sara Carmen, Office Manager
Bull Moose Surveying LLC
office@bullmoosesurveying.com
907-357-6957 office
907-203-3192 office cell

----- Forwarded Message -----

Subject: Non-Objection Letter from MTA - for Powell Mountain Top Acres
Date: Thu, 11 Dec 2025 12:26:27 -0900
From: Sara Carmen - Office Manager <sara@bullmoosesurveying.com>
To: plating@matsugov.us <Plating@matsugov.us>, Matthew Goddard <Matthew.Goddard@matsugov.us>
CC: Bull Moose Office <office@bullmoosesurveying.com>, Tim Carmen <Tim@bullmoosesurveying.com>

MTA sent me back the plat with a comment on it. Please see the attached document, Does this work as their non-objection letter?

Matthew Goddard

From: Tim Carmen <tim@bullmoosesurveying.com>
Sent: Tuesday, February 3, 2026 9:55 AM
To: Matthew Goddard
Subject: Fwd: Mountain Top Acres Plat - MTA
Attachments: Powell-MountainTop-Resub-Prelim.pdf

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

Thought we already got MTA but got this in yesterday.

Tim Carmen, Survey Manager
Bull Moose Surveying LLC
tim@bullmoosesurveying.com
907-357-6957 office
907-203-3192 office cell

----- Forwarded Message -----

Subject:Mountain Top Acres Plat - MTA
Date:Mon, 2 Feb 2026 23:27:13 +0000
From:Kiley Guggenmos <kguggenmos@mtasolutions.com>
To:tim@bullmoosesurveying.com <tim@bullmoosesurveying.com>

Hello,

Please see attached plat, MTA has no comments.

Thank you,

Kiley Guggenmos, Right of Way Assistant
1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2687 | www.mtasolutions.com



Life. Technology. Together.

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, February 24, 2026 3:49 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Mountain Top Acres Addition 1 (MG)

Hello Matthew,

Hatcher's Landing Ave. is currently certified to residential standard. Per the ADT estimate Hater's Landing Ave. will need to be certified to residential subcollector standard from Palmer-Fishhook Road to the east leg of Mountain Top Loop.

Mountain Top Loop and the stub of Sun Valley Drive shall be constructed to minimum of residential standard.

The drainage plan shows a natural drainage channel which crosses Hatcher's Landing Ave. through a 30" culvert and then being rerouted to the roadside ditches of Hatcher's Landing Ave. and Mountain Top Loop. Per 2022 Subdivision Construction Manual D03 natural drainage patterns should be retained to the extent possible and changes to drainage patterns must not adversely affect adjacent property or right of way. The drainage should be redesigned to keep the natural drainage channels through the subject property separate from the road drainage.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, February 6, 2026 4:01 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; APP <stark@mtaonline.net>; Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; Michael Bowles <Michael.Bowles@matsugov.us>; 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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; eric.r.schuler@usps.gov; 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 Mountain Top Acres Addition 1 (MG)

Hello,

Matthew Goddard

From: Chuck Leet <alaskarimengineering.llc@gmail.com>
Sent: Sunday, March 1, 2026 4:15 PM
To: Matthew Goddard; office@bullmoosesurveying.com; Jamie Taylor
Cc: Craig Powell
Subject: Re: RFC Mountain Top Acres Addition 1 (MG)

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

Matthew and Jamie,

We believe that the current storm water design adequately address the intermittent storm water runoff coming across Hatchers landing,
We will continue to work with Public Works to satisfy their concerns.

Charles A Leet, PE (Chuck)
Owner/Principal Civil Engineer

 **ARE, LLC**
dba Alaska Rim Engineering
Palmer Alaska Office
1920 Kentucky Derby Dr.
Palmer, AK 99645
C: 907.775.2347

email: alaskarimengineering.llc@gmail.com

CONFIDENTIALITY NOTICE: This email message including any attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, or disclosure is prohibited. Sender is to be held harmless for any liability resulting from information sent unintentionally.

A Good Day is when you make another person smile
A Great Day is when you make another person laugh
Anno

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, February 25, 2026 8:25 AM
To: office@bullmoosesurveying.com <office@bullmoosesurveying.com>; Chuck Leet <alaskarimengineering.llc@gmail.com>
Cc: Craig Powell <swedge1@yahoo.com>
Subject: FW: RFC Mountain Top Acres Addition 1 (MG)

1

Mountain Top Acres Addition 1
Exhibit Page 40 of 48

Mountain Top Acres Addition 1
May 7, 2026
Exhibit Page 50 of 84

Matthew Goddard

From: Permit Center
Sent: Friday, February 6, 2026 4:27 PM
To: Matthew Goddard
Subject: RE: RFC Mountain Top Acres Addition 1 (MG)

Each access or encroachment constructed during subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing – Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout.

Any water system, sewer lines, or street lighting placed in the right-of-way shall require a utility permit.

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, February 6, 2026 4:01 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; APP <stark@mtaonline.net>; Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; Michael Bowles <Michael.Bowles@matsugov.us>; 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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; eric.r.schuler@usps.gov; 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 Mountain Top Acres Addition 1 (MG)

Hello,

The following link is a request for comments for the proposed Mountain Top Acres Addition 1. Please ensure all comments have been submitted by February 27, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[☐ Mountain Top Acres Addition 1](#)



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department
Code Compliance Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822 • Fax (907) 745-9876
E-mail: ccb@matsugov.us

MEMORANDUM

DATE: 2/18/2026

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting Preliminary Plat – 2026-009

There are no open/active Code Compliance Cases on the existing parcels (Lots 1-5).

The summary states there will be 35 lots created to be known as Mountain Top Acres Addition 1; however the agenda plat calls out the lots (no block numbers) with there being 3 different Lot 1's. please clarify the lot numbers (or identify blocks).

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

Mountain Top Acres Addition 1
Exhibit Page 42 of 48

Mountain Top Acres Addition 1
May 7, 2026
Exhibit Page 52 of 84



ENSTAR Natural Gas Company, LLC
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

February 23, 2026

Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following preliminary and abbreviated plats and has no comments or recommendations.

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

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

Sincerely,

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

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

Mountain Top Acres Addition 1
Exhibit Page 43 of 48

Mountain Top Acres Addition 1
May 7, 2026
Exhibit Page 53 of 84

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, February 24, 2026 2:20 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Mountain Top Acres Addition 1 (MG)
Attachments: Agenda Plat.pdf

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

Matthew,

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

Thanks,

GCI | OSP Design

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

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, February 6, 2026 4:01 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; APP <stark@mtaonline.net>; Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; Michael Bowles <Michael.Bowles@matsugov.us>; 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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; eric.r.schuler@usps.gov; 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 Mountain Top Acres Addition 1 (MG)

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

Hello,

The following link is a request for comments for the proposed Mountain Top Acres Addition 1. Please ensure all comments have been submitted by February 27, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Mountain Top Acres Addition 1](#)

Feel free to contact me if you have any questions.

Matthew Goddard

From: Kiley Guggenmos <kguggenmos@mtasolutions.com>
Sent: Wednesday, February 18, 2026 7:52 AM
To: Matthew Goddard
Subject: RE: RFC Mountain Top Acres Addition 1 (MG)

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

MTA has no comments.

Thank you,

Kiley Guggenmos, Right of Way Assistant
1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2687 | www.mtasolutions.com



Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, February 6, 2026 4:01 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; APP <stark@mtaonline.net>; Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; Michael Bowles <Michael.Bowles@matsugov.us>; 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>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; eric.r.schuler@usps.gov; 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 Mountain Top Acres Addition 1 (MG)

Hello,

The following link is a request for comments for the proposed Mountain Top Acres Addition 1. Please ensure all comments have been submitted by February 27, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

1

Mountain Top Acres Addition 1
Exhibit Page 47 of 48

Mountain Top Acres Addition 1
May 7, 2026
Exhibit Page 57 of 84

Matthew Goddard

From: APP <stark@mtaonline.net>
Sent: Wednesday, March 25, 2026 5:33 PM
To: Matthew Goddard; Platting
Subject: Response letter for #2026-009 Mountain Top Acres/Bull Mose Surveying - Craig Powell
Attachments: Mt Top Acres plat petition 2026-009 response letter.pdf

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

Matthew –

I see you are the platting technician working on this request so including you in the email address. Please find attached a letter to be included in the packet as a response to the platting request albeit with no issue to the specific request. My intent is to get onto record the issue of ROW's being added to new subdivisions and the issue of connectivity which I see as too often a problem. With that said, could you make sure my letter gets forwarded/included?

Thank you!

Rhonda Stark – Primary
Road Service Area 16 Board
stark@mtaonline.net
(907)355-7242

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

RSA 16 138
SOUTH COLONY RSA
RHONDA STARK
PO BOX 1452
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough Platting Board will consider the following:

PETITIONER/OWNER: BULL MOOSE SURVEYING / CRAIG POWELL

REQUEST: The request is to eliminate a utility easement; to eliminate a common access easement; to create 35 lots from Lots 1-5, Mountain Top Acres, Plat #2024-80, to be known as **MOUNTAIN TOP ACRES ADDITION 1**, containing 39.9 acres +/- . The property is located north of N Sun Valley Drive, east of N Palmer Fishhook Road, and directly south of E Hatchers Landing Avenue (Tax ID #8529000L001-L005); within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

The Matanuska-Susitna Borough Platting Board 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 April 2, 2026, starting at 1:00 p.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: plattings@matnugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Board 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, Matthew Goddard at (907) 861-7881. To view the agenda or meeting packet please go to the following link: www.matnugov.us/boards/platting.

No Objection Objection Concern

Name: _____ Address: _____

Comments: _____

see attached letter

Case # 2026-009 MG

Note: Vicinity map Located on Revert

**HANDOUT #1 PAGE 2 OF 4
MOUNTAIN TOP ACRES ADD 1
CASE # 2026-009
MEETING DATE: APRIL 2, 2026**

Rhonda Stark
PO Box 1452
Palmer, Alaska 99645

March 23, 2026

Matanuska-Susitna Borough - Platting Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

RE: Case #2026-009 MG Plat #2024-80 Mountain Top Acres

To Whom It May Concern --

I am not writing to contest the creation of Mountain Top Acres, but to put on record my issue with the ROW that leads into Sun Valley Drive.

I am aware that the borough has made it policy to create connectivity across the valley. It has been explained that it is for the purpose of streamlining road maintenance and also making easier access for emergency vehicles, as well as increased egress for residents. While this is overall reasonable, there are some significant and dangerous downsides to the blanket effort of connectivity.

As a member of the road service advisory board, and the primary for RSA 16, I have fielded countless calls from residents who have had once quiet slow traffic neighborhoods, subjected to "connectivity", often by way of access to a new subdivision attached to an existing subdivision, where roads had once been simply a route to homes, now 'connected', have become high speed 'pass throughs' used by myriads of drivers to cut through from one point to another. This endangers residents, children, pets, creates disruption to quality of life, and is a far greater negative usually outweighing the intended benefits of connectivity.

The idea of connectivity comes from the lower 48, mostly from communities with milder winters, no extensive winter maintenance, and law enforcement to enforce traffic laws. Often there are traffic calming features in place, including speed humps or chicanes. The MatSu valley is woefully short on law enforcement with almost no coverage of speeding, except on state roadways. The borough is resistant to speed humps, and chicanes require preplanning and engineering, and retrofitting is costly. Other traffic calming strategies typically require a visible roadway, which in the winter we often do not have due to snow, ice and lots of sand.

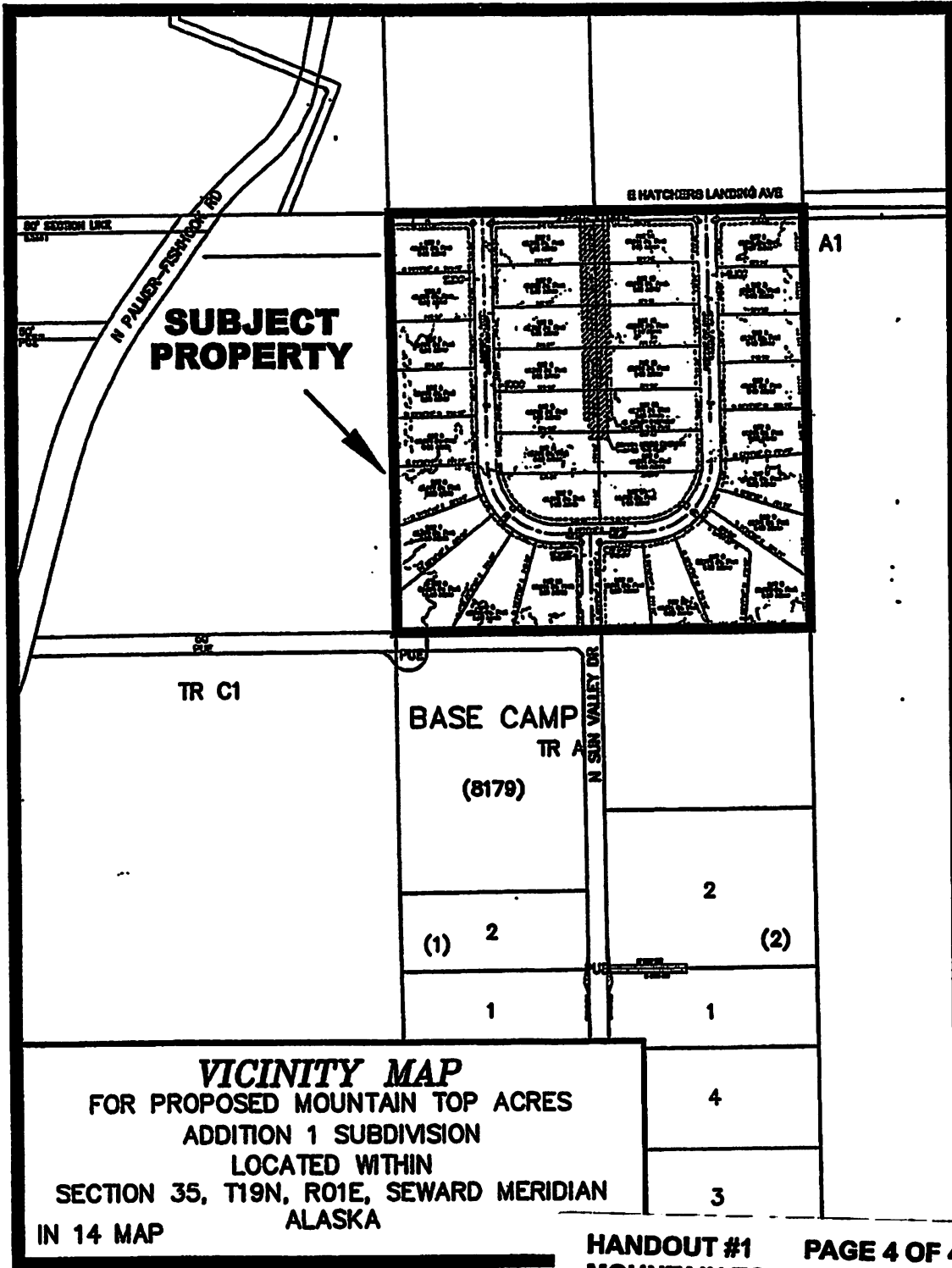
Connectivity should be very sparing in implementation in our community where we do not have the means to enforce driving laws and few traffic calming options that are realistic. I am against ever connecting Sun Valley Subdivision to Mountain Top Acres as Sun Valley would become a dangerous, straight, mile long raceway on what is supposed to be a 25 mph neighborhood street.

Respectfully,



Rhonda Stark

**HANDOUT #1 PAGE 3 OF 4
MOUNTAIN TOP ACRES ADD 1
CASE # 2026-009
MEETING DATE: APRIL 2, 2026**



**HANDOUT #1 PAGE 4 OF 4
MOUNTAIN TOP ACRES ADD 1
CASE # 2026-009
MEETING DATE: APRIL 2, 2026**

March 29, 2026

To whom it may concern,

In regards to Mountain Top Acres Plat #2024-80 addition 1

I have concerns about the Mountain Top Acres Subdivision connecting through Sun Valley Drive. Our road Sun Valley is a straight road that is driven on to fast as it is with pedestrians using it for recreation, ex. walking and biking, with children and animals. You will be creating a race way for existing home owners to listen to and worry about. As a homeowner in the Sun Valley subdivision I don't want this to happen. I'm not against the Mountain Top Subdivision going in but I am against the connector. If the connector has to happen then the borough will need to install speed bumps through the neighborhood to slow people down. Which by the way should happen regardless of the outcome. I have family including 5 grandchildren ages 6 years and under that live and recreate here in our neighborhood. So in closing I hope you reconsider the connector to Sun Valley Dr.

Sincerely, Shane And Heather Barber
9100 N.Sun Valley Dr. Palmer Ak
99645

**HANDOUT #2
MOUNTAIN TOP ACRES ADD 1
CASE # 2026-009
MEETING DATE: APRIL 2, 2026**

March 30, 2026


Matanuska-Susitna Borough, Platting Division
350 E Dahlia Ave
Palmer, AK 99645

Re: Mountain Top Acres

Commenting on the proposed Mountain Top Acres, Addition 1. I am both a resident of Sun Valley Dr and the owner of the adjacent Base Camp, Tract A lot located immediately to the south of the proposed subdivision. My comments:

1. The PUE from Sun Valley through Base Camp, Tract A is very un-popular with the neighborhood as a potential access to any future development of Tract A and/or as a through connection with Mountain Top Acres. Sun Valley is objectively substandard and can handle only limited traffic increases.
2. The proposed spur from Mountain Top Acres would add a third legal access point to Base Camp, Tract A. We support this spur for potential future access, followed by the eventual vacation of the existing PUA from Sun Valley. Any future inter-connected access from Mountain Top and/or Base Camp should be tied to Palmer-Fishhook on the existing Margrets Subdivision PUE located to the west rather than connecting to Sun-Valley.
3. As the owner of Tract A, I would strongly prefer that the ditch drainage from the subdivision not be directed to the center of my lot. Small infiltration basins are very effective in these soils and should be utilized.
4. The 36" culvert on Hatchers Landing Road was required to be installed for a reason. The poorly drained soils located to the north of the road previously caused stormwater flooding and washed-out Hatchers Landing Road, most recently in August, 2022. Recommend maintaining the natural drainage downstream of this culvert.

Thank you,



Isaac and Raena Rowland

**HANDOUT #3
MOUNTAIN TOP ACRES ADD 1
CASE # 2026-009
MEETING DATE: APRIL 2, 2026**

Matthew Goddard

From: Billie Haan <kingyosashimi@mtaonline.net>
Sent: Thursday, March 26, 2026 7:06 PM
To: Platting
Subject: Case #2026-009 Plat #2024-80

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

Billie Haan
PO Box 279
Palmer, AK. 99645

March 26, 2026

Matanuska-Susitna Borough Platting Division
350 E. Dahlia Avenue
Palmer, AK 99645

RE: Case #2026-009 MG Plat #2024-80 Mountain Top Acres

To whom it may concern,

I am objecting to Mountain Top Acres Addition 1 as it is shown on the vicinity map on the notification of public hearing form. The lot sizes are too small for this area. There could be issues with water and septic. Water can always be a problem in this area.

The bigger issue will be traffic with a 35 lot subdivision. Traffic has grown tremendously on both Palmer and Wasilla Fishhook Roads. Both roads are narrow, two lane roads with no shoulders. Adding another dense subdivision will increase problems. One acre lots could be increased to 2 or 2 1/2 acre lots and that would decrease the density and traffic issues.

A specific concern is the ROW that leads to Sun Valley Drive. Sun Valley Drive is a substandard road and cannot handle further traffic load. Any developer who tried to connect a subdivision to Sun Valley Drive would have to upgrade Sun Valley to standards and address safety concerns. That would be very expensive for the developer.

Any connection from Sun Valley to Mountain Top acres would create dangerous traffic conditions and would cause further road degradation. The ROW on the map needs to be removed and guarantees put in place that there would be no road ever connecting to Sun Valley Drive. And in the future, I would like to state for the record, that the Base Camp Tract A PUE needs to be vacated.

Until these concerns are addressed I must object to Mountain Top Acres Addition 1 as it is currently shown on the plat. Thank you.

Respectfully,
Billie Haan

Matthew Goddard

From: Billie Haan <haanfam@mtaonline.net>
Sent: Tuesday, March 31, 2026 7:09 PM
To: Platting
Subject: Case2026-009 Plat 2024-80

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

From - Scott Haan 9251 Sun Valley Drive

Sun Valley Drive, E Blue Mountain Lane and North Doro Drive are not built to current standards and cannot handle the traffic from the proposed Mountain Top Acres Subdivision. The developer needs to upgrade Sun Valley Drive, E Blue Mountain Lane and North Doro Drive to current Mat-Su Borough standards if the subdivision connects to N Sun Valley Drive.

The connection should to North Sun Valley Drive should be removed from the propose Mountain Top Acres Addition 1 Subdivision plat unless the developer wil upgrade the roads to current standards as part of the development.

The road will be installed by hillbillies with chainsaws if it is shown on the plat and left unimproved by the developer and the mud and dust tracked onto Sun Valley Drive will be a nuisance to the residents. The increased traffic will be a safety hazard to the current residents of Sun Valley Drive.

If the developer wants a second access to the new plat they can develop the existing 50' public use easement to the cul-de-sac shown and put in a road through where lot 6 is shown rather than imposing the nuisance and safety hazards to Sun Valley Drive.

The public use easment between the cul-de-sac and Sun Valley Drive to the North of Base Camp Tract A should be vacated. Sun Valley Subdivision cannot handle the traffic from the new development without upgrades.

Respectfully,
Scott Haan.

RECEIVED

MAR 31 2026

PLATTING

Dear Mat-Su Borough Platting Board

We are contacting you regarding the public hearing notice for Mountain Top Acres, Addition 1, by Bull Moose Surveying / Craig Powel.

My husband, Steve and I live on Lot 13, Block 3, Sun Valley Subdivision.

We are objecting to this new development because of the proposed connection to Sun Valley Drive. The roads within the Sun Valley Subdivision were approved in the 1970's, and the curve radiuses are not to Mat-Su Borough standards. Since the early development of the Sun Valley Subdivision, additional subdivisions have been added, and now the current curves within the Sun Valley Subdivision are far less than standard.

The Mat-Su Borough has put up reduced speed limit signs on the existing curves within Sun Valley Subdivision, but it is still hazardous to drive around these curves with the amount of traffic that currently exists, and there have been numerous accidents around these substandard curves.

If this new development of Mountain Top Acres is allowed to connect to the Sun Valley road system, it will greatly increase the amount of traffic which will push the already unsafety roads even further over the safety standard per MSB code.

Respectfully Submitted
Joy and Steve Cypra,
Sun Vally Resident

**HANDOUT #5
MOUNTAIN TOP ACRES ADD 1
CASE # 2026-009
MEETING DATE: APRIL 2, 2026**

Jim Colver, PLS
PO Box 427
Palmer, AK 99645

RECEIVED
MAR 31 2026
PLATTING

March 31, 2026

Mathew Goddard
Platting Technician
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645
VIA EMAIL

Re: Mountain Top Acres Addition 1 Subdivision Comments

Dear Platting Board Members,

I object to approving this subdivision as recommended by the Staff Report.

New subdivisions should not negatively impact existing roads. If this subdivision is connected to Sun Valley Drive, it will be in violate minimum road standards of the Subdivision Construction Manual due to a substandard curve on Sun Valley Drive. Sun Valley Drive is in poor conditions with lanes sinking/ deteriorating, apparently from organic materials buried under the road prism.

Adequate access is provided from Hatchers Landing Road and should be the access point.

Physical Road Access MSB 43.20.140

The platting code requires that approval of physical road access to a subdivision comply with standards of the Subdivision Construction Manual. A physical connection access point to this development via an extension of Sun Valley Drive does not meet the Construction Manual's minimum standards. Specifically, Sun Valley Drive is deficient in meeting standards for curve radius, minimum stopping sight distance, and is not constructed to meet traffic count standards for a residential street and a residential sub-collector. Therefore, according to the code this development must be accessed via Hatchers Landing or upgrade Sun Valley Drive and all the roads leading to the N. Sun Valley connection point to meet required standards.

**HANDOUT #6 PAGE 1 OF 2
MOUNTAIN TOP ACRES ADD 1
CASE # 2026-009
MEETING DATE: APRIL 2, 2026**

Solutions-

Amend the Staff Report:

- Change Finding of Fact #4- Physical Access- MSB 43.20.140, the subdivision is not in compliance with the code as designed because of connection to Sun Valley Drive and the substandard dangerous curve on Sun Valley Drive.
- Delete a portion of Recommendation 4b. – Construct Mountain Top Loop and the stub road portion of Sun Valley Drive to Residential Street Standards
- Delete the requirement to construct the connection
- Replace the dedicated road stub with a 25' walkway/ ATV easement

If approved as submitted, in the interest of mitigating public fiscal and safety impacts, a plat note is recommended as follows: *“Access to this subdivision shall not be by a constructed connection or extension of the Sun Valley Drive unless Sun Valley Drive and roads leading to said connection are upgraded to meet the standards of the 1991 Subdivision Construction Manual.”*

There is a provision in the following code requirement 43.20.060 DEDICATION TO PUBLIC for connecting to adjacent properties if it is unnecessary for future development or for public safety **in italics below**

D) Subdivisions shall provide through connecting rights-of-way of residential collector standard minimum (as defined in the MSB Subdivision Construction Manual) to all adjoining stub rights-of-way and unsubdivided parcels, where feasible, to improve interconnectivity and public safety. *If it is shown by the applicant to be unnecessary for future development and/or public safety, then a reduction to a lesser road right-of-way standard or an elimination of the requirement to provide access shall be applied to all of (or a portion of) the right-of-way that is being considered for a reduced standard.*

To bring the subdivision in compliance, the Platting Board has the duty to protect the public interest by removing the sub connection to Sun Valley. The board may want replace the road with a non- vehicular easement for walking and ATV use.

Thank you for your consideration

Sincerely,



Jim Colver

**HANDOUT #6 PAGE 2 OF 2
MOUNTAIN TOP ACRES ADD 1
CASE # 2026-009
MEETING DATE: APRIL 2, 2026**

Matthew Goddard

From: Hunter Matlock <hunter.matlock4@gmail.com>
Sent: Wednesday, April 1, 2026 11:37 AM
To: Platting
Subject: Mountain Top Acres Addition

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

I am writing this email in regards to the proposed platting addition of Mountain Top Acres subdivision that will include an addition of ROW/Road into the Sun Valley neighborhood. While I have no objections to the proposed subdivision itself, I object to the connection of the two neighborhoods. Sun Valley Drive is a family-oriented neighborhood with many small children and pets, which already deal with the hazards from speeding traffic. Since Sun Valley Drive is a very straight, paved road, it has become a playground for cars and ATV traffic to travel well in excess of the posted speed limit. By extending the road further and connecting to Hatcher's Landing Avenue these dangers will only increase. I feel that since the proposed subdivision already has two access/egress points, more are unnecessary. I also feel that both Sun Valley Drive and the adjacent Wendt Road should have speed bumps installed like so many other neighborhoods in the Matsu. This would greatly discourage speeding and hopefully mitigate the dangers associated.

Hunter Matlock
Resident 9070 N. Sun Valley Drive

**HANDOUT #7
MOUNTAIN TOP ACRES ADD 1
CASE # 2026-009
MEETING DATE: APRIL 02, 2026**

Matthew Goddard

From: Rachel Weaver <racheljweaver@gmail.com>
Sent: Wednesday, April 1, 2026 11:38 AM
To: Platting
Subject: Public comment : mountain top acres

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

Rachel Weaver
9370 E Santa Fe Circle Palmer AK 99645

**Mountain Top Acres
Concern**

As a resident of this area at the base of Hatcher Pass, any development feels disappointing. Most of us who live up here, intentionally live here to enjoy a quieter pace of life. We enjoy recreating and seeing nature around us vs large housing developments.

That said, I understand if you don't own it, you don't control it. I also was new here once too.

I do have concerns with the number of lots. 35 is a large number of lots for this parcel and area. Several of the lots in our section struggle with wells and septic systems. There are several that have deep and low yield wells. Some neighbors have water delivered to supplement their well or have extensive water treatment systems. There are lots in Hatcher's Landing that struggled to find an excavating company willing to consider installing even mound systems during the building due to the high water. My own property of 10+ acres had only one location perc for a regular septic. We have 2 separate french drains to accommodate surface water coming down from Arkose as well as water running on top of the bedrock below the surface.

I would also be concerned that the change in natural landscaping takes into consideration the existing neighbors and landscaping. One thing that is commonly not thought of in this area is the large amount of water and snow drainage that can be displaced with new excavating.

Most winters there is a significant and surprisingly higher amount of snow here than at Turner's Corner and lower elevations. This is a lot of snow melt each spring in addition to all the melt and rainfall coming down from Arkose. This has happened by our lots, water that once naturally drained one way ended up creating an unwanted pond in another neighbor's yard, when the natural drainage was disrupted.

There was also a section of private road this year that had frozen with extensive overflow over it.

I would like to see extensive testing for septic, wells and drainage at different times of the year to ensure the land can handle 35 more residences.

I also wonder if these lots will have an association or rules, could they potentially hold detached 4 plexes? Could we be looking at 35x4=
140 potential residences?

Personally, I think it would be nice if the development carried on the current feel of the area with larger lots and lots of trees remaining.

A development that would fit into a little mountain community.

Hatcher's Landing has 22 lots from the original 40 acres and this feels minimum.

Thank you for your time in reading this.

**HANDOUT #8
MOUNTAIN TOP ACRES ADD 1
CASE # 2026-009
MEETING DATE: APRIL 02, 2026**

Matthew Goddard

From: Joseph Whipple <thewhips.ak@gmail.com>
Sent: Wednesday, April 1, 2026 11:58 AM
To: Platting
Subject: Public Comment for proposed Mountaintop Acres Subdivision

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

To whom it may concern,

My family and live in the area adjacent to the proposed subdivision. We believe subdivision of this size will negatively affect the area and its residents in a number of ways.

From noise and sound pollution, increase of traffic, and developing the area beyond what the infrastructure can support.

Water is already a consideration in this area and adding 35 new residence in high density has the potential to cause issues for not only the new subdivision but the surrounding occupants as well.

We also firmly are against the extension of Sun Valley to this proposed development. The extension is unnecessary, redundant and would only make the lives of the existing residents worse. Increased traffic, noise, and the destruction of habitat is of great concern. The existing road infrastructure could not support a road without major improvements that are unnecessary and cost prohibitive.

While we understand that development is inevitable, we believe it can be done ethically with thought for the surrounding community and environment.

Larger lots would be more complimentary to the surrounding community, cause far fewer hardships for current residents, and be more environmentally friendly.

I strongly encourage the decision makers to consider the impacts a development of this size will have on our community. The developer does not reside here, but we do. We will have to live with the noise, increased traffic, environmental impacts, and general disruption of peace to an area that we have sought out because of the peace and seclusion it provides.

Money should not be the only interest of the developer nor the platting division.

Please consider reworking your proposed design to serve the community you are entering into. Larger lots are incredibly desirable right now and preserving this beautiful land you are stewarding should be of utmost importance.

Thank you,
Samantha and Joseph Whipple
9561 N Sun Valley Drive

Matthew Goddard

**MSB DPW
PRE-DESIGN & ENGINEERING
PRE-APPLICATION COMMENTS**

From: Tammy Simmons
Sent: Tuesday, August 12, 2025 2:45 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: Preapp IN 14 BMS Powell (MG)

Hello,

PD&E requests construction of the stub road to the south to connect to the existing PUE within Base Camp Subdivision. The common access easement dedicated on plat 2024-80, Mountain Top Acres will need to be vacated.

The existing 33' section line easement along the north boundary of the subdivision will need to be dedicated as right of way along with the new subdivision roads. Work with MEA to release the north 15' of easement recorded at Bk 825 Pg 43 to provide unrestricted ROW for Hatcher's Landing Avenue.

The ADT estimate submitted with the preliminary plat application will determine the SCM standard required for all roads. This will likely result in Hatcher's Landing Avenue needing to be certified as residential subcollector.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, August 4, 2025 5:01 PM
To: Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <lmd@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>
Subject: Preapp IN 14 BMS Powell (MG)

Hello,

The following link is a pre-application request to subdivide.
Please ensure all comments have been submitted by August 14, 2025, so they can be incorporated in the pre-application notes packet that will be returned to the petitioner.

 [IN 14 BMS Powell 20250819](#)

**HANDOUT #10
MOUNTAIN TOP ACRES ADD 1
CASE # 2026-009
MEETING DATE: APRIL 02, 2026**

Matthew Goddard

**MSB DPW
PRE-DESIGN & ENGINEERING
PRE-APPLICATION COMMENTS**

From: Tammy Simmons
Sent: Tuesday, August 12, 2025 2:45 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: Preapp IN 14 BMS Powell (MG)

Hello,

PD&E requests construction of the stub road to the south to connect to the existing PUE within Base Camp Subdivision. The common access easement dedicated on plat 2024-80, Mountain Top Acres will need to be vacated.

The existing 33' section line easement along the north boundary of the subdivision will need to be dedicated as right of way along with the new subdivision roads. Work with MEA to release the north 15' of easement recorded at Bk 825 Pg 43 to provide unrestricted ROW for Hatcher's Landing Avenue.

The ADT estimate submitted with the preliminary plat application will determine the SCM standard required for all roads. This will likely result in Hatcher's Landing Avenue needing to be certified as residential subcollector.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, August 4, 2025 5:01 PM
To: Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <imd@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>
Subject: Preapp IN 14 BMS Powell (MG)

Hello,

The following link is a pre-application request to subdivide.
Please ensure all comments have been submitted by August 14, 2025, so they can be incorporated in the pre-application notes packet that will be returned to the petitioner.

[IN 14 BMS Powell 20250819](#)

**HANDOUT #10
MOUNTAIN TOP ACRES ADD 1
CASE # 2026-009
MEETING DATE: APRIL 02, 2026**

Matthew Goddard

From: Robin T <robineturk@gmail.com>
Sent: Tuesday, April 14, 2026 8:05 PM
To: Platting
Subject: MOUNTAIN TOP ACRES ADDITION 1
Attachments: MOUNTAIN TOP ACRES ADDITION 1.docx

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

Document also attached---

MOUNTAIN TOP ACRES ADDITION 1: The request is to eliminate a utility easement; to eliminate a common access easement in Mountain Top Acres, Plat #2024-80, to be known as MOUNTAIN TOP ACRES ADDITION 1,

The property is located north of N Sun Valley Drive, east of N Palmer Fishhook Road, and directly south of E Hatchers Landing Avenue (Tax ID #8529000L001-L005); within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (Petitioner/Owner: Bull Moose Surveying, Staff: Matthew Goddard, Case # 2026-009)

To the Mat-Su Borough Platting Board Members,

Dear Members,

I appreciate your time and consideration of the concerns and views of the residents in the Sun Valley community.

I agree with the concerns of others regarding traffic, issues with dense housing, road problems, and potential loss of the culture of our neighborhood.

I would agree with the others who are in favor of vacating the easement to Sun Valley for these reasons:

1. Adjacent property is private
2. Degrading road conditions
3. Safety of people walking, biking, running. There are currently numerous people, including children, who frequent the neighborhood.
4. Additional speeding traffic to Moose Range trailhead. This is already a problem.
5. Opening new access would only destroy the quiet part of Sun Valley Drive, between Wendt and the end of Sun Valley.
6. I think that the amount of traffic going to the Moose Range is highly underestimated.

7. The new subdivision has 35 lots. I think it is fair to say that each of those families have at least two cars/trucks. Then add on all of the off-road vehicles, and you are likely adding more than 80-90 vehicles to the traffic.

It is my understanding that the owner also wants to vacate the easement.

Please make this work for our neighborhood. No one wants to live on a speedway.

Respectfully submitted,

Robin Turk

9550 Wendt Road

MOUNTAIN TOP ACRES ADDITION 1: The request is to eliminate a utility easement; to eliminate a common access easement in Mountain Top Acres, Plat #2024-80, to be known as MOUNTAIN TOP ACRES ADDITION 1, The property is located north of N Sun Valley Drive, east of N Palmer Fishhook Road, and directly south of E Hatchers Landing Avenue (Tax ID #8529000L001-L005); within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (Petitioner/Owner: Bull Moose Surveying, Staff: Matthew Goddard, Case # 2026-009)

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Respectfully submitted,

Robin Turk

9550 Wendt Road

Matthew Goddard

From: Elizabeth Powers <lizpowers83@gmail.com>
Sent: Thursday, April 2, 2026 10:56 AM
To: Matthew Goddard
Subject: Re: Mountain Top Acres Agenda Plat

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

Hi Mathew,

We recently discussed the proposed Mountain Top Acres subdivision that is adjacent to Sun Valley Drive. I would like my comments about the subdivision to be included in the record for decision making. I strongly oppose the subdivision, specifically the road easement that connects the proposed subdivision to Sun Valley Drive. I have strong concerns over the impacts to safety and traffic in the Sun Valley neighborhood. I would like the easement and access to Sun Valley Drive to be completely removed from the plan with no access to the Sun Valley neighborhood, which would include a utility or road easement that would provide access to Sun Valley.

I live on Sun Valley Drive and there are already issues with traffic from off road vehicles accessing the moose range trails, an easement and new subdivision will increase traffic from off road vehicles and cars. Our streets are not designed for this level of traffic and it is not what my neighborhood wants. We prefer a quiet street without cars/ off road vehicles ignoring speed limits and creating a lot of noise from off- road vehicle traffic. The proposed easement would create a pathway from the new subdivision into our neighborhood.

Please remove the easement and ANY access to Sun Valley Drive. Secondly, I strongly oppose this subdivision all together. This is a rural community, and the Sun Valley subdivision has larger lots with privacy. The new subdivision lots are less than one acre, creating a high density subdivision that doesn't fit within the character of our neighborhood.

My contact information is:

Elizabeth Powers
8978 North Sun Valley Drive, Palmer, AK 99645

I am unable to attend the meeting today as I am in Fairbanks for work, but I would appreciate any updates to the proposed subdivision.

Sincerely,
Elizabeth Powers

On Mar 18, 2026, at 3:30 PM, Matthew Goddard <Matthew.Goddard@matsugov.us> wrote:

Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

<PLN - PLT - Subdivision Case Files - Mountain Top Ac Add 1 - Platting Board - Agenda
Plat.PDF>

Matthew Goddard

From: Haan <haanfam@mtaonline.net>
Sent: Thursday, April 2, 2026 6:16 AM
To: Platting
Subject: Re: Case2026-009 Plat 2024-80
Attachments: Mountaintop Acres comment attachment.pdf

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

Matthew:

See the attached redlines that go with my comments. Please attach them with the my comments in the "Handout". I will be at the hearing and will bring hard copies to hand out if there isn't time to add my redline attachment with my comments into the Handout.

Respectfully,
Scott Haan

----- Original Message -----

From: "Billie Haan" <haanfam@mtaonline.net>
To: "platting" <Platting@matsugov.us>
Sent: Tuesday, March 31, 2026 7:09:26 PM
Subject: Case2026-009 Plat 2024-80

From - Scott Haan 9251 Sun Valley Drive

Sun Valley Drive, E Blue Mountain Lane and North Doro Drive are not built to current standards and cannot handle the traffic from the proposed Mountain Top Acres Subdivision. The developer needs to upgrade Sun Valley Drive, E Blue Mountain Lane and North Doro Drive to current Mat-Su Borough standards if the subdivision connects to N Sun Valley Drive.

The connection should to North Sun Valley Drive should be removed from the propose Mountain Top Acres Addition 1 Subdivision plat unless the developer wil upgrade the roads to current standards as part of the development.

The road will be installed by hillbillies with chainsaws if it is shown on the plat and left unimproved by the developer and the mud and dust tracked onto Sun Valley Drive will be a nuisance to the residents. The increased traffic will be a safety hazard to the current residents of Sun Valley Drive.

If the developer wants a second access to the new plat they can develop the existing 50' public use easement to the cul-de-sac shown and put in a road through where lot 6 is shown rather than imposing the nuisance and safety hazards to Sun Valley Drive.

The public use easment between the cul-de-sac and Sun Valley Drive to the North of Base Camp Tract A should be vacated. Sun Valley Subdivision cannot handle the traffic from the new development without upgrades.

Respectfully,
Scott Haan.

Matthew Goddard

From: Jamie Taylor
Sent: Friday, April 24, 2026 2:40 PM
To: Matthew Goddard; Wheeler Nevels; Tammy Simmons; Pre-Design & Engineering
Subject: Re: FW: Mountain Top Acres

Hi Matthew,

As I know you are aware, but for the petitioners' information, this will all need to be resolved prior to the NTP being issued -- not during construction. The part that the SCM does not provide much flexibility on is changes to where runoff enters and leaves the subdivision, and the provided drainage plan does both.

Thank you,
Jamie

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, April 24, 2026 12:12 PM
To: Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>
Subject: FW: FW: Mountain Top Acres

Jamie,

Please see below the response to your comments.

Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

From: Tim Carmen <tim@bullmoosesurveying.com>
Sent: Friday, April 24, 2026 11:42 AM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>; Bull Moose Office <office@bullmoosesurveying.com>; Chuck Leet <alaskarimengineering.llc@gmail.com>
Subject: Re: FW: Mountain Top Acres

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

After speaking with Mr Leet, we are confident that the drainage ditches he is going to have in will be more than adequate to contain the drainage. While in construction we will review the drainage and make alterations but we are confident that lot layouts will not need to change.

I am not an engineer, but it would seem that a culvert near the natural drainage and small drainage basins in that area could be constructed if needed. We will address that while in construction.

Tim Carmen, Survey Manager
Bull Moose Surveying LLC
Tim@bullmoosesurveying.com

907-357-6957 office
907-203-3192 office cell

On 4/24/2026 9:08 AM, Matthew Goddard wrote:

Hello,

I received the comments below from DPW PD&E regarding the submitted drainage alteration included on the agenda plat. Please review and respond at your earliest convenience.

Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Thursday, April 23, 2026 5:12 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Cc: Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>
Subject: Re: Mountain Top Acres

Hi Matthew,

The drainage arrows provided do not seem to take into account any of our comments on the previous Preliminary Drainage Plan. Here they are again:

The drainage plan shows a natural drainage channel which crosses Hatchers Landing Ave. through a 30" culvert and then being rerouted to the roadside ditches of Hatchers Landing Ave. and Mountain Top Loop. Per 2022 Subdivision Construction Manual D03 natural drainage patterns should be retained to the extent possible and changes to drainage patterns must not adversely affect adjacent property or right of way. The drainage should be redesigned to keep the natural drainage channels through the subject property separate from the road drainage.

This new drainage plan appears to alter the natural drainage patterns even more. While details of the drainage design for subdivisions are often further developed/refined by the time the Final Drainage Plan and Drainage Report are submitted, the changes required for this drainage plan to meet the requirements of the SCM could be significant. We request the developer's engineer to reconsider the drainage design now so that they don't need to go back to the platting board if the lot and road layout need to change.

Thank you,

Jamie Taylor, PE (she/her)
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
t: 907-861-7765 c: 907-355-9810

jamie.taylor@matsugov.us
<http://www.matsugov.us/>

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, April 23, 2026 4:30 PM
To: Jamie Taylor <Jamie.Taylor@matsugov.us>
Subject: RE: Mountain Top Acres

The arrows on the plat are what was provided. If you need more, let me know and I will forward it to the petitioner/engineer.

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Thursday, April 23, 2026 3:52 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: Re: Mountain Top Acres

Hi Matthew,

Do you expect an updated drainage plan as well, or is this it?

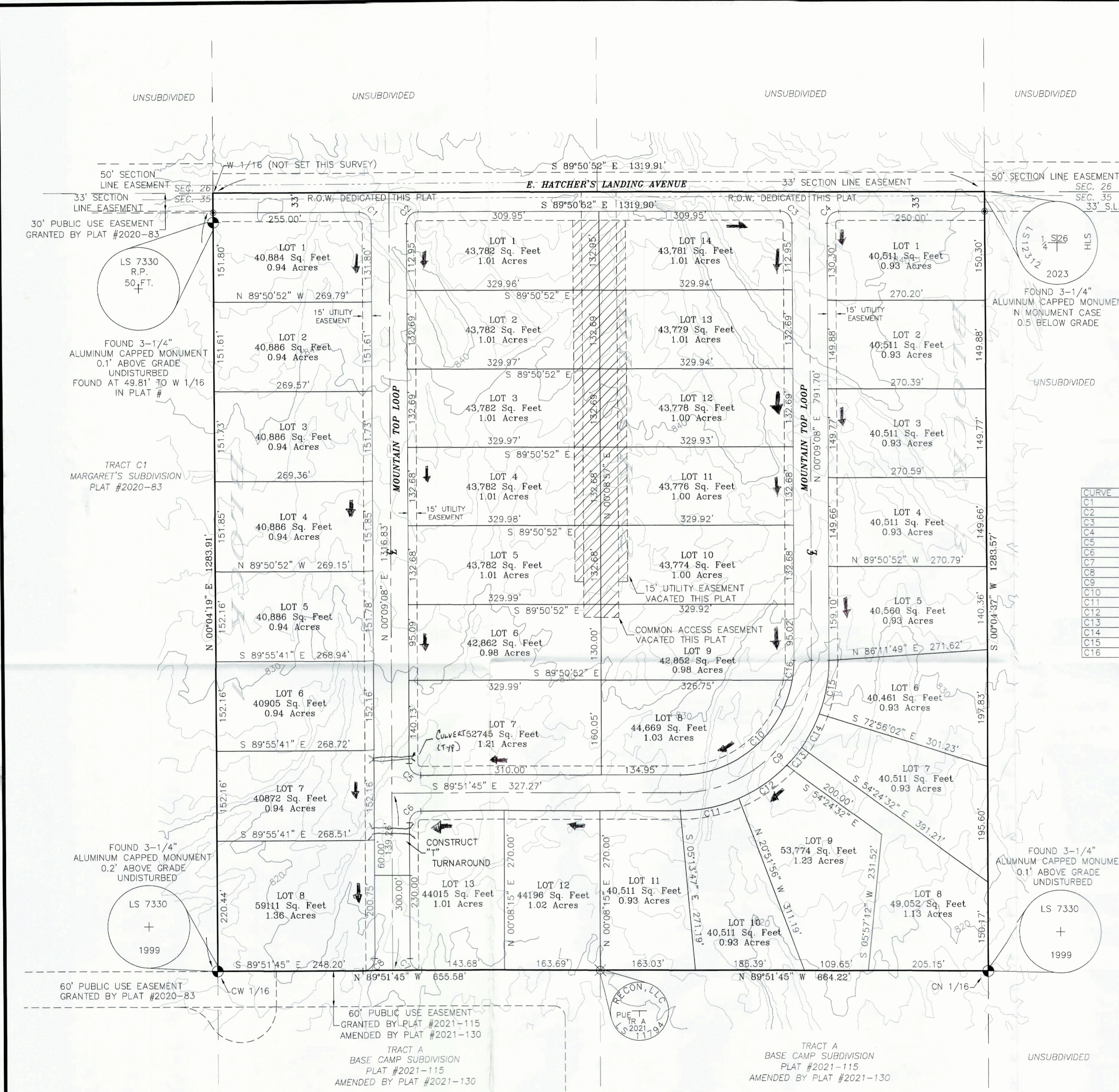
Thanks,
Jamie

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, April 23, 2026 3:46 PM
To: Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: Mountain Top Acres

Hello,

Please find attached the updated agenda plat with drainage arrows shown for Mountain Top Acres Addition 1.

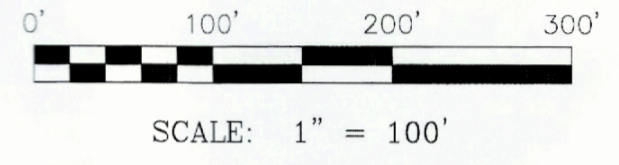
Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us



LEGEND

- ⊗ FOUND MONUMENT AS NOTED
- (R) RECORD VALUE PER KEYSTONE SURVEYING RECORD OF SURVEY (PLAT #99-49)
- (R1) RECORD VALUE PER MARGARET'S SUBDIVISION (PLAT #2020-83)
- (R2) RECORD VALUE PER BASE CAMP SUBDIVISION (PLAT #2021-115)
- (M) MEASURED VALUE THIS SURVEY
- (C) COMPUTED VALUE THIS SURVEY
- FOUND 3-1/4" ALUMINUM CAPPED MONUMENT N MONUMENT CASE 0.5 BELOW GRADE
- ⊕ SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
- ↔ DRAINAGE ARROW

GEODETIC

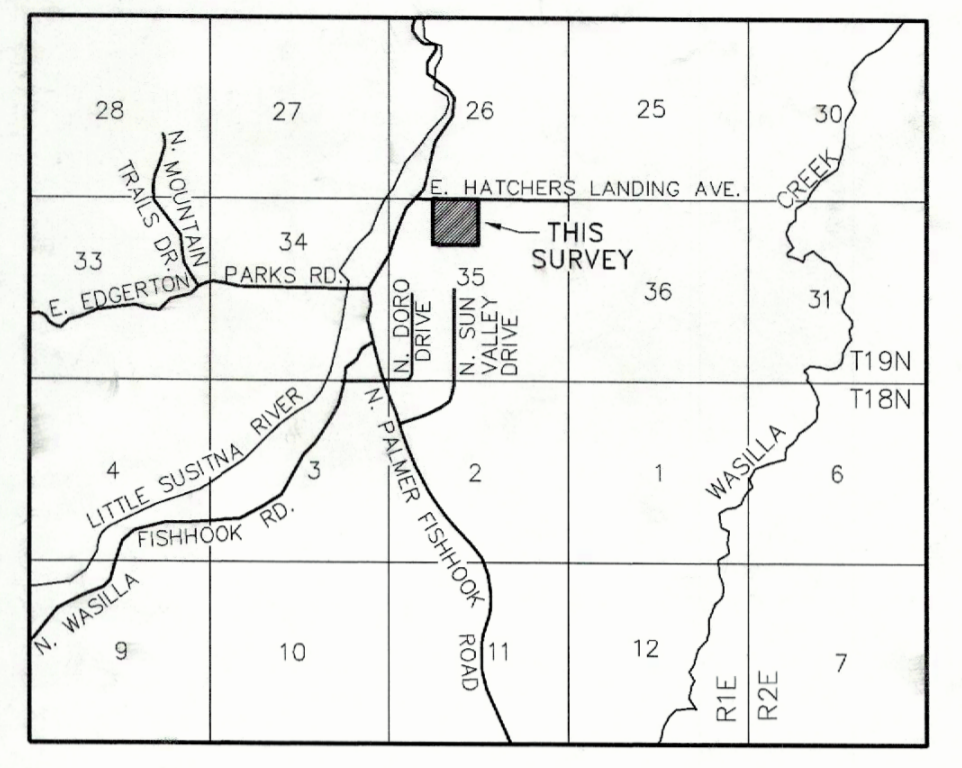


CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00	31.42	20.00	28.28	S 44°50'52" E	90°00'00"
C2	20.00	31.42	20.00	28.28	S 45°09'07" W	90°00'00"
C3	20.00	31.42	20.00	28.28	S 44°50'52" E	90°00'00"
C4	20.00	31.42	20.00	28.28	N 45°09'08" E	90°00'00"
C5	20.00	31.42	20.01	28.29	S 44°51'19" E	90°00'53"
C6	20.00	31.41	19.99	28.28	S 45°08'41" W	89°59'07"
C7	20.00	31.42	20.01	28.29	N 44°51'19" W	90°00'53"
C8	20.00	31.41	19.99	28.28	N 45°08'41" E	89°59'07"
C9	225.00	353.37	224.94	318.16	S 45°08'41" W	89°59'07"
C10	195.00	308.26	194.95	275.74	N 45°08'41" E	89°59'07"
C11	255.00	103.00	52.21	102.30	N 78°33'58" E	23°08'33"
C12	255.00	99.60	50.44	98.97	S 55°48'20" W	22°22'44"
C13	255.00	40.17	20.12	40.12	N 40°06'13" E	9°01'29"
C14	255.00	64.18	32.26	64.02	S 28°22'49" W	14°25'18"
C15	255.00	93.54	47.30	93.02	S 10°39'39" W	21°01'02"
C16	195.00	35.17	17.63	35.13	N 05°19'10" E	10°20'05"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°04'19" W	33.00
L2	S 00°04'57" W	33.00



VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

CRAIG P. POWELL DATE
3705 ARCTIC BOULEVARD #1062 ANCHORAGE, AK 99503

TROY A. JARVIS DATE
1301 E. 71ST AVE ANCHORAGE, AK 99518

DOUGLAS K. HENDRICKS DATE
3540 HOOPER CIR. ANCHORAGE, AK 99515

BRIAN L. SCHEFF DATE
3885 MT. CHARLESTON DR. PAHRUMP, NV 89048

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 PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NO. _____
DATED _____ AND THAT THIS PLAN 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 PLAN IS LOCATED.

PLANNING AND LAND USE DIRECTOR DATE
ATTEST: PLATTING CLERK

PRELIMINARY

Agenda Copy

RECEIVED

APR 23 2026

PLATTING

A PLAT OF

MOUNTAIN TOP ACRES ADDITION 1

A REPLAT OF: MOUNTAIN TOP ACRES PLAT #2024-80

LOCATED WITHIN: SECTION 35, T19N R1E

SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA

CONTAINING 39.90 ACRES MORE OR LESS

BULL MOOSE SURVEYING

LICENCE #200746
200 HYGRADE LANE WASILLA, ALASKA 99654 OFFICE: (907) 357-6957
DRAWN BY: TGC DATE: 4/19/2026 DRAWING SCALE: 1"=100'
CHECKED BY: RSH SHEET 1 OF 1

PRELIMINARY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC AND ASBLUT INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT S. HOFFMAN, P.L.S. 4/20/2026
LS 10609 PROFESSIONAL LAND SURVEYOR DATE



NOTES

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON MARCH 15, 2023 AT A CONTROL POINT WITH THE FOLLOWING COORDINATES: LATITUDE: 61°42'01.70716" LONGITUDE: 149°12'51.07561". THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
- 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.
- BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED MARCH 24, 1960 IN BOOK 32, PAGE 82.
- 50' RIGHT OF WAY EASEMENT FOR ACCESS IN FAVOR OF: CASEY J. CELUSNICK AND JOAN F. CELUSNICK RECORDED JUNE 12, 1969 IN MISC. BOOK 11, PAGE 319.

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

PUBLIC HEARINGS

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 7, 2026

PRELIMINARY PLAT: STAR LAKE 2
LEGAL DESCRIPTION: SEC 03, T17N, R03W S.M., AK
PETITIONERS: OLEKSANDR OSIYCHUK
SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING
HOLLER ENGINEERING
ACRES: 27.12 +/- PARCELS: 11
REVIEWED BY: CHRIS CURLIN CASE #: 2026-23

REQUEST:

The request is to create 11 lots from Tract A, Star Lake (plat#78-132), (Tax ID#1535000T00A), to be known as **STAR LAKE 2** containing 27.12 acres +/- . The property is located directly south of W. Karen Street and east of N. Charlene Street; within the NE ¼ Section 3, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District 7.

EXHIBITS:

Vicinity Map and Aerial Photos	Exhibit A – 4 pgs
Variance & Application	Exhibit B – 2
Soils Report	Exhibit C – 17 pgs

COMMENTS:

USACE	Exhibit D – 1 pg
MSB Pre-design and Engineering	Exhibit E – 1 pg
MSB Permit Center	Exhibit F – 2 pgs
Utilities	Exhibit G - 4 pgs
Public	Exhibit H – 1 pg

DISCUSSION: The request is to create 11 lots from Tract A, Star Lake Subdivision (plat #78-132). Lots range in size from 1.00 to 4.47 acres +/-, and will take access to W. Karen Street via a proposed internal road.

The Petitioner requests a variance from MSB43.20.120 Legal Access. The access to the area only has 50 foot at this location and is not dedicated Right of Way or an existing easement. Title 43 requires a minimum of 50 feet for existing right of way/easements.

VARIANCE APPLICATION: The petitioner has submitted a variance application pursuant to with supporting criteria A-C answered (**Exhibit B**). The request is from 43.20. 120 Legal Access. Variance application criteria A-C with Petitioner answers:

A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or Injurious to adjacent properly; and

The proposed subdivision accesses W. Karen Street at the location intended by the original plat of Star Lake Subdivision. At the time the original plat was created in 1978 and up until the adoption of Title 27 in the early 2000's the required right of way width was 50'. This is consistent with what is shown on the original plat of Star Lake Subdivision. Also curve returns were provided on the original plat which is consistent with the plan for the 50' wide corridor of Tract A to be used for road creation. Utilizing the corridor created as part of Tract A, Star Lake Subdivision for its intended use does not harm the public.

B. The Variance request is based upon conditions of the property that are atypical to other properties.

This property has access as was allowed per code up until the adoption of Title 27. Properties being subdivided now are required to have 60' of right of way unless accessed by an existing 50' wide right of way. At the time of the creation of Tract A back in 1978 all was ready for further subdivision utilizing the 50' wide corridor. This situation is becoming less and less common as the older subdivisions become re-subdivided. Now we are mostly subdividing fresh and can apply the current code standards. The situation at hand is not typical.

C. Because of the unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

This property has only one feasible access. That location is through the 50' wide corridor that was intended to be used as access for further subdivision. There is a Section Line Easement along the easterly boundary that is not feasible or desirable for access. Along its route exists a steep hill with a 30' bluff at 30% grade ending in a wetland that extends for 500' which then hits Star Lake itself. It is then 1200' across the lake itself. At the southwest corner of this property there is 50' of right of way for W. Gaylen Street. From this property out to the west is 1500' of unconstructed right of way eventually ending at W. Charlene Street, a less than desirable road to utilize for access. W. Karen Street is a paved road maintained by the MSB that provides access out of this area.

SOILS REPORT: A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Curtis Holler, P.E., notes that nine new test holes were excavated on the parent parcel. The test holes were dug to a depth of 12 to 17.5', no ground water was encountered with the exception of testhole #9. Testhole 9 is also supplemental, dug only to verify conditions for road fill construction.

Curtis Holler, PE, concludes the proposed lots will have at least 10,000 square feet of contiguous usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 Area.

COMMENTS:

USACE: (Exhibit D) Thank you for bringing this project to our attention and for allowing us to comment. The United States Army Corps of Engineers does have a comment regarding the proposed Star Lake 2 Subdivision project. Based on aerial imagery and the Matanuska-Susitna Borough (MSB) Wetlands Mapper, it appears that there may be aquatic resources throughout the existing tract. 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.

DPW Pre-Design and Engineering: (Exhibit E) PD&E has no objection to the variance application for the 50' right-of-way. PD&E would normally request that the cul-de-sac bulb adjoin the southern boundary of the proposed subdivision. PD&E recognizes the topography would make this difficult and is therefore accepting of the location of the cul-de-sac as shown on the proposed plat.

MSB Permit Center: (Exhibit F) Each access or encroachment constructed during subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing – Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout.

Any water system, sewer lines, or street lighting placed in the right-of-way shall require a utility permit. No other comments from the Permit Center.

Utilities: (Exhibit G) ENSTAR has no comments. GCI has no comments or objections. MTA has no comment. MEA did not respond.

Public: (Exhibit H) Cheryl Estes is concerned about more traffic on Karen Street and does not want the new development to use the Sherwood Estates community well system.

Camden Yehle comments: Here are my personal comments on Star Lake 2. We won't have comments from the Meadow Lakes Community Council because we were one person short of a quorum unfortunately.

My concerns are the following:

- A. Lot 6 is close to the minimum, raising concerns about well placement and septic conflicts.
- B. I would prefer the proposed road to connect to the easement for W Gaylen Street in the southwest corner. The reasons are as follows:
 - A. Two ways in and out.
 - B. Emergency vehicle access.
 - C. Snow plowing efficiency. We are going to be paying to plow this new road forever.

Staff notes all lots meet the requirements of Title 43 and the connection to W. Karen Street has been approved.

There were no objections received from Borough departments, outside agencies, MLCC or the public at the time of this staff report.

CONCLUSION

The plat of **STAR LAKE 2** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plats*. A variance application was submitted for legal access. Physical access exist, as-built survey, and topographic information were submitted. A soils report and topographic narrative were submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

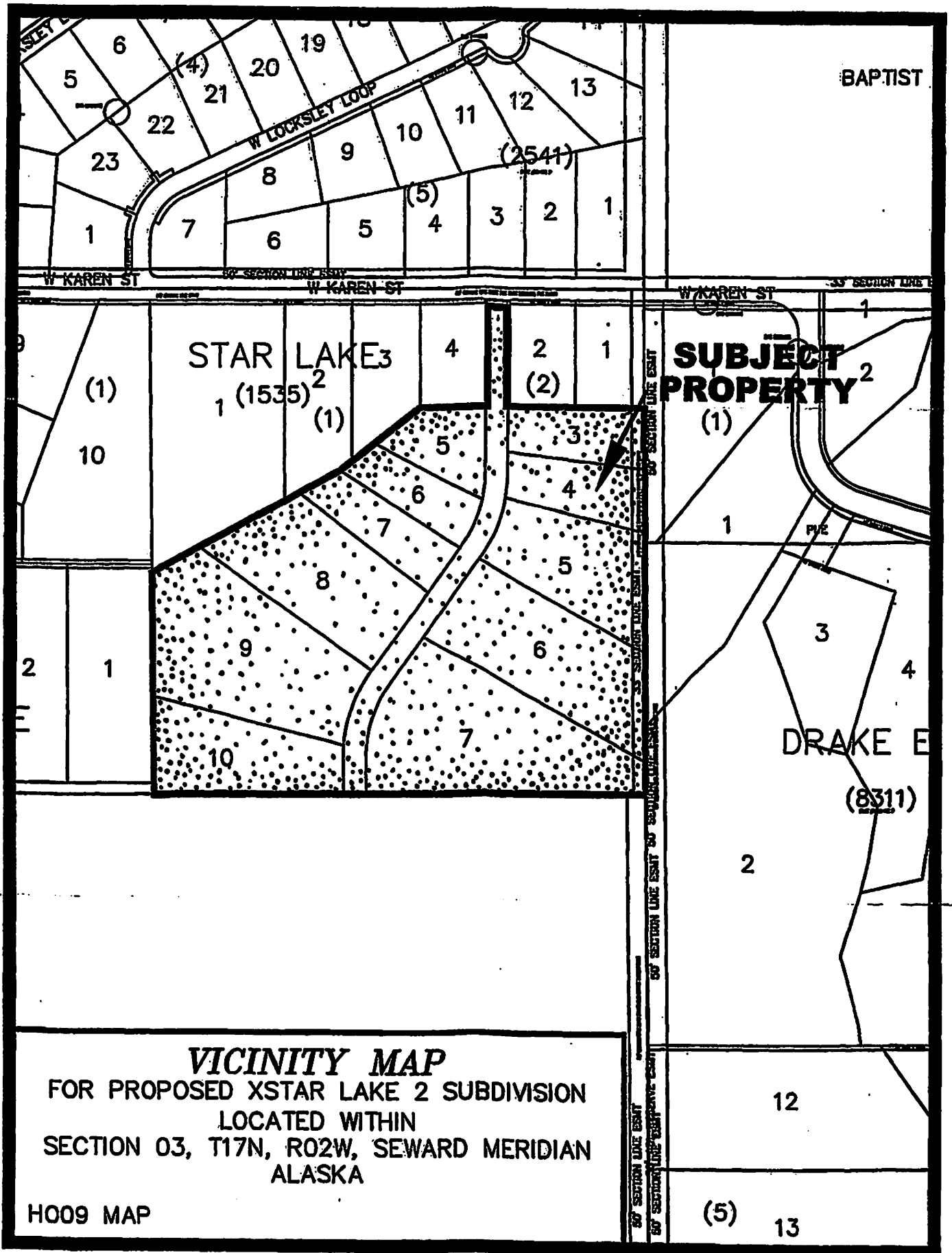
FINDINGS of FACT:

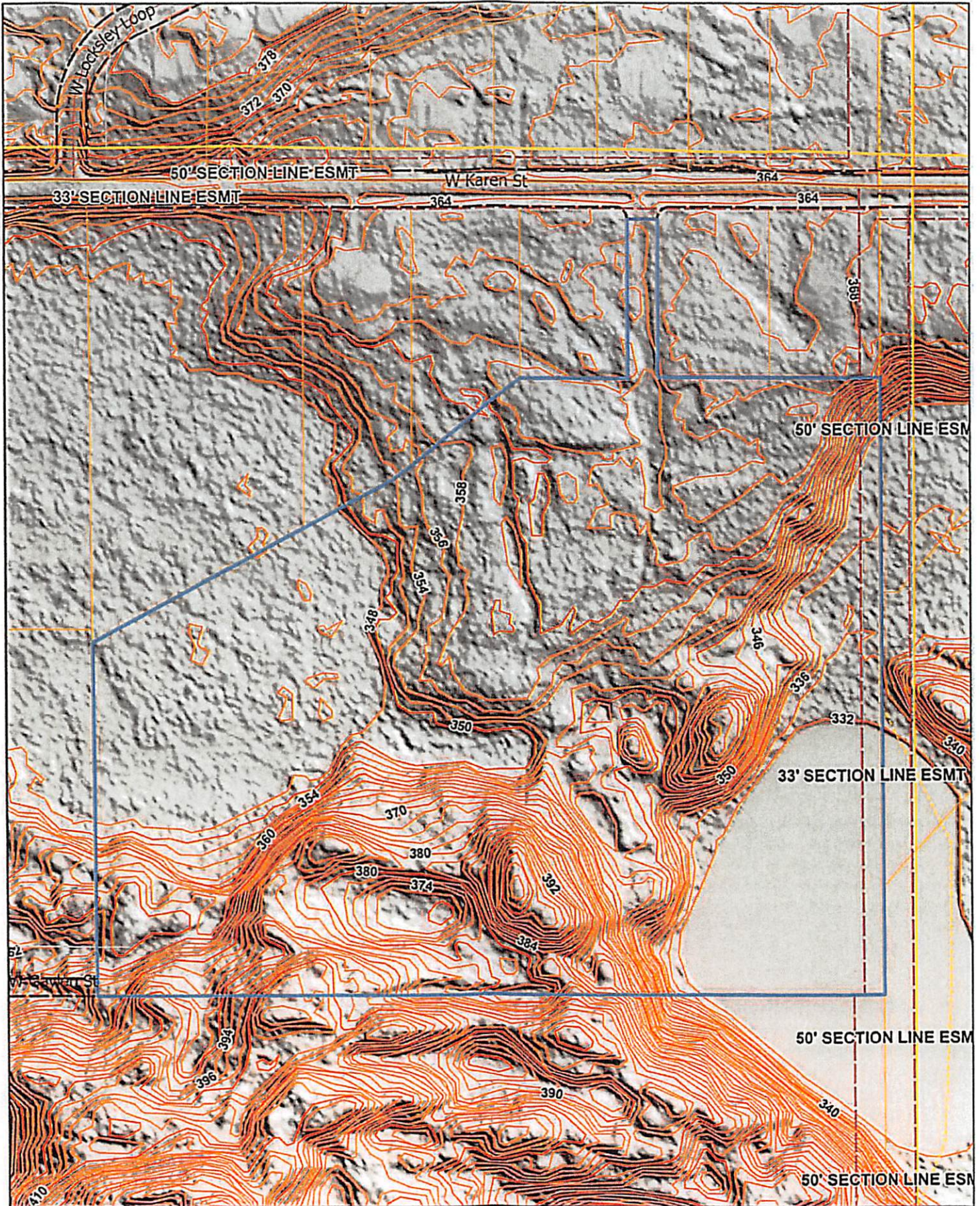
1. The preliminary plat of **STAR LAKE 2** is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.016 *Preliminary Plats*.
2. All lots will have the required frontage pursuant to MSB 43.20.320.
3. There were no objections from any borough departments, outside agencies, utilities, or the public.
4. At the time of staff report write-up, there were no responses to the Request for Comments from; MSB Emergency Services, Community Development, or Assessments; or MEA.
5. The petitioner has submitted a variance application pursuant to MSB43.15.075 with supporting criteria A-C answered (**Exhibit B**). The request is from 43.20. 120 Legal Access.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the variance request from 43.20. 120 Legal Access and the Preliminary Plat of STAR LAKE 2, within Section 3, Township 17 North, Range 02 West, Seward Meridian, Alaska. contingent on the following 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. Construct internal roads and cul-de-sacs to residential street standards according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - f) Obtain approval of street names from Platting Assistant.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).





0 245 490 980 Feet

EXHIBIT A-3

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

VARIANCE APPLICATION

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43. The application must include all of the information listed below. Incomplete applications will not be processed.

Legal description of property: TRACT A, STAR LAKE SUBDIVISION – PLAT # 78-132

RECEIVED

An application for a variance from a requirement of Title 43 shall contain:

FEB 17 2026
PLATTING

1. The preliminary plat to which the variance pertains or, if presented separately, a graphic representation of what the future platting project would entail;
2. A description of the variance requested including the code section reference;
3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.
 - A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and*
 - B. *The variance request is based upon conditions of the property that are atypical to other properties; and*
 - C. *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.*

I, OLEKSANDR OSIYCHUK the owner (or owner's representative) of the above described property apply for a variance from Section 43.20.060 (C) of the Borough Code in order to allow:

A SHORT SECTION OF 50' RIGHT OF WAY

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

APPLICANT Name: OLEKSANDR OSIYCHUK
OR Mailing Address: P.O. BOX 872862, WASILLA, AK. Zip: 99687-2862
OWNER Contact Person: PAVLO Phone: (907) 357-3073

SURVEYOR Name (FIRM): KEYSTONE SURVEYING & MAPPING
Mailing Address: P.O. BOX 2216, PALMER, ALASKA Zip: 99645
Contact Person: GARY LoRUSSO Phone: 907 521-6933

STAR LAKE 2 VARIANCE CRITERIA

A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and

The proposed subdivision accesses W. Karen Street at the location intended by the original plat of Star Lake Subdivision. At the time the original plat was created in 1978 and up until the adoption of Title 27 in the early 2000's the required right of way width was 50'. This is consistent with what is shown on the original plat of Star Lake Subdivision. Also curve returns were provided on the original plat which is consistent with the plan for the 50' wide corridor of Tract A to be used for road creation. Utilizing the corridor created as part of Tract A, Star Lake Subdivision for its intended use does not harm the public.

B. The variance request is based upon conditions of the property that are atypical to other properties; and

This property has access as was allowed per code up until the adoption of Title 27. Properties being subdivided now are required to have 60' of right of way unless accessed by an existing 50' wide right of way. At the time of the creation of Tract A back in 1978 all was ready for further subdivision utilizing the 50' wide corridor. This situation is becoming less and less common as the older subdivisions become re-subdivided. Now we are mostly subdividing fresh and can apply the current code standards. The situation at hand is not typical.

C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

This property has only one feasible access. That location is through the 50' wide corridor that was intended to be used as access for further subdivision.

There is a Section Line Easement along the easterly boundary that is not feasible or desirable for access. Along its route exists a steep hill with a 30' bluff at 30% grade ending in a wetland that extends for 500' which then hits Star Lake itself. It is then 1200' across the lake itself. At the southwest corner of this property there is 50' of right of way for W. Gaylen Street. From this property out to the west is 1500' of unconstructed right of way eventually ending at W. Charlene Street, a less than desirable road to utilize for access. W. Karen Street is a paved road maintained by the MSB that provides access out of this area.



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

February 11, 2026

RECEIVED

FEB 11 2026

PLATTING

Re: *Star Lake 2*; Useable Areas, Roads and Drainage HE #25034

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 11 new lots from one existing tract totaling approximately 27 acres. Our soils evaluation included logging 9 new testholes on the parent parcel, review of the provided topography information, review of aerial imagery and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a rough pentagon shape, with an attached thin pole portion extending north 300' to allow access from W. Karen Street. The flag or main portion nearly forms a square; the 5th side of the pentagon forms the border facing to the northwest and other borders face north, east, south, and west. The flag/main body of the parcel lies between a large swampy area to the northwest, and a small lake to the southeast. The pole portion and northern half have gently sloping ground with drainage running to the lower wet areas. On the southern half terrain is dominated by relatively steep rolling hills and ridges. Similar features exist on an adjacent parcel which lies south of the southern border. Several substantial areas with steep slopes exceeding 25% exist and have been delineated on the attached sketch. The total elevation differential indicated from the provided topo map contours is about 65'.

Soils & Vegetation. The parent parcel remains largely in its native or near-native state. A single overgrown driveway runs from W. Karen Street south through the pole area to a dilapidated residential structure lying just southeast of the south end of the pole. An old cleared trail generally follows the proposed new road alignment, petering out prior to reaching the south border. Existing native vegetation varies considerably, with primarily grasses and a few black spruce trees along the lake and in low wet swampy areas to the northwest. Most upland areas have a mix of birch and spruce trees with a few cottonwood, willow and poplar. A total of 9 new test holes were dug to evaluate existing soils conditions. Seven holes were dug in late August 2025, with an additional 2 holes dug in early November. Near surface soils typically included a thin organic mat over a layer of silty loess topsoils extending down 1.5' to 2.1'. In most areas, receiving soils under the topsoils were sands and gravels with a varying minor silt content. Testholes 3, 7 & 8 had denser silty sands or gravels and were sampled for sieve tests. Silt content in these samples varied from 19.1% to 36%. With the exception of the lowest strata of

testhole 8, The sieve samples were all assessed as either non-plastic or having a relatively low plasticity index. Under 10.5' in TH-8, the sieve tested sample fines portion (24%) exhibited some plastic behavior; strata above this were low- or non-plastic from 2' to 10.5'. Testhole 8 is supplemental information as it only addresses the west end of Lot 10, and a separate area on the east end of the lot also contains adequate useable septic area. Testhole 9 is also supplemental, dug only to verify conditions for road fill construction. Copies of testhole logs, sieve reports, plasticity estimates and a location map are attached.

Groundwater. Groundwater or seeps were encountered in only testhole 9, which was for supplemental information only as it is located outside of any useable septic area. Groundwater was logged as seeps at 2'. An estimate of the limits of area with at least 8' to groundwater is shown on the attached map. Groundwater may be a limiting factor for area on some portions of the proposed lots, however, each proposed lot appears to have adequate useable area as designed. See the attached drawing for more details.

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, surface water setbacks, steep areas and related setbacks, and areas with shallow groundwater. 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 will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Roads & Traffic. The proposed project will require the construction of approximately 1,320' of new residential standard roads, including a single new temporary cul-de-sac bulb. Sandy gravel materials adequate to construct the roads can be mined from some of the lots within the project, or imported. Initial design work indicates most road centerline grades can be kept to 6% or less, with cuts and fills less than 5'. The cul-de-sac grade can be kept at 4% or less. One section of the road at the southern end required a plan and profile design, which is attached. For that section, cuts are <8' and fills <12', and no slope easements will be required. The road was designed with future extension work in mind, and an approximate future vertical design is demonstrated for about 200' south of the project border. A basic traffic analysis/lot count sketch is also attached.

Drainage. A preliminary drainage plan is included in the attached sketch, and includes culverts, infiltration structures and drainage easement locations. Drainage basins may also be required, and would be identified as part of the upcoming drainage report. As always, the drainage plan will be subject to field modification and improvement during construction.

Please do not hesitate to call with any questions.

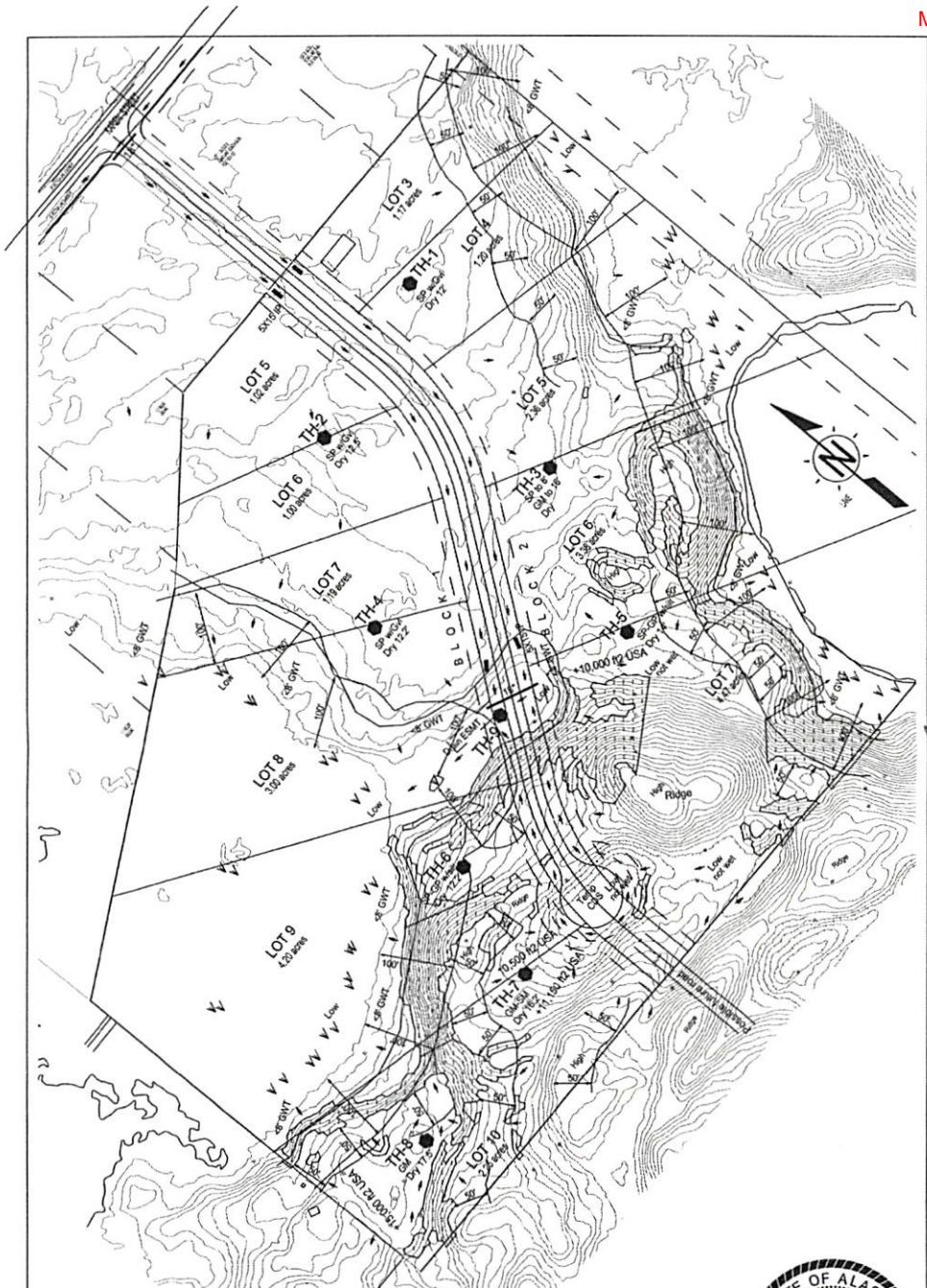
Sincerely,



Curtis Holler, PE

c: Hazel Development LLC, w/attachments





Star Lake 2
 Testhole, Useable Area, Drainage & Topo Map

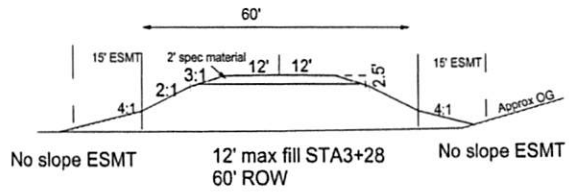
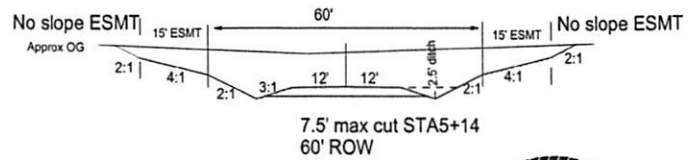
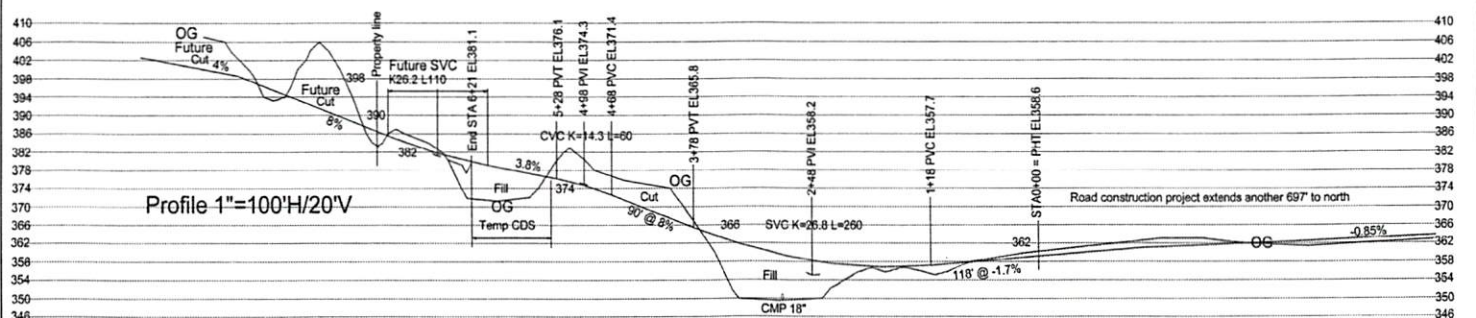
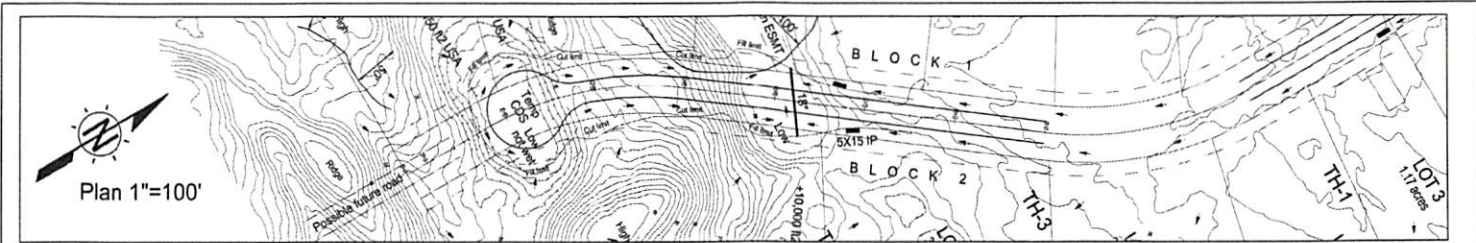
HOLLER ENGINEERING
 3375 N Sams Dr. Wasilla, Alaska 99654

EXHIBIT C-3

Job # 25034 | Scale: 1" = 120' | P1 of 2 | Date: 2-11-26

- Notes:**
- 1) Base drawing & 2' LIDAR topography provided by others.
 - 2) Arrows denote approximate drainage patterns.
 - 3) Hatched areas have +25% slope.





Star Lake 2 Road Design - N Blessed Street
Draft Road Design - Residential Standard

HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654



Job # 25034	Scale: varies	P2 of 2	2-11-2026
-------------	---------------	---------	-----------

- Notes:**
- 1) Base drawing & 2' contours provided by surveyor.
 - 2) 25 MPH design speed.

EXHIBIT C 4



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 9

Performed For: Pavlo Osiychuk

Legal Description: Star Lake 2

Depth, feet	Soil Type
0 - 1	CL, roots
1 - 2	ML SOFT BROWN LOESS
2 - 3	SP-GP, claye,
3 - 4	Rock to 5"
4 - 5	SP, MED-FINE, claye
5 - 6	
6 - 7	SP w/ gravel to 4"
7 - 8	MEDIUM SANDS
8 - 9	
9 - 10	
10 - 11	
11 - 12	No GW / No stain

Slope

Site Plan

See attached testhole & contours map.

↑
N
↓

WAS GROUNDWATER ENCOUNTERED?
- No

IF YES, AT WHAT DEPTH?
- N/A

DEPTH AFTER MONITORING?
- N/A

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual / sieve analysis only.					

- PERCOLATION RATE (min/inch) PERC HOLE DIAMETER

- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Holler DATE: 8-29-25



HOLLER ENGINEERING

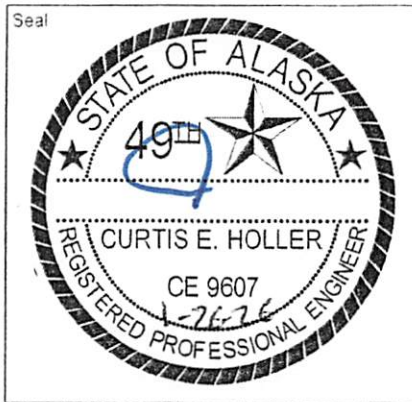
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 9

Performed For: Pavlo Osiychuk

Legal Description: Star Lake 2



Depth, feet	Soil Type
0-1	OL, ROOTS
1-2	ML SOFT BROWN LOESS
2-4	SP-SM SAND w/ SILT clay
4-5	SP w/ GRAVEL & w/ SILT
5-7	clay SMALL GRAVELS
7-9	SP-SM AS ABOVE
9-10	SP-GP w/ SILT
10-11	VARIES to
11-13	GM w/ COARSE SILT or FINE SAND
13-16	NO GW/ NO SEEP

Slope

Site Plan

↑
N
↓

See attached testhole & contours map.

WAS GROUNDWATER ENCOUNTERED?
- No

IF YES, AT WHAT DEPTH?
- N/A

DEPTH AFTER MONITORING?
- N/A

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual / sieve analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Holler DATE: 8-29-25



HANSEN ENGINEERING, INC.

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

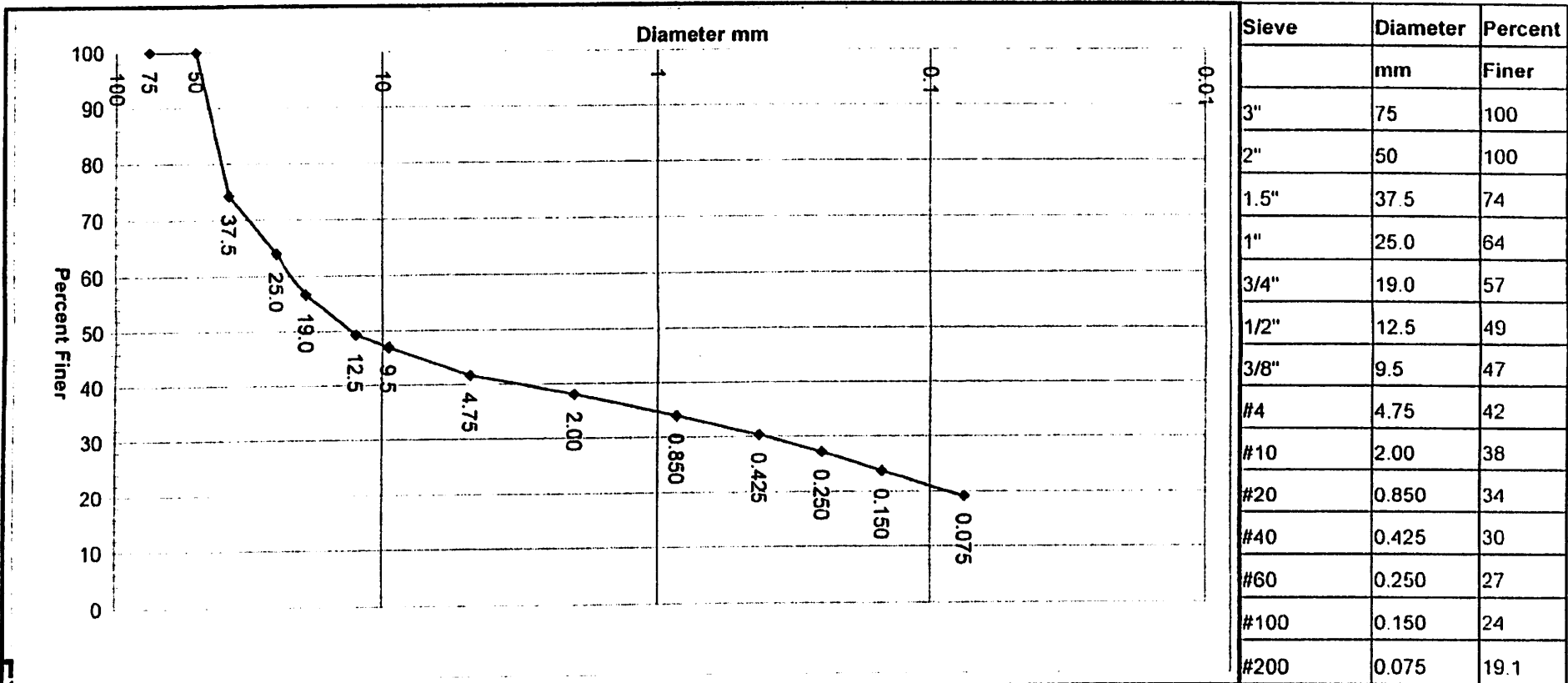


EXHIBIT C-9

Client: **Hazel Development**
Project: **Star Lake**
Sample Location: **TH #7 @ 8'**

Soil Description: **Silty Gravel with Sand** *58% Gravel*
Unified Classification: **GM** *24% Sand*
19% Silt

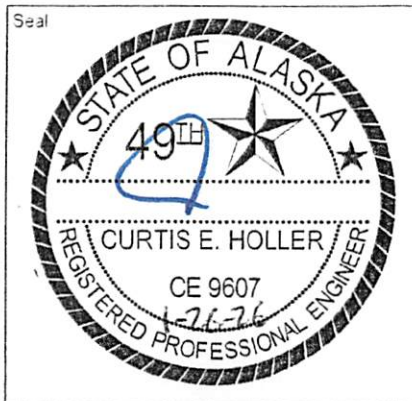
Date: **2/9/2025**
Sample Date: **8/29/2025**
Proj. no: **26002**

Sample appears to be nonplastic



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 9
 Performed For: Pavlo Osyichuk
 Legal Description: Star Lake 2

Depth, feet	Soil Type
0 - 1	CL, roots
1 - 2	ML SOFT BRN LOESS
2 - 4	SP w/ small gravel to 1"
4 - 6	
6 - 7	olive
7 - 12	NO GW / NO STMP
12 - 13	
13 - 14	
14 - 15	
15 - 16	
16 - 17	
17 - 18	
18 - 19	
19 - 20	
20 - 21	
21 - 22	

Slope

Site Plan

↑
N
↓

See attached testhole & contours map.

WAS GROUNDWATER ENCOUNTERED?
 - No
 IF YES, AT WHAT DEPTH?
 - N/A
 DEPTH AFTER MONITORING?
 - N/A

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual / sieve analysis only					

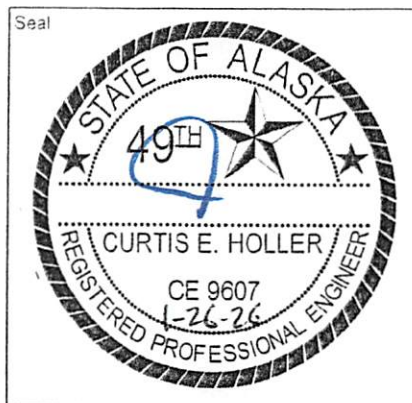
- PERCOLATION RATE (min/inch) PERC HOLE DIAMETER
 - TEST RUN BETWEEN FT AND FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 -
 - PERFORMED BY: C. Holler

DATE: 8-29-25



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 5 of 9
 Performed For: Pavlo Osiychuk
 Legal Description: Star Lake 2

Depth, feet	Soil Type
1	CL, ROAST ML SOFT BROWN LOESS
2	SP-GP w/silt UNDER TO # W/ HEAVY TRUCK SILT # ROCK TO 5", FEW 8" DUNE-BROWN NO GW/NO STAIN
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	

Slope

Site Plan
 See attached testhole & contours map.

WAS GROUNDWATER ENCOUNTERED?
 - No
 IF YES, AT WHAT DEPTH?
 - N/A
 DEPTH AFTER MONITORING?
 - N/A

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual / sieve analysis only				

- PERCOLATION RATE (min/inch) PERC HOLE DIAMETER
 - TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Holler DATE: 8-29-25



HANSEN ENGINEERING, INC.

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

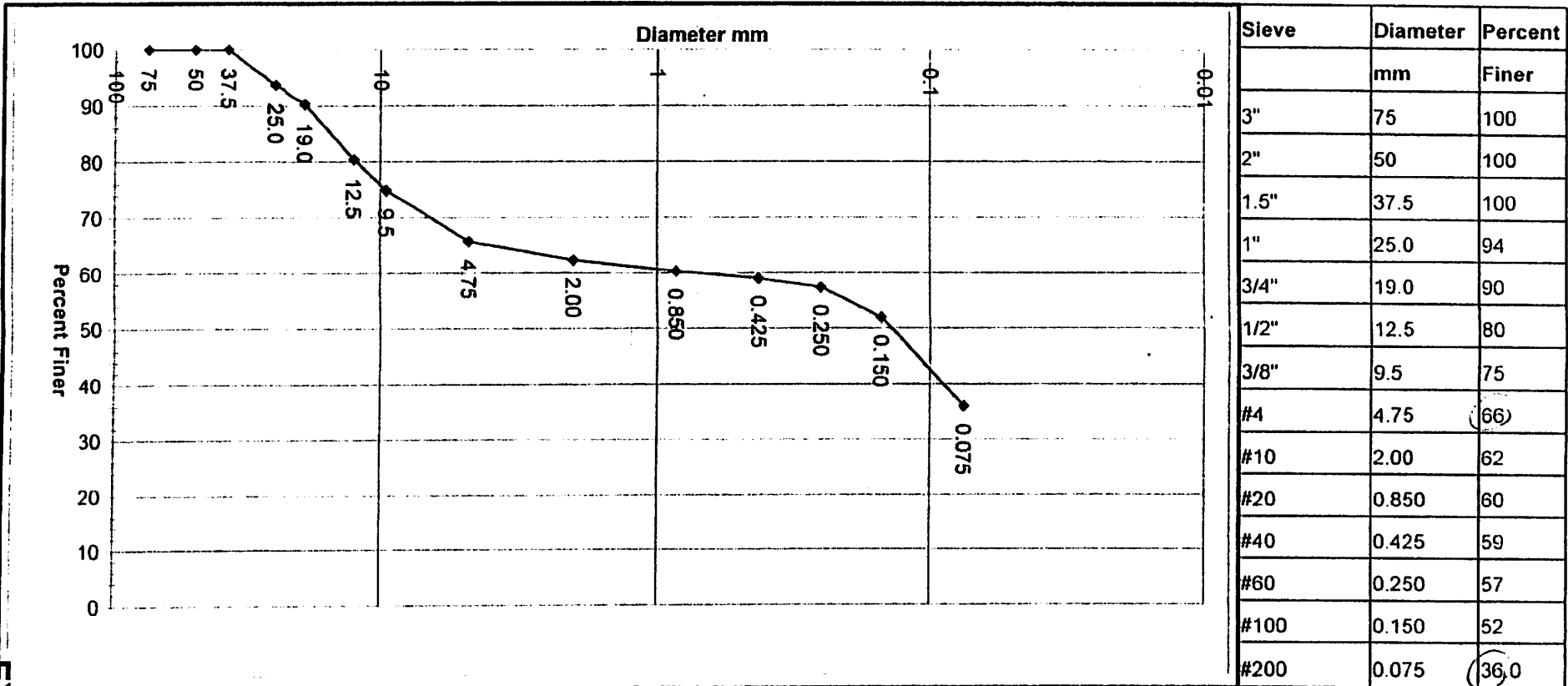


EXHIBIT C-14

Client: **Hazel Development**
Project: **Star Lake**
Sample Location: **TH #3 @ 10'**

Soil Description: **Silty Gravel with Sand** *34% Gravel*
Unified Classification: **GM** *20% Sand*
36% Silt

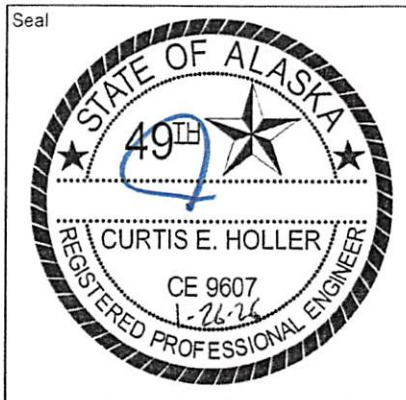
Date: **2/9/2025**
Sample Date: **8/29/2025**
Proj. no: **26002**

Sample appears to be nonplastic



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 8 of 9

Performed For: Pavlo Osiychuk

Legal Description: Star Lake 2

Depth, feet	Soil Type
1	OL
1 - 2	ML (NO FROST)
2 - 3	SP-GP UNSAT to
3 - 4	SP w/ gravel & silt dune brown
4 - 5	SP w/ GRAVEL & silt UNSAT
5 - 6	to GM, dune brown, SANDY
6 - 7	Rock to 5"
7 - 8	Few 6"-8"
8 - 9	
9 - 10	
10 - 11	
11 - 12	
12 - 13	GM, NOT Silt
13 - 14	Coars, MEDIUM
14 - 15	Plasticity, Rock to
15 - 16	5" dune brown
16 - 17	
17 - 18	NO GW / NO SEEP
18 - 19	
19 - 20	
20 - 21	
21 - 22	

Slope

Site Plan

See attached testhole & contours map.

↑
N
↓

WAS GROUNDWATER ENCOUNTERED?
- No

IF YES, AT WHAT DEPTH?
- N/A

DEPTH AFTER MONITORING?
- N/A

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual / sieve analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- (SUPPLEMENTAL INFO ONLY)

- PERFORMED BY: C. Holler

DATE: 11-07-25

SAMPLE A
PI-1-4
SAMPLE B
PI-6
24% FINES



HANSEN ENGINEERING, INC.

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

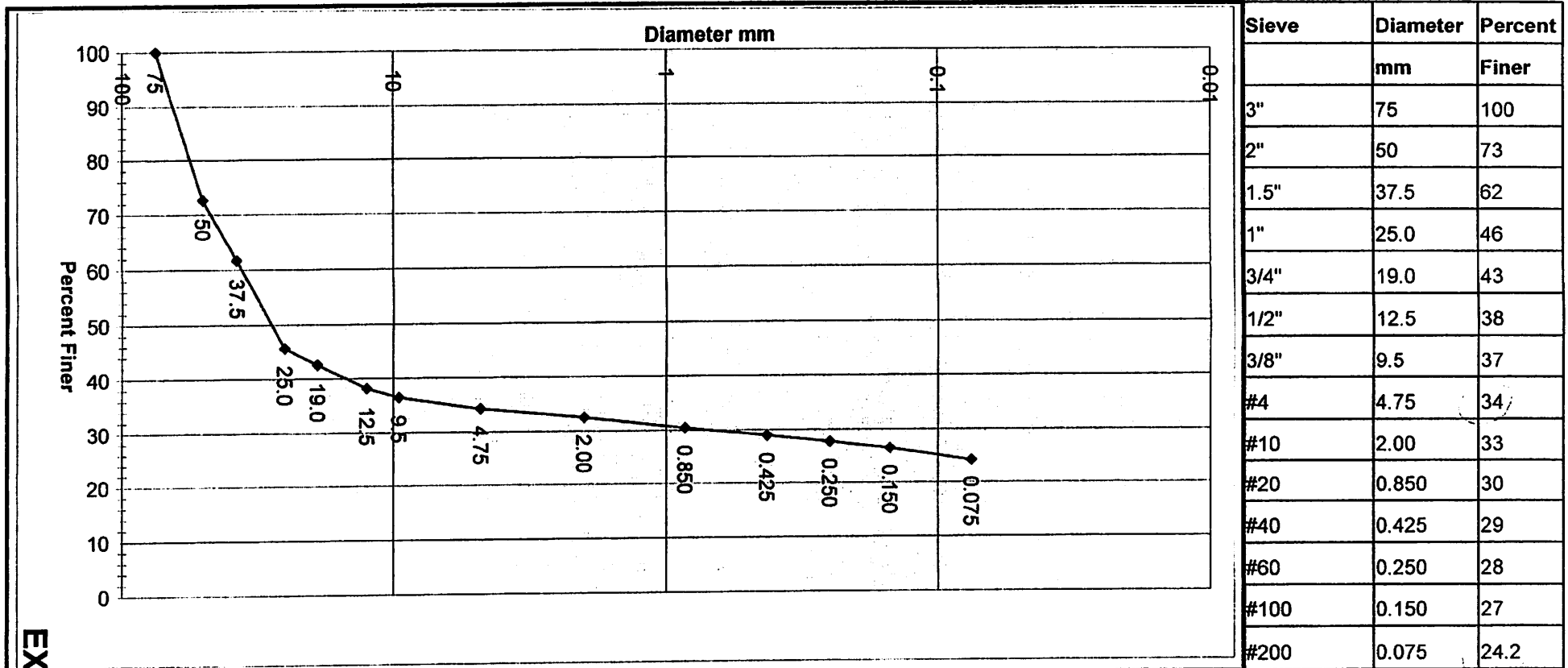


EXHIBIT C-16

Client: **Hazel Development**
Project: **Star Lake**
Sample Location: **TH #8 @ 14' ; Sample B**

Soil Description: **Silty Gravel**
Unified Classification: **GM**

66% GRAVEL
10% SAND
24% SILT

Date: **2/9/2025**
Sample Date: **11/7/2025**
Proj. no: **26002**

Sample appears to be plastic *PI±6*

Chris Curlin

From: Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>
Sent: Friday, March 13, 2026 2:56 PM
To: Chris Curlin
Cc: CEPOA-SM-RD-Pagemaster
Subject: RFC Star Lake 2 (CC)

[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 Army Corps of Engineers does have a comment regarding the proposed Star Lake 2 Subdivision project. Based on aerial imagery and the Matanuska-Susitna Borough (MSB) Wetlands Mapper, it appears that there may be aquatic resources throughout the existing tract.

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

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

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). 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.

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) 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
Regulatory Specialist
Alaska District | POA
U.S. Army Corps of Engineers
P: (907) 753-2586

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, March 31, 2026 3:36 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Star Lake 2 (CC)

Hello Chris,

PD&E has no objection to the variance application for the 50' right-of-way. PD&E would normally request that the cul-de-sac bulb adjoin the southern boundary of the proposed subdivision. PD&E recognizes the topography would make this difficult and is therefore accepting of the location of the cul-de-sac as shown on the proposed plat.

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, March 13, 2026 12:23 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>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; moose1@mtaonline.net; aehuddlestone@outlook.com; ccenterprises@gci.net; info@bradleyak.com; Ron Bernier <Ron.Bernier@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 Star Lake 2 (CC)

Hello,

The following link contains a Request for Comments for Star Lake 2, MSB Case 2026-000023. Comments are due by April 10, 2026.

[☐ Star Lake 2](#)

Sincerely,

Chris Curlin

Chris Curlin

From: Permit Center
Sent: Friday, March 13, 2026 12:59 PM
To: Chris Curlin
Subject: RE: RFC Star Lake 2 (CC)

Each access or encroachment constructed during subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing – Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout.

Any water system, sewer lines, or street lighting placed in the right-of-way shall require a utility permit.

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: Friday, March 13, 2026 12:23 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>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; moose1@mtaonline.net; aehuddlestone@outlook.com; ccenterprises@gci.net; info@bradleyak.com; Ron Bernier <Ron.Bernier@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 Star Lake 2 (CC)

Hello,

The following link contains a Request for Comments for Star Lake 2, MSB Case 2026-000023. Comments are due by April 10, 2026.

 [Star Lake 2](#)



ENSTAR Natural Gas Company, LLC
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

6 April 2026

Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following preliminary plat and has no comments or recommendations.

- **Star Lake 2**
(MSB Case # 2026-023)

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

Sincerely,

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

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

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, April 6, 2026 3:55 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Star Lake 2 (CC)
Attachments: Agenda Plat.pdf

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

Chris,

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

Thanks,

GCI | OSP Design

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

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, March 13, 2026 12:23 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>; tim.swezey@mlccak.org; pfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; moose1@mtaonline.net; aehuddlestone@outlook.com; ccenterprises@gci.net; info@bradleyak.com; Ron Bernier <Ron.Bernier@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 Star Lake 2 (CC)

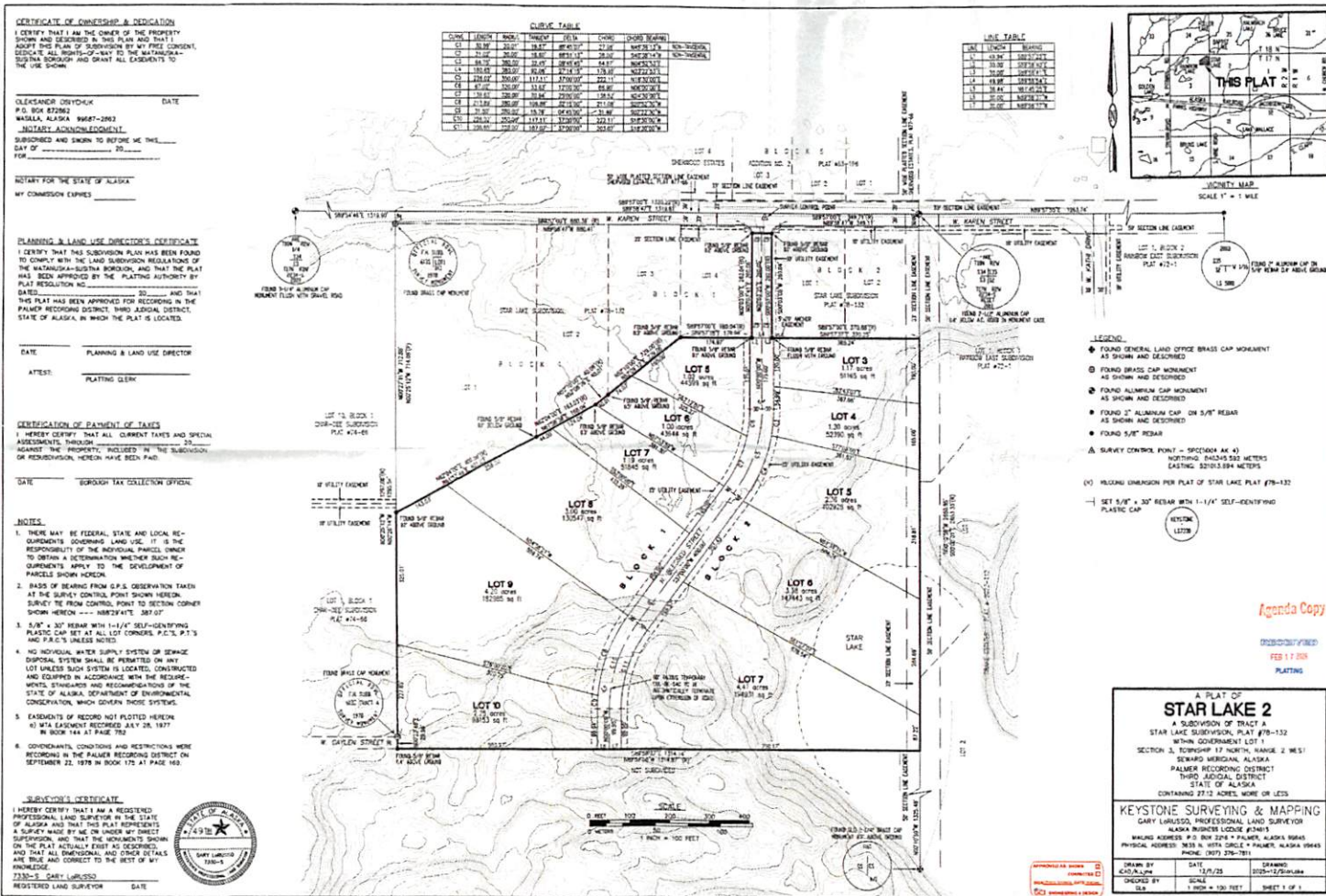
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

The following link contains a Request for Comments for Star Lake 2, MSB Case 2026-000023. Comments are due by April 10, 2026.

 [Star Lake 2](#)

Sincerely,



Chris Curlin

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, March 17, 2026 8:47 AM
To: Chris Curlin
Subject: RE: RFC Star Lake 2 (CC)

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

Good morning,

MTA has no comments on Star Lake.

Thank you for the opportunity to comment.

Holly Sparrow, Sr. Right of Way Agent

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



Life. Technology. Together.

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, March 13, 2026 12:23 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>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; moose1@mtaonline.net; aehuddleston@outlook.com; ccenterprises@gci.net; info@bradleyak.com; Ron Bernier <Ron.Bernier@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 Star Lake 2 (CC)

Hello,

The following link contains a Request for Comments for Star Lake 2, MSB Case 2026-000023. Comments are due by April 10, 2026.

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

RECEIVED
APR 21 2026
PLATTING

52541B04L021 58
ESTES CHERYL J
ESTES WM J
PO BOX 870907
WASILLA, AK 99687-0907

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough Platting Board will consider the following:

PETITIONER/OWNER: HAZEL DEVELOPMENT, LLC

REQUEST: The request is to create 11 lots from Tract A, Star Lake (plat#78-132), (Tax ID#1535000T00A), to be known as **STAR LAKE 2** containing 27.12 acres +/- . The property is located directly south of W. Karen Street and east of N. Charlene Street; within the NE ¼ Section 3, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District 7.

The Matanuska-Susitna Borough Platting Board will hold a public hearing at 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 7, 2026, starting at 1:00 p.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: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, Chris Curlin at (907) 861-7873.

To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [] Objection Concern P.O. Box 870907 WASILLA, AK 99687

Name: Cheryl J. Estes Address: 5840 W. Locksley Loop Meadow Lake 99623

Comments: This means more traffic on Karen - Can Charlene be updated & paved to accommodate more traffic. It needs to be done; years ago.

What will be the water source? Sherwood Estates Community well system doesn't need to be considered!

Case # 2026-023 Note: Vicinity Map Located on Reverse Side

Chris Curlin

From: Camden Yehle <camdenyehle@gmail.com>
Sent: Friday, April 10, 2026 6:30 PM
To: Chris Curlin
Subject: Re: RFC Star Lake 2 (CC)

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

Hi Chris - Here are my personal comments on Star Lake 2. We won't have comments from the Meadow Lakes Community Council because we were one person short of a quorum unfortunately.

My concerns are the following:

- A. Lot 6 is close to the minimum, raising concerns about well placement and septic conflicts.
- B. I would prefer the proposed road to connect to the easement for W Gaylen Street in the southwest corner.

The reasons are as follows:

- A. Two ways in and out.
- B. Emergency vehicle access.
- C. Snow plowing efficiency. We are going to be paying to plow this new road forever.

Camden Yehle
Meadow Lakes Resident
907-346-0506
camdenyehle@gmail.com

On Fri, Mar 13, 2026 at 12:23 PM Chris Curlin <Chris.Curlin@matsugov.us> wrote:

Hello,

The following link contains a Request for Comments for Star Lake 2, MSB Case 2026-000023.

Comments are due by April 10, 2026.

 [Star Lake 2](#)

Sincerely,

CERTIFICATE OF OWNERSHIP & DEDICATION

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

OLEKSANDR OSIYCHUK DATE
P.O. BOX 872862
WASILLA, ALASKA 99687-2862

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

DATE _____ PLANNING & LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON. SURVEY TIE FROM CONTROL POINT TO SECTION CORNER SHOWN HEREON --- N88°29'41"E 387.07'
3. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - a) MTA EASEMENT RECORDED JULY 28, 1977 IN BOOK 144 AT PAGE 782
6. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDING IN THE PALMER RECORDING DISTRICT ON SEPTEMBER 22, 1978 IN BOOK 175 AT PAGE 169.

SURVEYOR'S CERTIFICATE

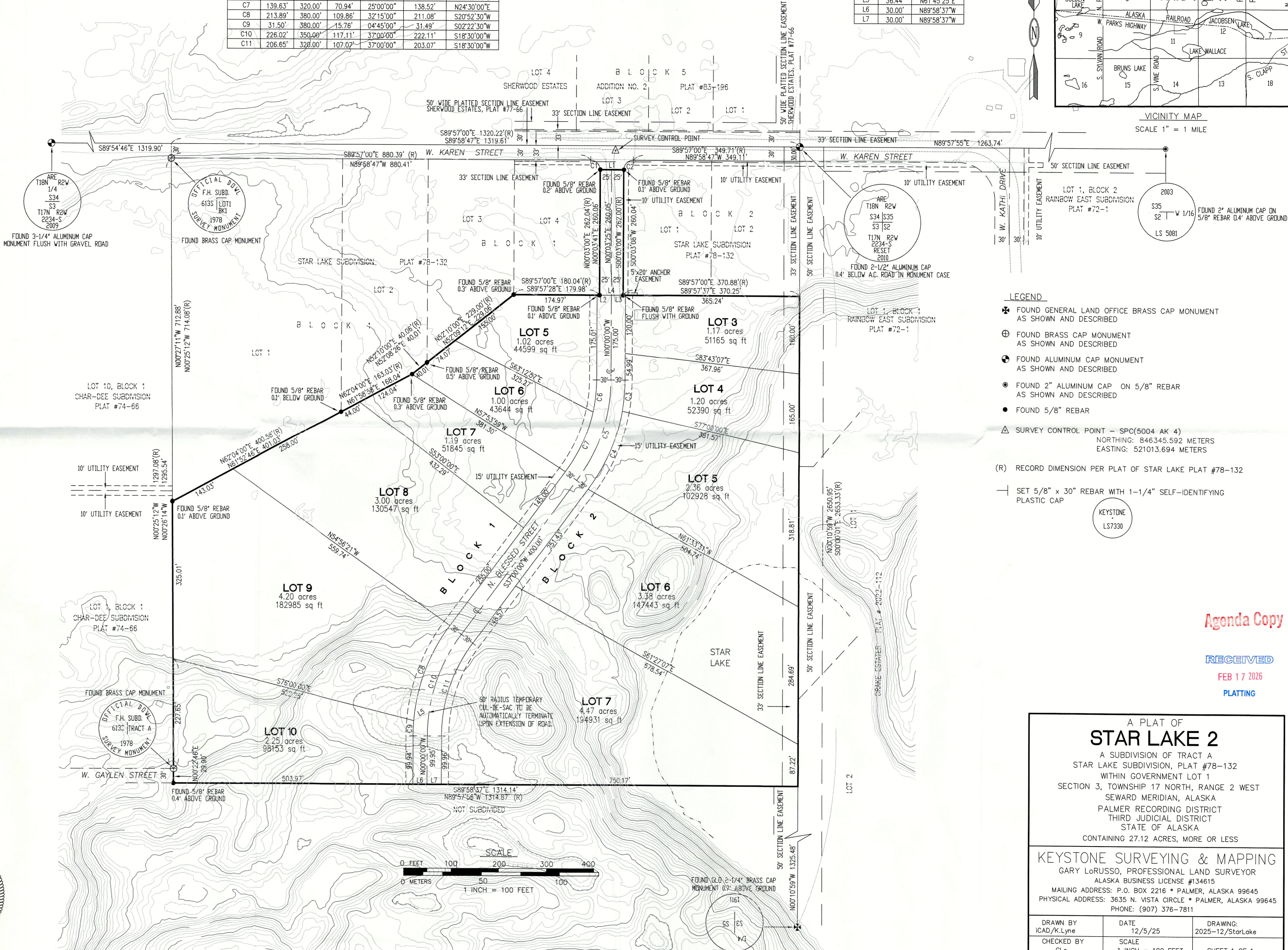
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT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

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE

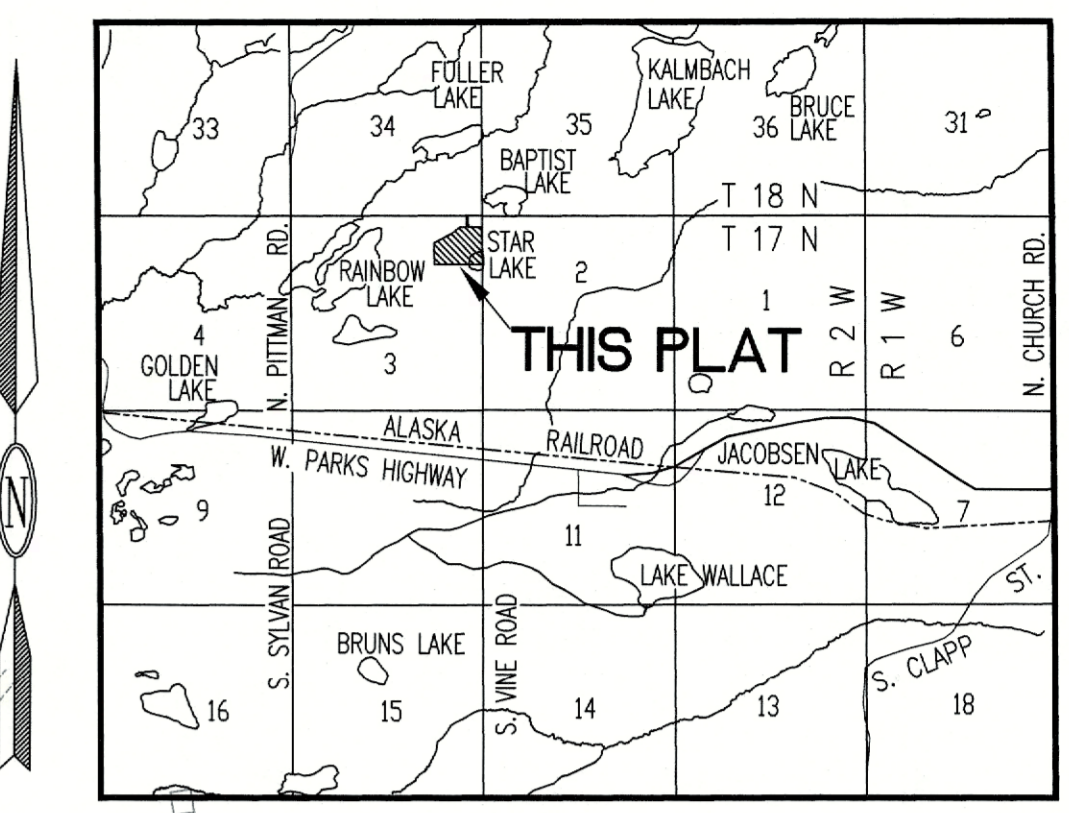


CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING	
C1	30.99'	20.01'	19.57'	88°45'07"	27.98'	N45°36'13"W	NON-TANGENTIAL
C2	31.02'	20.00'	19.60'	88°51'13"	28.00'	S45°38'14"W	NON-TANGENTIAL
C3	64.75'	380.00'	32.45'	09°45'45"	64.67'	N04°52'53"E	
C4	180.65'	380.00'	92.06'	27°14'15"	178.95'	N23°22'53"E	
C5	226.02'	350.00'	117.11'	37°00'00"	222.11'	N18°30'00"E	
C6	67.02'	320.00'	33.63'	12°00'00"	66.90'	N06°00'00"E	
C7	139.63'	320.00'	70.94'	25°00'00"	138.52'	N24°30'00"E	
C8	213.89'	380.00'	109.86'	32°15'00"	211.08'	S20°52'30"W	
C9	31.50'	380.00'	15.76'	04°45'00"	31.49'	S02°22'30"W	
C10	226.02'	350.00'	117.11'	37°00'00"	222.11'	S18°30'00"W	
C11	206.65'	320.00'	107.07'	37°00'00"	203.07'	S18°30'00"W	

LINE	LENGTH	BEARING
L1	49.94'	S89°57'23"E
L2	30.00'	S89°58'40"E
L3	30.00'	S89°58'41"E
L4	49.98'	S89°58'54"E
L5	36.44'	N61°45'25"E
L6	30.00'	N89°58'37"W
L7	30.00'	N89°58'37"W



- LEGEND**
- ✱ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
 - ⊕ FOUND BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
 - ⊙ FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
 - FOUND 2" ALUMINUM CAP ON 5/8" REBAR AS SHOWN AND DESCRIBED
 - FOUND 5/8" REBAR
 - △ SURVEY CONTROL POINT - SPC(5004 AK 4)
NORTHING: 846345.592 METERS
EASTING: 521013.694 METERS
 - (R) RECORD DIMENSION PER PLAT OF STAR LAKE PLAT #78-132
 - SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP



VICINITY MAP
SCALE 1" = 1 MILE

A PLAT OF
STAR LAKE 2
A SUBDIVISION OF TRACT A
STAR LAKE SUBDIVISION, PLAT #78-132
WITHIN GOVERNMENT LOT 1
SECTION 3, TOWNSHIP 17 NORTH, RANGE 2 WEST
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 27.12 ACRES, MORE OR LESS

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

DRAWN BY ICAD/K.Lyne	DATE 12/5/25	DRAWING: 2025-12/StarLake
CHECKED BY GLo	SCALE 1 INCH = 100 FEET	SHEET 1 OF 1

Agenda Copy

RECEIVED
FEB 17 2026
PLATTING

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 7, 2026

PRELIMINARY PLAT: LOT 9, BLOCK 15, ENCHANTED FOREST
LEGAL DESCRIPTION: SEC 25, T18N, R03W, SEWARD MERIDIAN AK
PETITIONERS: BRIAN WILSON
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING, LLC
ACRES: 0.52 ± PARCELS: 1
REVIEWED BY: CAYMAN REYNOLDS CASE #: 2026-031

REQUEST: The request is to vacate the existing 33' Section Line Easement from Lot 9 Enchanted Forest Subdivision, Plat 71-50, (Tax ID 6100B15L009) to be known as **LOT 9, BLOCK 15, ENCHANTED FOREST SUBDIVISION**, containing 0.52 acres +/- . The plat is located directly north of West King Arthur Drive, north of North Parks Highway, and west of Prator Lake, located within the SW ¼ Section 25, Township 18 North, Range 03 West, Seward Meridian, Alaska. Not in a Community Council and in Assembly District #7.

EXHIBITS

Vicinity Map and Aerial Photos **EXHIBIT A – 4 pgs**
AK DOT Non-objection Letter **EXHIBIT B – 8 pgs**

AGENCY COMMENTS

MSB Predesign & Engineering **EXHIBIT C – 1 pg**
Utilities **EXHIBIT D – 3 pgs**
Public Comments **EXHIBIT E – 1 pg**

DISCUSSION: The Section Line Easement (PUE) Vacation is located on Lot 9, Block 15, of Enchanted Forest. The easement has 33 foot setbacks on each side creating unusable area on the property. The petitioner proposes removing the 33 foot Section Line Easement for Lot 9, Block 15. The lot has legal and physical access to W Twiddle Dee Cir. Per 43.10.065(G), petitioner has provided an Affidavit of Posting of the Public Notice of Vacation of the Easement. Petitioner proposal is consistent with MSB 43.15.040 (B) (1 – 6), and (C).

Access: Legal and physical access to the proposed lot is required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements are currently met and will not be affected.

Comments:

MSB Pre-design & Engineering (**Exhibit C**) PD&E has no objection. “ PD&E has a question as the section line easements on Lot 9 Block 15 are called out on Plat 71-50 for Enchanted Forest as a 66’ road easement. Does this need to be vacated as well? It appears this could be viewed as a layered right of way.” No answers were received to this question at the time of the staff report write up.

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

Public: (**Exhibit E**) One public comment was received with no objection.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Fire Service Area City of Houston; MSB Community Development, Assessments, Planning; or MEA.

CONCLUSION: The vacation of the Section Line Easement granted on Enchanted Forest Subdivision, Plat #71-50 is consistent with AS 29.40.120, and Borough Code 43.15.040. There were no objections from any federal or state agencies, borough departments, or utilities. At the time the staff report was written there were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will continue to exist to the extant lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

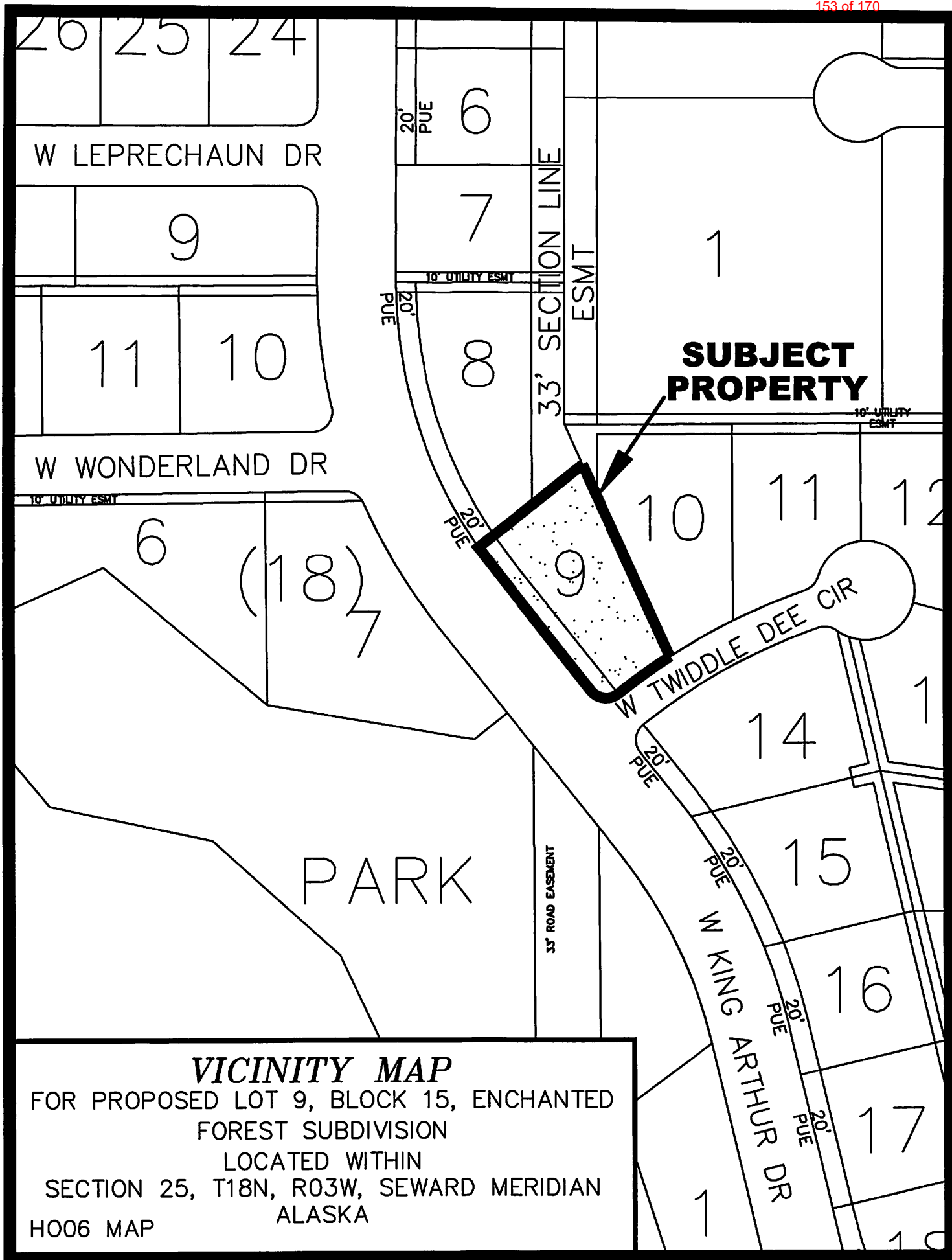
FINDINGS OF FACT

1. The vacation of the Section Line Easement granted on Enchanted Forest Subdivision, Plat #71-50 is consistent with AS 29.40.120, and Borough Code 43.15.040.
2. All lots have the required legal and physical access pursuant to MSB 43.20.100 Access Required, 43.20.120 Legal Access, & 43.20.140 Physical Access.
3. All lots have 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; Fire Service Area City of Houston; MSB Community Development, Assessments, Planning; or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. At the time the staff report was written, there were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the vacation of the Section Line Easement granted on Lot 9, Block 15, Enchanted Forest Subdivision, Plat #71-50, Section 25, Township 18 North, Range 03 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. Obtain approval from the Assembly for the elimination of the easement.
4. Pay postage and advertising fees.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final graphic representation showing the specific area eliminated in full compliance with Title 43.



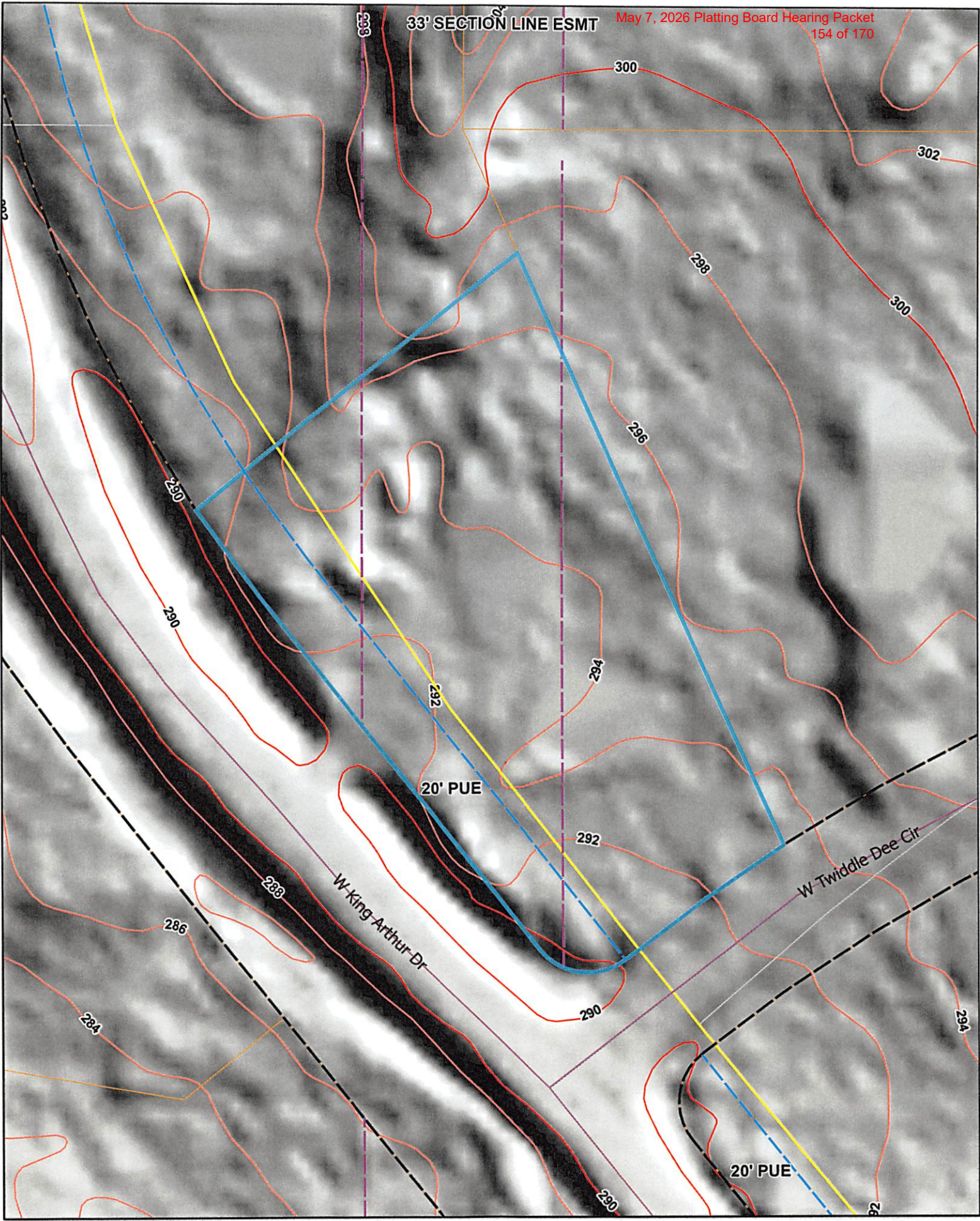
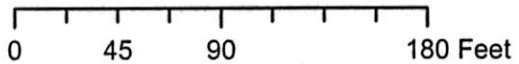


EXHIBIT A-2



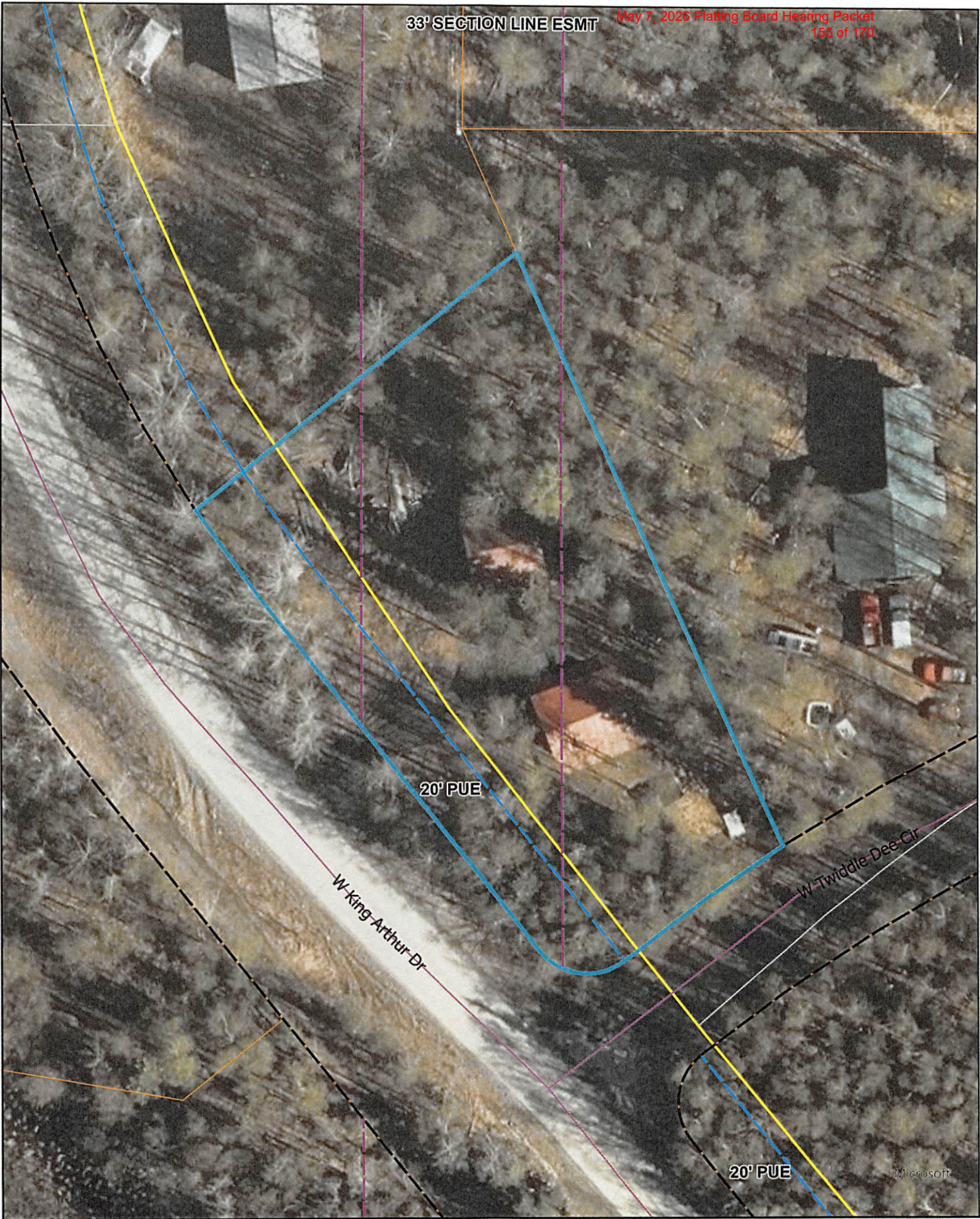
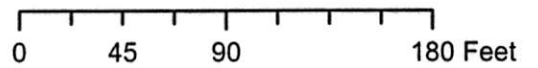


EXHIBIT A-3



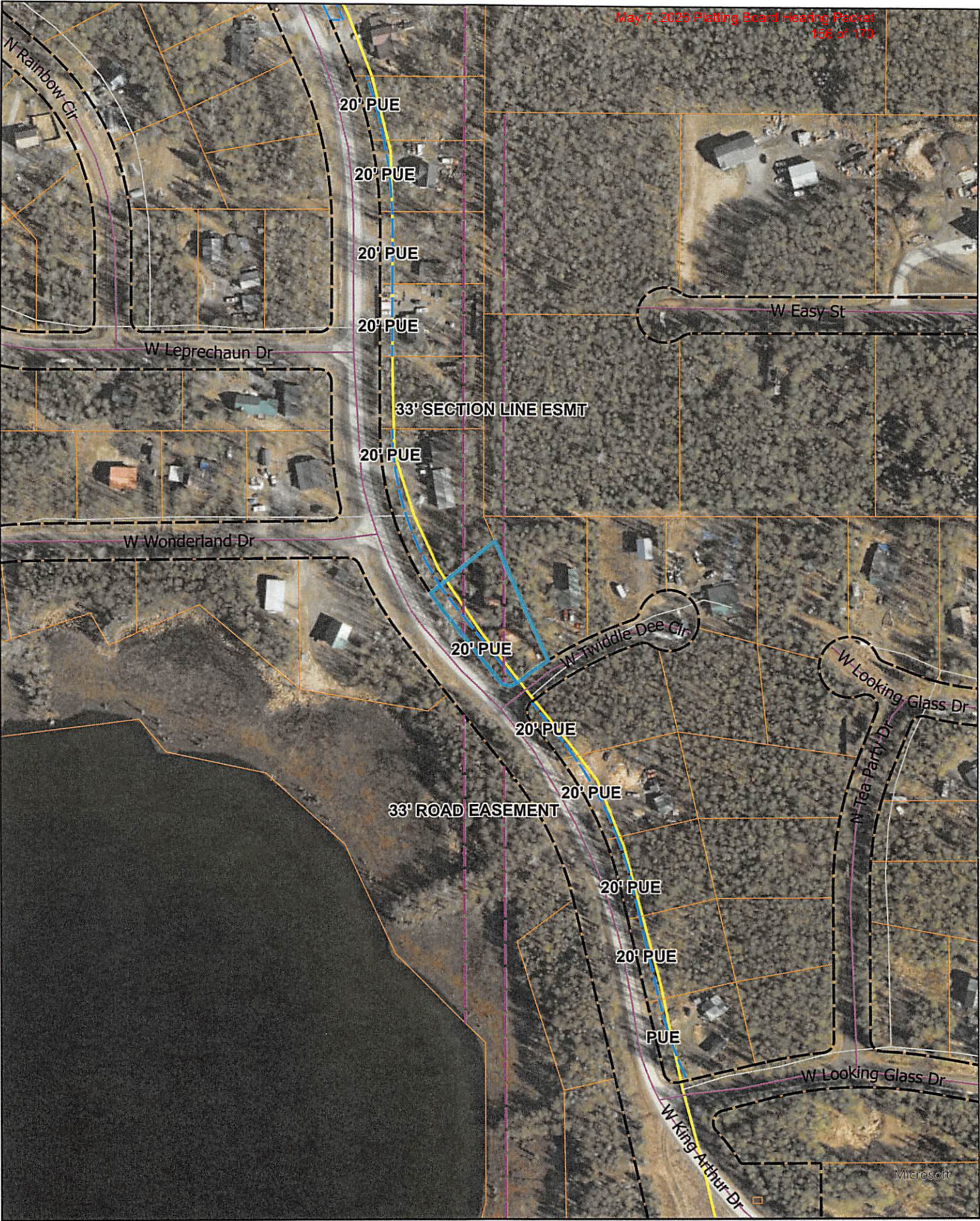
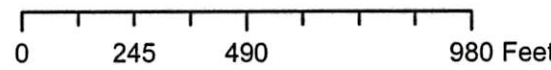


EXHIBIT A-4





THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Natural Resources

DIVISION OF MINING, LAND & WATER
Survey Section

550 West 7th Avenue, Suite 650
Anchorage, Alaska 99501-3576
Main: 907.269.8523
TTY: 711 or 800-770-8973
Fax: 907.269.8916

October 10, 2025

To: SXSW Properties, LLC
Attn: Brian Wilson
31143 Oakleigh Drive
Spanish Fort, AL 36527

cc: Bull Moose Surveying
Attn: Eric McKinster
200 East Hygrade Lane
Wasilla, AK 99654

bcc: Casefile

File: EV-3-397 Section-Line Easement Vacation
Subject: Notice of Preliminary Decision

Greetings:

Enclosed is a copy of the Preliminary Decision (PD) for EV 3-397 giving contingent approval to the petition to vacate the two 33-foot section line easements lying on each side of the north-south section line common to Sections 25 & 26, within Lot 9, Block 15, Enchanted Forest Subdivision, Plat No. 71-50, Palmer Recording District, as depicted on Attachment A of the enclosed PD.

Public Notice of the referenced Preliminary Decision has been published on the State of Alaska Online Public Notices website at the following address: <https://aws.state.ak.us/OnlinePublicNotices/Default.aspx>. The PD public notice is required to run for thirty (30) days. During this time, the public is invited to comment on the proposed action. **Any comments concerning the proposed action must be submitted in writing to DNR, DMLW and received on or before November 10, 2025.** All public comments will be considered. If any of the comments require a modification to the preliminary decision the Department will issue a revised PD. Otherwise, our office will proceed with drafting a Final Finding and Decision (FFD). The FFD also requires a thirty (30) day public notice.

The following DNR staff members can be contacted with questions: Victoria Braun 907-375-7733, victoria.braun@alaska.gov or Louanne Lamas 907-269-8610, louanne.lamas@alaska.gov or Stan Brown 907-269-8521, stanley.brown@alaska.gov.

If you have any questions, please do not hesitate to contact any one of us.

Sincerely,

Handwritten signature of Victoria Braun.

Victoria Braun
Natural Resource Specialist 2

Enclosure: Preliminary Decision EV-3-397, Attachment A



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Transportation and
Public Facilities
DESIGN & ENGINEERING SERVICES
Central Region Right of Way

PO Box 196900
Anchorage, AK 99519-6900
Phone Number: 907 269 0706
Toll Free: 800 770 5263
TDD: 907 269 0473
TTY: 800 770 8973
Fax Number: 907 269 0489
Web Site: dot.state.ak.us

February 4, 2025

Victoria Braun
Natural Resource Specialist II
Alaska Department of Natural Resources, DMLW
ATTN: Survey Section
550 W 7th Avenue, Suite 650
Anchorage, AK 99518-3576

RE: Section Line Easement Vacation EV 3-397
The 66 foot section line easement on both sides of Section 25|26
T. 18 N., R. 3 W., S.M.

Dear Ms. Braun:

The State of Alaska, Department of Transportation & Public Facilities (DOT&PF) Right of Way Section has reviewed the section line easement vacation request serialized by DNR as EV 3-397.

Typically, DOT&PF would recommend a keyhole vacation around the existing house. However, in this case the section line easement covers a substantial amount of the lot in question. For this reason, along with the existing adjacent platted subdivision roads, DOT&PF DOES NOT object to this vacation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Melanie Arnolds".

Melanie Arnolds, P.E.
Right of Way Chief
Central Region

**STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER**

**Preliminary Decision
Petitioners: Brian Wilson
Section Line Easement Vacation**

EV-3-397

Petitioned Action:

EV 3-397 is located in Houston, Alaska. It is approximately 1.5 miles east of the Parks Highway near milepost 56 and 500 feet northeasterly of Bear Paw Lake at the intersection of W. King Arthur Drive and W. Twiddle Dee Circle. The petitioned action consists of vacating those portions of the two 33-foot wide (66-foot total) section line easements (SLEs) lying on each side of the north-south section line common to Sections 25 & 26, within Lot 9, Block 15, Enchanted Forest Subdivision, Plat No. 71-50, Palmer Recording District (PRD). The proposed alternate access is W. King Arthur Drive which adjoins the western boundary of the subject parcel. This action falls within the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 25 and the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 26, T18N, R3W, S.M., Alaska as depicted on Attachment A.

The reason for the easement vacation cited by the applicant is: “the land is useable within the [section line] easement.”

Legal Authority

AS 38.05.035(e), AS 38.05.945, 11 AAC 51.065, AS 19.10.010, 11 AAC 51.025, 11 AAC 51.100 and AS 19.30.410.

Administrative Record:

The Department of Natural Resources (DNR) Survey Case File EV-3-397 constitutes the administrative record used for the basis of this decision.

Borough:

The proposed action is located within the Matanuska-Susitna Borough (MSB).

State Easement Interest:

Two 33-foot wide RS 2477 section line easements exist within the subject property pursuant to Chapter 19, SLA 1923 and AS 19.10.010 (See Discussion).

Underlying Interest:

The petitioner owns the estate underlying the two 33-foot section line easements proposed for vacation.

Alternate Route:

The proposed alternate access is via W. King Arthur Drive, a dedicated 80-foot wide right-of-way (ROW), which abuts the southwesterly boundary of Lot 9, Block 15, Enchanted Forest Subdivision

Preliminary Decision, EV-3-397

(Plat No. 71-50, PRD), No Name Hill Road, a dedicated 80-foot wide ROW, and access via those remaining portions of the SLEs along the north-south section line common to Sections 25 & 26, T18N, R3W, S.M., Alaska.

Land Management Policies:

1) Pursuant to AS 19.30.410 the Department of Natural Resources, the Department of Transportation and Public Facilities, or another agency of the state may not vacate a right-of-way acquired by the state under former 43 U.S.C. 932 unless:

- a reasonably comparable, established alternate right-of-way or means of access exists that is sufficient to satisfy all present and reasonably foreseeable uses.

2) Pursuant to 11 AAC 51.065, before any vacation, modification, or relocation of a public easement, the petitioner must demonstrate to the satisfaction of the department that equal or better access is available. Equal or better access must be access that is:

- protected by an easement of record that is adequately wide for the purpose; if the easement of record is new, the petitioner must arrange for a note in the vacation document to be recorded that identifies the new easement as a replacement for the vacated easement; and,
- at least equally usable, considering length, type of terrain, and level of improvement, as the easement to be vacated; if development or improvement is needed to make the replacement easement at least equally usable, the petitioner must arrange for the development or improvement to be completed before the vacation takes effect.
- The Department will determine if the vacation is in the State's best interest.

Public Use Patterns:

A field inspection was conducted on October 8, 2024. DNR staff verified the two subject SLEs are both partially cleared. A primary dwelling has been constructed within both section line easements in the approximate center of the lot. In addition to the dwelling, there are various items stored within the SLEs. The general public does not appear to be utilizing the SLEs for pedestrian, ATV, or vehicular travel of any kind.

Practicality of Use:

The alternate route, W. King Arthur Drive, abuts the southwesterly boundary of Lot 9, Block 15, Enchanted Forest Subdivision (Plat No. 71-50, PRD). W. King Arthur Drive is constructed and maintained by the Matanuska-Susitna Borough. Access within the vicinity is via the use of this constructed road. The proposed easement vacation will not adversely affect land in other ownership, nor will it negatively impact public access in this area.

Agency Review:

Initial Agency review of the proposed action began on December 5, 2024, and concluded March 24, 2025. Agencies notified included Department of Transportation & Public Facilities (DOT&PF) Central Region, Alaska Department of Fish and Game (ADF&G), DNR Division of Mining, Land and Water – Southcentral Regional Land Office (SCRO), Alaska Mental Health Trust Land Office (MHTLO), DNR Division of Parks and Outdoor Recreation (DPOR) and Matanuska-Susitna Borough (MSB).

Preliminary Decision, EV-3-397

Agency Comments:

1. The following Agencies submitted comments of non-objection: DPOR, ADF&G, DOT&PF, and the SCRO.
2. DOT&PF submitted a non-objection stating: "Typically, DOT&PF would recommend a keyhole vacation around the existing house. However, in this case the section line easement covers a substantial amount of the lot in question. For this reason, along with the existing adjacent platted subdivision roads, DOT&PF DOES NOT object to this vacation."
3. No other comments or objections to the proposed section line easement vacation action were received.

Discussion:

1. Determination of the existence of section line easements:

- a. The lands in Section 25 underlying the SLE proposed to be vacated were conveyed into private ownership by Serial Patent No. 1125197, which granted the SW $\frac{1}{4}$ of Section 25, Township 18 North, Range 2 West, Seward Meridian, to James Clare Ellis on April 4, 1949. The date of entry (application filed) according to the Bureau of Land Management (BLM) Case Abstract for Case Serial No. AKA 011664 was September 29, 1947.
 - b. The lands in Section 26 underlying the SLE proposed to be vacated were conveyed into private ownership by Patent No. 50-66-0244, which granted the E $\frac{1}{2}$ E $\frac{1}{2}$ of Section 26, T18N, R2W, SM, to Howard Elmer Yates on December 17, 1965. The date of entry (application filed) according to the Bureau of Land Management (BLM) Case Abstract for Case Serial No. AKA 047161 was January 19, 1959.
 - c. The U.S. Rectangular Survey Plat for Township 18 North, Range 3 West, Seward Meridian, Alaska, was approved by the U.S. Surveyor General's Office on December 4, 1915.
 - d. Historical Index Research determined:
 - i. Executive Order (EO) No. 2217, issued on June 22, 1915, titled "Alaska Timber Reserve No. 1" reserved the timber on the subject land for use in connection with the government railroad, "provided, that said timber reservation shall not prevent the location, settlement, or entry under the public land laws applicable to the Territory of Alaska." Under "Susitna Valley," this EO reserved the timber on "a tract of land five miles wide on each side of the proposed right of way for the government railroad, beginning at the junction of the main line with the Matanuska branch line, and extending along and through the Susitna Valley to Broad Pass." The subject land is within 5 miles of the railroad. This EO reserved the timber on the subject land, but the underlying land was still unreserved and open to entry.
 - ii. There were no other Federal Actions that impacted the subject lands associated with this easement vacation action prior to April 6, 1923. On April 6, 1923, the subject lands were unreserved and surveyed federal lands, Ch. 19 SLA 1923, the first section line easement law in Alaska, was passed, and a 33-foot RS 2477 section line easement attached to both sides of the subject section line.
 - e. Enchanted Forest Subdivision, recorded as Plat No. 71-50, in the Palmer Recording District, depicts a 66-foot wide road easement that runs from the southwesterly boundary through the northeasterly and northwesterly boundaries of the subject lot. The 66-foot wide road easement is centered along and follows the North-South section line common to Sections 25 & 26, T18N, R3W, S.M., Alaska.
2. For surveyed land owned by the Territory of Alaska at any time on or after April 6, 1923 through Jan. 17, 1949, or for surveyed federal land that was unappropriated and unreserved at any time

Preliminary Decision, EV-3-397

during that period, the width identified in Ch. 19, SLA 1923 for any section-line easement is 33 feet.

3. Pursuant to 11 AAC 51.065(e)(1), the Department will give consideration to the recommendations of the MSB Platting Board regarding this action when a copy of the Approved Minutes are received at DNR.

Approval of the proposed action is contingent upon the following conditions:

1. Pursuant to AS 38.05.945, a Public Notice must be completed. The Department of Natural Resources may modify the decision after analyzing public comments.
2. Comply with Matanuska-Susitna Borough's conditions of approval unless waived by the Director, DMLW.
3. A final plat (owner signed / surveyor sealed Mylar) must be submitted to DNR within two years from the date of approval of the Final Finding and Decision unless extended by DMLW, Survey Section.
4. Submittal of a Certificate to Plat, current within 90-days, with the final plat.

Recommendation:

Based on our findings, the applicant meets DNR's requirements to vacate the subject section line easements. The proposed vacation may be in the state's best interest. Therefore, the Division of Mining, Land and Water, Survey Section recommends approval of this action and may proceed with adjudication and public notice in accordance with AS 38.05.945.

Prepared by:

Victoria Braun
Victoria Braun, Adjudicator
Natural Resource Specialist 2

10/10/2025
Date

Approved by:

Ryan Quigley
Ryan Quigley, PLS, CFEDS
for Gwen M. Gervelis, PLS
Chief, Survey Section

10/10/25
Date

Enclosures: Attachment A

PUBLIC NOTICE:

**Notice of Preliminary Decision
Section Line Easement Vacation
EV-3-397**

Per 11 AAC 51.065, the Department of Natural Resources, Division of Mining, Land and Water has made a Preliminary Decision (PD) giving contingent approval to a petition to vacate portions of the two 33-foot section line easements (66-foot total) within Lot 9, Block 15, Enchanted Forest Subdivision, Plat No. 71-50, Palmer Recording District (PRD). The proposed alternate access is W. King Arthur Drive which adjoins the western boundary of the subject parcel. This action falls within the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 25 and the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 26, T18N, R3W, S.M., Alaska, as depicted on Attachment A.

The public is invited to comment on the PD. Copies are available from DMLW, 550 W. 7th Avenue, Suite 650, Anchorage, AK 99501-3576 or <https://aws.state.ak.us/OnlinePublicNotices/>. Persons wanting to provide comments on this proposed easement vacation can submit their comments in writing or by e-mail. To be eligible to appeal under AS 38.05.035(i)(j), one must respond in writing during the comment period. All comments must be received in writing at DMLW on or before November 10, 2025. Correspondence or questions should be addressed to DNR, DMLW, Survey Section, Attn: Victoria Braun, 550 W. 7th Ave., Suite 650, Anchorage, Alaska 99501. Comments may also be submitted via e-mail at victoria.braun@alaska.gov. Please refer to EV 3-397 in your correspondence, include the date, your name, telephone number, mailing and e-mail address to ensure you receive copies of all subsequent decisions.

If public comment in response to this notice indicates the need for significant changes to the Preliminary Decision, additional public notice will be given. If no significant change is required, the PD, including any minor changes, will be issued as a Final Finding & Decision.

DMLW reserves the right to waive technical defects in this publication.

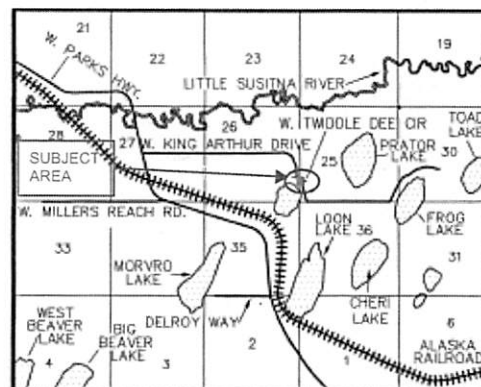
Those with audio impairments may call Anchorage DNR Public Information Center, 10-5, M-F, TDD#269-8411.

EV 3-397 Attachment A

Sections 25 & 26, T18N, R3W, Seward Meridian Alaska

 Two 33-foot SLEs to be vacated

Alternate Route is W. King Arthur Drive



VICINITY MAP: 1" = 1 MILE



Cayman Reynolds

From: Tammy Simmons
Sent: Tuesday, April 21, 2026 3:23 PM
To: Cayman Reynolds
Subject: RE: RFC Lot 9 Block 15 Enchanted Forest CR

Hello Cayman,

PD&E has no objection.

PD&E has a question as the section line easements on Lot 9 Block 15 are called out on Plat 71-50 for Enchanted Forest as a 66' road easement. Does this need to be vacated as well? It appears this could be viewed as a layered right of way.

Thank you.

PD&E Review Group

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Wednesday, April 1, 2026 4:23 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>; publicworks@houston-ak.gov; myyoung@houston-ak.gov; dmeister@houston-ak.gov; clerk@houston-ak.gov; ccole@houston-ak.gov; rrein@houston-ak.gov; mayor@houston-ak.gov; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: RFC Lot 9 Block 15 Enchanted Forest CR

Hello,

The following link is a request for comments for the proposed Lot 9 Block 15 Enchanted Forest vacation.

Please ensure all comments have been submitted by April 22, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Lot 9 Block 15 Enchanted Forest](#)

Feel free to contact me if you have any questions.

Cayman Reynolds

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, April 20, 2026 5:25 PM
To: Cayman Reynolds
Cc: OSP Design Group
Subject: RE: RFC Lot 9 Block 15 Enchanted Forest 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., 1st Floor, Anchorage, AK 99508

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

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>

Sent: Wednesday, April 1, 2026 4:23 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>; publicworks@houston-ak.gov; myoung@houston-ak.gov; dmeister@houston-ak.gov; clerk@houston-ak.gov; ccole@houston-ak.gov; rein@houston-ak.gov; mayor@houston-ak.gov; Ron Bernier <Ron.Bernier@matsugov.us>

Subject: RFC Lot 9 Block 15 Enchanted Forest CR

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

Hello,

The following link is a request for comments for the proposed Lot 9 Block 15 Enchanted Forest vacation.

Please ensure all comments have been submitted by April 22, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Lot 9 Block 15 Enchanted Forest](#)

Cayman Reynolds

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, April 3, 2026 2:56 PM
To: Cayman Reynolds
Subject: RE: RFC Lot 9 Block 15 Enchanted Forest CR

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

MTA has no comments for Lot 9 Block 15 Enchanted Forest.

Thank you for the opportunity to comment.

Holly Sparrow, Sr. Right of Way Agent

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



Life. Technology. Together.

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Wednesday, April 1, 2026 4:23 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>; publicworks@houston-ak.gov; myoung@houston-ak.gov; dmeister@houston-ak.gov; clerk@houston-ak.gov; ccole@houston-ak.gov; rein@houston-ak.gov; mayor@houston-ak.gov; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: RFC Lot 9 Block 15 Enchanted Forest CR

Hello,

The following link is a request for comments for the proposed Lot 9 Block 15 Enchanted Forest vacation.



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.

Sincerely,

A handwritten signature in black ink that reads "Brandon Echols". The signature is fluid and cursive.

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

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

54876B01L001 332
DIEBAG JACK A & KAREN J
PO BOX 875252
WASILLA, AK 99687-5252

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: BRIAN WILSON

REQUEST: The request is to vacate the existing 33' Section Line Easement from Lot 9 Enchanted Forest Subdivision, Plat 71-50, (Tax ID 6100B15L009) to be known as **LOT 9, BLOCK 15, ENCHANTED FOREST SUBDIVISION**, containing 0.52 acres +/- . The plat is located directly north of West King Arthur Drive, north of North Parks Highway, and west of Prator Lake, located within the SW ¼ Section 25, Township 18 North, Range 03 West, Seward Meridian, Alaska. Not in a Community Council and in Assembly District #7.

The Matanuska-Susitna Borough **Platting Board** 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 7, 2026**, starting at 1:00 p.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: platting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Board 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/platting.

No Objection [] Objection [] Concern

Name: Jack A. Diebag Address: 11262 W. King Arthur Dr. Wasilla AK

Comments: My wife and I have no objection to the proposal
vacation

Case # PLAT-2026-000033 CR

Note: Vicinity map Located on Reverse Side

