

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Tyler Young

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Smith



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA
ASSEMBLY CHAMBERS
350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING **8:30 A.M.** **May 20, 2026**

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. **SONNY ACRES:** The request is to create one lot from Lots 1, 2, 3, 13 and 14 Block 2, The Savanna Subdivision, Plat # 77-133 (Tax ID#'s 1355B02L001, 1355B02L002, 1355B02L003, 1355B02L013 & 1355B02L014) to be known as **SONNY ACRES**, containing 9.29 acres +/- . The plat is located directly east of S. Bluebell Lane, directly south of W. Marigold Drive, and directly north of W. Buttercup Drive, located within the SE ¼ Section 9, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. *(Petitioner/Owner: Novakovich Properties LLC, Staff: Chris Curlin, Case #2026-044)*

B. **CRUZ ESTATES:** The request is to create four lots from Tax Parcel C1, (Tax ID# 17N02E12C001) to be known as **CRUZ ESTATES**, containing 39.92 acres +/- . The property is directly west of S. Big Rock Park Drive and south of E. Maud Road; within the SW ¼ Section 12, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District #1. *(Petitioner/Owner: David Cruz, Staff: Chris Curlin, Case #2026-046)*

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **May 20, 2026**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
 - **3-minute time limit per person for members of the public.**
 - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
 - **Testimony is limited to five (5) minutes for the petitioner/applicant.**
 - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
 - No further unsolicited input from petitioner is appropriate.
 - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
 - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015

3A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 20, 2026**

ABBREVIATED PLAT: SONNY ACRES
LEGAL DESCRIPTION: SEC 09, T17N, R02W S.M., AK
PETITIONER: STEVE NOVAKOVICH
SURVEYOR: LAVENDER SURVEYING
ACRES: 9.92 +/- PARCELS: 1
REVIEWED BY: CHRIS CURLIN CASE: 2026-044

REQUEST:

The request is to create one lot from Lots 1, 2, 3, 13 and 14 Block 2, The Savanna Subdivision, Plat # 77-133 (Tax ID#'s 1355B02L001, 1355B02L002, 1355B02L003, 1355B02L013 & 1355B02L014) to be known as **SONNY ACRES**, containing 9.29 acres +/- . The plat is located directly east of S. Bluebell Lane, directly south of W. Marigold Drive, and directly north of W. Buttercup Drive, located within the SE ¼ Section 9, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

EXHIBITS:

Vicinity Map & Imagery **Exhibit A – 4 pgs**

AGENCY COMMENTS:

MSB Code Compliance **Exhibit B – 1 pg**

DISCUSSION: The subject parcels are being combined into one lot, lessening the density in the area. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

MSB Code Compliance: No comments from Code Compliance.

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

CONCLUSION

The plat of **SONNY ACRES** is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from

provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

FINDINGS of FACT:

1. The abbreviated plat of **SONNY ACRES** is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines five lots within The Savanna Subdivision (Plat #77-133), lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of The Savanna Subdivision (Plat #77-133) and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **SONNY ACRES** contingent on the following recommendations:

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

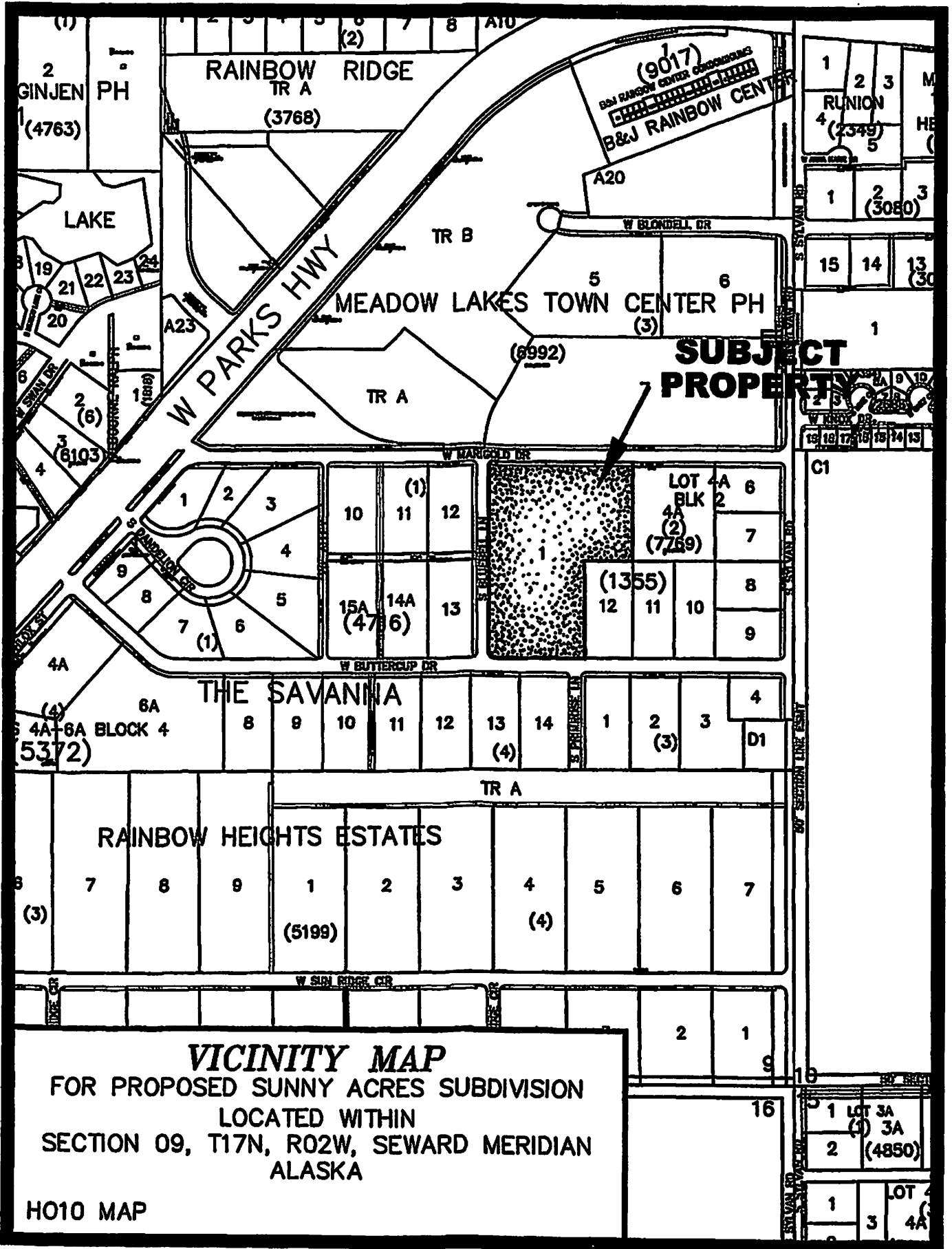


EXHIBIT A



MSB, MatSuBorough

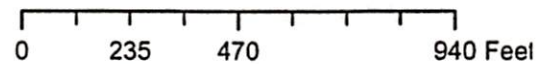


EXHIBIT A

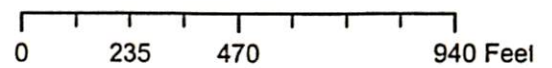
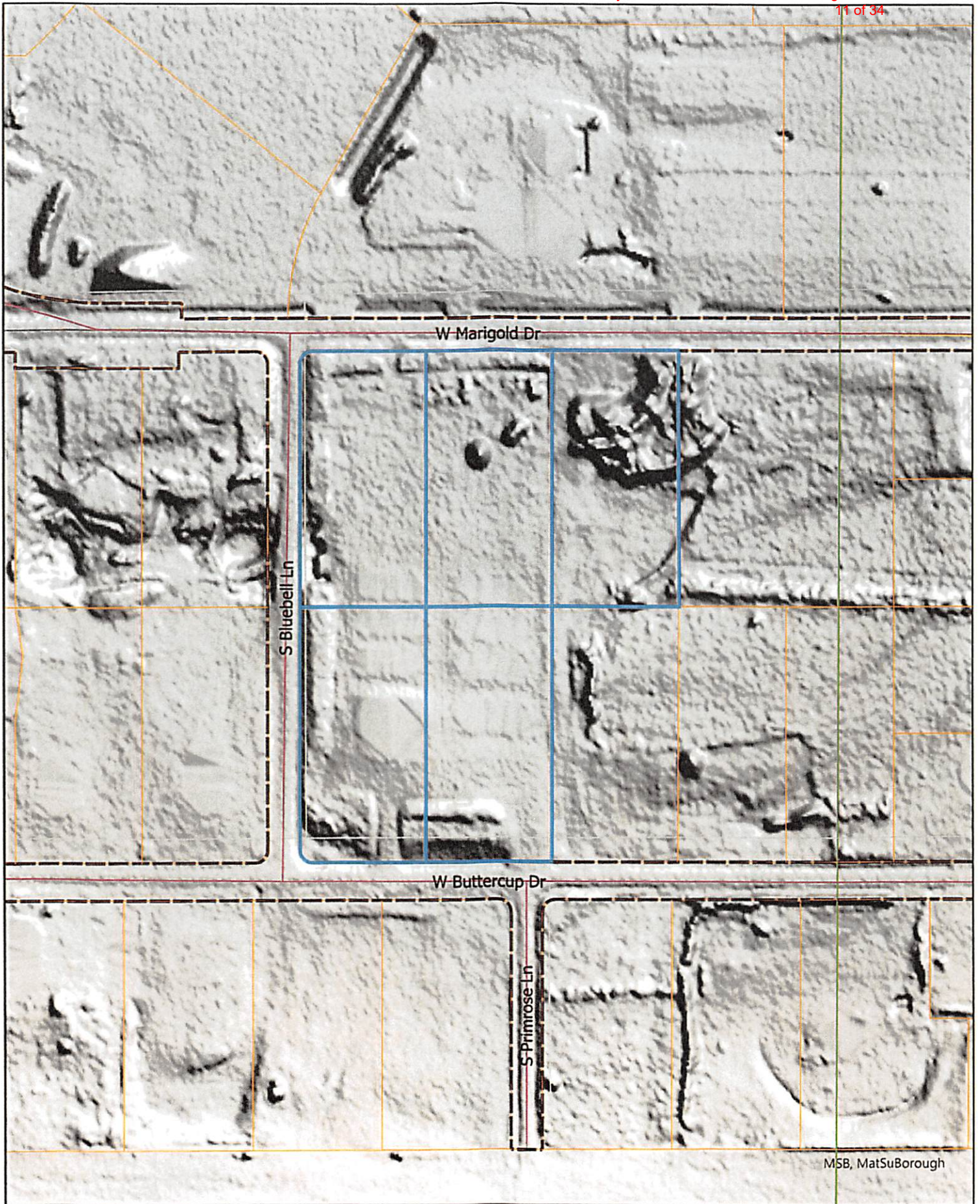


EXHIBIT A

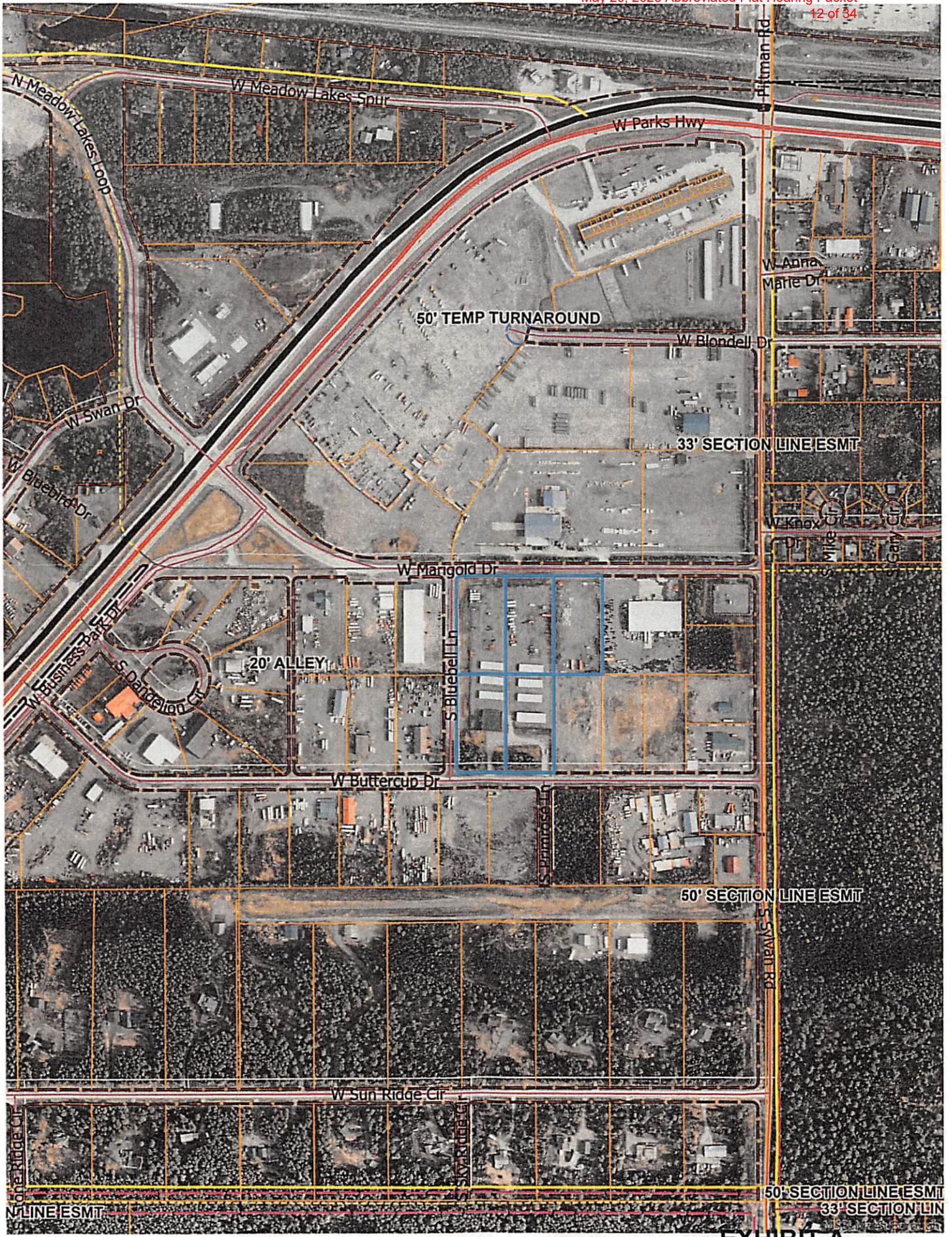


EXHIBIT A

Chris Curlin

From: Code Compliance
Sent: Wednesday, May 6, 2026 12:13 PM
To: Chris Curlin
Subject: RE: RFC Sonny Acres (CC)

No comments from Code Compliance.

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Monday, April 20, 2026 10:24 AM
To: Sarah Myers <sarah.myers@alaska.gov>; Colton Percy <colton.percy@alaska.gov>; USACE <regpagemaster@usace.army.mil>; The Postmaster <eric.r.schuler@usps.gov>; Code Compliance <Code.Compliance@matsugov.us>
Subject: RFC Sonny Acres (CC)

Hello,

The following link is to the RFC packet to create one lot from 1355B02L001, 1355B02L002, 1355B02L003, 1355B02L014 & 1355B02L013.

Please ensure all comments have been submitted by May 1, 2026, so they can be incorporated in the pre-application notes packet that will be returned to the petitioner.

 [Sonny Acres](#)

Sincerely,

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

CERTIFICATE OF OWNERSHIP

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

STEVE NOVAKOVICH - MANAGING MEMBER DATE _____
NOVAKOVICH PROPERTIES LLC
5972 WESTVIEW CIR
WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT

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

FOR: _____

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____, 2026, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR DATE _____

ATTEST: _____
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL DATE _____

LEGEND

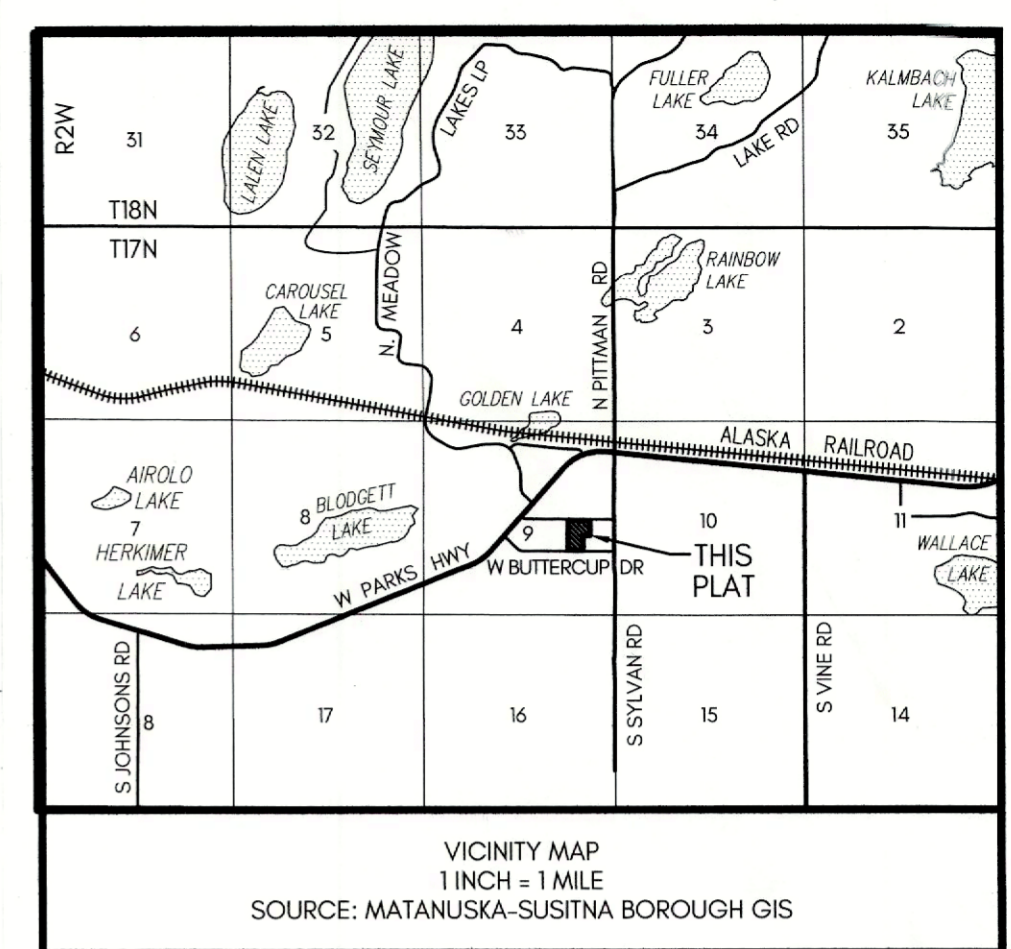
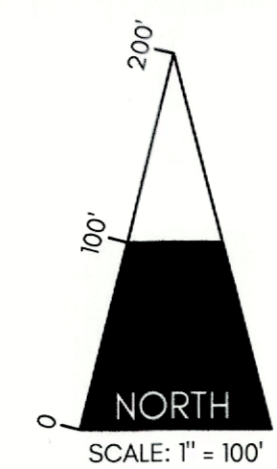
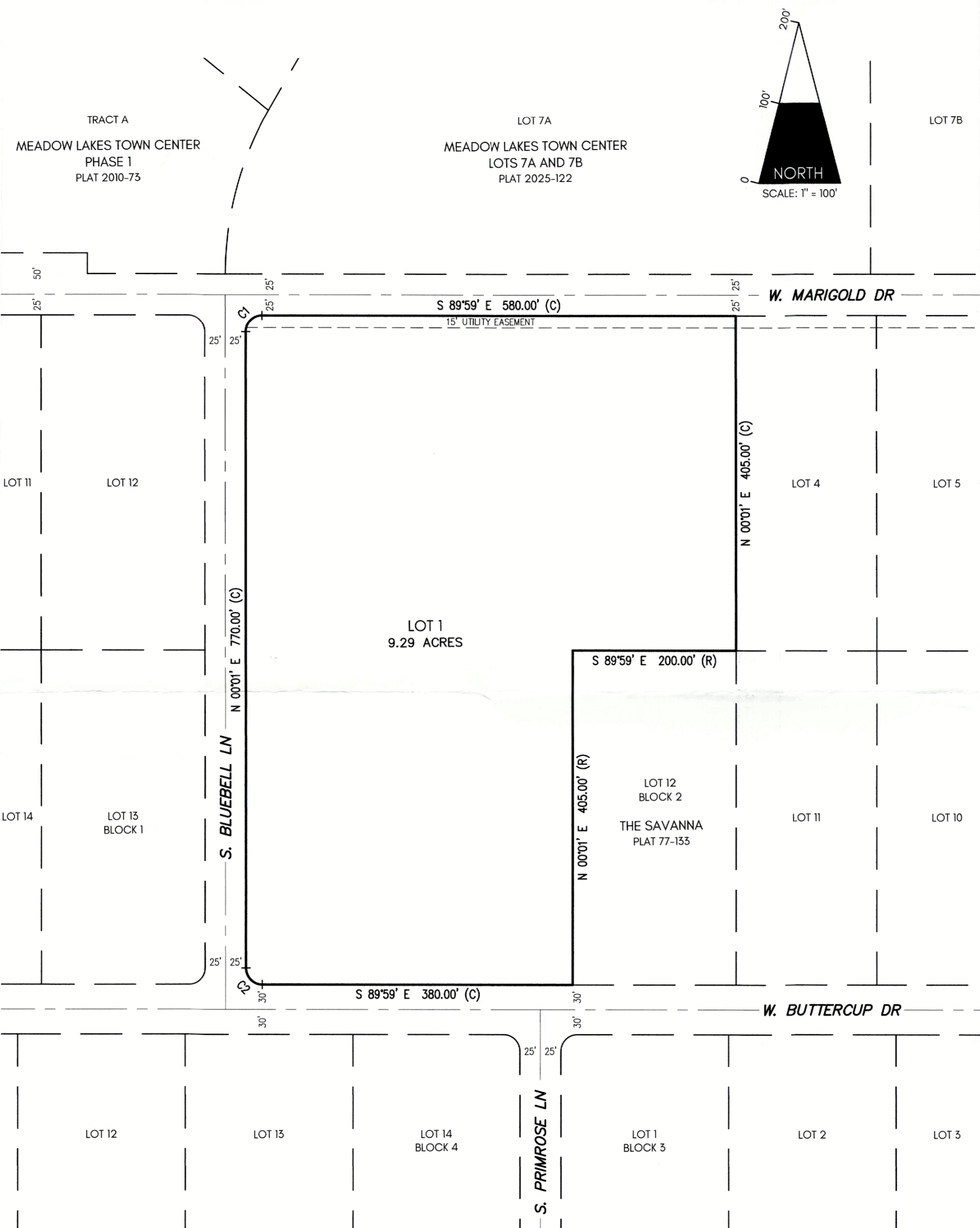
- (R) RECORD DATA PER PLAT 77-133
- (C) COMPUTED DATA PER PLAT 77-133

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1 (R)	31.42'	20.00'	90°00'	20.00'
C2 (R)	31.42'	20.00'	90°00'	20.00'

SURVEYOR'S CERTIFICATE

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

DATE: _____ REGISTRATION No. 13322



- NOTES:**
- ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
 - DIMENSIONS ON THIS PLAT ARE RECORD FROM PLAT 77-133 EXCEPT WHERE OTHERWISE NOTED.
 - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS
 - EASEMENTS NOT DEPICTED ON THIS PLAT:
 - A. A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED ON X, IN BOOK X AT PAGE X.
 - 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.

RECEIVED
APR 02 2026
PLATTING

Agenda Copy

PLAT OF
SONNY ACRES
A REPLAT OF LOTS 1, 2, 3, 13, AND 14, BLOCK 2,
THE SAVANNA, PLAT No. 77-133, PALMER RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN
SE1/4 OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 2 WEST,
SEWARD MERIDIAN, ALASKA
CONTAINING 9.29 ACRES, MORE OR LESS.

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

DRAWN BY: SPK GRID: HO10 FB: N/A DATE: 2/25/2026
CHECKED BY: DMR FILE: 26-035 SCALE: 1" = 100' SHEET: 1 OF 1

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 20, 2026

ABBREVIATED PLAT: CRUZ ESTATES
LEGAL DESCRIPTION: SEC 12, T17N, R02E S.M., AK
PETITIONERS: DAVID CRUZ
SURVEYOR/ ENGINEER: HANSON LAND SOLUTIONS

ACRES: 39.92 +/- PARCELS: 4
REVIEWED BY: CHRIS CURLIN CASE #: 2026-046

REQUEST:

The request is to create four lots from Tax Parcel C1, (Tax ID# 17N02E12C001) to be known as **CRUZ ESTATES**, containing 39.92 acres +/- . The property is directly west of S. Big Rock Park Drive and south of E. Maud Road; within the SW ¼ Section 12, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District #1.

EXHIBITS:

Vicinity Map and Aerial Photos	Exhibit A – 4 pgs
Topographic Narrative	Exhibit B – 1 pg
<u>COMMENTS:</u>	
USACE	Exhibit C – 1 pg
MSB Pre-Design and Engineering	Exhibit D – 1 pg
MSB Permit Center	Exhibit E - 2 pgs
Utilities	Exhibit F - 5 pgs

DISCUSSION: The proposed subdivision is creating four lots ranging in size from 9.93 acres to 10.08 acres +/- . Access for the lots exist from S. Big Rock Park Drive.

Topographic Narrative: A Topographic Narrative (**Exhibit B**) for Lot 1 was provided by the surveyor pursuant to MSB 43.20.281(A)(1)(i)(i), parcels over 400,000 sf are exempt from soils and engineering data, if a detailed topographic narrative is supplied by an engineer or surveyor.

COMMENTS:

USACE: (**Exhibit C**) The United States (U.S.) Army Corps of Engineers (USACE) is in receipt of the RFC packet for Cruz Estates.

Based on available information, there is a creek with two channels that runs through the property parcel(s). If the owner(s) of the property parcel(s) propose to discharge fill material into waters of the U.S., including wetlands, then Department of the Army (DA) authorization may be needed.

MSB DPW Pre-Design and Engineering: **(Exhibit D)** PD&E has no comments.

MSB Permit Center: **(Exhibit E)** They'll need a DW permit as shown. No other comments from the Permit Center.

Utilities: (Exhibit F) MTA has no comments. MEA did not reply. GCI has no comments or objections to the plat. ENSTAR Natural Gas Company, LLC (ENSTAR) has reviewed abbreviated plat Cruz Estates (MSB 2026-46) and advises:

ENSTAR has existing natural gas service pipeline that crosses proposed LOT 2 to serve proposed LOT 3. Attached is a depiction for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

ENSTAR objects to this plat unless one of the following conditions are met:

1. Grant ENSTAR a ten feet (10 FT) wide natural gas easement centered over any portion of the natural gas service pipeline within proposed LOT 2 and serving proposed LOT 3.
2. Dedicate a ten feet (10 FT) wide natural gas easement centered over any portion of the natural gas service pipeline within proposed LOT 2 and serving proposed LOT 3.

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

CONCLUSION

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

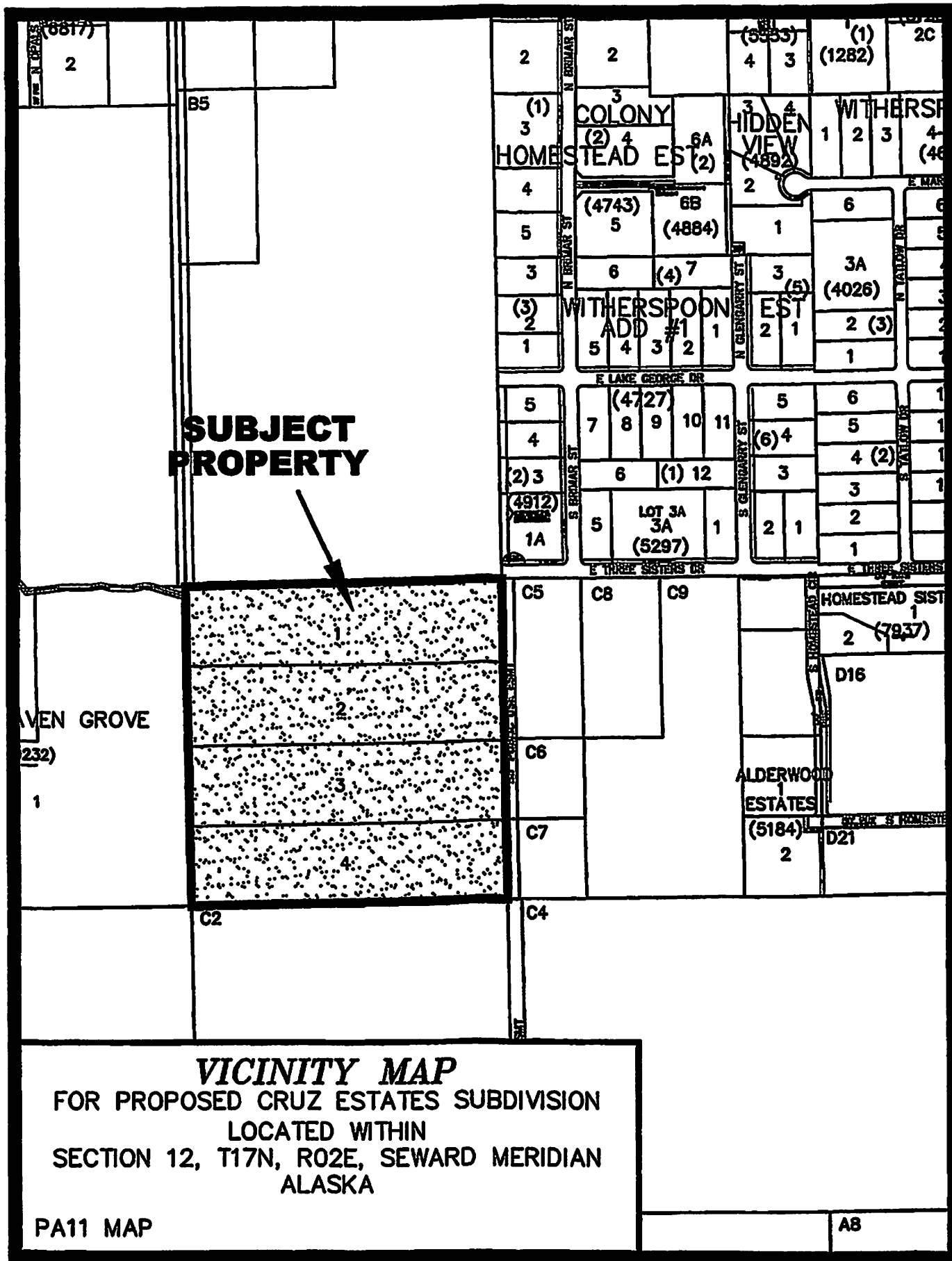
FINDINGS OF FACT:

1. The plat of **CRUZ ESTATES** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. All lots will have the required frontage pursuant to MSB 43.20.320
3. A topographic narrative was submitted, pursuant to 43.20.281(A)(1)(i)(i). All lots have the required septic area and building area.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from, AKF&G, Community Development, or Assessments; or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: I move to approve the Preliminary Plat of CRUZ ESTATES, Section 12, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. A. Grant ENSTAR a ten feet (10 FT) wide natural gas easement centered over any portion of the natural gas service pipeline within proposed LOT 2 and serving proposed LOT 3.
Or,
B. Dedicate a ten feet (10 FT) wide natural gas easement centered over any portion of the natural gas service pipeline within proposed LOT 2 and serving proposed LOT 3.
5. Show all easements of record on final plat.
6. Provide platting staff with a completed Driveway Permit Application.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



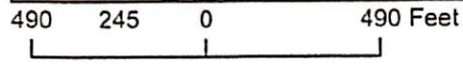
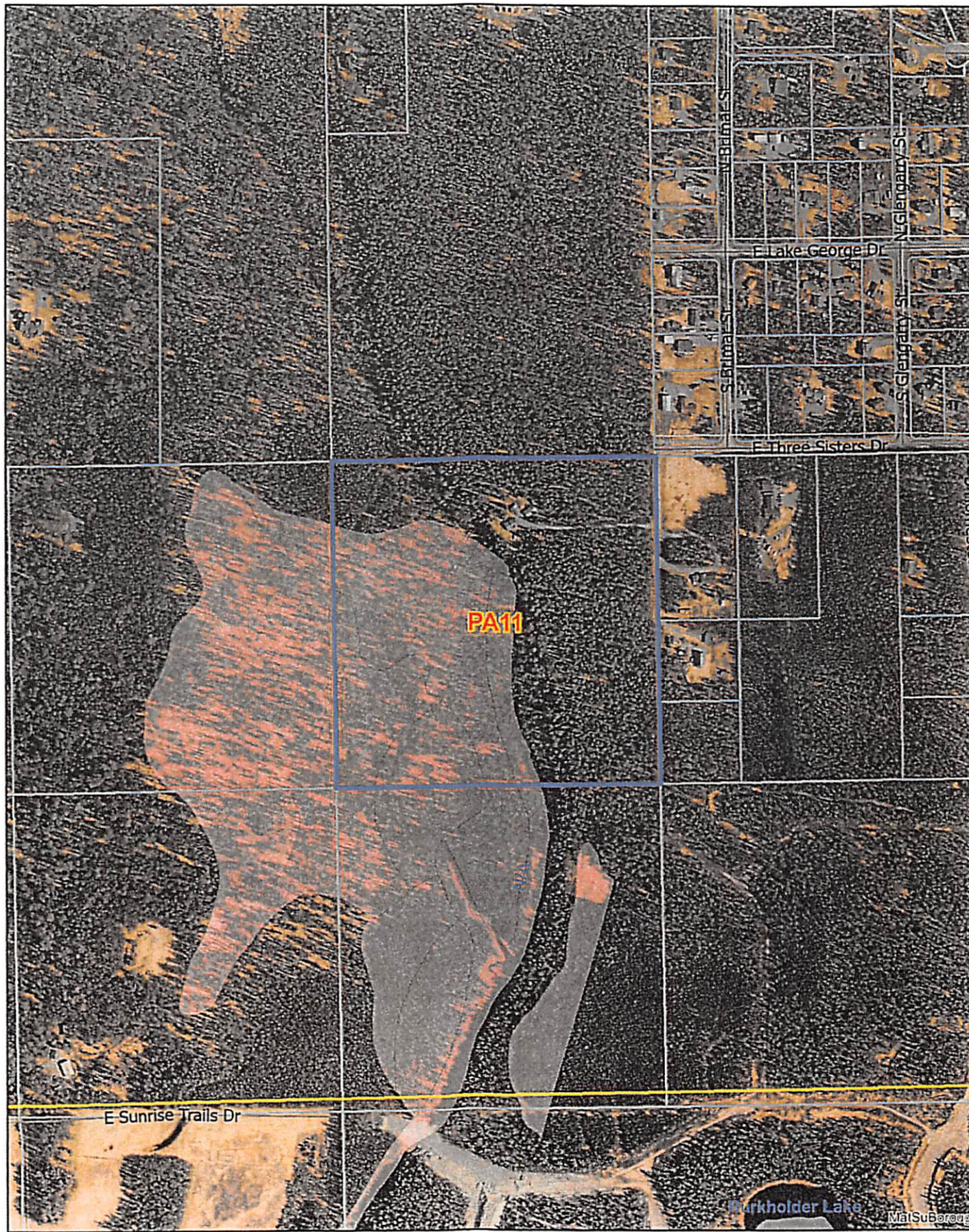
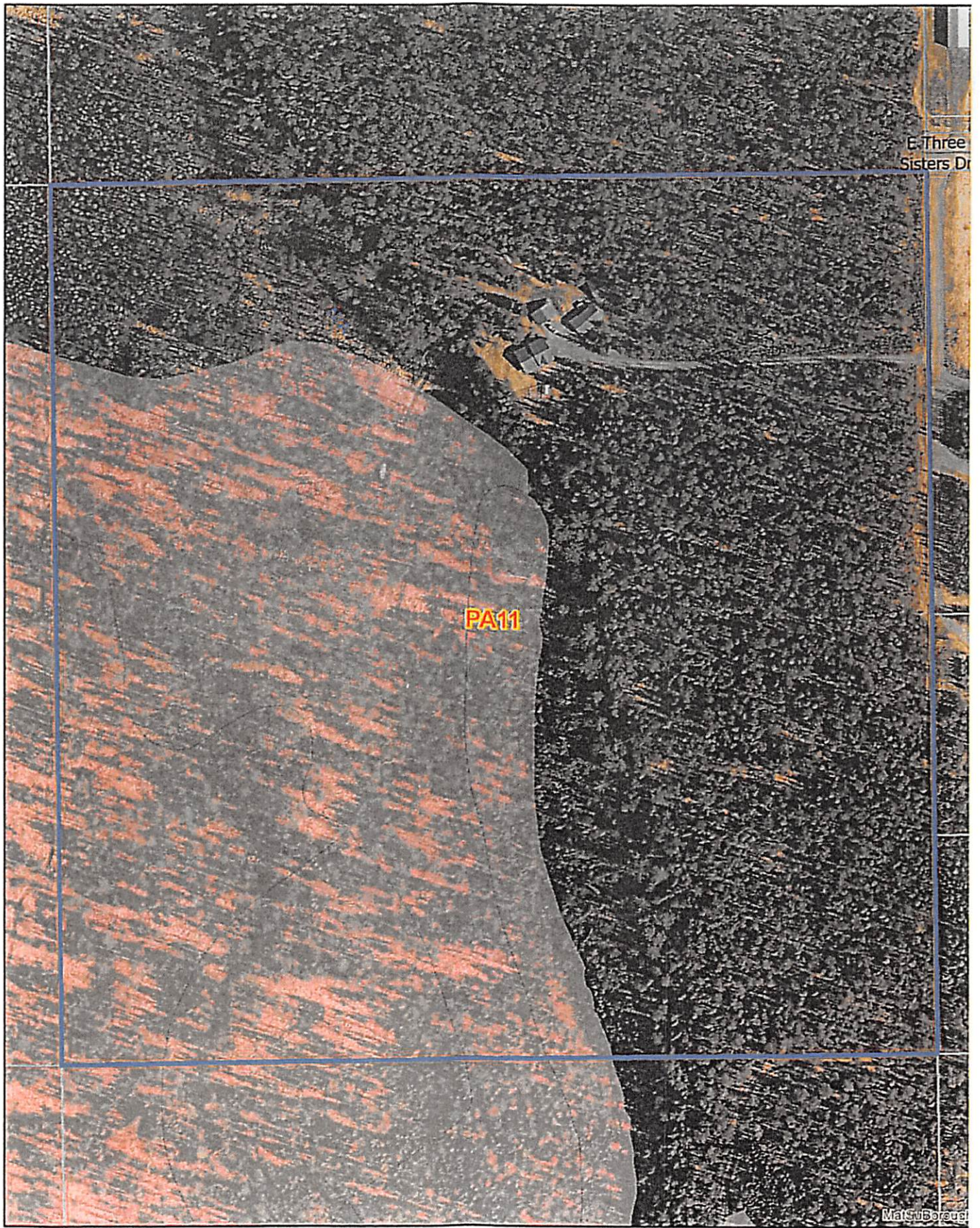


EXHIBIT A

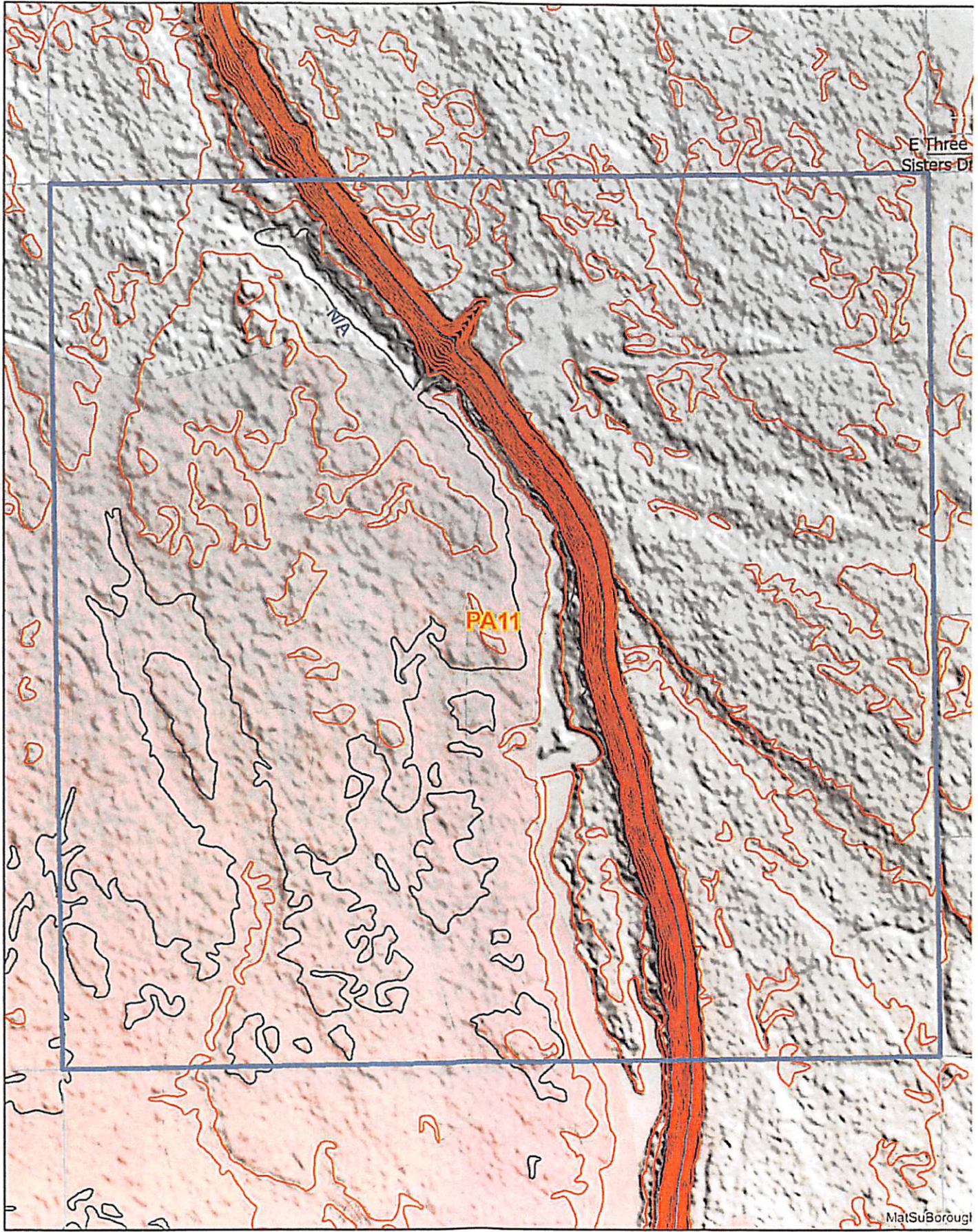




180 90 0 180 Feet

EXHIBIT A





180 90 0 180 Feet

EXHIBIT A



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



RECEIVED

APR 14 2026

PLATTING

USEABLE AREA: TOPOGRAPHIC NARRATIVE

CRUZ ESTATES

A SUBDIVISION OF

NW1/4 SW1/4, SEC. 12, T.17N. R.2E. S.M., AK

INTRODUCTION

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

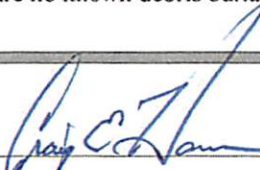
NARRATIVE

Lot 1 thru 4 of the proposed Cruz Estates subdivision contains 39.92 acres of land, having approximately 10 acres per lot. The land is mostly Spruce and birch.

The West half of the Lots is primarily flat, sloping gradually to the south with a 0-1.5% slope. There is a ridge with a relative 50-70% slope downwards to the Southwest that nearly divides the Lots in half going Northwest to Southeast.

Bodenburg creek runs along the edge of the ridge from Northwest to Southeast with swampy ground in the West 1/2 of the Subdivision.

There are no known debris burial sites on the Lot. Lots 1 and 3 each have a residence with septic and a well.



Craig E. Hanson PLS 2/19/26
Professional Land Surveyor Date



Chris Curlin

From: Farrer, Hayley M CIV USARMY CEPOA (USA) <Hayley.M.Farrer@usace.army.mil>
Sent: Wednesday, April 29, 2026 7:52 AM
To: Chris Curlin
Subject: [Non-DoD Source] RFC Cruz Estates (CC)

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

Hello,

The United States (U.S.) Army Corps of Engineers (USACE) is in receipt of the RFC packet for Cruz Estates.

Based on available information, there is a creek with two channels that runs through the property parcel(s). If the owner(s) of the property parcel(s) propose to discharge fill material into waters of the U.S., including wetlands, then Department of the Army (DA) authorization may be needed.

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.

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory or at the link below my signature (rrs.usace.army.mil).

Sample drawings can also be found on our website at www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

The owner(s) of the property parcel(s) are 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 property owner(s) have any questions or concerns at 907-753-2712.

Thank you,
Hayley Farrer
Regulatory Specialist
South Section, Alaska District
US Army Corps of Engineers
Office: (907)753-2778
Cell: (907)687-1059

RRS REGULATORY
beta REQUEST
SYSTEM

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

rrs.usace.army.mil

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, April 23, 2026 10:21 AM
To: CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>
Subject: [Non-DoD Source] RFC Cruz Estates (CC)

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, April 28, 2026 4:27 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Cruz Estates (CC)

Hello,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, April 23, 2026 10:21 AM
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>; 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>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; jstocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; Michael Bowles <Michael.Bowles@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Cruz Estates (CC)

Hello,

The link below is to the RFC packet for the CRUZ ESTATES Subdivision. Please ensure that all comments are submitted by May 4, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[☐ Cruz Estates](#)

Sincerely,

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

Chris Curlin

From: Permit Center
Sent: Friday, April 24, 2026 12:03 PM
To: Chris Curlin
Subject: RE: RFC Cruz Estates (CC)
Attachments: Screenshot 2026-04-24 120141.png

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

Brandon Tucker

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, April 23, 2026 10:21 AM
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>; 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>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; jstocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; Michael Bowles <Michael.Bowles@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Cruz Estates (CC)

Hello,

The link below is to the RFC packet for the CRUZ ESTATES Subdivision. Please ensure that all comments are submitted by May 4, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Cruz Estates](#)

Sincerely,

Chris Curlin
Platting Technician



Chris Curlin

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, April 28, 2026 10:40 AM
To: Chris Curlin
Subject: RE: RFC Cruz Estates (CC)

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

Hello,

MTA has no comments for Cruz Estates.

Thank you for the opportunity to comment.

Holly Sparrow, Sr. Right of Way Agent

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



Life. Technology. Together.

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, April 23, 2026 10:21 AM
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>; 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>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; jstocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; Michael Bowles <Michael.Bowles@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Cruz Estates (CC)

Hello,

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Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, May 5, 2026 4:38 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Cruz Estates (CC)
Attachments: Agenda Plat.pdf

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

Chris,

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

Thanks,

GCI | OSP Design

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

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

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

Sent: Thursday, April 23, 2026 10:21 AM

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>; 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>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; jstocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; Michael Bowles <Michael.Bowles@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>

Subject: RFC Cruz Estates (CC)

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

Hello,

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 [Cruz Estates](#)

Sincerely,

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF OWNERSHIP

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

DAVID C. CRUZ (CO-TRUSTEE) DATE _____
DAVID & DANA CRUZ JOINT REVOCABLE TRUST
3852 N. CLARK-WOLVERINE RD.
PALMER, AK 99645

DANA W. CRUZ (CO-TRUSTEE) DATE _____
DAVID & DANA CRUZ JOINT REVOCABLE TRUST
3852 N. CLARK-WOLVERINE RD.
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SIGNED TO BEFORE ME THIS _____

DAY OF _____, 20____

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHEAST CORNER OF LOT 1, A RECOVERED BRASS CAP (SURVEYED POINT 750) WITH A NETWORK GNSS GEODETIC POSITION OF 61°34'39.87"N 149°01'10.29"W
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. 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.
5. THIS SUBDIVISION IS ENCUMBERED BY A MEA BLANKET EASEMENT RECORDED ON NOVEMBER 26, 1996 IN BK. 874, PG. 579.

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)



LEGEND

- RECOVERED BLK/OLO BRASS CAP ON IRON PIPE
- SET PLASTIC CAP ON N°/S° REBAR
- MEASURED DATA
- RECORD PER RECTANGULAR (1918)
- SURVEY POINT NUMBER
- BLOCK

UNSUBDIVIDED

UNSUBDIVIDED

WITHERSPOON ESTATES ADD. 1 LOT 1A, BLOCK 2 (98-105)

1A

MSB WAIVER RES 80-B-PWD (80-32W)

PARCEL 1

50' PUBLIC USE EASEMENT (BK. 158, PG. 91)

15' PUBLIC UTILITY EASEMENT (BK. 835, PG. 151)

MSB WAIVER RES 80-B-PWD (80-32W)

PARCEL 2

PARCEL 3

LOT 1 SUNRISE TRAILS PHASE 1 (2025-175)

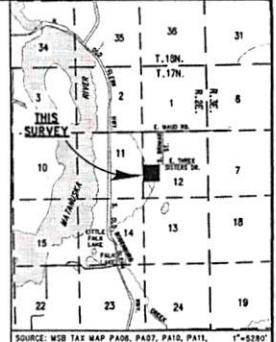
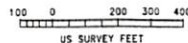
LOT 2

LOT 1
WOODHAVEN GROVE (2022-107)

LOT 2
4,340.61 SQ FT
9.96 ACRES ±

LOT 3
4,329.42 SQ FT
9.94 ACRES ±

LOT 4
4,325.59 SQ FT
9.93 ACRES ±



SOURCE: MSB TAX MAP PADS, PAD# 1, PAD# 2, PAD# 3, PAD# 4, PAD# 5, PAD# 6, PAD# 7, PAD# 8, PAD# 9, PAD# 10, PAD# 11, PAD# 12, PAD# 13, PAD# 14, PAD# 15, PAD# 16, PAD# 17, PAD# 18, PAD# 19, PAD# 20, PAD# 21, PAD# 22, PAD# 23, PAD# 24, PAD# 25, PAD# 26, PAD# 27, PAD# 28, PAD# 29, PAD# 30, PAD# 31, PAD# 32, PAD# 33, PAD# 34, PAD# 35, PAD# 36, PAD# 37, PAD# 38, PAD# 39, PAD# 40, PAD# 41, PAD# 42, PAD# 43, PAD# 44, PAD# 45, PAD# 46, PAD# 47, PAD# 48, PAD# 49, PAD# 50, PAD# 51, PAD# 52, PAD# 53, PAD# 54, PAD# 55, PAD# 56, PAD# 57, PAD# 58, PAD# 59, PAD# 60, PAD# 61, PAD# 62, PAD# 63, PAD# 64, PAD# 65, PAD# 66, PAD# 67, PAD# 68, PAD# 69, PAD# 70, PAD# 71, PAD# 72, PAD# 73, PAD# 74, PAD# 75, PAD# 76, PAD# 77, PAD# 78, PAD# 79, PAD# 80, PAD# 81, PAD# 82, PAD# 83, PAD# 84, PAD# 85, PAD# 86, PAD# 87, PAD# 88, PAD# 89, PAD# 90, PAD# 91, PAD# 92, PAD# 93, PAD# 94, PAD# 95, PAD# 96, PAD# 97, PAD# 98, PAD# 99, PAD# 100, PAD# 101, PAD# 102, PAD# 103, PAD# 104, PAD# 105, PAD# 106, PAD# 107, PAD# 108, 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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

May 4, 2026

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

To whom it may concern:

ENSTAR Natural Gas Company, LLC (ENSTAR) has reviewed abbreviated plat Cruz Estates (MSB 2026-46) and advises:

1. ENSTAR has existing natural gas service pipeline that crosses proposed LOT 2 to serve proposed LOT 3. Attached is a depiction for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

ENSTAR objects to this plat unless one of the following conditions are met:

1. Grant ENSTAR a ten feet (10 FT) wide natural gas easement centered over any portion of the natural gas service pipeline within proposed LOT 2 and serving proposed LOT 3.
2. Dedicate a ten feet (10 FT) wide natural gas easement centered over any portion of the natural gas service pipeline within proposed LOT 2 and serving proposed LOT 3.

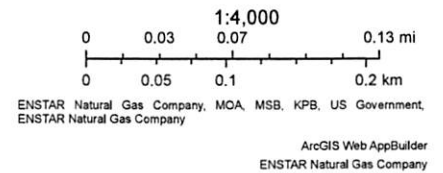
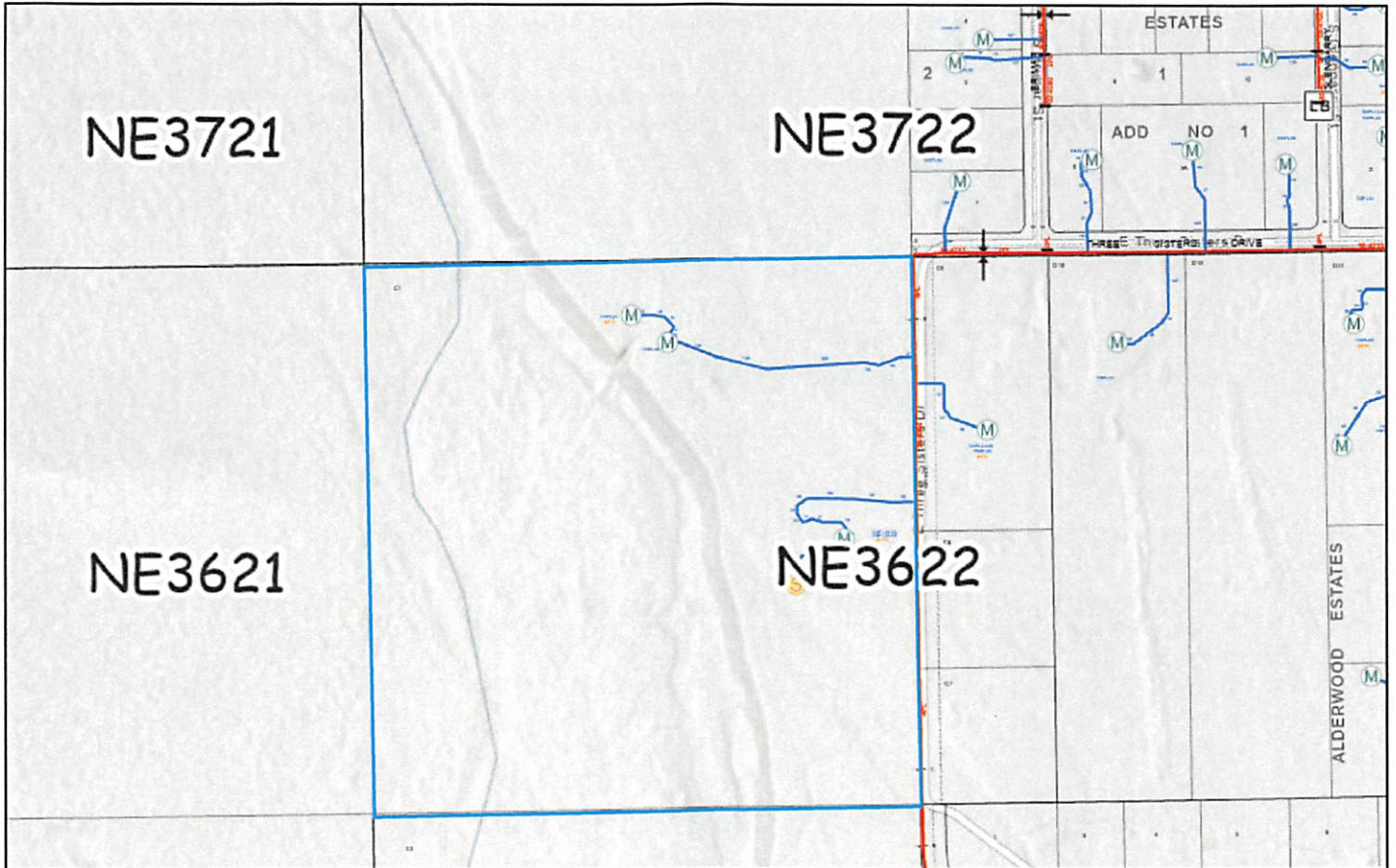
If you have any questions, please feel free to contact me at (907) 334-7944 or by email at brandon.echols@enstarnaturalgas.com.

Sincerely,

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

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

TOWNSHIP 17N RANGE 2E SECTION 12 LOT C1



PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF OWNERSHIP

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

DAVID C. CRUZ (CO-TRUSTEE) DATE _____
DAVID & DANA CRUZ JOINT REVOCABLE TRUST
3852 N. CLARK-WOLVERINE RD.
PALMER, AK 99645

DANA M. CRUZ (CO-TRUSTEE) DATE _____
DAVID & DANA CRUZ JOINT REVOCABLE TRUST
3852 N. CLARK-WOLVERINE RD.
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____

DAY OF _____, 20____,
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHEAST CORNER OF LOT 1, A RECOVERED BRASS CAP (SURVEYED POINT 750) WITH A NETWORK GNSS GEODETIC POSITION OF 61°34'39.87"N 149°01'10.29"W
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. 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.
5. THIS SUBDIVISION IS ENCUMBERED BY A MEA BLANKET EASEMENT RECORDED ON NOVEMBER 26, 1996 IN BK. 874, PG. 579.



TYPICAL SET
1 3/4" PLASTIC
CAP

CERTIFICATE OF PAYMENT OF TAXES

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

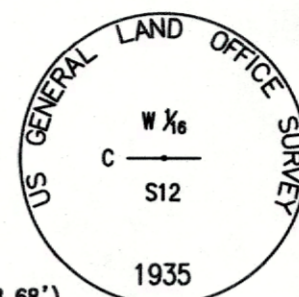
TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)

LEGEND

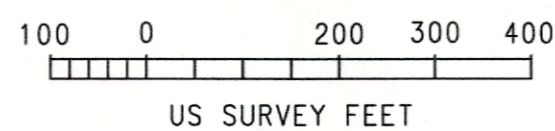
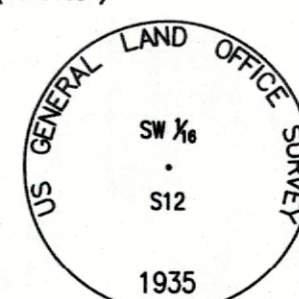
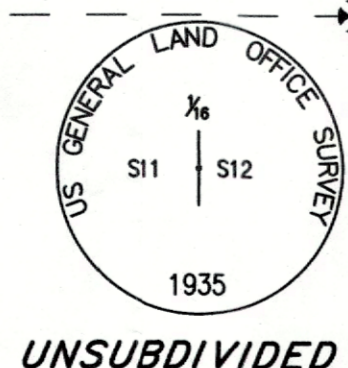
- RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- SET PLASTIC CAP ON 5/8"x30" REBAR
- MEASURED DATA
- RECORD PER RECTANGULAR (1916)
- SURVEY POINT NUMBER
- BLOCK

UNSUBDIVIDED

UNSUBDIVIDED



LOT 1
WOODHAVEN GROVE
(2022-107)



SDN

WITHERSPOON ESTATES
ADD. 1
LOT 1A,
BLOCK 2
(99-105)

1A

MSB WAIVER RES
80-8-PWd
(80-32W)

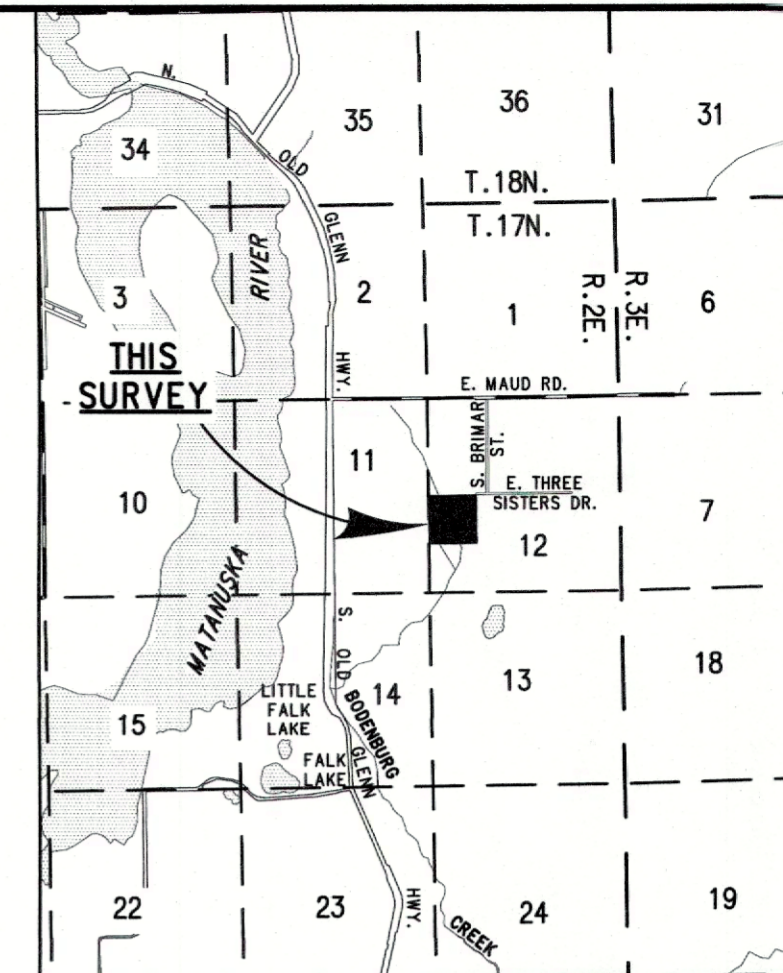
PARCEL 1

PARCEL 2

PARCEL 3

LOT 1
SUNRISE TRAILS
PHASE 1
(2025-175)

LOT 2



SOURCE: MSB TAX MAP PA06, PA07, PA10, PA11, PA14, & PA15 1"=5280'

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.

REGISTERED LAND SURVEYOR

RECEIVED
APR 14 2026
PLATTING

A PLAT OF
CRUZ ESTATES
A SUBDIVISION OF
NW 1/4 SW 1/4
SEC. 12, T.17N. R.2E. S.M., AK
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW 1/4 SEC. 12, T.17N. R.2E. S.M., AK
CONTAINING 39.92 ACRES MORE OR LESS

HANSON LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738