

# 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

## **PLATTING BOARD AGENDA** **ASSEMBLY CHAMBERS** **350 E DAHLIA AVENUE PALMER**

**PLATTING BOARD MEETING**

**1:00 P.M.**

**May 21, 2026**

Ways you can participate in Platting Board meetings:

### **IN PERSON**

**IN WRITING:** You can submit written comments by email to [platting@matsugov.us](mailto:platting@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. May 7, 2026

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

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

**4. UNFINISHED BUSINESS**

(None)

**5. RECONSIDERATIONS/APPEALS**

(None)

**6. PUBLIC HEARINGS**

- A. **WELLS TROUTMAN CUTLER VARIANCE**: The petitioner is requesting approval of a variance from MSB 43.20.140 Physical Access, and various portions of MSB 43.20.100(E) in advance of submitting a subdivision request. If approved, the variance would waive the requirement for road construction and allow for a larger than 5-acre home site parcel to be created from the parent agricultural parcel. The property is located north of Little Susitna River, south & east of Government Creek, and directly west of N. Russet Road (Tax ID # 18N01E05A007 / A009); within Section 05, Township 18 North, Range 01 East, Seward Meridian, Alaska. In Community Council #10 Fishhook and Assembly District #1. *(Petitioner/Owner: All Points North LLC, Staff: Matthew Goddard, Case #2026-028)*
- B. **ASLS 2019-69**: The request is to vacate the existing public use easement and dedicate right-of-way following the existing E Hillside Drive and to create 2 lots from Parcel A3 (S ½ NE ¼ & SE ¼), to be known as **ASLS 2019-69**, containing 238.39 acres +/- . The property is located east of S Talkeetna-Spur, north of E. Hillside Drive, and directly west of S Mt Hunter Drive (Tax ID #24N04W04A003); within the E ½ Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska. In Community Council #12 Susitna and in Assembly District #7. *(Petitioner/Owner: State of Alaska DNR, Staff: Matthew Goddard, Case #2026-031)*
- C. **ASLS 79-109 BARTLETT HILLS RSB TR 30**: The request is to create 4 lots from Tract 30, asls No 79-109, Bartlett Hills, Plat #87-29, to be known as **TRACTS 30A, 30B, 30C, & 30D**, containing 257.7 acres +/- . The petitioner is requesting a variance from 43.20.140 Physical Access. The property is located north and west of Montana Creek, east of S Talkeetna Spur, and north of E Yoder Road (Tax ID #1896000T030); within section 11 and the SW ¼ Section 02, Township 24 North, Range 04 West, Seward Meridian, Alaska. In Community Council #12 Susitna and in Assembly District #7. *(Petitioner/Owner: Bush Construction Surveys, Staff: Matthew Goddard, Case #2026-034)*
- A. **SETTLERS BAY UNIT No 11**: The request is to create 5 lots from Tract E, Plat # 77-17, (Tax ID: 6612000T00E), to be known as **SETTLERS BAY UNIT No. 11**, containing 3.06 acres +/- . The property is located south of South Knik Goose Bay Road, directly east of South Settlers Bay Drive, and west of South Roosevelt Drive; within the NW ¼ Section 03, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in

Assembly District #3. (*Petitioner/Owner: Premier Homes LLC, Staff: Cayman Reynolds, Case #2026-042*)

**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*)

- June 4, 2026, Platting Board Meeting, we have 2 cases to be heard.
  - Connolly Homestead
  - Irons in The Fire

**9. BOARD COMMENTS**

**10. ADJOURNMENT**



# MINUTES



**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
May 7, 2026**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 7, 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. 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

Platting Board members absent and excused were:

- Mr. Chris Chiavetta, District Seat #1
- Vacant, District Seat #4
- Vacant, District seat #7
- Mr. Igor Galloway, Alternate B

Platting Board members absent were:

Staff in attendance:

- Mr. Tyler Young, Platting Officer
- 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 McBride led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

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

Discussion ensued.

VOTE: The Agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- April 16, 2026

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
May 7, 2026**

MOTION: Platting Member Kevan 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. **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: Craig Powell, Staff: Matthew Goddard, Case # 2026-009)

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

Kayla Smith provided the mailing report:

- Stating that 136 public hearing notices were mailed out on March 11, 2026.

Staff gave an overview of the case:

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

Platting Member Kevan and Liebing had questions for staff.

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

The petitioners representative Tim Carmen spoke.

Chair Traxler opened the public hearing for public testimony,

The following persons spoke:

- Isaac Rowland

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 chose not to speak.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
May 7, 2026**

Discussion ensued.

MOTION: Platting Member Kevan made a motion to approve the preliminary plat of Mountain Top Acres Addition 1. Platting Member Liebing seconded the motion.

VOTE: The motion passed without objection.

**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)*

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

Kayla Smith provided the mailing report:

- Stating that 72 public hearing notices were mailed out on April 14, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 6 conditions and 5 findings of facts.

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

The petitioners representative Gary LoRusso spoke.

Platting Member Kevan had questions.

Chair Traxler opened the public hearing for public testimony,

There being no one 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.

Platting Member Liebing had questions.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
May 7, 2026**

**MOTION:** Platting Member Liebing made a motion to approve the variance and the preliminary plat of Star Lake 2. Platting Member Kevan seconded the motion.

**VOTE:** The motion passed without objection.

**B. LOT 9, BLOCK 15 ENCHANTED FOREST SUBDIVISION:** 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*)

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

Kayla Smith provided the mailing report:

- Stating that 395 public hearing notices were mailed out on April 14, 2026.

Staff gave an overview of the case:

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

Chair Traxler opened the public hearing for public testimony,

There being no one 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 Tim Carmen spoke.

Discussion ensued.

**MOTION:** Platting Member Kevan made a motion to approve the Section Line Easement Vacation of Lot 9 Block 15 Enchanted Forest Subdivision. Platting Member Liebing seconded the motion.

**VOTE:** The motion passed without objection.

**7. ITEMS OF BUSINESS & MISCELLANEOUS**  
(None)

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
May 7, 2026**

**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 4 cases and a resolution scheduled for May 21, 2026 Platting Board.
  - Wells Troutman Cutler Variance
  - ASLS 2019-69
  - ASLS 79-109 Bartlett Hills RSB Tr 30
  - Settlers Bay Unit No 11

**9. BOARD COMMENTS.**

- Platting Member Liebing – Welcome aboard the Borough staff. We look forward to working with you and in the future so congratulations
- Platting Member McBride - Welcome aboard
- Platting Member Gillson - Welcome aboard too

**10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:37 PM**.

---

MICHELLE TRAXLER  
Platting Board Chair

ATTEST:

---

KAYLA SMITH  
Platting Board Clerk



6A



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 21, 2026

VARIANCE REQUEST: WA 02 WELLS TROUTMAN CUTLER VARIANCE  
LEGAL DESCRIPTION: SEC 05, T18N, R01E, SEWARD MERIDIAN AK  
PETITIONERS: ALL POINTS NORTH LLC  
ACRES: NA PARCELS: NA  
REVIEWED BY: MATTHEW GODDARD CASE #: 2026-028

---

**REQUEST:** The petitioner is requesting approval of a variance from MSB 43.20.140 Physical Access, and various portions of MSB 43.20.100(E) in advance of submitting a subdivision request. If approved, the variance would waive the requirement for road construction and allow for a larger than 5-acre home site parcel to be created from the parent agricultural parcel. The property is located north of Little Susitna River, south & east of Government Creek, and directly west of N. Russet Road (Tax ID # 18N01E05A007 / A009); within Section 05, Township 18 North, Range 01 East, Seward Meridian, Alaska. In Community Council #10 Fishhook and Assembly District #1.

**EXHIBITS**

**SUPPORTING DOCUMENTS**

Vicinity Map and Aerial Photos	<b>EXHIBIT PAGES – 1-7</b>
Variance Application	<b>EXHIBIT PAGES – 8-12</b>
Proposed Design to Be submitted if variance is approved	<b>EXHIBIT PAGES – 13-14</b>

**AGENCY COMMENTS**

MSB DPW Pre-Design and Engineering Division	<b>EXHIBIT PAGE – 15</b>
MSB Land & Resource Management	<b>EXHIBIT PAGES – 16</b>
MSB Planning / Platting	<b>EXHIBIT PAGES – 17-19</b>
MSB Development Services	<b>EXHIBIT PAGES – 20-22</b>
Utilities	<b>EXHIBIT PAGES – 23-26</b>

**DISCUSSION:** This platting action is for a variance from MSB 43.20.140 Physical Access a future platting action. If approved, the variance request would remove construction requirements of a proposed public use easement granted as a part of to be submitted Little Susitna Farms subdivision as seen at **exhibit pages 13-14**. Little Susitna Farms Subdivision would create three lots from two parcels. The proposed design includes the granting of a public use easement to provide legal access to the large remainder tract to the west. Both existing tracts of land are encumbered by Title 13 Agriculture restrictions, and any division of these properties would require the petitioners to work with Land management to receive assembly approval.

**Variance Application:** (**Exhibit Pages 8-12**) All Point North, LLC, has submitted a variance application as required and has responded to Criteria A-C as follows:

- a) The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property:
- This platting action does not affect nearby property. This platting action only allows owners to fix encroachments and the Troutman/Cutler to separate their home/headquarters site from their adjacent farm, which is allowed for agricultural parcels.
- b) The variance request is based upon conditions of the property that are atypical to other properties;
- The owners have farmed the properties for 49+ years and have attended most farm trust meetings and been very involved in Mat Su Ag. The owners attest that the source of the MS B's 5 acre standard was not in MSB code when the owners purchased their Ag Rights parcels from MSB in the 1970s. State code did allow at the time homesites on state parcels, with language specifying homesites ordinarily would be limited to 5 acres but larger could be approved depending on the size and nature of the property and farming operation.  
A larger home/headquarters site should be allowed in this platting action given the 220 acre parcel and location of its current residence, barns, and outbuildings, which were approved of in 1977 in the then "required before purchasing" Farm Use Plan, and during the following approximate decade of supervision executed by MSB staff. Furthermore, the existing and proposed easements, and all applicable setback requirements, and current improvement layout, all indicate that a larger home/headquarters site for proposed lot 2 is reasonable.
- 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;
- The applicants are the original purchasing farmers, who have dutifully fulfilled their obligations to MSB with producing active farms for over 49 years, to straighten up their affairs. The unusual special conditions that created needing the variance are caused by the overly strict language located in current platting code for farm use lands, which language didn't exist when the owners purchased their MSB farms in 1977. This creates unique situations wherein it is difficult for elderly farmers to phase out their farm use, obtain financing, or other options that should be available to the owners, should their farms not fit the exact wording.  
The owners cannot and shouldn't have to build a borough pioneer road for the purpose of providing access to the back 220 acres of the farm. Platting code 43.20.100 (E) recognizes that road construction should not be necessary in similar platting actions but lacks the exact language for situations like this one, wherein 3 parcels need to be involved to fix an encroachment, or when a home/headquarters site is larger than 5 acres.

**Comments:**

MSB DPW Pre-Design and Engineering Division (**Exhibit Page 15**) has no objection to the proposed variance.

MSB Land & Resource Management (**Exhibit Page 16**) submitted the following comments:  
Subdivision of a Title 13 Ag rights parcels requires approval from the MSB Assembly and the Platting Board/Officer.

The request does not comply with the following sections of the Land Management Policy and Procedures Manual (PPM):

9.1(A): Parcels greater than 80 acres and classified as agricultural property shall not be subdivided to less than 40 acres.”

9.2(B): Subdivision is allowed for a home site if the assembly grants a release from the terms of the sale and shall be for an amount of land sufficient for a farm residence and/or farm related facilities, with a maximum of no more than five (5) contiguous acres, provided that the land is situated and conforms to all planning, platting, subdivision, and other regulations of the Borough.

MSB Planning & Platting (**Exhibit Page 17-19**) submitted the following:

Tyler Young, Platting Officer, provided comments generated by both Planning and Platting staff. The comments were as follows:

Planning Department and Platting Division neither supports nor objects to the request for a variance to MSB 43.21.100 (E).

First, the Platting Division does not consider the lot line adjustment with a neighboring landowner as a creation of a third lot from the farm unit parcel, and therefore no variance is necessary for the requirement n MSB 43.20.100(E)(3).

Regarding the request for a variance from the 5 acre requirement for the home site in MSB 43.20.100(E)(2) in order to create an approximately 15 acre home site, the Platting Division neither supports nor objects. Our position is that the variance request fails to meet all of the requirements in MSB 43.15.075 for the following reasons:

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

Platting Division believes that variance criteria "A" has been sufficiently justified by the Petitioner.

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

The Platting Division believes that this criteria has not been sufficiently justified by the Petitioner. The Petitioner has not demonstrated that the conditions on the property are atypical as compared with other agricultural properties within the Matanuska-Susitna Borough, nor that the homesite would be unable to be contained within a 5 acre parcel due to the conditions of the property. Planning Department notes that there are physical constraints on the property regarding useable land, as well as the property having a unique historical significance to the area.

(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 for the owner of the property.

The Platting Division believes that this criteria has not been sufficiently justified by the Petitioner. The Petitioner has not demonstrated that they would face undue substantial hardship from the application of Borough Code due to the physical surroundings, shape, or topographical conditions of the property. Reducing the home site to 5 acres would allow for the application of MSB 43.20.100(E) so that the access requirements for the remainder parcel would be reduced to legal access only. Planning Department notes that there are physical constraints on the property regarding useable land, as well as the property having a unique historical significance to the area.

Taunie Boothby, Floodplain Administrator, noted that the flood map citation on the document is not correct. The flood map for the selected area, 8470 N Russet Rd, Palmer, AK is number 02170C7241F, effective on 9/27/2019.

*Staff notes that should a subdivision case be brought forward as a result of this variance approval, current flood plane information would be required.*

MSB Development Services (**Exhibit Page 20-22**) submitted the following:

Permit Center – They'll need a driveway permit for the existing access to Russet Road.

*Staff notes that this would be a requirement of the to be proposed Little Susitna Farms (Exhibit Pages 13-14).*

Code Compliance – notes that there are no open/active code compliance cases upon the existing parcels. The platting action requesting to adjust the lot line to the north would remedy violations of setbacks (MSB 17.55) structures within the required 10 ft setback (and the civil issue of the buildings encroaching over the lot line onto land owned by another.

The proposed 60 ft P.U.E. would allow access to the back lot (proposed lot 3); however, even if a variance is granted – and they do not develop the P.U.E., they would still have to meet setback requirements for any future structures per MSB 17.55 which would be 25 ft from the P.U.E. line.

**Utilities: (Exhibit F)**

ENSTAR has no comments or recommendations.

GCI has no comments or objections to the plat.

MEA did not respond.

MTA has no comments on this variance.

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

**CONCLUSION:** The variance from MSB 43.20.140 for **WA 02 Wells Troutman Cutler** is consistent with MSB 43.15.075 Variance; Standards of Approval. 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.

**FINDINGS OF FACT FOR DENIAL OF THE VARIANCE:**

1. The variance from MSB 43.20.140 Physical Access did not sufficiently satisfy the requirements of MSB 43.15.075 Variance; Standards of Approval.
2. Petitioner has provided responses to Variance Criteria A-C:
  - a) The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property:
    - This platting action does not affect nearby property. This platting action only allows owners to fix encroachments and the Troutman/Cutler to separate their home/headquarters site from their adjacent farm, which is allowed for agricultural parcels.
  - b) The variance request is based upon conditions of the property that are atypical to other properties;
    - The owners have farmed the properties for 49+ years and have attended most farm trust meetings and been very involved in Mat Su Ag. The owners attest that the source of the MS B's 5 acre standard was not in MSB code when the owners purchased their Ag Rights parcels from MSB in the 1970s. State code did allow at the time homesites on state parcels, with language specifying homesites ordinarily would be limited to 5 acres but larger could be approved depending on the size and nature of the property and farming operation.  
A larger home/headquarters site should be allowed in this platting action given the 220 acre parcel and location of its current residence, barns, and outbuildings, which were approved of in 1977 in the then "required before purchasing" Farm Use Plan, and during the following approximate decade of supervision executed by MSB staff. Furthermore, the existing and proposed easements, and all applicable setback requirements, and current improvement layout, all indicate that a larger home/headquarters site for proposed lot 2 is reasonable.
  - 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;
    - The applicants are the original purchasing farmers, who have dutifully fulfilled their obligations to MSB with producing active farms for over 49 years, to straighten up their affairs. The unusual special conditions that created needing the variance are caused by the overly strict language located in current platting code for farm use lands, which language didn't exist when the owners purchased their MSB farms in 1977. This creates unique situations wherein it is difficult for elderly farmers to phase out their farm use, obtain financing, or other options that should be available to the owners, should their farms not fit the exact wording.  
The owners cannot and shouldn't have to build a borough pioneer road for the purpose of providing access to the back 220 acres of the farm. Platting code 43.20.100 (E) recognizes that road construction should not be necessary in similar platting actions but lacks the exact language for situations like this one, wherein 3 parcels need to be involved to fix an encroachment, or when a home/headquarters site is larger than 5 acres.

3. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; ADF&G; ARRC; Community Council #10 Fishhook; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Emergency Services, or Assessments; or MEA.
4. There were no objections from any federal or state agencies, Borough departments, or utilities.
5. Planning, Platting, and Land Management neither objects to the proposed variance request, nor do they support the request.
6. There were no objections from the public in response to the Notice of Public Hearing.
7. This variance from MSB 43.20.140 Physical Access applies to the subdivision of Little Susitna Farms (**Exhibit Pages 13-14**). Any further subdivision along this road will require either another variance from MSB 43.20.140 Physical Access or the upgrade of the road to Borough Residential Street standards.

**FINDINGS OF FACT FOR APPROVAL OF THE VARIANCE:**

1. The variance from MSB 43.20.140 Physical Access is consistent with MSB 43.15.075 Variance; Standards of Approval.
2. Petitioner has provided responses to Variance Criteria A-C:
  - d) The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property:
    - This platting action does not affect nearby property. This platting action only allows owners to fix encroachments and the Troutman/Cutler to separate their home/headquarters site from their adjacent farm, which is allowed for agricultural parcels.
  - e) The variance request is based upon conditions of the property that are atypical to other properties;
    - The owners have farmed the properties for 49+ years and have attended most farm trust meetings and been very involved in Mat Su Ag. The owners attest that the source of the MS B's 5 acre standard was not in MSB code when the owners purchased their Ag Rights parcels from MSB in the 1970s. State code did allow at the time homesites on state parcels, with language specifying homesites ordinarily would be limited to 5 acres but larger could be approved depending on the size and nature of the property and farming operation.  
A larger home/headquarters site should be allowed in this platting action given the 220 acre parcel and location of its current residence, barns, and outbuildings, which were approved of in 1977 in the then "required before purchasing" Farm Use Plan, and during the following approximate decade of supervision executed by MSB staff. Furthermore, the existing and proposed easements, and all applicable setback requirements, and current improvement layout, all indicate that a larger home/headquarters site for proposed lot 2 is reasonable.
  - f) 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;
    - The applicants are the original purchasing farmers, who have dutifully fulfilled their obligations to MSB with producing active farms for over 49 years, to straighten up their affairs. The unusual special conditions that created needing the variance are caused by

the overly strict language located in current platting code for farm use lands, which language didn't exist when the owners purchased their MSB farms in 1977. This creates unique situations wherein it is difficult for elderly farmers to phase out their farm use, obtain financing, or other options that should be available to the owners, should their farms not fit the exact wording.

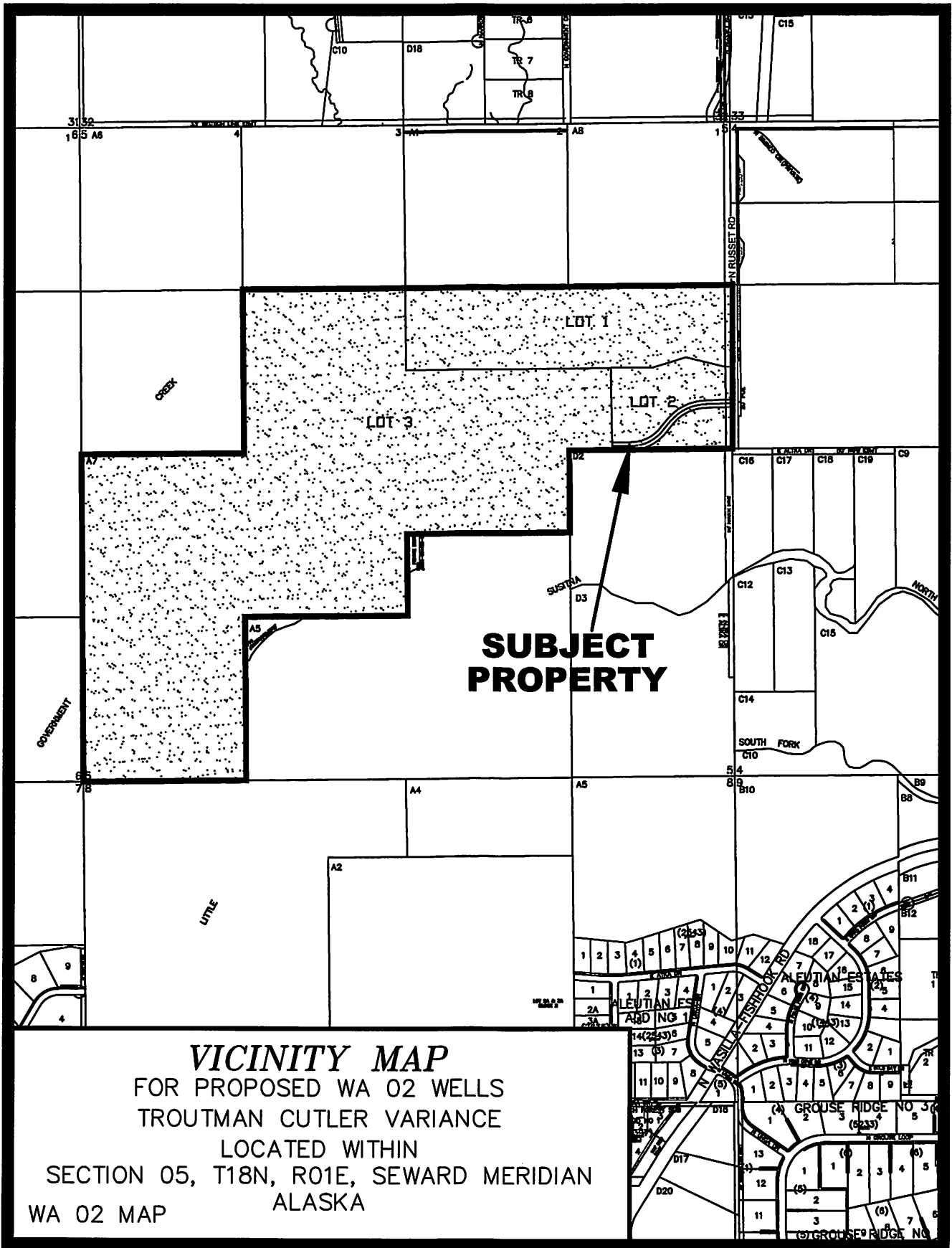
The owners cannot and shouldn't have to build a borough pioneer road for the purpose of providing access to the back 220 acres of the farm. Platting code 43.20.100 (E) recognizes that road construction should not be necessary in similar platting actions but lacks the exact language for situations like this one, wherein 3 parcels need to be involved to fix an encroachment, or when a home/headquarters site is larger than 5 acres.

3. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; ADF&G; ARRC; Community Council #10 Fishhook; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Emergency Services, or Assessments; or MEA.
4. There were no objections from any federal or state agencies, Borough departments, or utilities.
5. There were no objections from the public in response to the Notice of Public Hearing.
6. Planning, Platting, and Land Management neither objects to the proposed variance request, nor do they support the request.
7. This variance from MSB 43.20.140 Physical Access applies to the subdivision of Little Susitna Farms (**Exhibit Pages 13-14**). Any further subdivision along this road will require either another variance from MSB 43.20.140 Physical Access or the upgrade of the road to Borough Residential Street standards.

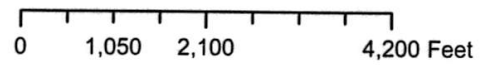
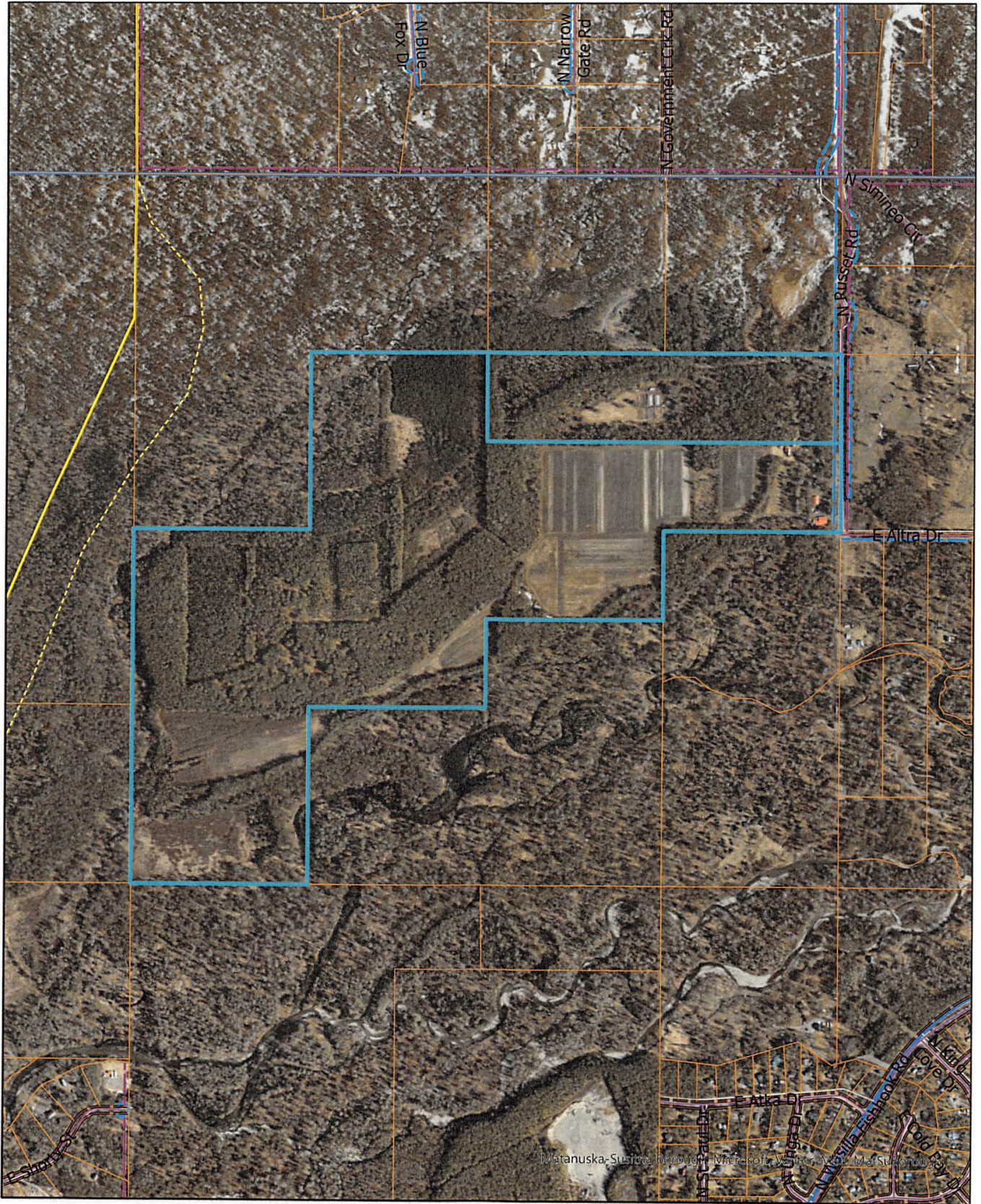
**RECOMMENDED CONDITIONS OF APPROVAL:**

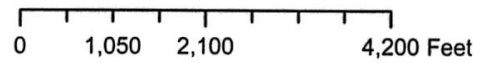
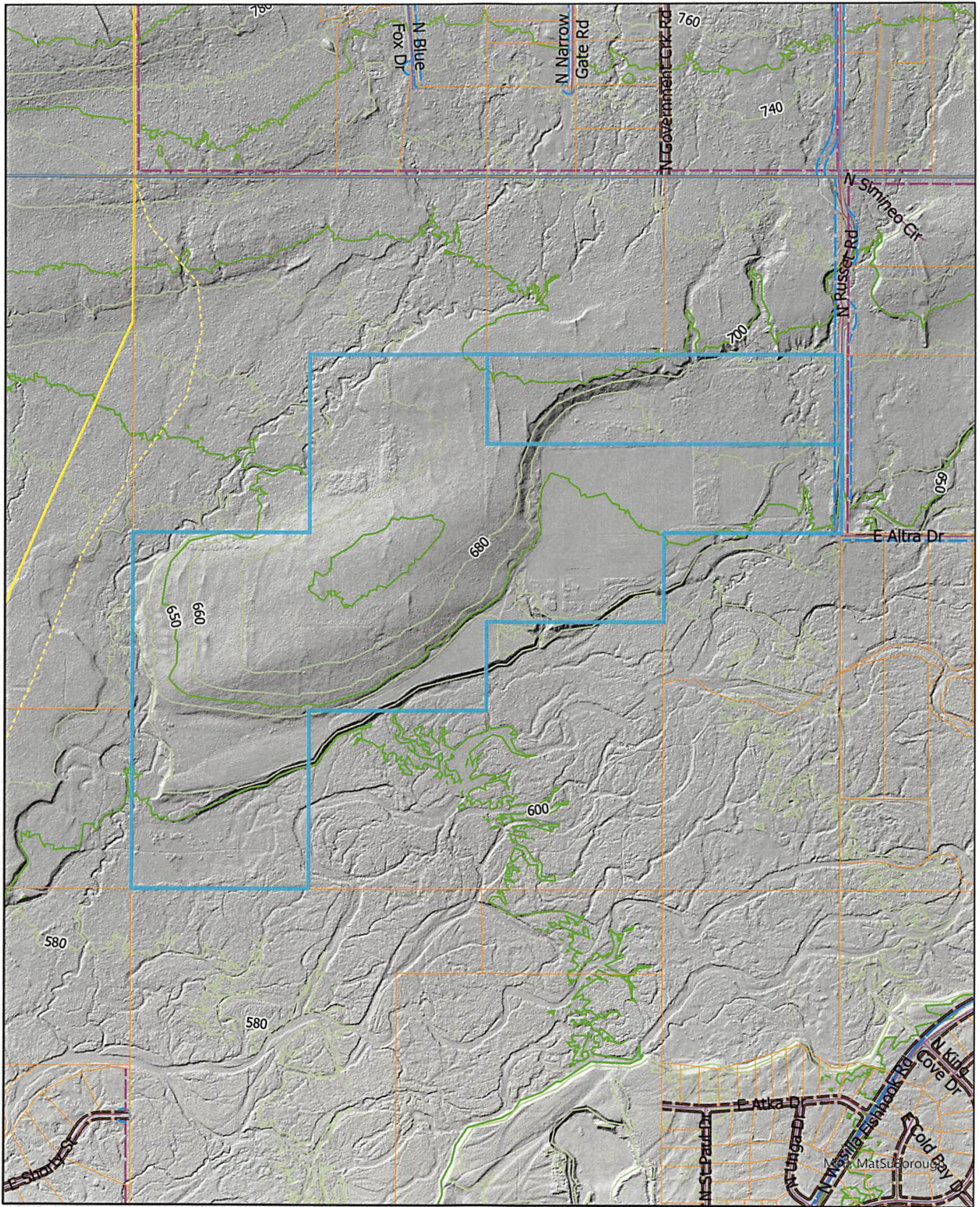
Staff recommends approval of the variance from MSB 43.20.140 Physical Access for **WA 02 Wells Troutman Cutler (Little Susitna Farms)**, contingent on the following recommendations:

1. Pay postage and advertising fees.

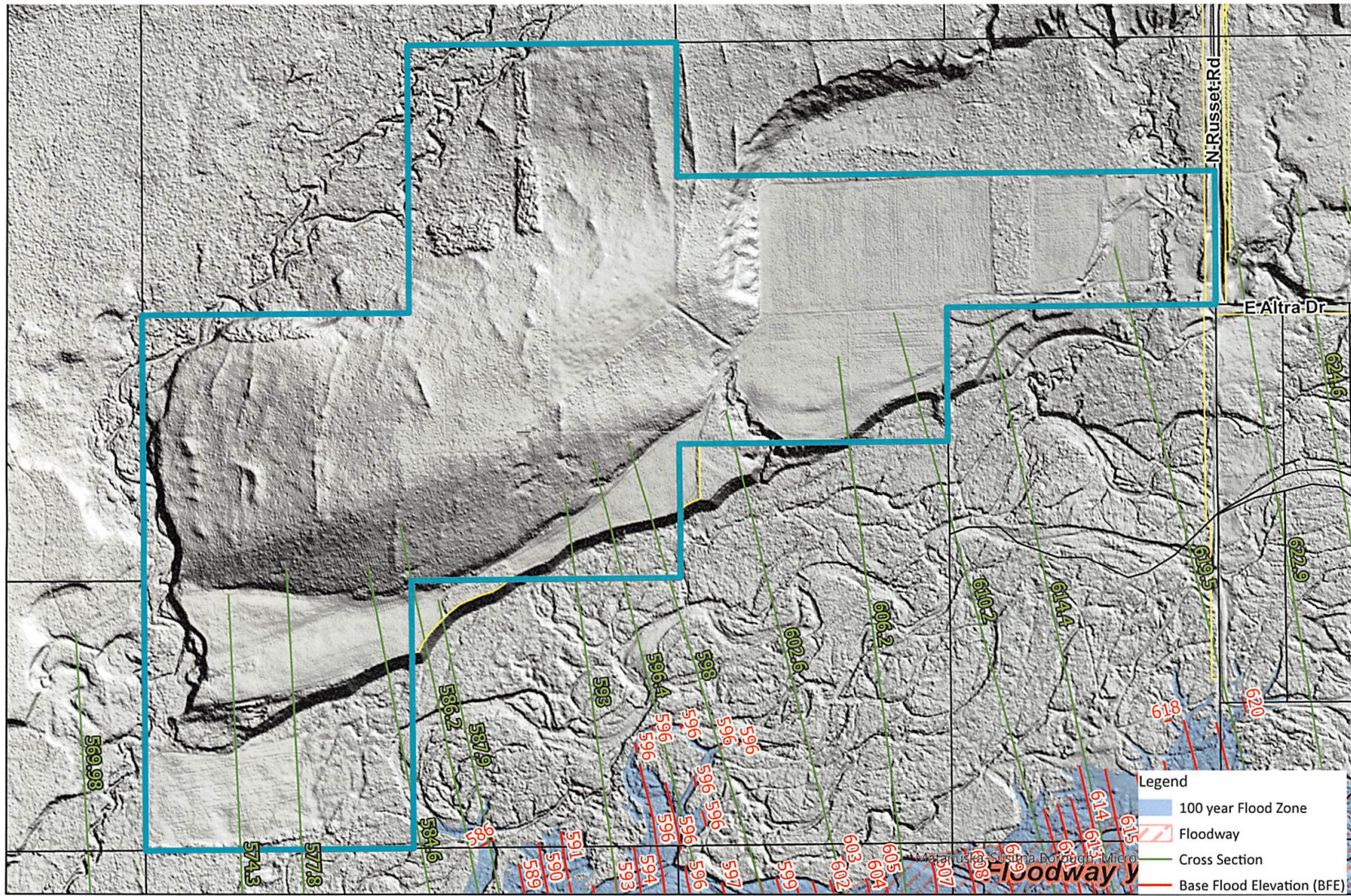


**VICINITY MAP**  
FOR PROPOSED WA 02 WELLS  
TROUTMAN CUTLER VARIANCE  
LOCATED WITHIN  
SECTION 05, T18N, R01E, SEWARD MERIDIAN  
ALASKA  
WA 02 MAP







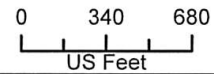


C:\Users\jgibson\OneDrive\Documents\GIS\Projects\Planning\map\_1\main\main.mxd



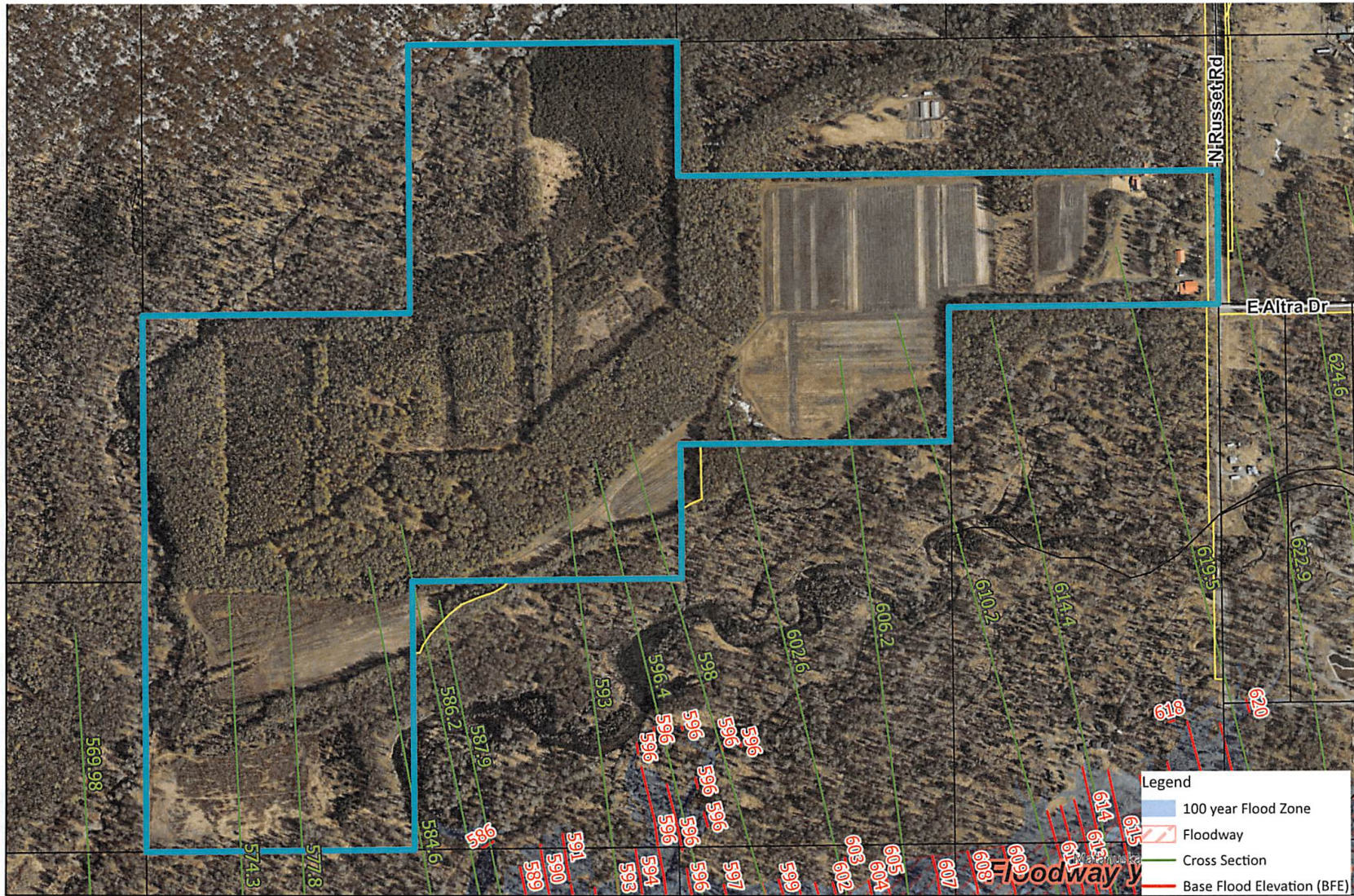
Special Flood Hazard Area 2019 Overview Hillshade  
8470 N Russet Rd, Palmer, AK  
Account # 118N01E05A007

Map Produced by MSB IT/GIS Division: 3/25/2026



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at



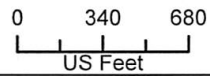


Map Produced by MSB IT/GIS Division: 3/25/2026



Special Flood Hazard Area 2019 Overview  
8470 N Russet Rd, Palmer, AK  
Account # 118N01E05A007

Map Produced by MSB IT/GIS Division: 3/25/2026



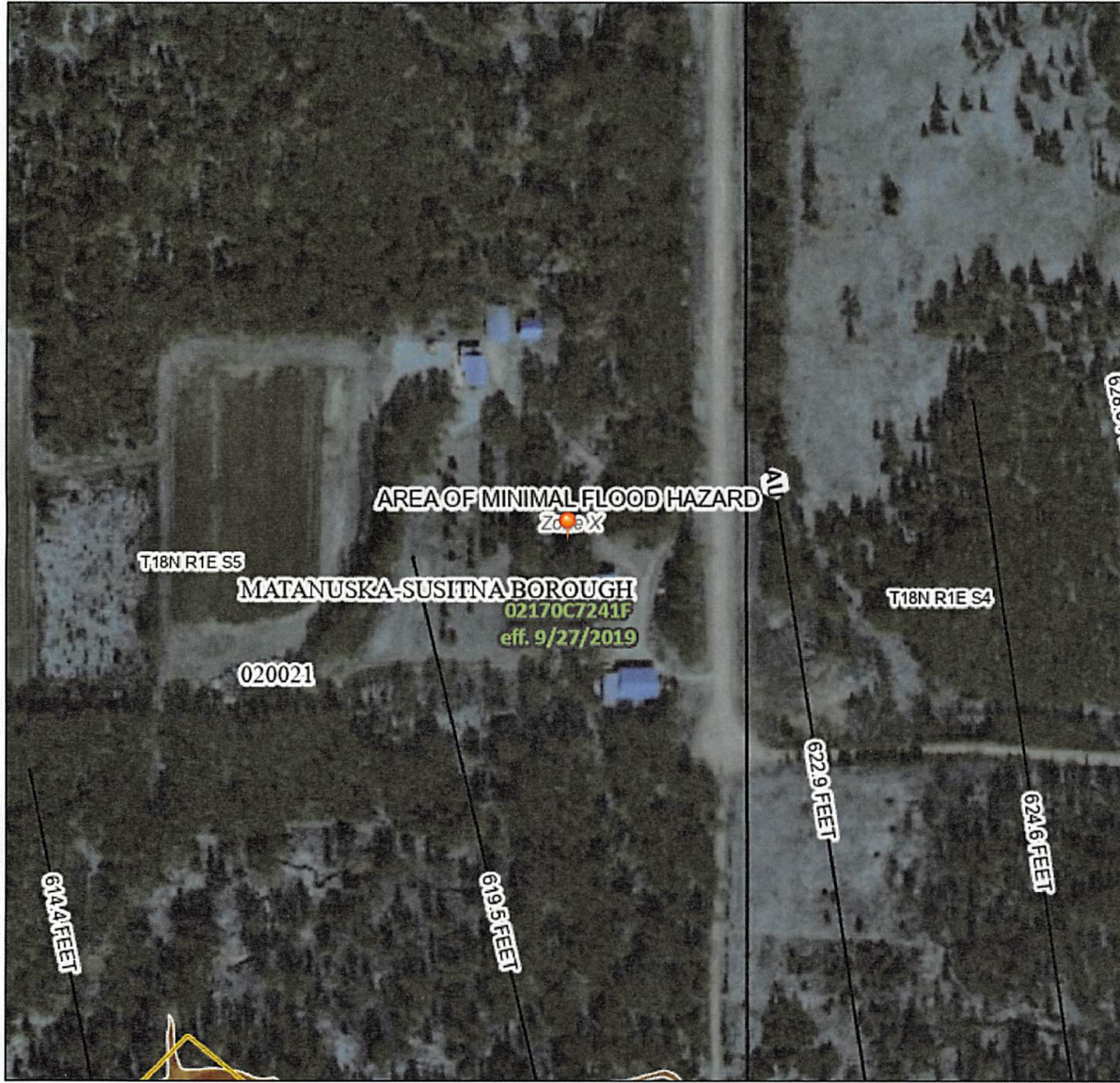
*This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at*



# National Flood Hazard Layer FIRMette



149°18'23"W 61°40'56"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

149°17'46"W 61°40'39"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone I)
		Future Conditions 1% Annual Chance Flood Hazard (Zone X)
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee (Zone D)
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard (Zone X)
		Effective LOMRs
		Area of Undetermined Flood Hazard (Zone)
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/26/2026 at 2:36 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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:** PORTIONS T18N R1E SECTION 5: N1/2 S1/2 NE1/4, and  
DOCUMENT #2006-004101-0 (Tax IDs 118N01EA009 Wells and 118N01EA007 Cutler/Troutman)

RECEIVED

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

MAR 18 2026

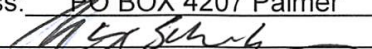
1. The preliminary plat to which the variance pertains or, if presented separately, a graphic representation of what the future platting project would entail;
2. A description of the variance requested including the code section reference;
3. Explain the special circumstances for the variance *on separate 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.*

PLATTING

I, Max Schillinger the owner (or owner's representative) of the above described property apply for a variance from portions of Section 43.20.100 (E) of the Borough Code in order to allow:

Lot Line adjustment to occur between Wells and Cutler to fix setback problems with buildings on the lot line, and variance from road construction requirement such that a typical MSB Ag. Land home/headquarters site separation process can occur, as outline on the attached.

**APPLICANT  
OR  
OWNER**

Name: Max Schillinger Email: max@allpointsnorth.us  
Mailing Address: PO BOX 4207 Palmer Zip: 99645  
Signature:  Phone: 907-355-4185

**SURVEYOR**

Name (FIRM): All Points North Email: max@allpointsnorth.us  
Mailing Address: PO BOX 4207 Palmer Alaska Zip: 99645  
Contact Person: Max Schillinger Phone: 907-355-4185

**VARIANCE APPLICATION  
WELLS-CUTLER 2026  
Application 3-18-2026v2**

**INTRODUCTION**

This variance application seeks to be waived of the physical Pioneer Road construction requirements outlined in the pre-application conference. The project is compliant with most, but not all of the code. The applicable code with notes is shown below:

**43.20.100 ACCESS REQUIRED.**

*(A) There shall be legal and physical road access provided to all subdivisions and to all lots within subdivisions, except as allowed by subsection (B) of this section and any other exemption within this title.*

→Variance needed: 2 of 3 lots have legal and physical already on Russet Road. The large rear farming lot would not need a public MSB Pioneer Standard Road to it. It would just be used for farming

**43.20.100 (E)** *A subdivision plat whose sole purpose is to separate/divide a home/headquarters site in a Matanuska-Susitna Borough agricultural rights parcel under former MSB Title 13 is exempt from the road construction standards of the MSB Subdivision Construction Manual; provided, that the following conditions are fulfilled:*

→Variance needed: purpose includes fixing encroachment in addition to separate/divide home/headquarters site

**43.20.100 E(1)** *prior to preliminary plat submittal the agriculture rights property owner is to obtain assembly approval of the subdivision of the home/headquarters site through an application made to the borough land and resource management division;*

→Compliant: in progress

**43.20.100 E (2)** *the maximum parcel size is five acres for the home/headquarters site;*

→Variance needed, the home/headquarters site will be approximately 15 acres. However much of the home/headquarters site will be covered with easements and stream setbacks. See Section 2 for more information.

**43.20.100 E (3)** *only two parcels can be created from the farm unit parcel, the home/headquarters site and the remainder;*

→Variance needed, the home/headquarters site includes a existing building that slightly encroaches the neighbor property, thus the third neighbor property needs to be involved in this platting action only for the purposes of fixing an encroaching lot line.

**43.20.100 E (4)** *the applicant demonstrates that legal access as defined in MSB 43.20.120, Legal Access, exists to all parcels or tracts created, and the suitability of the legal access for future residential road construction is documented by a land surveyor or civil engineer hired by the applicant;*

→Compliant, legal access will be granted. The proposed road is level and constructable.

**43.20.100 E (5)** *the property is to be surveyed and monumented and a plat submitted in conformance with MSB 43.15.016, Preliminary plat submittal and approval, 43.15.049, Final plat; general provisions, and 43.15.051, Final plat; submitted;*

→ Compliant. Most of the property monuments have been set already.

**43.20.100 E (6)** *a plat note declaring that the borough is not responsible for road construction or road maintenance;*

→Compliant, Propopsed plat P.U.E. dedication without construction.

**43.20.100 E (7)** *a plat note restricting further subdivision of the parcels being created.*

→Compliant, Proposed lot 3 cannot be resubdivided without road construction on the P.U.E. Access will be private farm use at this time.

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

→This platting action does not affect nearby property. This platting action only allows owners to fix encroachments and the Troutman/Cutler to separate their home/headquarters site from their adjacent farm, which is allowed for agricultural parcels.

This platting action is in harmony with all applicable platting codes except where it is noted in the preceding introduction.

This platting action would not be for the purpose of subdividing the large parcels. Public physical access to the back farming parcel is not needed at this time, and in fact, if constructed, would likely invite farm trespass.

***B. The variance request is based upon conditions of the property that are atypical to other properties the strict application of the provisions of this title will deprive you of the rights commonly enjoyed by other properties under the terms of this title.***

The variance application is consistent with platting procedures and the intent of the Platting Code 43.200.100(E), but does not perfectly fit the precise language.

The owners have farmed the properties for 49+ years and have attended most farm trust meetings and been very involved in Mat Su Ag. The owners attest that the source of the MSB's 5 acre standard was not in MSB code when the owners purchased their Ag Rights parcels from MSB in the 1970s. State code did allow at the time homesites on state parcels, with language specifying homesites ordinarily would be limited to 5 acres but larger could be approved depending on the size and nature of the property and farming operation.

A larger home/headquarters site should be allowed in this platting action given the 220 acre parcel and location of its current residence, barns, and outbuildings, which were approved of in 1977 in the then "required before purchasing" Farm Use Plan, and during the following approximate decade of supervision executed by MSB staff. Furthermore, the existing and proposed easements, and all applicable setback requirements, and current improvement layout, all indicate that a larger home/headquarters site for proposed lot 2 is reasonable.

***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.***

The applicants are the original purchasing farmers, who have dutifully fulfilled their obligations to MSB with producing active farms for over 49 years, to straighten up their affairs. The unusual special conditions that created needing the variance are caused by the overly strict language located in current platting code for farm use lands, which language didn't exist when the owners purchased their MSB farms in 1977. This creates unique situations wherein it is difficult for elderly farmers to phase out their farm use, obtain financing, or other options that should be available to the owners, should their farms not fit the exact wording.

The owners cannot and shouldn't have to build a borough pioneer road for the purpose of providing access to the back 220 acres of the farm. Platting code 43.20.100 (E) recognizes that road construction should not be necessary in similar platting actions, but lacks the exact language for situations like this one, wherein 3 parcels need to be involved to fix an encroachment, or when a home/headquarters site is larger than 5 acres.

**OWNERSHIP CERTIFICATE**

We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, that we hereby adopt this plan of subdivision, and grant all easements to the use shown.

Owners: ROBERT WELLS & JERRY McKEE BUFFMAN Dated: \_\_\_\_\_  
9010 N RUSSET RD  
PALMER, AK 99645

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn before me this \_\_\_\_ day of \_\_\_\_\_, 2019,  
For: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Notary Public: \_\_\_\_\_

**OWNERSHIP CERTIFICATE**

We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, that we hereby adopt this plan of subdivision, and grant all easements to the use shown.

Owners: MARK ALLEN TROUTMAN & BEVERLY WINSLOW CUTLER Dated: \_\_\_\_\_  
8470 N RUSSET RD  
PALMER, AK 99645

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn before me this \_\_\_\_ day of \_\_\_\_\_, 2019,  
For: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Notary Public: \_\_\_\_\_

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

I certify that this subdivision plat has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the platting authority by:

Plat Resolution Number: \_\_\_\_\_ Dated: \_\_\_\_\_

And that this plat has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, State of Alaska, in which the plat is located.

Dated: \_\_\_\_\_  
Planning and Land Use Director

Attest: Platting Clerk

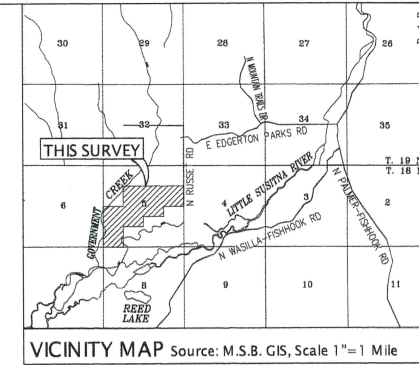
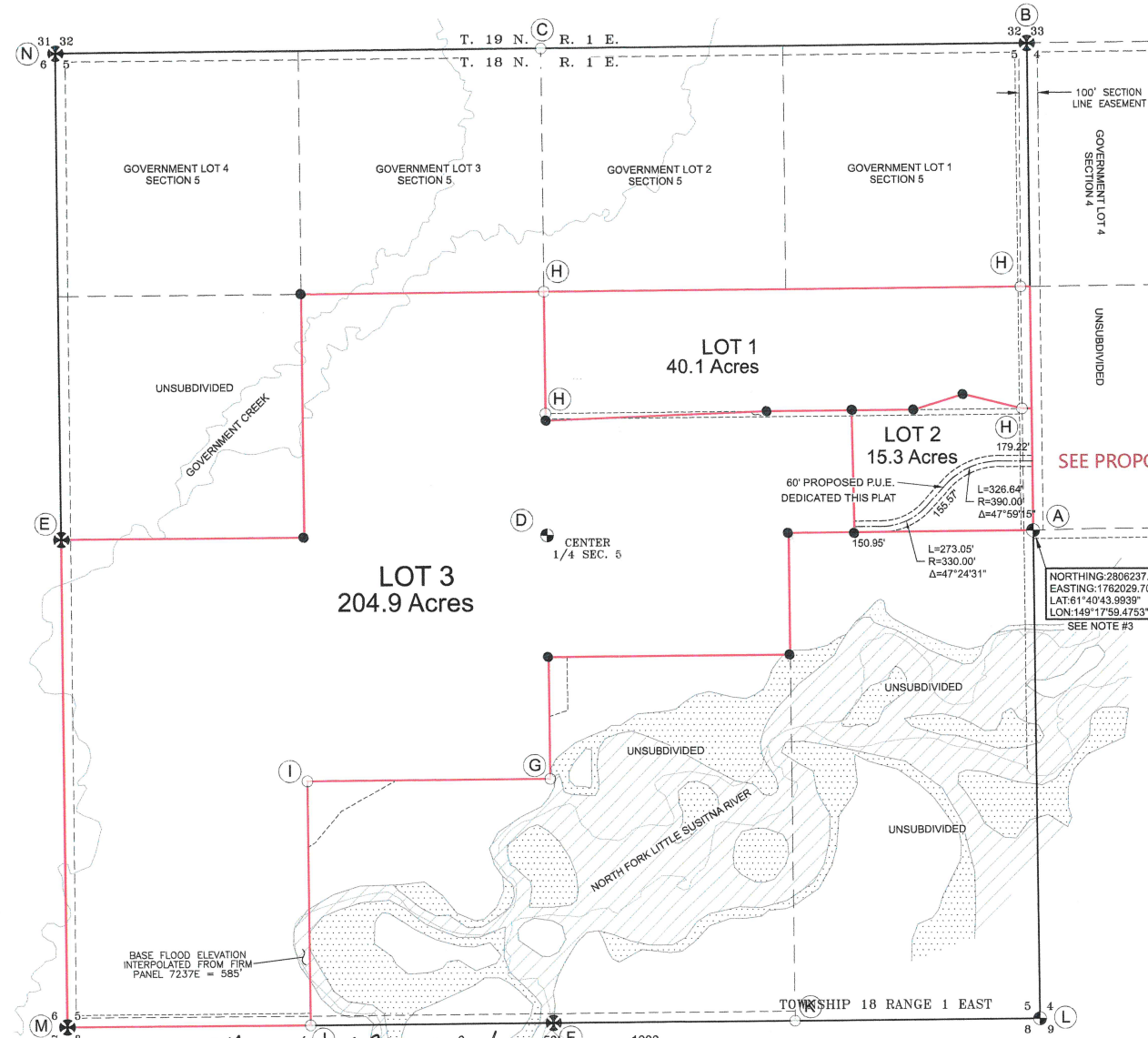
**CERTIFICATE OF PAYMENT OF TAXES**

I hereby certify that all current taxes and special assessments, through \_\_\_\_\_ against the property included in the subdivision hereon, have been paid.

Borough Tax Collection Official: \_\_\_\_\_  
Dated: \_\_\_\_\_

**FOUND MONUMENTS**

<b>A</b> KEystone T18N R1E S5 S4 2014 LS 7330 SUSITNA & MAPLE FOUND 3.25" AL CAP IN MONUMENT CASE	<b>B</b> LAND OFFICE SURVEY T18N R1E S32 S33 S3 S4 RESET 2010 T18N R1E S32 S33 S3 S4 1913 FOUND 3.25" BRASS CAP ON 3" IRON PIPE	<b>C</b> FOUND MAG NAIL SET IN CONCRETE IN 1" IRON PIPE	<b>D</b> C 1/4 SECT. 5 LS 12039 2017 FOUND 3.25" AL CAP SET IN CONCRETE
<b>E</b> LAND OFFICE SURVEY T18N R1E S4 S5 1913 FOUND 2.5" BRASS CAP ON 1" IRON PIPE	<b>F</b> LAND OFFICE SURVEY T18N R1E S5 1/4 S S8 1913 FOUND 2.5" BRASS CAP ON 1" IRON PIPE	<b>G</b> FOUND 5/8" REBAR NO CAP	<b>H</b> SCHILLINGER LS 12039 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
<b>I</b> SW 1/16. LS 5122 2010 FOUND 2" AL CAP ON 5/8" REBAR	<b>J</b> W 1/16 S5 S8 LS 5122 2010 FOUND 2" AL CAP ON 5/8" REBAR	<b>K</b> T18N R1E S-5 1/16 S-8 T18N R1E 949-S 1977 FOUND 3.25" AL CAP SET IN CONCRETE	<b>L</b> T18N R1E S5 S4 S8 S9 LS 7330 2006 FOUND 3.25" AL CAP SET FLUSH
<b>M</b> LAND OFFICE SURVEY T18N R1E S6 S5 S7 S8 1913 FOUND 2.5" BRASS CAP ON 2" IRON PIPE LAYING ON SIDE UNDER ROOT WAD TIED POINT OF ENTRY	<b>N</b> LAND OFFICE SURVEY T18N R1E S31 S32 S6 S5 1913 FOUND 3.25" BRASS CAP ON 3" IRON PIPE	<b>SURVEYORS STATEMENT</b> I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described, and that all dimensions and other details are correct. Date: _____	



**LEGEND**

- ( ) Record Data per General Land Office survey of Township 18 North, Range 1 East, S.M., accepted by the Surveyor General April 2, 1915.
- ⊗ Found BLM/GLO monument as described hereon
- ⊙ Found primary monument as described hereon
- Other found monument as described hereon
- To be set: 5/8" rebar, 30" long, with plastic cap marked "SCHILLINGER LS 12039"
- ▨ Floodway areas in Zone AE per FEMA FIRM Panel 7237E & 7241E, Effective March 17, 2011
- ▤ Other flood areas in Zone X per FEMA FIRM Panel 7237E & 7241E, Effective March 17, 2011

**NOTES**

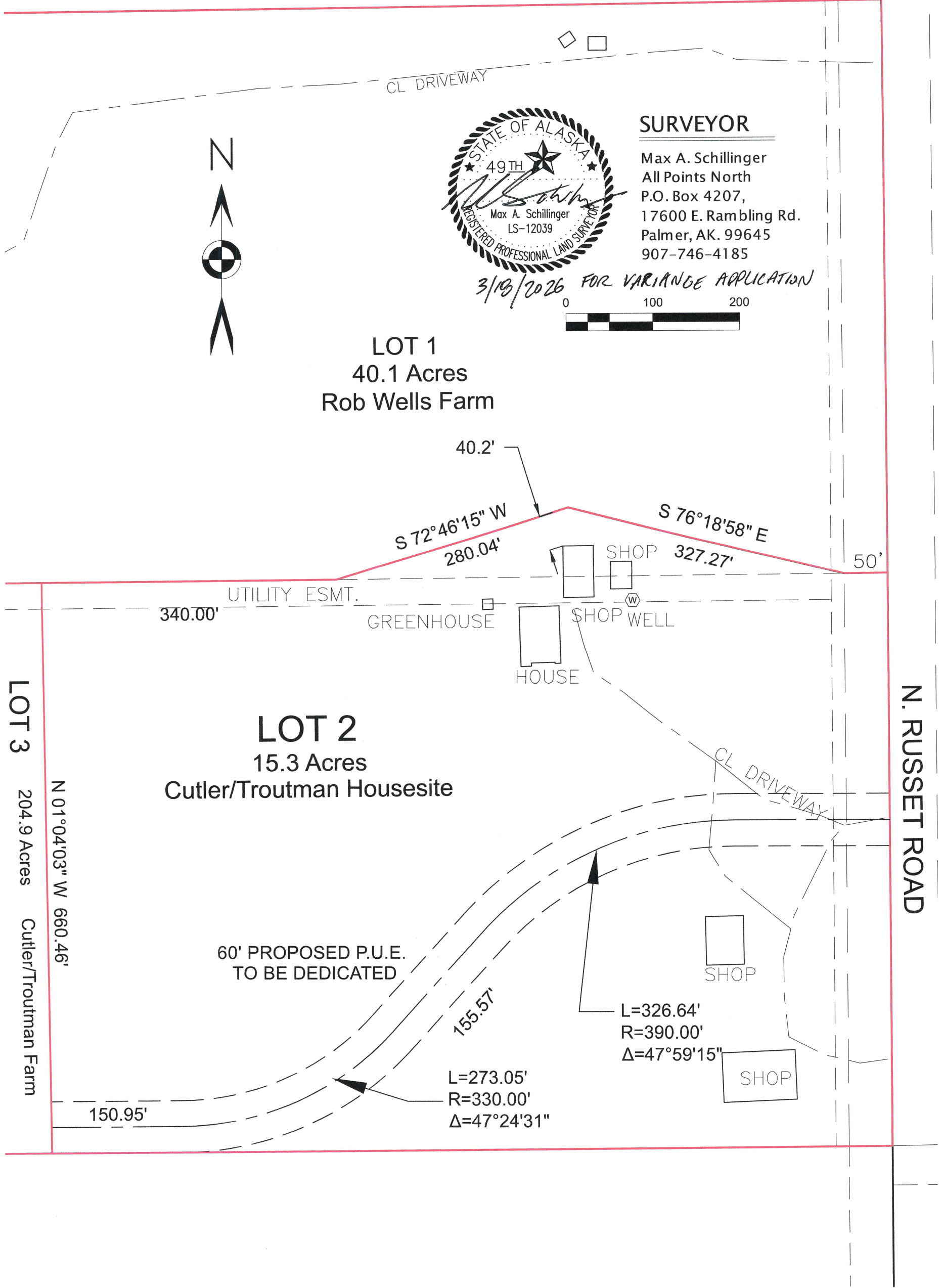
- 1) There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.
- 2) No individual water supply system or sewage disposal system shall be permitted on any lot unless the system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska Department of Environmental Conservation, which governs those systems.
- 3) Measured bearings and distances shown hereon are Alaska State Plane Zone 4, NAD83(2011) expressed in U.S. Survey Feet. To obtain local ground distances scale by a factor of 1.00011547.
- 4) Subject to a 100' blanket easement for road right of way and covenants, conditions, restrictions and/or easements per Book 140, Page 784, Recorded June 6, 1977.
- 5) Subject to covenants, conditions, restrictions and/or easements per Book 140, Page 779 & 784, Recorded June 6, 1977.

2025 DRAFT LAYOUT FOR THE  
2023 APPROVED SUBDIVISION  
3-LOT SPLIT WITH A P.U.E.

PLAT OF  
**LITTLE SUSITNA FARMS**  
A SUBDIVISION OF LAND DESCRIBED AS  
N1/2 S1/2 NE1/4, SECTION 5 &  
LAND DESCRIBED IN QUIT-CLAIM DEED  
DOCUMENT #2006-004101-0  
CONTAINING 260 ACRES +/-, WITHIN SECTION 5  
TOWNSHIP 18 NORTH, RANGE 1 EAST, SEWARD MERIDIAN  
PALMER RECORDING DISTRICT, ALASKA  
Date: 12-20-2025 Scale: 1" = 400' Sheet: 1 of 1

# LOT DETAIL, CUTLER APPLICATION

RECEIVED  
MAR 18 2026  
PLATTING



## Matthew Goddard

---

**From:** Tammy Simmons  
**Sent:** Tuesday, March 31, 2026 4:13 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: RFC Wells Troutman Cutler Variance (MG)

Hello Matthew,

PD&E has no objection to the proposed variance.

Thank you.

PD&E Review Group

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, March 25, 2026 1:42 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Fishhook Community Council <fhcc.ak@gmail.com>; mothers@mtaonline.net; jprevost@palmerak.org; APP <stark@mtaonline.net>; Brian Davis <Brian.Davis@matsugov.us>; Michael Bowles <Michael.Bowles@matsugov.us>; Erin Ashmore <Erin.Ashmore@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>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; 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>; 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 Wells Troutman Cutler Variance (MG)

Hello,

The following link is a request for comments for the proposed Wells Troutman Cutler Variance. Please ensure all comments have been submitted by April 14, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[WA 02 Wells Troutman Cutler Variance](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard



## MATANUSKA-SUSITNA BOROUGH

### Community Development

### Land & Resource Management

350 East Dahlia Avenue • Palmer, AK 99645  
Phone (907) 861-7869 • Fax (907) 861-8635

#### MEMORANDUM

DATE: April 15, 2026  
TO: Matanuska-Susitna Platting Officer  
FROM: Land & Resource Management  
SUBJECT: Variance Request / Case #2026-028

---

Platting Tech: Matthew Goddard  
Public Hearing: May 21, 2026  
Applicant / Petitioner: All Points North, Max Schillinger / Owner: Wells, Troutman, Cutler  
TRS: 18N01E05  
Tax ID: 18N01E05A007, A009  
Tax Map: WA 02

#### Comments:

Subdivision of a Title 13 Ag rights parcels requires approval from the MSB Assembly and the Platting Board/Officer.

The request does not comply with the following sections of the Land Management Policy and Procedures Manual (PPM):

**9.1(A): *Parcels greater than 80 acres and classified as agricultural property shall not be subdivided to less than 40 acres.***

**9.2(B): *Subdivision is allowed for a home site if the assembly grants a release from the terms of the sale and shall be for an amount of land sufficient for a farm residence and/or farm related facilities, with a maximum of no more than five (5) contiguous acres, provided that the land is situated and conforms to all planning, platting, subdivision, and other regulations of the Borough.***

## Matthew Goddard

---

**From:** Tyler Young  
**Sent:** Thursday, May 7, 2026 3:03 PM  
**To:** Matthew Goddard  
**Subject:** Wells Troutman Cutler Variance

Planning Department and Platting Division neither supports nor objects to the request for a variance to MSB 43.21.100 (E).

First, the Platting Division does not consider the lot line adjustment with a neighboring landowner as a creation of a third lot from the farm unit parcel, and therefore no variance is necessary for the requirement in MSB 43.20.100(E)(3).

Regarding the request for a variance from the 5 acre requirement for the home site in MSB 43.20.100(E)(2) in order to create an approximately 15 acre home site, the Platting Division neither supports nor objects. Our position is that the variance request fails to meet all of the requirements in MSB 43.15.075 for the following reasons:

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

Platting Division believes that variance criteria "A" has been sufficiently justified by the Petitioner.

*(B). The variance request is based upon conditions of the property that are atypical to other properties.*

The Platting Division believes that this criteria has not been sufficiently justified by the Petitioner. The Petitioner has not demonstrated that the conditions on the property are atypical as compared with other agricultural properties within the Matanuska-Susitna Borough, nor that the homesite would be unable to be contained within a 5 acre parcel due to the conditions of the property. Planning Department notes that there are physical constraints on the property regarding useable land, as well as the property having a unique historical significance to the area.

*(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 for the owner of the property.*

The Platting Division believes that this criteria has not been sufficiently justified by the Petitioner. The Petitioner has not demonstrated that they would face undue substantial hardship from the application of Borough Code due to the physical surroundings, shape, or topographical conditions of the property. Reducing the home site to 5 acres would allow for the application of MSB 43.20.100(E) so that the access requirements for the remainder parcel would be reduced to legal access only. Planning Department notes that there are physical constraints on the property regarding useable land, as well as the property having a unique historical significance to the area.

Please let me know if you have any questions, comments, or concerns.

Sincerely,

**Tyler Young, PLS**

Platting Officer  
Matanuska-Susitna Borough  
350 East Dahlia Avenue  
Palmer, AK 99645  
907.861.7870  
<https://www.matsugov.us/>



## Matthew Goddard

---

**From:** Taunnie Boothby  
**Sent:** Thursday, March 26, 2026 2:04 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Wells Troutman Cutler Variance (MG)  
**Attachments:** SFHA 2019 Overview w Hillshade Add\_8470 N Russet Rd Palmer AK Acct\_118N01E05A007.pdf; SFHA 2019 Overview w imagery Add\_8470 N Russet Rd Palmer AK Acct\_118N01E05A007.pdf; FIRMETTE\_c6aac82f-c0f9-403c-ae21-41b7c0e74c99.pdf

Hi Matthew,

The flood citation on the documents is not correct.  
The flood map for the selected area, 8470 N Russet Rd, Palmer, AK, is number **02170C7241F**, effective on **9/27/2019**.

Let me know if you have any question.

Taunnie L. Boothby, CFM, Current Planner, Floodplain Administrator  
Matanuska-Susitna Borough  
Planning Department – Northern Office/Willow Library  
(907) 861-8526  
[taunnie.boothby@matsugov.us](mailto:taunnie.boothby@matsugov.us)

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, March 25, 2026 1:42 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Fishhook Community Council <fhcc.ak@gmail.com>; mothers@mtaonline.net; jprevost@palmerak.org; APP <stark@mtaonline.net>; Brian Davis <Brian.Davis@matsugov.us>; Michael Bowles <Michael.Bowles@matsugov.us>; Erin Ashmore <Erin.Ashmore@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>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; 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>; 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 Wells Troutman Cutler Variance (MG)

Hello,

The following link is a request for comments for the proposed Wells Troutman Cutler Variance. Please ensure all comments have been submitted by April 14, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Wednesday, March 25, 2026 3:01 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Wells Troutman Cutler Variance (MG)  
**Attachments:** Screenshot 2026-03-25 145942.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:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, March 25, 2026 1:42 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Fishhook Community Council <fhcc.ak@gmail.com>; mothers@mtaonline.net; jprevost@palmerak.org; APP <stark@mtaonline.net>; Brian Davis <Brian.Davis@matsugov.us>; Michael Bowles <Michael.Bowles@matsugov.us>; Erin Ashmore <Erin.Ashmore@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>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; 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>; 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 Wells Troutman Cutler Variance (MG)

Hello,

The following link is a request for comments for the proposed Wells Troutman Cutler Variance. Please ensure all comments have been submitted by April 14, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[WA 02 Wells Troutman Cutler Variance](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard





## **MATANUSKA-SUSITNA BOROUGH**

**Planning and Land Use Department**

**Code Compliance Division**

350 East Dahlia Avenue • Palmer, AK 99645

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

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

### **MEMORANDUM**

**DATE:** April 14, 2026

**TO:** Matthew Goddard, Platting Technician

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

**SUBJECT:** Proposed Variance approval Wells Troutman Culter – Case 2026-028

There are no open/active code compliance cases upon the existing parcels (18N01E05A007 or 18N01E05A009). The platting action requesting to adjust the lot line to the north would remedy violations of setbacks (MSB 17.55) structures within the required 10 ft setback (and the civil issue of the buildings encroaching over the lot line onto land owned by another).

The proposed 60 ft P.U.E. would allow access to the back lot (proposed lot 3); however, even if a variance is granted – and they do not develop the P.U.E.; they would still have to meet setback requirements for any future structures per MSB 17.55 which would be 25 ft from the P.U.E line.



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

16 April 2026

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

To whom it may concern:

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

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

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

Sincerely,

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

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

## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, April 13, 2026 5:03 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Wells Troutman Cutler Variance (MG)  
**Attachments:** RFC Packet.pdf

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

Matthew,

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

Thanks,

**GCI** | OSP Design  
1001 Northway Dr., 1<sup>st</sup> Floor, Anchorage, AK 99508  
e: OSPDesign@gci.com | w: [www.gci.com](http://www.gci.com)

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, March 25, 2026 1:42 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Fishhook Community Council <fhcc.ak@gmail.com>; mothers@mtaonline.net; jprevost@palmerak.org; APP <stark@mtaonline.net>; Brian Davis <Brian.Davis@matsugov.us>; Michael Bowles <Michael.Bowles@matsugov.us>; Erin Ashmore <Erin.Ashmore@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>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; 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>; 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 Wells Troutman Cutler Variance (MG)

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

Hello,

The following link is a request for comments for the proposed Wells Troutman Cutler Variance. Please ensure all comments have been submitted by April 14, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[WA 02 Wells Troutman Cutler Variance](#)

Feel free to contact me if you have any questions.



## Matthew Goddard

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Friday, April 10, 2026 2:10 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Wells Troutman Cutler Variance (MG)

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

Hello,

MTA has no comments on this variance.

Thank you for the opportunity to comment.

### Holly Sparrow, Sr. Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2599 | [www.mtasolutions.com](http://www.mtasolutions.com)



---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, March 25, 2026 1:42 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Fishhook Community Council <fhcc.ak@gmail.com>; mothers@mtaonline.net; jprevost@palmerak.org; APP <stark@mtaonline.net>; Brian Davis <Brian.Davis@matsugov.us>; Michael Bowles <Michael.Bowles@matsugov.us>; Erin Ashmore <Erin.Ashmore@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>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; 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>; 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 Wells Troutman Cutler Variance (MG)

Hello,

The following link is a request for comments for the proposed Wells Troutman Cutler Variance. Please ensure all comments have been submitted by April 14, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.



**B**



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 21, 2026

PRELIMINARY PLAT: ASLS 2019-69 (VAC)  
LEGAL DESCRIPTION: SEC 04, T24N, R04W, SEWARD MERIDIAN AK  
PETITIONERS: STATE OF ALASKA DNR  
SURVEYOR/ENGINEER: R & K LAND SURVEYING, LLC  
ACRES: 238.39 ± PARCELS: 2  
REVIEWED BY: MATTHEW GODDARD CASE #: 2026-031

---

**REQUEST:** The request is to vacate the existing public use easement and dedicate right-of-way following the existing E Hillside Drive and to create 2 lots from Parcel A3 (S ½ NE ¼ & SE ¼), to be known as ASLS 2019-69, containing 238.39 acres +/- . The property is located east of S Talkeetna-Spur, north of E. Hillside Drive, and directly west of S Mt Hunter Drive (Tax ID #24N04W04A003); within the E ½ Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska. In Community Council #12 Susitna and in Assembly District #7.

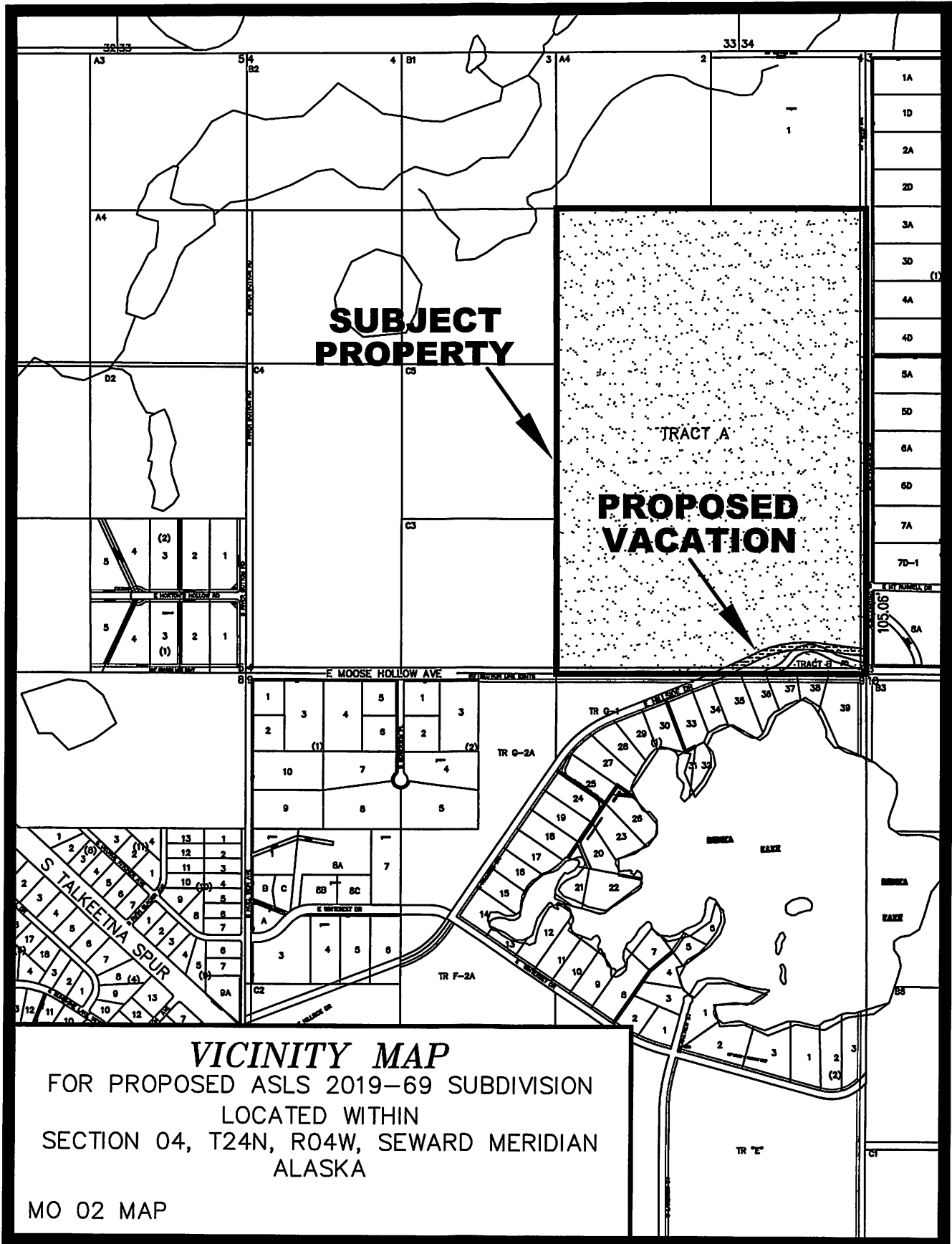
**EXHIBITS:**

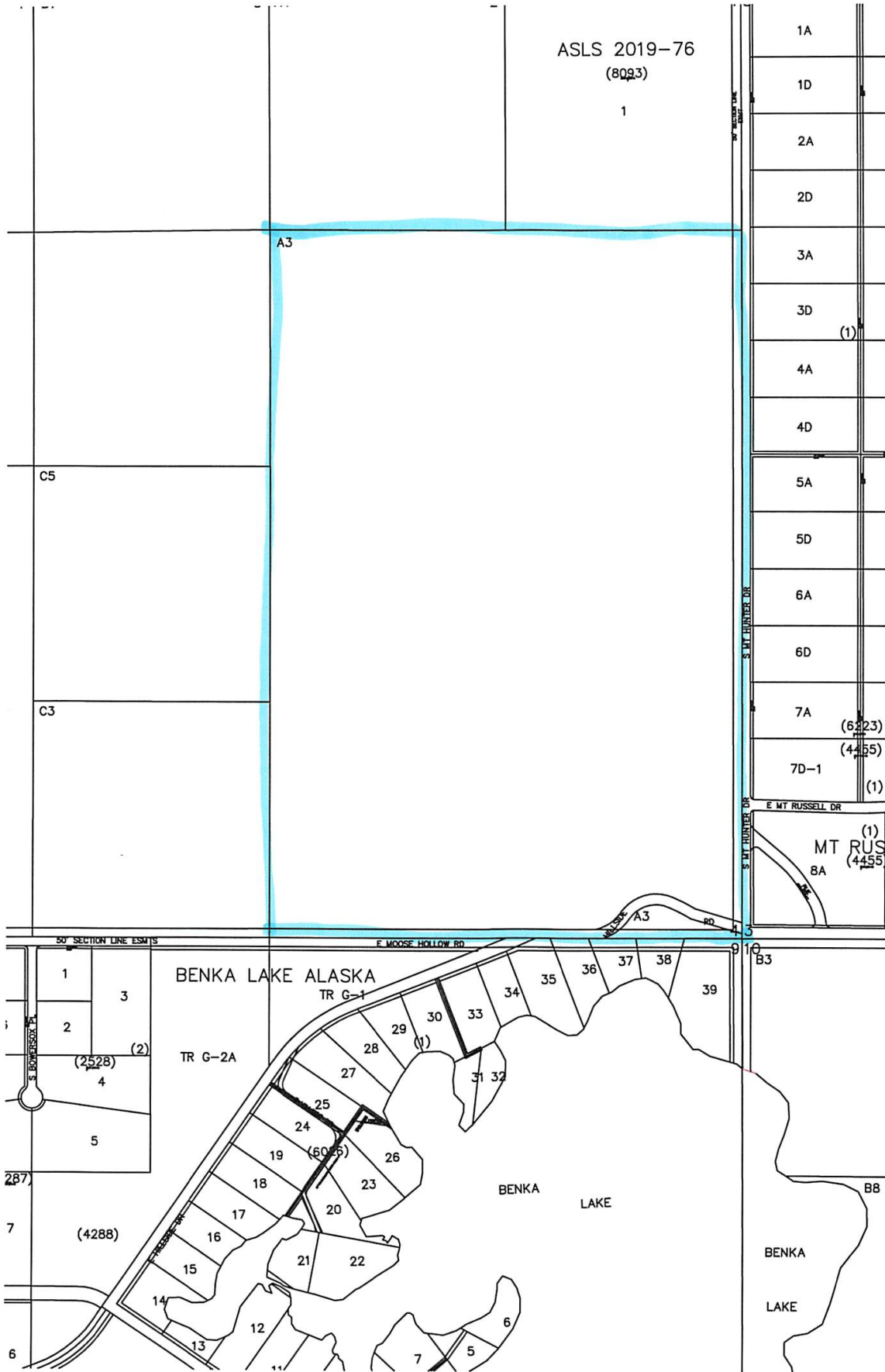
Vicinity Map and Aerial Photos PAGES – 1-5  
Agenda Plat PAGES – 6-7

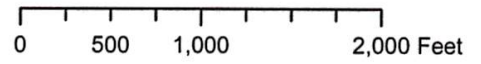
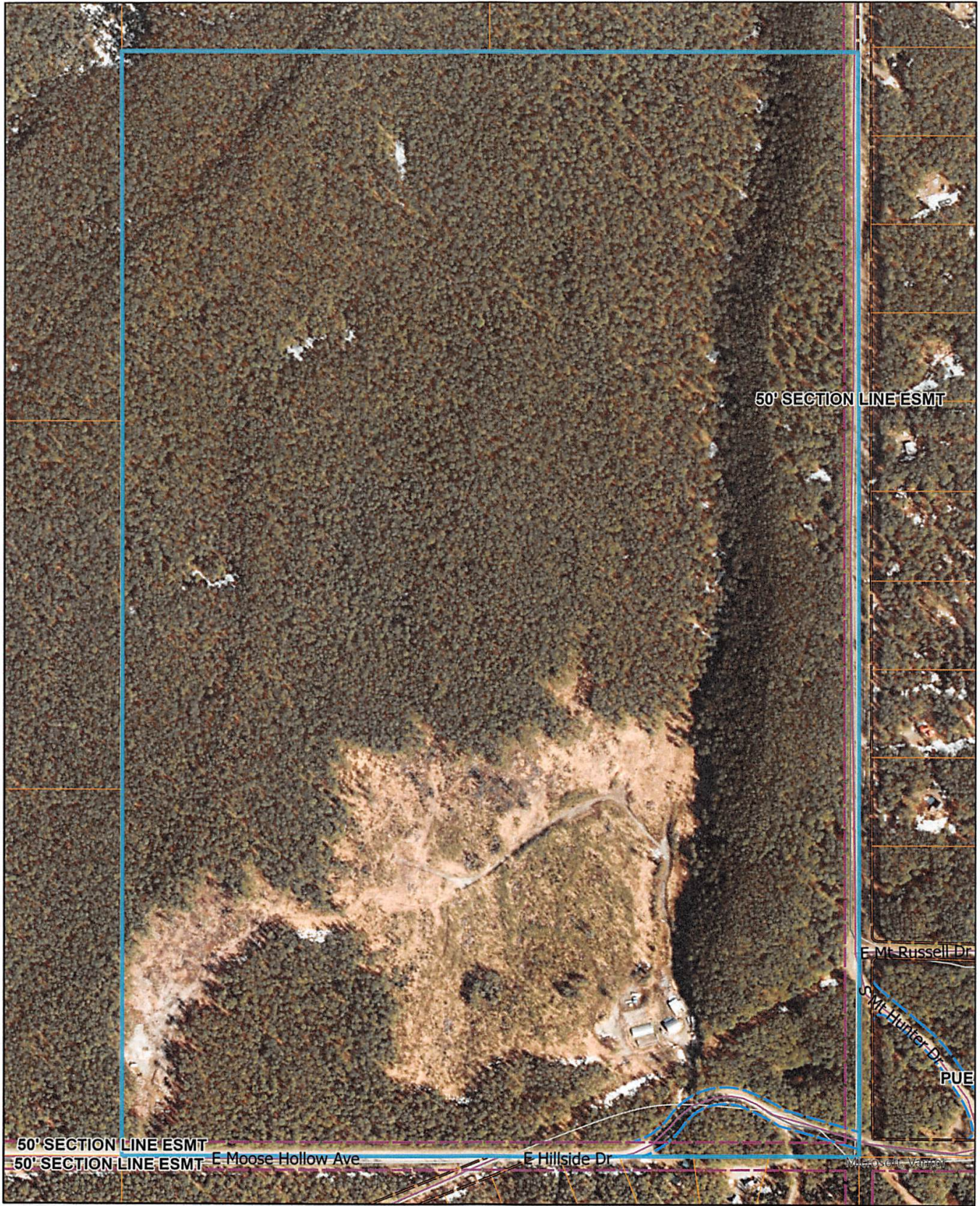
**DISCUSSION:** Staff is requesting the proposed ASLS 2019-69 be continued to the June 18, 2026 Platting Board meeting. The request is to give the petitioner the time required to meet the public posting requirements as seen in MSB 43.10.065(G) Notice of right-of-way, public use easement, section line easement, or RS-2477 easement vacation requests shall be posted and maintained by the applicant 30 days prior to the public hearing. The notices shall state the date, time, and place of the public hearing and be located in a manner clearly visible to the public. These notices must be posted along the boundary of the property at all common points of access to that portion of the easement or right-of-way that is subject of the application. The notices shall be in the format approved by the platting officer. The applicant shall submit an affidavit verifying that this posting has been made.

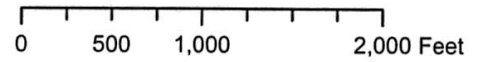
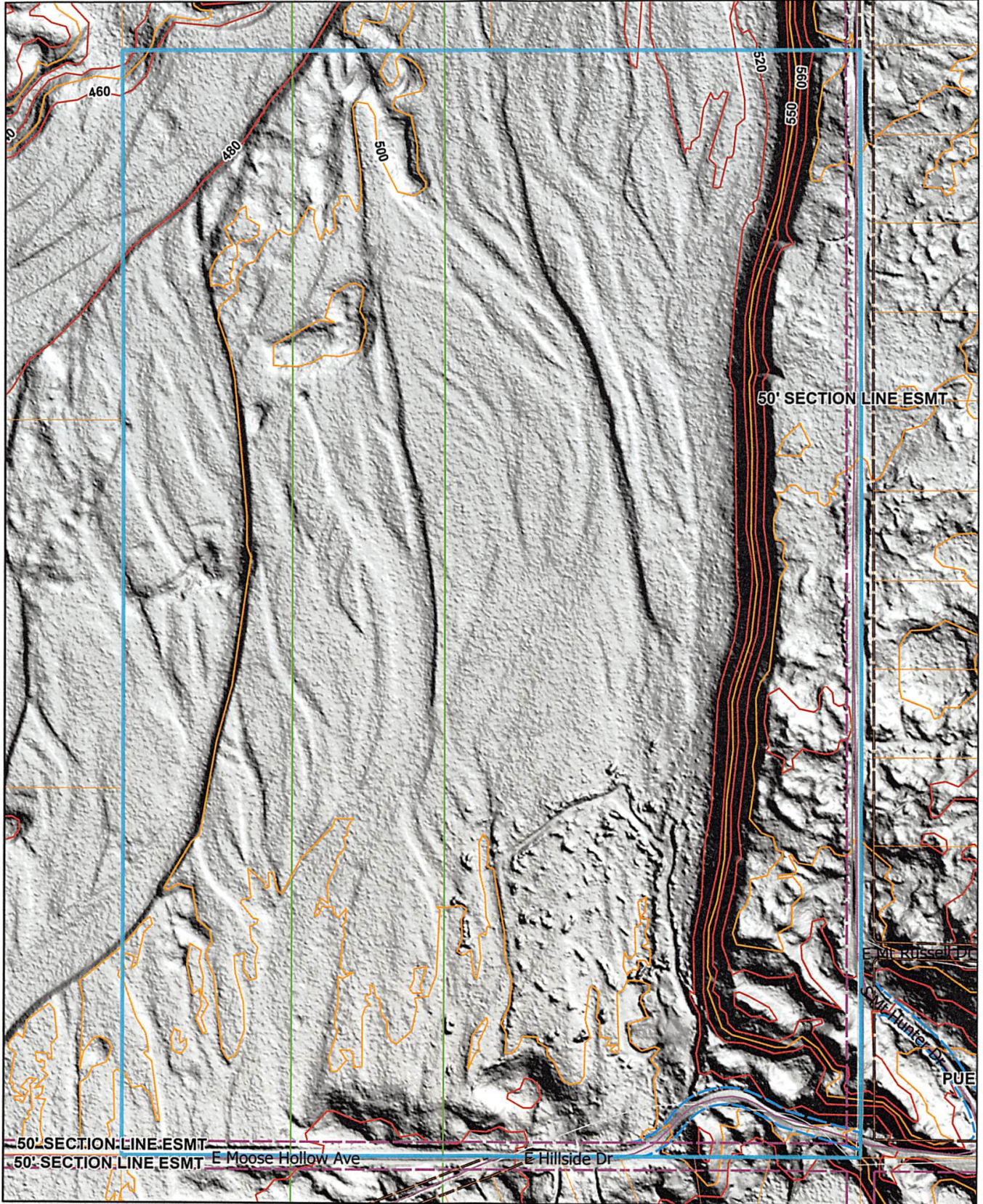
**RECOMMENDED MOTION:**

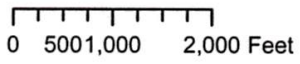
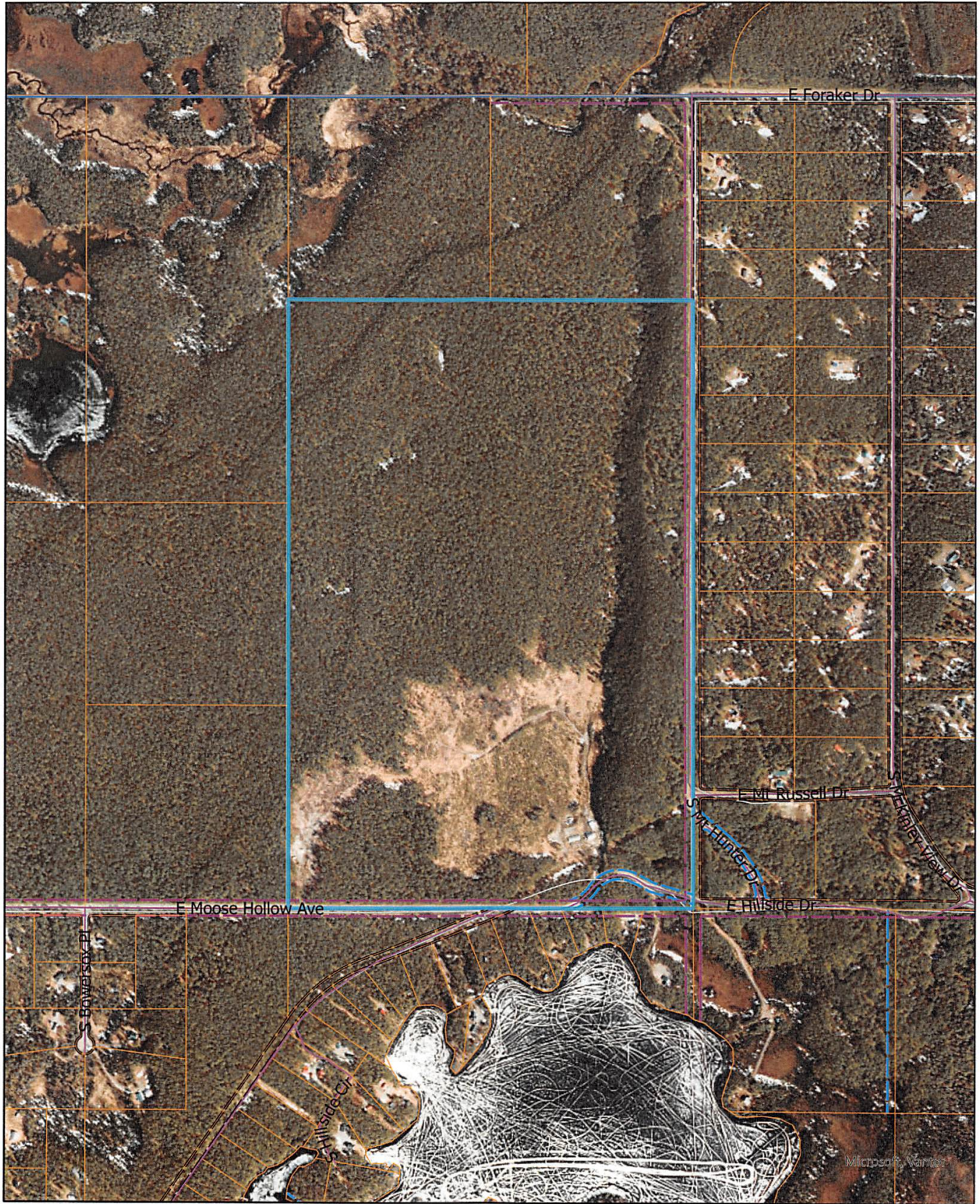
**Suggested motion: I move to approve continuation of ASLS 2019-69, Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska, to the June 18<sup>th</sup>, 2026, Platting Board Meeting.**

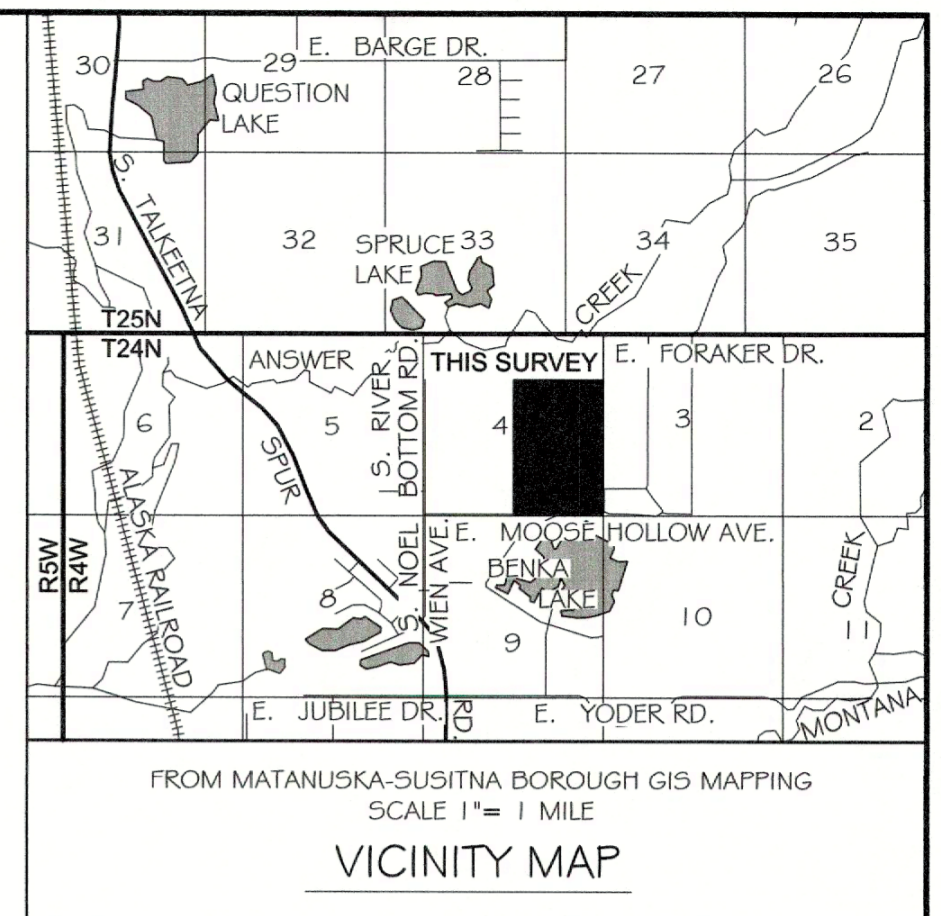
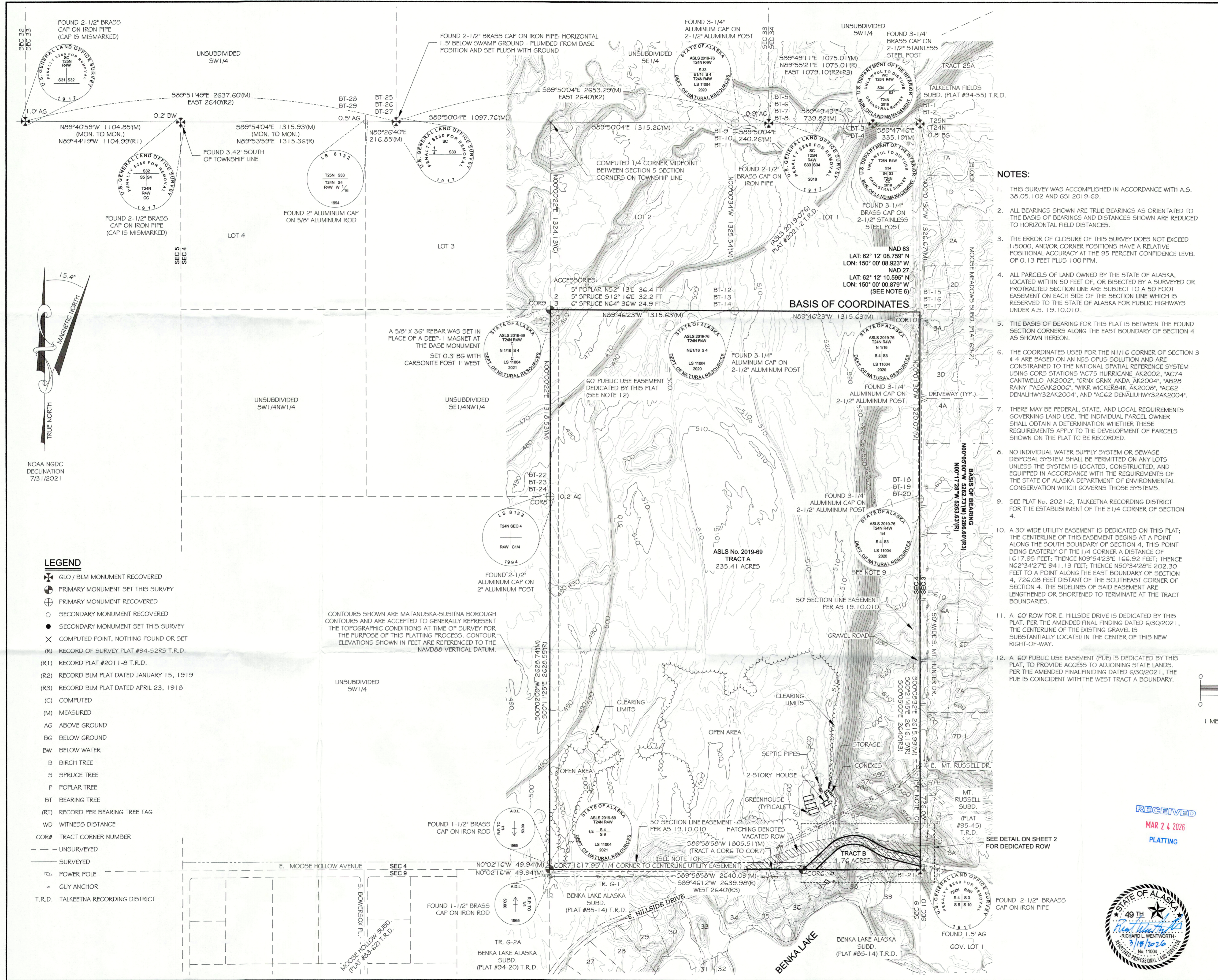




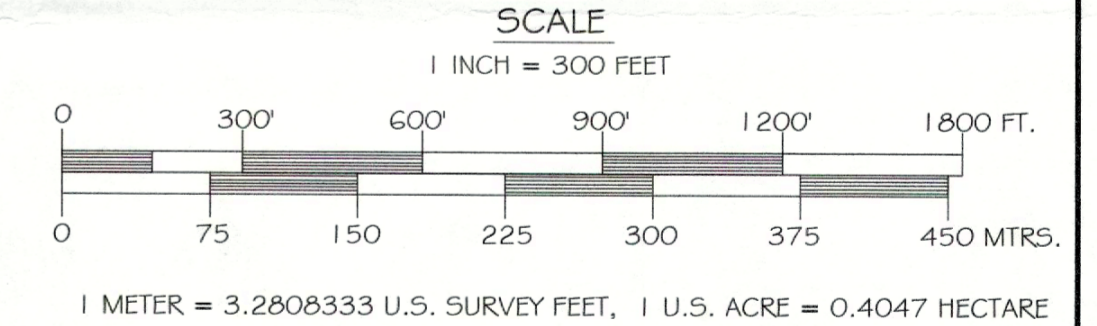








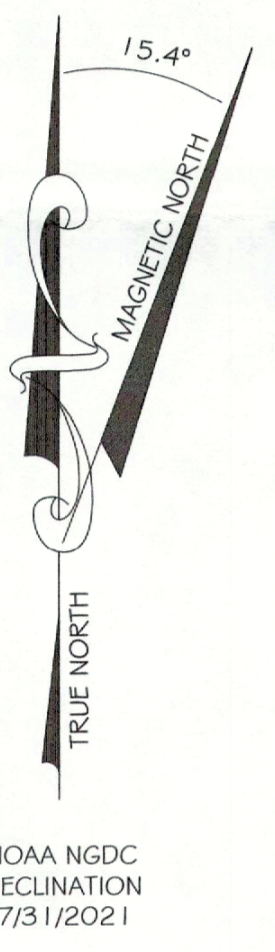
- NOTES:**
1. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH A.S. 38.05.102 AND GSI 2019-69.
  2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTATED TO THE BASIS OF BEARINGS AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
  3. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 1.00 PPM.
  4. ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50 FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED SECTION LINE ARE SUBJECT TO A 50 FOOT EASEMENT ON EACH SIDE OF THE SECTION LINE WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010.
  5. THE BASIS OF BEARING FOR THIS PLAT IS BETWEEN THE FOUND SECTION CORNERS ALONG THE EAST BOUNDARY OF SECTION 4 AS SHOWN HEREON.
  6. THE COORDINATES USED FOR THE N1/4 CORNER OF SECTION 4 ARE BASED ON AN NGS OPUS SOLUTION AND ARE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING CORS STATIONS 'AC75 HURRICANE\_AK2002', 'AC74 CANTWELLO\_AK2002', 'GRNX GRNX\_AK2004', 'AB28 RAINY\_PASSAK2006', 'WIKR WICKER84K\_AK2008', 'ACG2 DENALIHWY32AK2004', AND 'ACG2 DENALIHWY32AK2004'.
  7. 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.
  8. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOTS UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERNS THOSE SYSTEMS.
  9. SEE PLAT No. 201-2, TALKEETNA RECORDING DISTRICT FOR THE ESTABLISHMENT OF THE E 1/4 CORNER OF SECTION 4.
  10. A 30' WIDE UTILITY EASEMENT IS DEDICATED ON THIS PLAT; THE CENTERLINE OF THIS EASEMENT BEGINS AT A POINT ALONG THE SOUTH BOUNDARY OF SECTION 4. THIS POINT BEING EASTERLY OF THE 1/4 CORNER A DISTANCE OF 1617.95 FEET; THENCE N09°54'23"E 166.92 FEET; THENCE N62°34'27"E 941.13 FEET; THENCE N50°34'28"E 202.30 FEET TO A POINT ALONG THE EAST BOUNDARY OF SECTION 4, 726.08 FEET DISTANT OF THE SOUTHEAST CORNER OF SECTION 4. THE SIDELINES OF SAID EASEMENT ARE LENGTHENED OR SHORTENED TO TERMINATE AT THE TRACT BOUNDARIES.
  11. A 60' ROW FOR E. HILLSIDE DRIVE IS DEDICATED BY THIS PLAT. PER THE AMENDED FINAL FINDING DATED 6/30/2021, THE CENTERLINE OF THE EXISTING GRAVEL IS SUBSTANTIALLY LOCATED IN THE CENTER OF THIS NEW RIGHT-OF-WAY.
  12. A 60' PUBLIC USE EASEMENT (PUE) IS DEDICATED BY THIS PLAT, TO PROVIDE ACCESS TO ADJOINING STATE LANDS. PER THE AMENDED FINAL FINDING DATED 6/30/2021, THE PUE IS COINCIDENT WITH THE WEST TRACT A BOUNDARY.



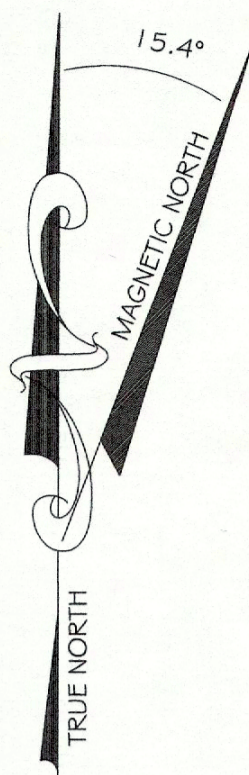
<b>DATE OF SURVEY</b> BEGINNING: 05/15/2020 ENDING: 10/21/2021	<b>SURVEYOR</b> R & K LAND SURVEYING, LLC 27250 W. LONG LAKE ROAD WILLOW, ALASKA 99688 PHONE NO. (907) 495-0047 CERT OF AUTHORIZATION #156327
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 2019-69 A SUBDIVISION AND REPLAT OF: A PORTION OF THE NE 1/4; AND THE SE 1/4 OF SECTION 4 CREATING TRACTS A AND B AND THE DEDICATION OF A PORTION OF HILLSIDE DRIVE	
LOCATED WITHIN SURVEYED SECTION 4 TOWNSHIP 24 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA CONTAINING 238.39 ACRES TALKEETNA RECORDING DISTRICT	
<b>DRAWN BY:</b> RLW <b>DATE:</b> 06/06/2025	<b>APPROVAL RECOMMENDED</b>  <b>STATEWIDE PLATTING SUPERVISOR</b> DATE
<b>SCALE:</b> 1" = 300'	<b>CHECKED (KEW)</b> SHEET 1 OF 2 FILE NO. ASLS 20190069



- LEGEND**
- ⊕ GLO / BLM MONUMENT RECOVERED
  - ⊙ PRIMARY MONUMENT SET THIS SURVEY
  - ⊕ PRIMARY MONUMENT RECOVERED
  - SECONDARY MONUMENT RECOVERED
  - SECONDARY MONUMENT SET THIS SURVEY
  - × COMPUTED POINT, NOTHING FOUND OR SET
  - (R) RECORD OF SURVEY PLAT #94-52R5 T.R.D.
  - (R1) RECORD PLAT #201-1-B T.R.D.
  - (R2) RECORD BLM PLAT DATED JANUARY 15, 1919
  - (R3) RECORD BLM PLAT DATED APRIL 23, 1918
  - (C) COMPUTED
  - (M) MEASURED
  - AG ABOVE GROUND
  - BG BELOW GROUND
  - BW BELOW WATER
  - B BIRCH TREE
  - S SPRUCE TREE
  - P POPLAR TREE
  - BT BEARING TREE
  - (RT) RECORD PER BEARING TREE TAG
  - WD WITNESS DISTANCE
  - COR# TRACT CORNER NUMBER
  - UNSURVEYED
  - SURVEYED
  - ⚡ POWER POLE
  - ⊙ GUY ANCHOR
  - T.R.D. TALKEETNA RECORDING DISTRICT



NOAA NGDC  
DECLINATION  
7/31/2021



NOAA NGDC DECLINATION 7/31/2021

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

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

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

PLANNING AND LAND USE DIRECTOR

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

**CERTIFICATION OF PAYMENT OF TAXES**

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

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

**APPLICANT CERTIFICATE**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE APPLICANT AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT.

ADL 22652

ROBERT DAWSON \_\_\_\_\_ DATE \_\_\_\_\_  
HC 89 BOX 8302  
TALKEETNA, ALASKA 99676

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER AND THAT THE STATE OF ALASKA IS THE OWNER OF ASLS NO. 2019-69 AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

DATED \_\_\_\_\_ DIRECTOR, DIVISION OF MINING, LAND & WATER

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

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

DATE 3/18/2026 RICHARD L. WENTWORTH  
REGISTERED LAND SURVEYOR



**ROW PRIMARY MONUMENTS & ACCESSORY DATA**

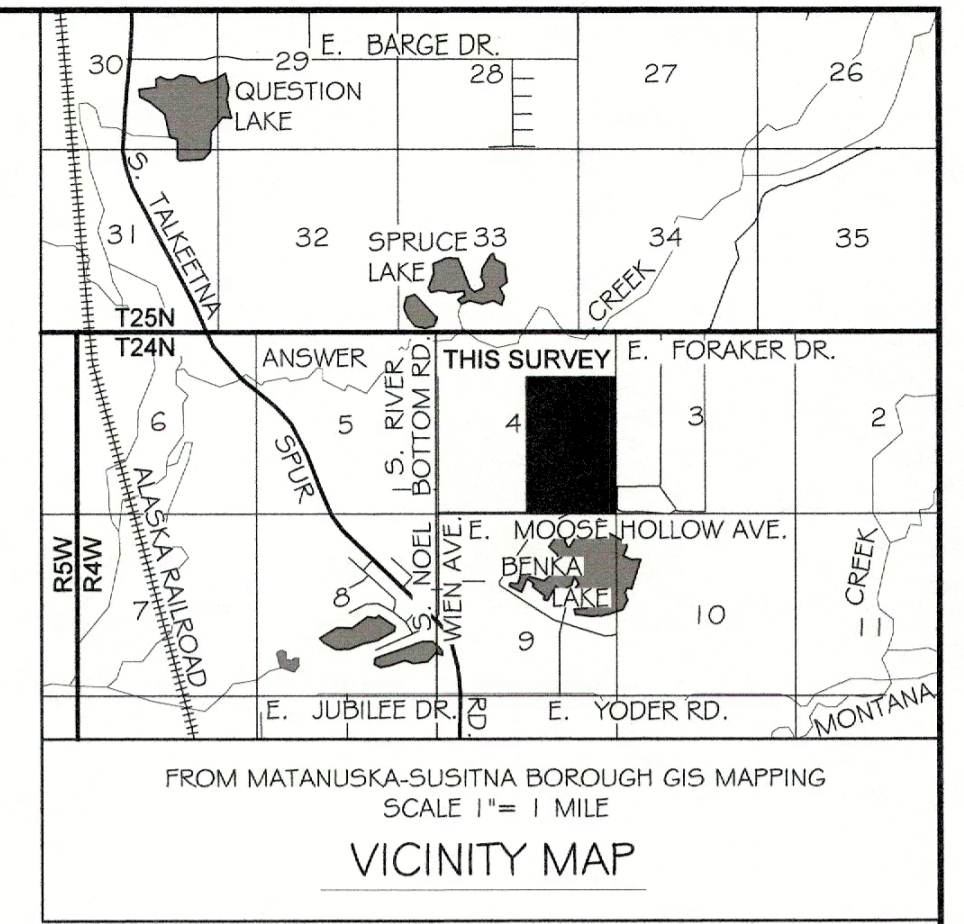
LOCATION	BT#	DESCRIPTION	BEARING	DISTANCE
TRACT A COR1				
ASLS 2019-69 COR1 TRA ROW S 9	1	8" POPLAR	S 49° 11' E	18.9(M)
	2	8" POPLAR	S 14° 43' W	19.7(M)
	3	13" BIRCH	S 21° 53' W	41.6(M)
SET 0.3' BG W / CARSONITE POST 1' EAST				
TRACT A COR2				
ASLS 2019-69 COR2 TRA ROW S 9	1	4" POPLAR	S 37° 41' E	14.2(M)
	2	4" POPLAR	S 13° 42' W	13.0(M)
	3	4" BIRCH	S 70° 15' W	29.4(M)
SET 0.3' BG W / CARSONITE POST 1' NORTH				
TRACT A COR3				
ASLS 2019-69 COR3 TRA ROW S 9	1	8" BIRCH	S 26° 36' E	35.0(M)
	2	6" BIRCH	S 20° 15' W	24.2(M)
	3	11" BIRCH	S 68° 34' W	15.7(M)
SET 0.3' BG W / CARSONITE POST 1' NORTHEAST				
TRACT A COR4				
ASLS 2019-69 COR4 TRA ROW S 9	1	6" BIRCH	S 52° 48' E	20.8(M)
	2	6" BIRCH	S 08° 15' W	23.3(M)
	3	5" BIRCH	S 70° 21' W	4.3(M)
SET 0.3' BG W / CARSONITE POST 1' NORTHEAST				
TRACT A COR5				
ASLS 2019-69 COR5 TRA ROW S 9	1	11" POPLAR	N 88° 25' E	26.5(M)
	2	6" BIRCH	S 42° 15' E	35.9(M)
	3	7" BIRCH	N 32° 51' W	64.0(M)
SET 0.3' BG W / CARSONITE POST 1' NORTHWEST				
TRACT A COR6				
ASLS 2019-69 COR6 TRA / ROW S 9	1	9" BIRCH	S 41° 57' E	61.9(M)
	2	7" BIRCH	S 24° 06' E	47.9(M)
	3	9" BIRCH	S 23° 08' W	67.8(M)
SET 0.5' BG IN GRAVEL ROAD				

**ROW SECONDARY MONUMENTS**

LOCATION	DESCRIPTION
TRACT B COR7	
TRACT B COR6	
TRACT B COR5	
TRACT B COR4	
TRACT B COR3	
TRACT B COR2	

**EXISTING ACCESSORY DATA**

BT#	DESCRIPTION	BEARING	DISTANCE
BT-1	8" BIRCH	N 37° E	64.3(RT)
BT-2	12" BIRCH	N 53° W	46.4(RT)
BT-3	7" BIRCH	S 79° W	47.1(RT)
			45.9(M)
BT-4	5" BIRCH	N 21° W	17.5(RT)
			16.8(M)
BT-5	7" BIRCH	S 36° W	41.9(RT)
BT-6	4" SPRUCE	N56° 34' W	31.9(M)
BT-7	5" SPRUCE	N74° 40' E	38.1(M)
BT-8	13" BIRCH	S 30° E	39.7(RT)
BT-9	11" SPRUCE	N77° 49' E	33.9
BT-10	8" BIRCH	S61° 56' W	33.6'
BT-11	7" BIRCH	N57° 05' W	32.6'
BT-12	9" BIRCH	N05° 20' E	19.8'
BT-13	10" BIRCH	S40° 27' E	21.4'
BT-14	10" BIRCH	S34° 56' W	17.0'
BT-15	10" BIRCH	N49° 55' E	56.2'
BT-16	20" BIRCH	S73° 03' E	40.5'
BT-17	11" BIRCH	S40° 18' E	66.8'
BT-18	6" BIRCH	N73° 55' E	33.8'
BT-19	11" BIRCH	S67° 02' E	47.4'
BT-20	7" BIRCH	S28° 06' E	75.8'
BT-21	15" BIRCH	NORTH	21.0(RT)
			16.9(M)
BT-22	7" BIRCH	S36° 56' W	23.9(R)
BT-23	9" BIRCH	N33° 31' W	43.1(R)
BT-24	8" BIRCH	S 69° 59' E	36.6(R)
BT-25	3" SPRUCE	S47° 32' E	45.6'
BT-26	3" SPRUCE	S06° 17' W	83.6'
BT-27	4" SPRUCE	S49° 43' W	64.5'
BT-28	4" SPRUCE	N03° 03' E	39.6(R)
BT-29	3" SPRUCE	N42° 05' E	34.3(R)



**NOTES (CONTINUED):**

- 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 LOTS UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERNS THOSE SYSTEMS.
- SEE PLAT NO. 2021-2, TALKEETNA RECORDING DISTRICT FOR THE ESTABLISHMENT OF THE 1/4 CORNER OF SECTION 4.
- A 30' WIDE UTILITY EASEMENT IS DEDICATED ON THIS PLAT; THE CENTERLINE OF THIS EASEMENT BEGINS AT A POINT ALONG THE SOUTH BOUNDARY OF SECTION 4, THIS POINT BEING EASTERLY OF THE CORNER A DISTANCE OF 161.795 FEET; THENCE N09°54'23"E 166.92 FEET; THENCE N62°34'27"E 941.13 FEET; THENCE N50°34'28"E 202.30 FEET TO A POINT ALONG THE EAST BOUNDARY OF SECTION 4, 726.08 FEET DISTANT OF THE SOUTHEAST CORNER OF SECTION 4. THE SIDELINES OF SAID EASEMENT ARE LENGTHENED OR SHORTENED TO TERMINATE AT THE TRACT BOUNDARIES.
- A 60' ROW FOR E. HILLSIDE DRIVE IS DEDICATED BY THIS PLAT. PER THE AMENDED FINAL FINDING DATED 6/30/2021, THE CENTERLINE OF THE EXISTING GRAVEL IS SUBSTANTIALLY LOCATED IN THE CENTER OF THIS NEW RIGHT-OF-WAY.
- A 60' PUBLIC USE EASEMENT (PUE) IS DEDICATED BY THIS PLAT, TO PROVIDE ACCESS TO ADJOINING STATE LANDS. PER THE AMENDED FINAL FINDING DATED 6/30/2021, THE PUE IS COINCIDENT WITH THE WEST TRACT A BOUNDARY.

**NOTES:**

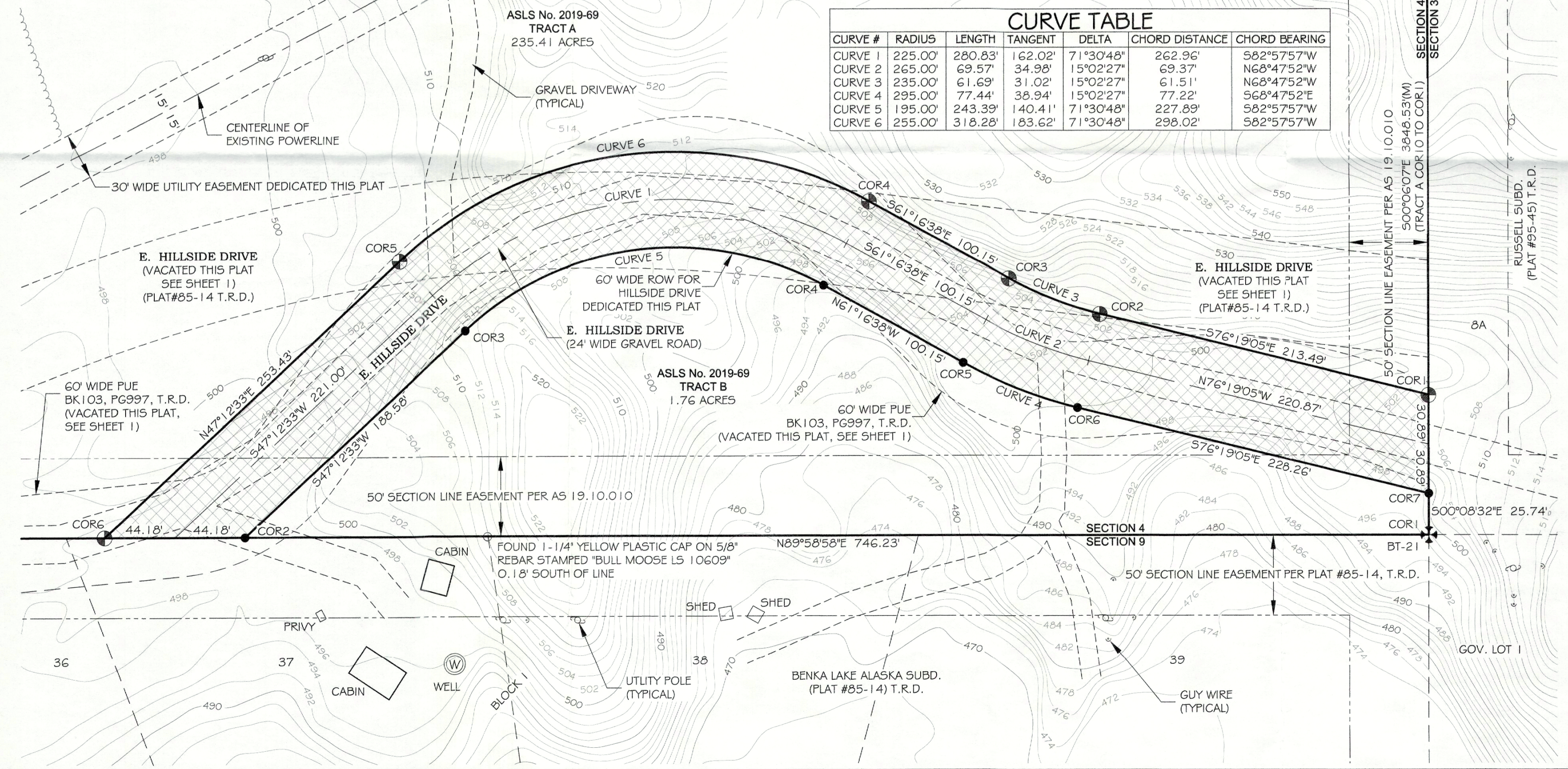
- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH A.S. 38.05.102 AND GSI 2019-69.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTATED TO THE BASIS OF BEARINGS AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
- ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50 FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED SECTION LINE ARE SUBJECT TO A 50 FOOT EASEMENT ON EACH SIDE OF THE SECTION LINE WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010.
- THE BASIS OF BEARING FOR THIS PLAT IS BETWEEN THE FOUND SECTION CORNERS ALONG THE EAST BOUNDARY OF SECTION 4 AS SHOWN HEREON.
- THE COORDINATES USED FOR THE N1/16 CORNER OF SECTION 3 & 4 ARE BASED ON AN NGS OPUS SOLUTION AND ARE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING CORS STATIONS "ACT5 HURRICANE AK2002", "ACT4 CANTWELLO AK2002", "GRNX GRNX AKDA AK2004", "AB28 RAINY PASSAK2006", "WIKR WICKER84K AK2008", "AC62 DENALIHW32AK2004", AND "AC62 DENALIHW32AK2004".

**1/4 CORNER PRIMARY MONUMENT & ACCESSORY DATA**

LOCATION	BT#	DESCRIPTION	BEARING	DISTANCE
1/4 CORNER COR7				
STATE OF ALASKA DEPT. OF NATURAL RESOURCES S 9	1	8" BIRCH	S 48° 00' E	51.7(M)
	2	10" BIRCH	S 21° 55' W	43.5(M)
	3	5" BIRCH	N 26° 31' W	83.2(M)
SET 0.5' BG IN GRAVEL ROAD				

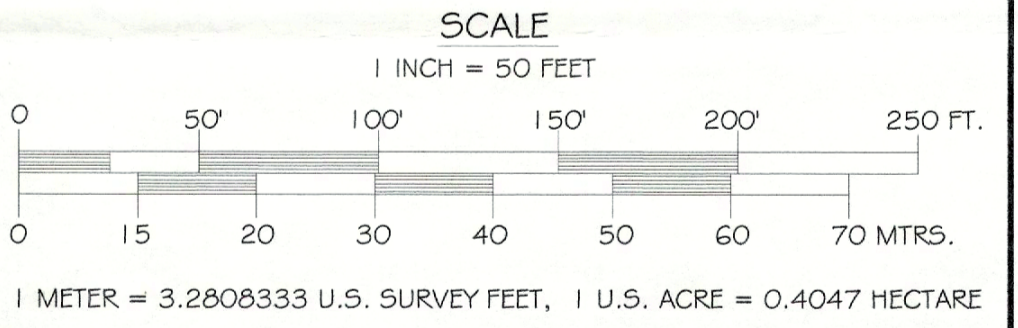
**DETAIL: RIGHT OF WAY DEDICATION**

SCALE: 1"=50'



**LEGEND**

- GLO / BLM MONUMENT RECOVERED
- PRIMARY MONUMENT SET THIS SURVEY
- PRIMARY MONUMENT RECOVERED
- SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- COMPUTED POINT, NOTHING FOUND OR SET
- RECORD OF SURVEY PLAT #94-52RS T.R.D.
- RECORD PLAT #2011-8 T.R.D.
- RECORD BLM PLAT DATED JANUARY 15, 1919
- RECORD BLM PLAT DATED APRIL 23, 1918
- COMPUTED
- MEASURED
- ABOVE GROUND
- BELOW GROUND
- BELOW WATER
- BIRCH TREE
- SPRUCE TREE
- POPLAR TREE
- BEARING TREE
- RECORD PER BEARING TREE TAG
- WITNESS DISTANCE
- TRACT CORNER NUMBER
- UNSURVEYED
- SURVEYED
- POWER POLE
- GUY ANCHOR
- TALKEETNA RECORDING DISTRICT
- 60' WIDE ROW DEDICATED THIS PLAT



DATE OF SURVEY BEGINNING: 05/15/2020 ENDING: 10/21/2021	SURVEYOR R & K LAND SURVEYING, LLC 27250 W. LONG LAKE ROAD WILLOW, ALASKA 99668 PHONE NO. (907) 495-0047 CERT OF AUTHORIZATION #156327
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 2019-69 A SUBDIVISION AND REPLAT OF: A PORTION OF THE NE 1/4; AND THE SE 1/4 OF SECTION 4 CREATING TRACTS A AND B AND THE DEDICATION OF A PORTION OF HILLSIDE DRIVE	
LOCATED WITHIN SURVEYED SECTION 4 TOWNSHIP 24 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA CONTAINING 238.39 ACRES TALKEETNA RECORDING DISTRICT	
DRAWN BY: RLW DATE: 06/06/2025	APPROVAL RECOMMENDED STATEWIDE PLATTING SUPERVISOR DATE CHECKED (KEW) SHEET 2 OF 2 FILE NO. ASLS 20190069
SCALE: 1" = 50'	

C



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 21, 2026

PRELIMINARY PLAT: ASLS 79-109, BARTLETT HILLS RSB Tr 30  
LEGAL DESCRIPTION: SEC 02 & 11, T24N, R004W, SEWARD MERIDIAN AK  
PETITIONERS: HARLEY HIGHTOWER  
SURVEYOR: BUSH CONSTRUCTION SURVEYS  
ACRES: 257.7± PARCELS: 4  
REVIEWED BY: MATTHEW GODDARD CASE #: 2026-034

---

**REQUEST:** The request is to create 4 lots from Tract 30, ASLS No 79-109, Bartlett Hills, Plat #87-29, to be known as **TRACTS 30A, 30B, 30C, & 30D**, containing 257.7 acres +/- . The petitioner is requesting a variance from 43.20.140 Physical Access. The property is located north and west of Montana Creek, east of S Talkeetna Spur, and north of E Yoder Road (Tax ID #1896000T030); within section 11 and the SW ¼ Section 02, Township 24 North, Range 04 West, Seward Meridian, Alaska. In Community Council #12 Susitna and in Assembly District #7.

**EXHIBITS:**

**SUPPORTING DOCUMENTATION:**

Vicinity Map and Aerial Photos	<b>PAGES</b> – 1-6
Topographic Narrative	<b>PAGES</b> – 7-8
Section Line Easement Determination	<b>PAGE</b> – 9
Flood Hazard Determination	<b>PAGE</b> – 10
As-built and Topographic Mapping	<b>PAGE</b> – 11
Variance Application	<b>PAGES</b> – 12-17
DNR Division of Agriculture Case Information	<b>PAGES</b> – 18-22
Agenda Plat	<b>PAGE</b> – 34

**AGENCY COMMENTS**

Alaska Department of Fish and Game	<b>PAGE</b> – 23
Planning & Platting	<b>PAGE</b> – 24
MSB DPW Pre-Design and Engineering Division	<b>PAGE</b> – 25
Development Services	<b>PAGES</b> – 26-27
Utilities	<b>PAGES</b> – 28-31
Public Comments	<b>PAGES</b> – 32-33

**DISCUSSION:** The proposed subdivision is creating four tracts from Tract 30, Alaska State Land Survey No. 79-109, Bartlett Hills, Plat #87-29. The petitioner is requesting a variance from MSB 43.20.140 Physical Access. If approved, the petitioner would not need to construct physical access to the proposed

tracts. Tract 30 is currently encumbered by Agricultural restrictions through the State of Alaska Department of Natural Resources. Preliminary approval to subdivide the agricultural parcel has been obtained from DNR.

**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. Legal access exists for all proposed lots. The petitioner is applying for a variance from Physical access requirements. If the variance is approved access requirements will be met.

**Topographic Narrative:** A topographic narrative was submitted (**Exhibit Pages 7-8**), pursuant to MSB 43.20.281(A)(1)(i)(i). Scott Holm, Registered Professional Land Surveyor notes the topography for Tract 30, ASLS No. 79-109 Section 11, T24N, R5W, S.M. Alaska, is described as uplands, with the confluence of three forks of Montana Creek flowing through Section 11 and defining the east boundary of Tract 30 plus or minus. Tract 30 mostly sits atop a bluff west of Montana Creek. Elevations range from 530 feet above sea level at Montana Creek to 350 Feet above sea level atop the bluff. The soil is unconsolidated and ranges from gravel with sand and sandy silt. The land is mostly forested with Birch, Spruce, and Cottonwood trees, with some area having dense undergrowth.

Topographic map and as-built are at **Exhibit Page 11**. A section line easement determination was submitted and is at **Exhibit Page 9**. Flood hazard information was supplied and is seen at **Exhibit Page 10**.

**Variance Application:** A variance application was submitted with answers to Criteria A-C (**Exhibit Pages 12-17**). The variance request is from MSB 43.20.140 Physical Access. The petitioner's answers to Criteria A-C are as follows:

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

- Not Detrimental to Public Health, Safety, or Welfare

The requested variance will not be detrimental to public health, safety, or welfare, nor will it be injurious to adjacent properties.

The site's existing conditions include a pre-existing access that has been in use without incident. The reduced width does not introduce unsafe conditions, as traffic volumes are low and consistent with the rural character of the area. Emergency access remains adequate given the nature of the development and surrounding land uses.

Granting the variance will avoid unnecessary disturbance of the natural landscape, thereby preserving existing vegetation and drainage patterns. This minimizes erosion, sedimentation, and environmental impacts that could otherwise affect neighboring properties.

Additionally, no adverse impacts to adjacent landowners are anticipated. The variance does not alter property boundaries, increase density, or introduce incompatible land uses. Instead, it allows continued reasonable use of the property while preserving the area's established character.

The requested variance is consistent with the recommendations of Mat-Su Borough Public Works, Pre-Design and Engineering Division.

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

- Atypical Property Conditions

The variance request is based on conditions that are atypical compared to those of other properties in the area.

The subject property contains unique physical constraints, including existing improvements and site limitations that are not commonly found on similar parcels. The established access route predates current code requirements and does not meet the current standard width requirement.

Unlike typical undeveloped parcels, where full compliance can be achieved without significant impact, this property would require substantial reconstruction to meet current standards. Such reconstruction would involve disproportionate cost and disturbance relative to the scale and use of the property.

These atypical conditions distinguish the property from others and justify considering a variance rather than applying current standards strictly.

The requested variance is consistent with the recommendations of Mat-Su Borough Public Works, Pre-Design and Engineering Division.

- 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

**Undue Hardship Due to Physical Conditions**

Strict application of MSB 43.20 would result in undue and substantial hardship due to the property's unusual physical characteristics and existing conditions.

The property is constrained by its existing access alignment, surrounding terrain, and development pattern. Expanding the access to meet current width requirements would require significant grading, clearing, and possible impacts to adjacent areas. This would impose a substantial financial burden on the property owner without a commensurate public benefit.

Additionally, the existing access has functioned adequately and safely, demonstrating that strict compliance is not necessary to achieve the code's intent. Requiring full compliance would create hardship by forcing unnecessary construction and environmental disturbance.

The hardship is not self-imposed but results from the property's physical characteristics and the evolution of regulatory standards over time. Granting the variance provides a reasonable solution that balances code intent with practical site limitations.

The requested variance is consistent with the recommendations of Mat-Su Borough Public Works, Pre-Design and Engineering Division.

**Comments:**

ADF&G (**Exhibit Page 23**) has no objections with the following comments:

-Tract 30 borders the Middle Fork (AWC: 247-41-10200-2250-3061) and North Fork (AWC: 247-41-10200-2250-3061-4009) of Montana Creek on the east border of the lot. Middle Fork and North Fork of Montana Creek are anadromous fish water bodies and provide habitat for Chinook, coho, and chum salmon. It has been determined that dividing the lot into four lots does not require habitat permit at this time but may be required a permit if the property owner intends to withdraw water, modify banks, has in water work, or work at or below the ordinary high water line. In addition, a fish habitat permit is not required for a variance from 43.20.140 Physical Access for the pre-existing section line easement that borders the west side of the lot accessed via E Moose Meadows Road. However, if the applicant intends to modify the easement including hardening any stream or river crossings, building bridges, or installing culverts, they

will need a fish habitat permit. Please contact me if you have any questions at (907)861-3203 or [mandy.salminen@alaska.gov](mailto:mandy.salminen@alaska.gov).

MSB Planning & Platting (**Exhibit Page 24**) does not support the request for a variance to MSB 43.20.140. Our position is that the variance request fails to meet all of the requirements in MSB 43.20.140 for the following reasons:

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

The Platting Division believes that this criteria has not been sufficiently justified by the Petitioner. The Petitioner has not demonstrated that the proposal would not be injurious to adjacent property owners. Physical access to the site should not be the burden of subsequent developers.

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

The Platting Division believes that this criteria has not been sufficiently justified by the Petitioner. The Petitioner has not demonstrated that the property is atypical to other properties. The right-of-way width has not been shown to be inadequate for constructing improvements to access.

(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 for the owner of the property.

The Platting Division believes that this criteria has not been sufficiently justified by the Petitioner. The Petitioner has not demonstrated that they would face undue substantial hardship from the application of Borough Code due to the physical surroundings, shape, or topographical conditions of the property. The existing right-of-way width exceeds Borough minimum standards, and has not been shown to be inadequate for constructing improvements to access.

MSB DPW Pre-Design and Engineering Division (**Exhibit Page 25**) neither supports nor opposes the variance to physical access. PD&E comments that if the variance is granted a note shall be placed on the plat stating that any further subdivision of these parcels will require construction of the road (**Recommendation #4**). PD&E notes that the acreage of proposed Tract 30A should be verified.

*Staff notes that verification of lot acreage will be handled during the final review process.*

MSB Development Services (**Exhibit Pages 26-27**) has the following comments:

Permit Center – has no comments.

Code Compliance – has no objection to moving forward with subdividing the parcel into four large tracts.

**Utilities:** (**Exhibit Pages 28-31**):

ENSTAR has no comments or recommendations.

GCI has no comments or objections.

MEA did not respond.

MTA has no comments.

**Public Comments: (Exhibit Pages 32-33):** There was one comment received from the public in response to the notice of public hearing with objections to the proposed variance request from MSB 43.20.140 Physical Access.

John Strassenburgh feels that the variance request fails to meet the standard for approval required by Borough Code and should not be approved.

At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of Agriculture; DNR Division of Mining Land & Water; US Army Corps of Engineers; Community Council #12 Susitna; Road Service Area #29 Greater Talkeetna; MSB Emergency Services, Community Development, or Assessments; or MEA.

**CONCLUSION:** The preliminary plat of ASLS 87-29, Bartlett Hills RSB Tr. 30 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 FOR APPROVAL OF ASLS 79-109, BARTLETT HILLS RSB Tr 30 WITH THE DENIAL OF THE VARIANCE TO MSB 43.20.140**

1. The plat of ASLS 87-29, Bartlett Hills RSB Tr. 30 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A topographic narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i).
3. Physical access requirements will be met once E. Moose Meadows Road has been constructed/certified to a minimum of Pioneer Street Standards a sufficient distance to provide access to all proposed lots.
4. Legal access exists to all lots pursuant to MSB 43.20.120 Legal Access.
5. All Lots have the required frontage pursuant to MSB 43.20.320.
6. All lots meet the waterbody frontage requirements pursuant to MSB 43.20.340 Lot Dimensions.
7. At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of Agriculture; DNR Division of Mining Land & Water; US Army Corps of Engineers; Community Council #12 Susitna; Road Service Area #29 Greater Talkeetna; MSB Emergency Services, Community Development, or Assessments; or MEA.
8. There were no objections from any federal or state agencies, or utilities.
9. MSB Planning Department and MSB Platting Division do not support the variance to MSB 43.20.140 Physical Access.
10. At the time the staff report was written, there was one objection received from the public in response to the Notice of Public Hearing.
11. A variance request from MSB 43.20.140 Physical Access was submitted with answers to criteria A-C. The petitioner's answers to Criteria A-C were as follows:
  - A) The granting of the variance shall not be detrimental to the public health, safety, or welfare, or injurious to adjacent property;

- **Not Detrimental to Public Health, Safety, or Welfare**

The requested variance will not be detrimental to public health, safety, or welfare, nor will it be injurious to adjacent properties.

The site's existing conditions include a pre-existing access that has been in use without incident. The reduced width does not introduce unsafe conditions, as traffic volumes are low and consistent with the rural character of the area. Emergency access remains adequate given the nature of the development and surrounding land uses.

Granting the variance will avoid unnecessary disturbance of the natural landscape, thereby preserving existing vegetation and drainage patterns. This minimizes erosion, sedimentation, and environmental impacts that could otherwise affect neighboring properties.

Additionally, no adverse impacts to adjacent landowners are anticipated. The variance does not alter property boundaries, increase density, or introduce incompatible land uses. Instead, it allows continued reasonable use of the property while preserving the area's established character.

The requested variance is consistent with the recommendations of Mat-Su Borough Public Works, Pre-Design and Engineering Division.

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

- **Atypical Property Conditions**

The variance request is based on conditions that are atypical compared to those of other properties in the area.

The subject property contains unique physical constraints, including existing improvements and site limitations that are not commonly found on similar parcels. The established access route predates current code requirements and does not meet the current standard width requirement.

Unlike typical undeveloped parcels, where full compliance can be achieved without significant impact, this property would require substantial reconstruction to meet current standards. Such reconstruction would involve disproportionate cost and disturbance relative to the scale and use of the property.

These atypical conditions distinguish the property from others and justify considering a variance rather than applying current standards strictly.

The requested variance is consistent with the recommendations of Mat-Su Borough Public Works, Pre-Design and Engineering Division.

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

**Undue Hardship Due to Physical Conditions**

Strict application of MSB 43.20 would result in undue and substantial hardship due to the property's unusual physical characteristics and existing conditions.

The property is constrained by its existing access alignment, surrounding terrain, and development pattern. Expanding the access to meet current width requirements would require significant grading, clearing, and possible impacts to adjacent areas. This would impose a substantial financial burden on the property owner without a commensurate public benefit.

Additionally, the existing access has functioned adequately and safely, demonstrating that strict compliance is not necessary to achieve the code's intent. Requiring full compliance would create hardship by forcing unnecessary construction and environmental disturbance. The hardship is not self-imposed but results from the property's physical characteristics and the evolution of regulatory standards over time. Granting the variance provides a reasonable solution that balances code intent with practical site limitations.

The requested variance is consistent with the recommendations of Mat-Su Borough Public Works, Pre-Design and Engineering Division.

12. The Platting Board determined that the answers to Criteria A-C of the variance application as submitted by the petitioner were not sufficient to approve the variance request.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL OF ASLS 79-109, BARTLETT HILLS RSB Tr 30 WITH THE DENIAL OF THE VARIANCE TO MSB 43.20.140**

**Suggested motion: I move to approve the preliminary plat of ASLS 87-29, Bartlett Hills RSB Tr. 30, Sections 02 & 11, Township 24 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Construct the access road and turnaround to a minimum pioneer standard 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. If constructing to pioneer street standards, add a plat note stating, "If any of the Tracts are further subdivided which would create more than the original lots created, a road must be constructed to minimum residential standards to provide physical access to the lots being further subdivided."
6. Obtain final approvals from DNR Division of Agriculture for the subdivision of Tract 30.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit plat in full compliance with Title 43.

**FINDINGS OF FACT FOR THE APPROVAL OF ASLS 79-109 BARLET HILLS RSB Tr 30 WITH VARIANCE APPROVAL**

1. The plat of ASLS 87-29, Bartlett Hills RSB Tr. 30 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats, and MSB 43.15.075 Variance; Standards for Approval.
2. A topographic narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i).
3. Legal access exists to all lots pursuant to MSB 43.20.120 Legal Access.
4. All Lots have the required frontage pursuant to MSB 43.20.320.
5. All lots meet the waterbody frontage requirements pursuant to MSB 43.20.340 Lot Dimensions.
6. At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of Agriculture; DNR Division of Mining Land & Water; US Army Corps of Engineers; Community Council #12 Susitna; Road Service Area #29 Greater Talkeetna; MSB Emergency Services, Community Development, or Assessments; or MEA.
7. There were no objections from any federal or state agencies, or utilities.
8. MSB Planning Department and MSB Platting Division do not support the variance to MSB 43.20.140 Physical Access.
9. At the time the staff report was written, there was one objection received from the public in response to the Notice of Public Hearing.
10. A variance request from MSB 43.20.140 Physical Access was submitted with answers to criteria A-C. The petitioner's answers to Criteria A-C were as follows:
  - A) The granting of the variance shall not be detrimental to the public health, safety, or welfare, or injurious to adjacent property;
    - **Not Detrimental to Public Health, Safety, or Welfare**

The requested variance will not be detrimental to public health, safety, or welfare, nor will it be injurious to adjacent properties.

The site's existing conditions include a pre-existing access that has been in use without incident. The reduced width does not introduce unsafe conditions, as traffic volumes are low and consistent with the rural character of the area. Emergency access remains adequate given the nature of the development and surrounding land uses.

Granting the variance will avoid unnecessary disturbance of the natural landscape, thereby preserving existing vegetation and drainage patterns. This minimizes erosion, sedimentation, and environmental impacts that could otherwise affect neighboring properties.

Additionally, no adverse impacts to adjacent landowners are anticipated. The variance does not alter property boundaries, increase density, or introduce incompatible land uses. Instead, it allows continued reasonable use of the property while preserving the area's established character.

The requested variance is consistent with the recommendations of Mat-Su Borough Public Works, Pre-Design and Engineering Division.
  - B) The variance request is based upon conditions of the property that are atypical to other properties;
    - **Atypical Property Conditions**

The variance request is based on conditions that are atypical compared to those of other properties in the area.

The subject property contains unique physical constraints, including existing improvements and site limitations that are not commonly found on similar parcels. The established access route predates current code requirements and does not meet the current standard width requirement.

Unlike typical undeveloped parcels, where full compliance can be achieved without significant impact, this property would require substantial reconstruction to meet current

standards. Such reconstruction would involve disproportionate cost and disturbance relative to the scale and use of the property.

These atypical conditions distinguish the property from others and justify considering a variance rather than applying current standards strictly.

The requested variance is consistent with the recommendations of Mat-Su Borough Public Works, Pre-Design and Engineering Division.

- 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

**Undue Hardship Due to Physical Conditions**

Strict application of MSB 43.20 would result in undue and substantial hardship due to the property's unusual physical characteristics and existing conditions.

The property is constrained by its existing access alignment, surrounding terrain, and development pattern. Expanding the access to meet current width requirements would require significant grading, clearing, and possible impacts to adjacent areas. This would impose a substantial financial burden on the property owner without a commensurate public benefit.

Additionally, the existing access has functioned adequately and safely, demonstrating that strict compliance is not necessary to achieve the code's intent. Requiring full compliance would create hardship by forcing unnecessary construction and environmental disturbance.

The hardship is not self-imposed but results from the property's physical characteristics and the evolution of regulatory standards over time. Granting the variance provides a reasonable solution that balances code intent with practical site limitations.

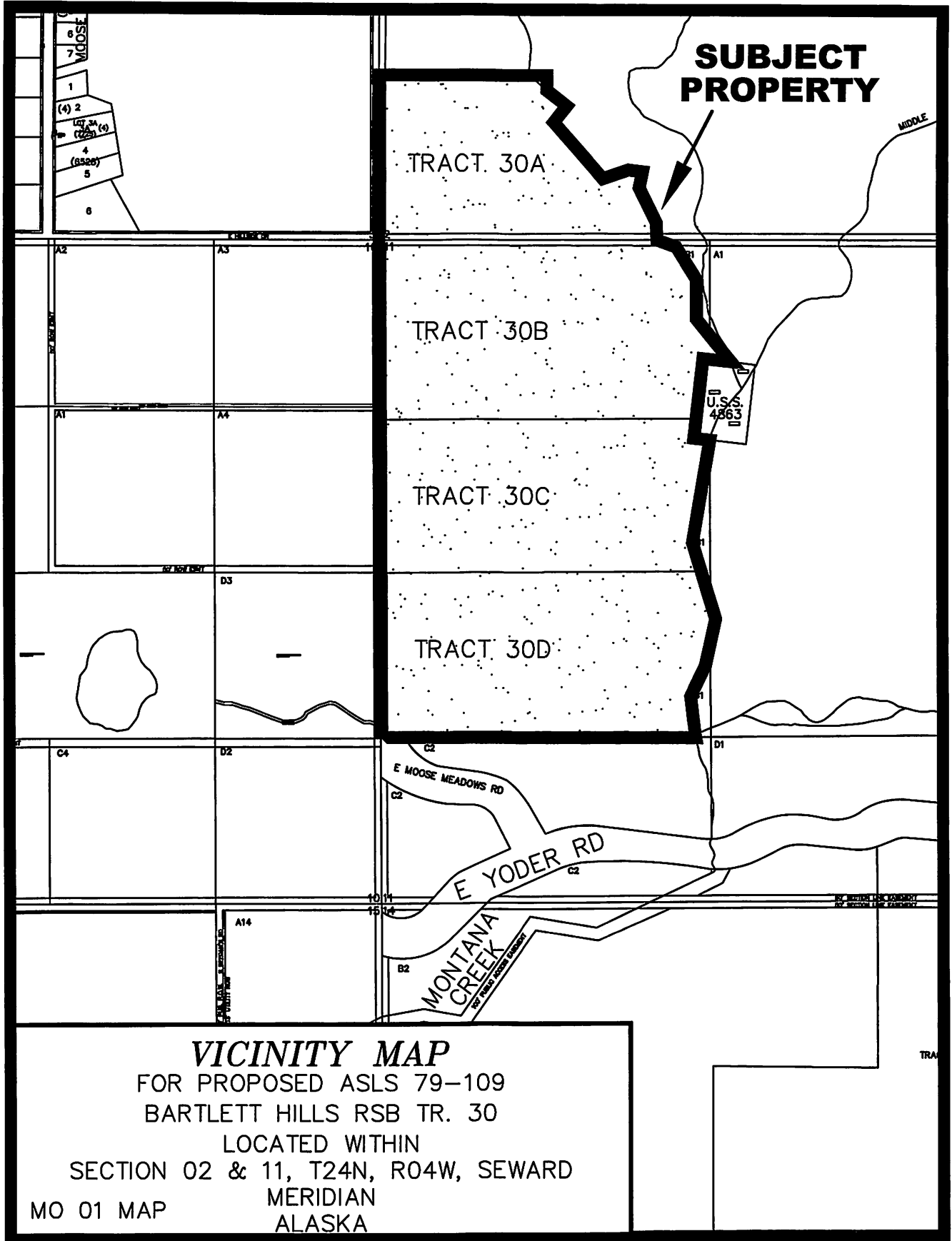
The requested variance is consistent with the recommendations of Mat-Su Borough Public Works, Pre-Design and Engineering Division.

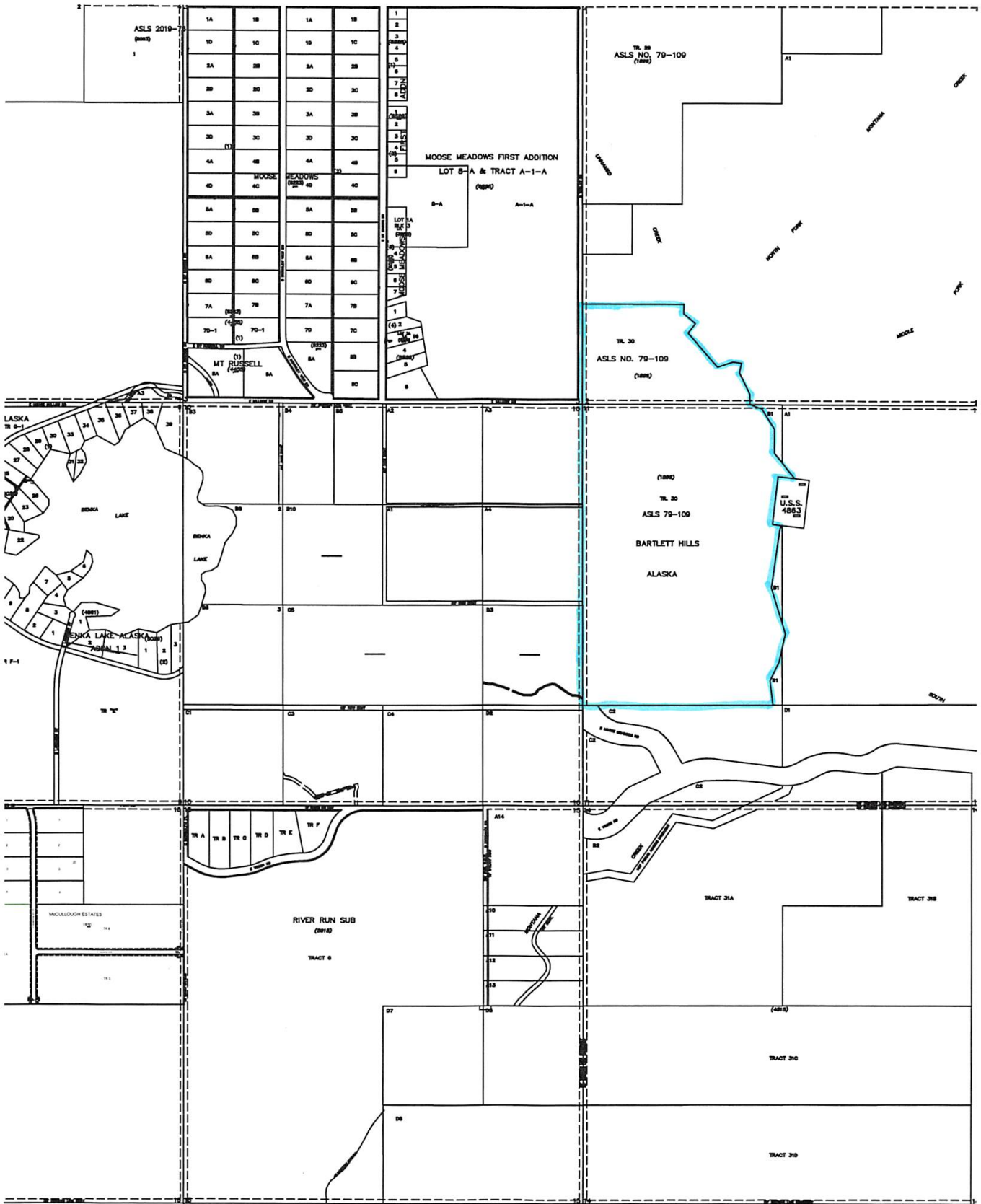
11. The Platting Board determined that the criteria A-C as submitted by the petitioner were sufficient to support the variance request.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL OF ASLS 79-109 BARLETT HILLS  
RSB Tr 30 WITH VARIANCE APPROVAL**

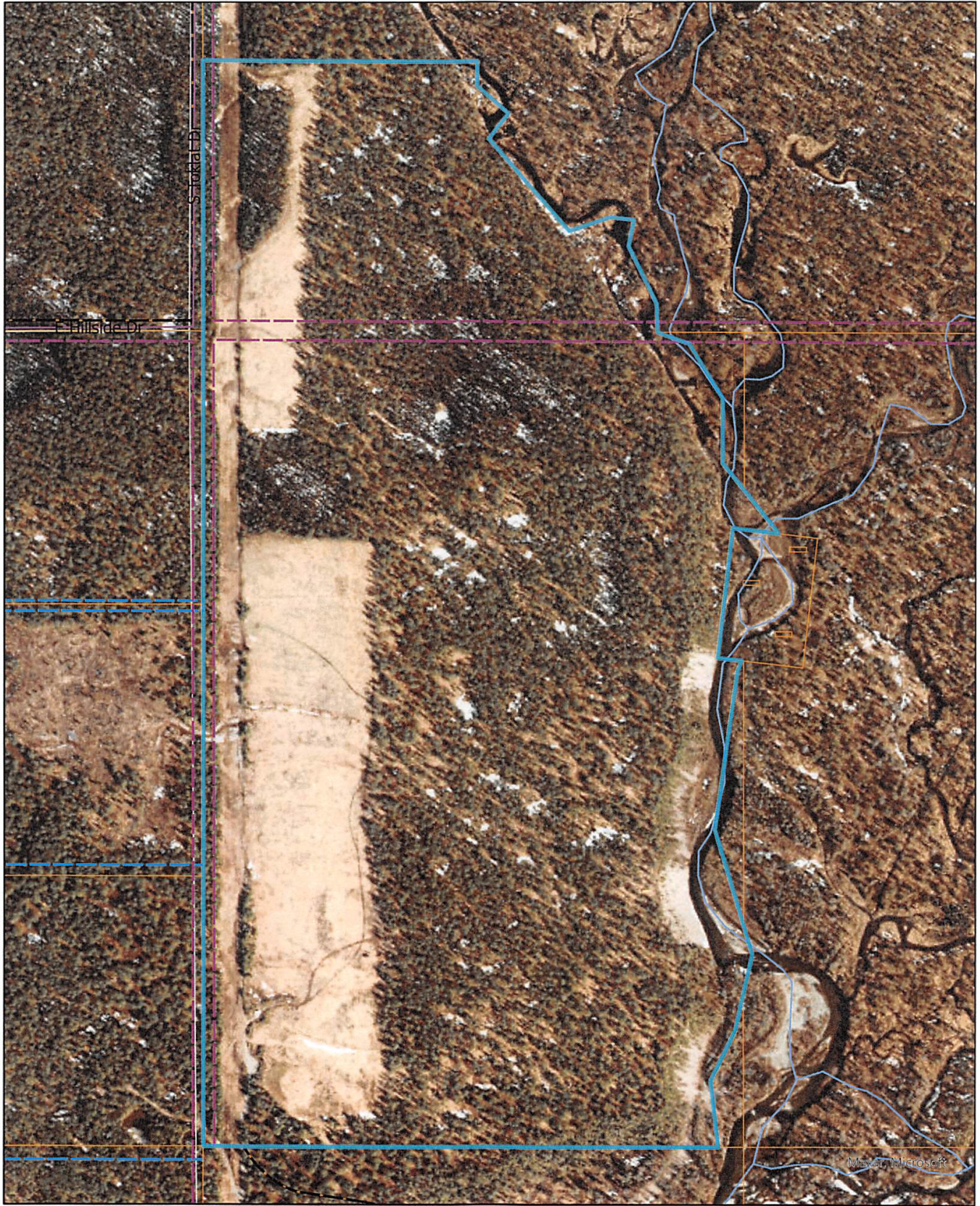
**Suggested motion: I move to approve the preliminary plat of ASLS 87-29, Bartlett Hills RSB Tr. 30, Sections 02 & 11, Township 24 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Obtain final approvals from DNR Division of Agriculture for the subdivision of Tract 30.
4. Add a plat note stating any further subdivision of these parcels will require construction of the road.
5. Pay postage and advertising fees.
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.

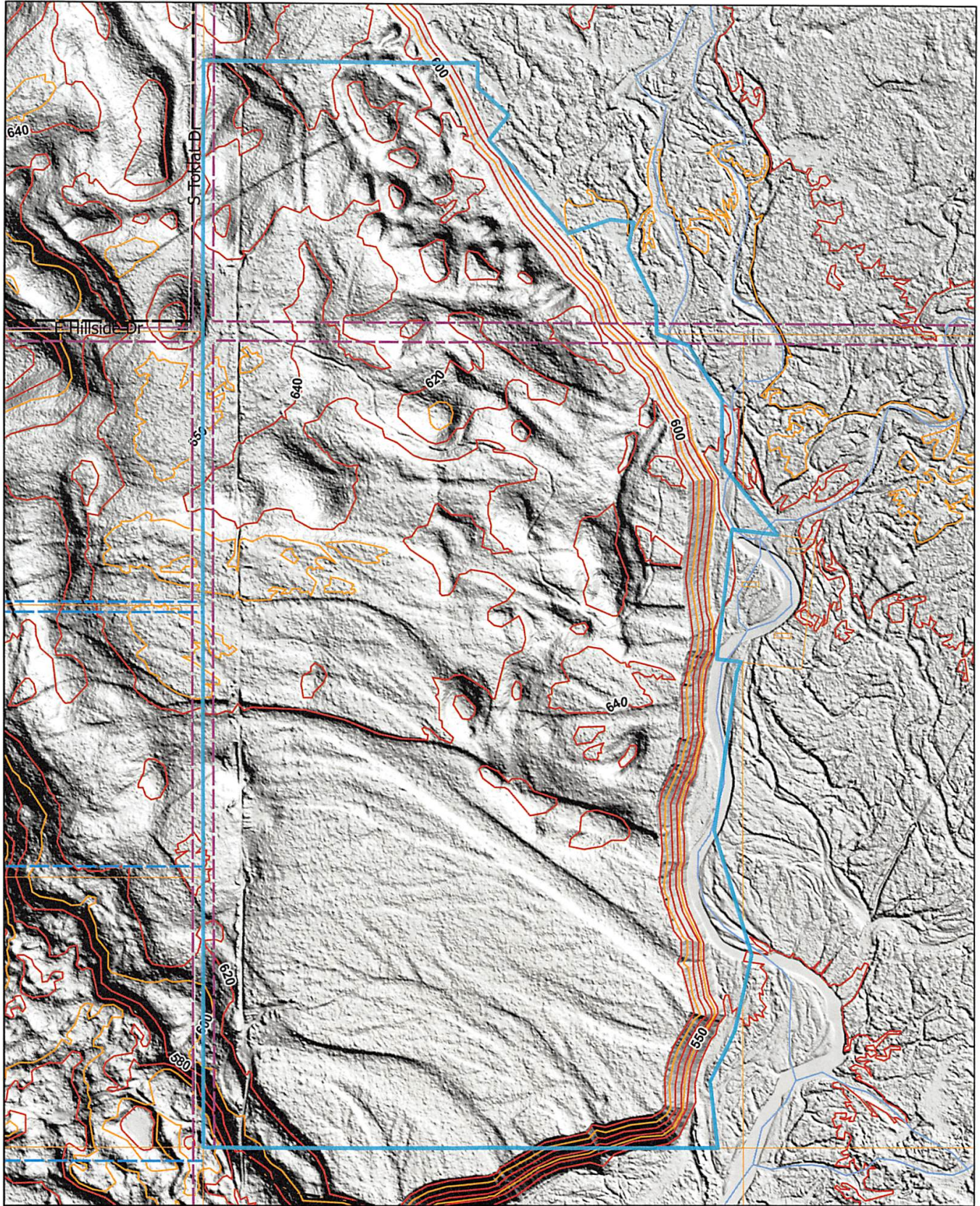




ASLS 79-109, Bartlett Hills RSB Tr. 30  
2026-034  
Exhibit Page 2 of 35



0 500 1,000 2,000 Feet



0 500 1,000 2,000 Feet



0 1,000 2,000 4,000 Feet



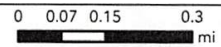
# Mat-Su Borough Wetlands Viewer



Printed on Aug 2, 2024

- Mat-Su Borough Parcels NWI Wetlands
- CookInlet Wetlands
- Depression
- Riverine
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Riverine

This map is solely for information purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.



**BUSH CONSTRUCTION SURVEYS, INC.**

P.O. BOX 876390 WASILLA, AK. 99687

PHONE: 373-6996 FAX : 373-5996

**RECEIVED**

**FEB 10 2026**

**PLATTING**

Reference: Tract 30, ASLS No. 79-109  
Date: 02-06-2026  
Subject: Topographic Narrative

To: MSB Platting

**Landforms:** The topography for Tract 30, ASLS No. 79-109 Section 11, T24N, R5W, S.M. Alaska. It is described as uplands, with the confluence of three forks of Montana Creek flowing through section 11 and defining the east boundary of Tract 30 plus or minus. Tract 30 mostly sits atop a bluff west of Montana creek. Elevations range from 530 feet above sea level at Montana Creek to 650 feet above sea level atop the bluff. The soil is Unconsolidated and ranges from gravel with sand and sandy silt.

The land is mostly forested with Birch, Spruce, and Cottonwood trees, with some areas having dense undergrowth.

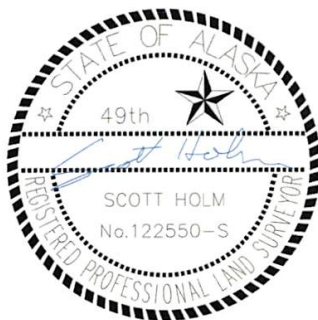
**Hydrology:** The Montana Creek is the hydraulic feature in the area.

**Current Usage:** Tract 30 is occupied by human development today. There are electric transmission lines on the west side of tract 30 and some cleared lands for hay production. Also, there is a primitive road to access both the transmission line and the fields.

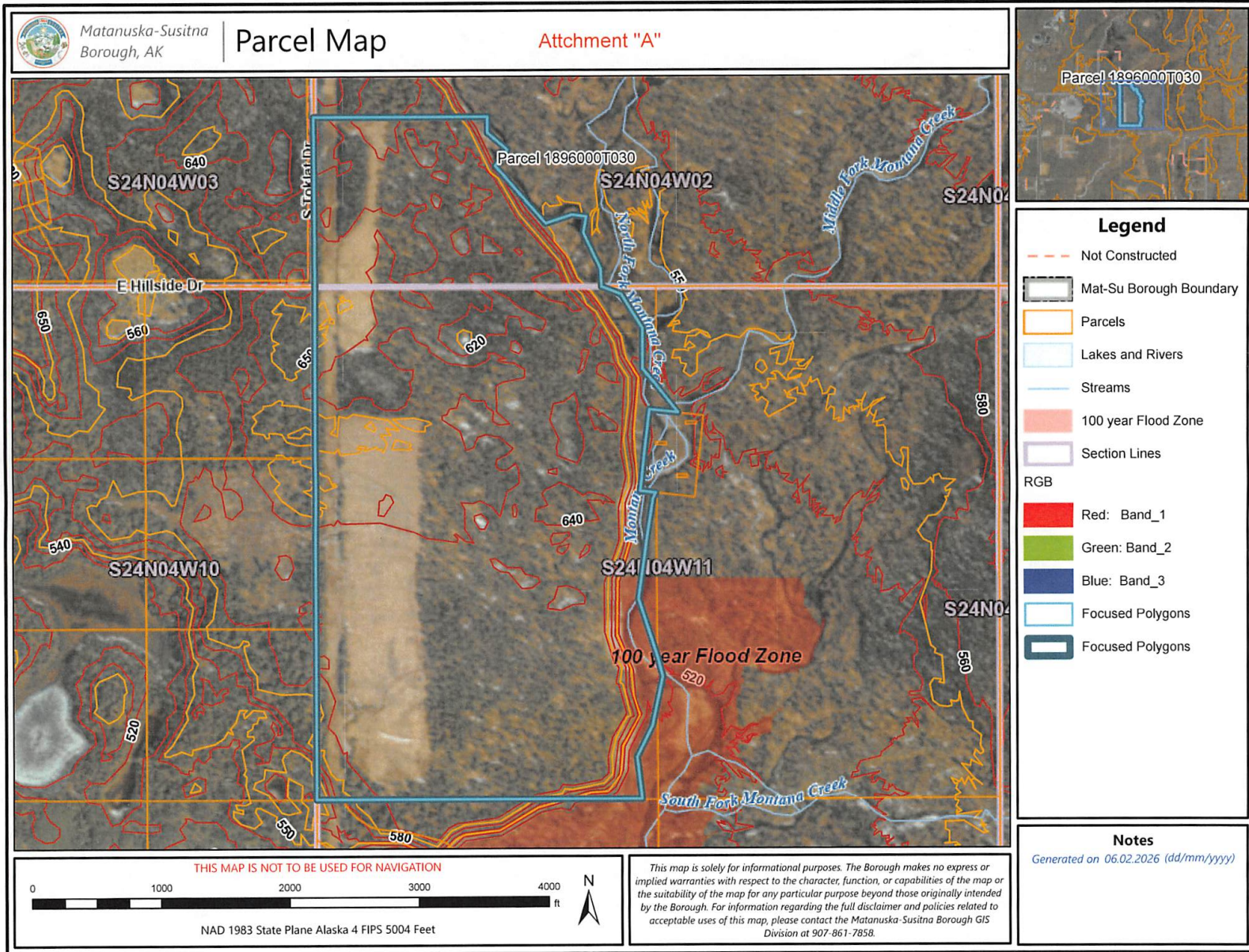
Attachment A is from the MSB parcel viewer with 2023 imagery and 2019 contours.



Sincerely,



Date: 2-6-2026



Scott Holm  
LS #122550  
Survey Manager  
Bush Construction Surveys  
PO Box 876390  
Wasilla, AK 99687  
[bcs\\_scott@mtaonline.net](mailto:bcs_scott@mtaonline.net)

RECEIVED

FEB 10 2026

PLATTING

February 09, 2026

Matthew Goddard  
MSB, Platting Tech  
350 E. Dahlia Ave.  
Palmer, AK 99645

Dear Mr. Goddard,

The parent parcels of tract 30, sections 2 and 11, are subject to a 50-foot easement on each side of the section line. Which is reserved to the State of Alaska for public highways under AS 19.10.010.

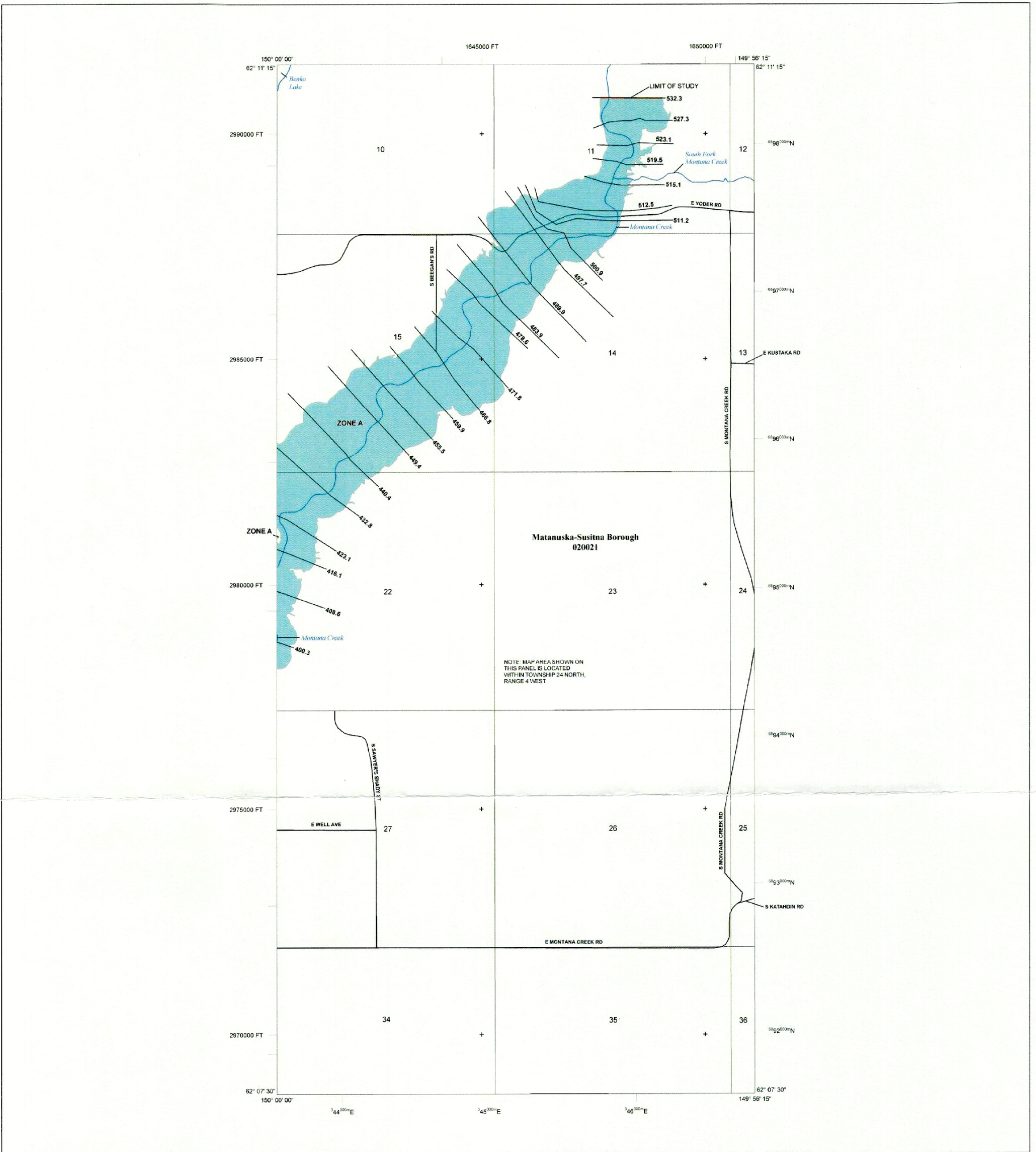
Details of the section line easement are as follows.

Tentative Approval dated 8/9/63  
Patent No. 50-73-008 dated 7/27/72  
Plat note (2) plat #79-48 Talkeetna Recording District  
Plate note (10) plat #87-29 "refile" Talkeetna Recording District

Thank You,



Scott Holm  
LS #122550  
Survey Manager  
Bush Construction Surveys  
(907)354-2874



**FLOOD HAZARD INFORMATION**

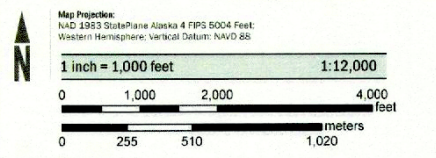
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT  
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)

	Without Base Flood Elevation (BFE) Zone A, VE, AR
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes, Zone X
	NO SCREEN Areas of Minimal Flood Hazard Zone X
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

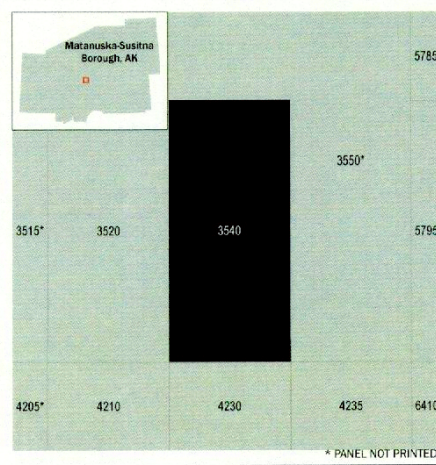
**NOTES TO USERS**

For information and questions about this map, available products associated with this FIRM including historic versions of the FIRM, how to order products of the National Flood Insurance Program in general, please call the FEMA Map Information Exchange at 1-877-FEMA-MAP (1-877-326-2627) or visit the FEMA Map Service Center website at <https://msc.fema.gov>. Available products may include: previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of the map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information Exchange. Communities acquiring land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Map Service Center at the number listed above. For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction. To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6622. Base map information shown on this FIRM was provided in digital format by the United States Geological Survey (USGS), Matanuska-Susitna Borough GIS Department, Alaska State Geo-Spatial Data Clearinghouse, and Alaska Department of Natural Resources. Other information was derived from digital orthophotography at a 2-foot resolution from photography dated 2011.

**SCALE**



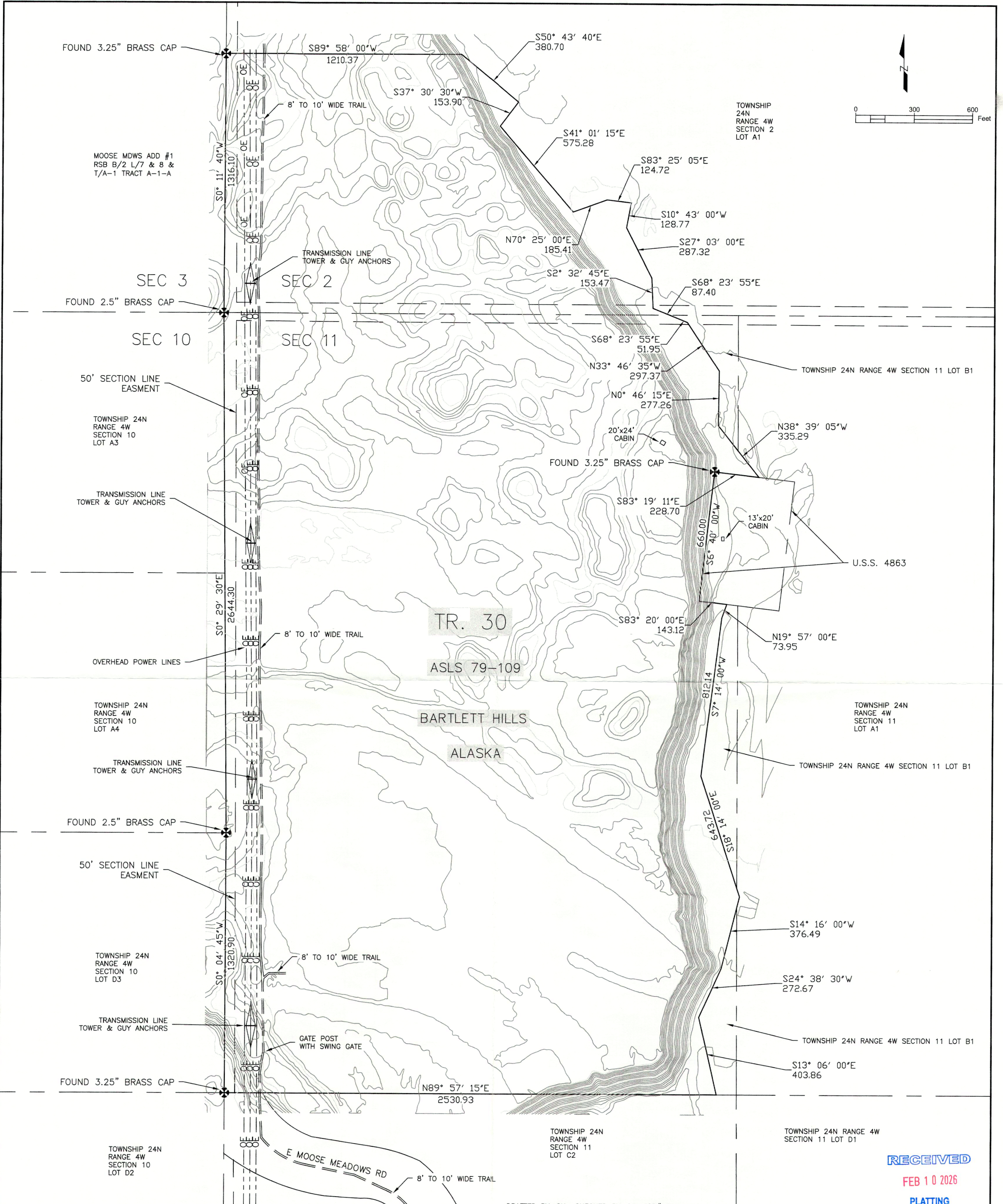
**PANEL LOCATOR**



**NATIONAL FLOOD INSURANCE PROGRAM**  
FLOOD INSURANCE RATE MAP  
MATANUSKA-SUSITNA BOROUGH, ALASKA  
and Incorporated Areas  
Panel 3540 of 9855  
FEMA

Panel Contains:  
COMMUNITY NUMBER PANEL SUFFIX  
MATANUSKA-SUSITNA BOROUGH 02002L 3540 F  
**RECEIVED**  
FEB 10 2026  
**PLATTING**

VERSION NUMBER 2.3.3.2  
MAP NUMBER 02170C3540F  
MAP REVISED SEPTEMBER 27, 2019



- NOTES:
- EXCEPTING FOR GROSS NEGLIGENCE, THE LIABILITY FOR THIS SURVEY SHALL NOT EXCEED THE COST OF PREPARING THIS SURVEY.
  - THIS SURVEY REPRESENTS VISIBLE IMPROVEMENTS & CONDITIONS ON THE DATE OF SURVEY.
  - A TITLE REPORT WAS NOT OBTAINED FOR THIS SURVEY.
  - THIS DOCUMENT DOES NOT CONSTITUTE A BOUNDARY SURVEY & IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE.
  - LOT LINE BEARINGS AND DISTANCES ARE RECORD INFO, PLAT #80-25.
  - DATE OF FIELDWORK SEPT. & OCT. 2025. SH, JW, AA
  - CONTOURS ARE FROM 2011 MSB LIDAR DATA SET.
  - THIS SURVEY WAS PERFORMED FOR HARLEY HIGHTOWER, AND IS TO BE SUBMITTED TO MSB PLATTING FOR THE SUBDIVISION OF TRACT 30.
  - THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE ASPLS MORTGAGE LOCATION SURVEY STANDARDS.
  - THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY A.S. 40.15.900 (5)(A).



SURVEYOR'S CERTIFICATE  
I hereby certify that I am a Registered Professional Land Surveyor in the State of Alaska and that this survey represents a survey made by me or under my direct supervision, and that the monuments shown thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

AS-BUILT SURVEY  
TRACT 30,  
ALASKA STATE LAND SURVEY No. 79-109  
BARTLETT HILLS ALASKA SUBDIVISION  
AMENDED PLAT No. 80-25  
SECTIONS 2 & 11 T24N, R4W, SEWARD MERIDIAN, ALASKA  
TALKEETNA RECORDING DISTRICT

PAGE: 1 of 1

DATE: Sept. and Oct./2025

BUSH CONSTRUCTION SURVEYS, INC.  
3167 COTTLE LOOP, WASILLA, ALASKA 99654  
P.O. BOX 876390, WASILLA, ALASKA 99687  
ALASKA BUSINESS LICENSE No. 176601  
(907) 373-6996

RECEIVED  
FEB 10 2026  
PLATTING

DRAFTED BY: SH CHECKED BY: DB JOB# 24-44 Harley

Matanuska-Susitna Borough  
Telephone (907) 861-7874

RECEIVED

350 East Dahlia Avenue  
APR 1 2026 Palmer, Alaska 99645-6488

VARIANCE APPLICATION PLATTING

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: BARTLETT HILLS AK ASLS 79-109 "TRACT 30"

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

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, Scott Holm the owner (or owner's representative) of the above described property apply for a variance from Section 43.20. 140 of the Borough Code in order to allow:

See attached

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

APPLICANT OR OWNER Name: Harley Hightower Email: \_\_\_\_\_  
 Mailing Address: 7441 Trenton Lane Anchorage AK Zip: \_\_\_\_\_  
 Signature: Harley Phone: 907-240-4551

SURVEYOR Name (FIRM): Bush Construction Surveys LLC Email: bcs=scott@mtaonline.net  
 Mailing Address: PO Box 876390 Wasilla AK Zip: 99687  
 Contact Person: Scott Holm Phone: 907 354 2874

VARIANCE APPLICATION  
REVISED: 11/20/2017

---

## **Variance Justification – A**

### **Not Detrimental to Public Health, Safety, or Welfare**

The requested variance will not be detrimental to public health, safety, or welfare, nor will it be injurious to adjacent properties.

The site's existing conditions include a pre-existing access that has been in use without incident. The reduced width does not introduce unsafe conditions, as traffic volumes are low and consistent with the rural character of the area. Emergency access remains adequate given the nature of the development and surrounding land uses.

Granting the variance will avoid unnecessary disturbance of the natural landscape, thereby preserving existing vegetation and drainage patterns. This minimizes erosion, sedimentation, and environmental impacts that could otherwise affect neighboring properties.

Additionally, no adverse impacts to adjacent landowners are anticipated. The variance does not alter property boundaries, increase density, or introduce incompatible land uses. Instead, it allows continued reasonable use of the property while preserving the area's established character.

The requested variance is consistent with the recommendations of Mat-Su Borough Public Works, Pre-Design and Engineering Division.

See Exhibits 1 & 2

---

## **Variance Justification – B**

### **Atypical Property Conditions**

The variance request is based on conditions that are atypical compared to those of other properties in the area.

The subject property contains unique physical constraints, including existing improvements and site limitations that are not commonly found on similar parcels. The established access route predates current code requirements and does not meet the current standard width requirement.

Unlike typical undeveloped parcels, where full compliance can be achieved without significant impact, this property would require substantial reconstruction to meet current standards. Such reconstruction would involve disproportionate cost and disturbance relative to the scale and use of the property.

These atypical conditions distinguish the property from others and justify considering a variance rather than applying current standards strictly.

The requested variance is consistent with the recommendations of Mat-Su Borough Public Works, Pre-Design and Engineering Division.

See Exhibits 1 & 2

---

## **Variance Justification – C**

### **Undue Hardship Due to Physical Conditions**

Strict application of MSB 43.20 would result in undue and substantial hardship due to the property's unusual physical characteristics and existing conditions.

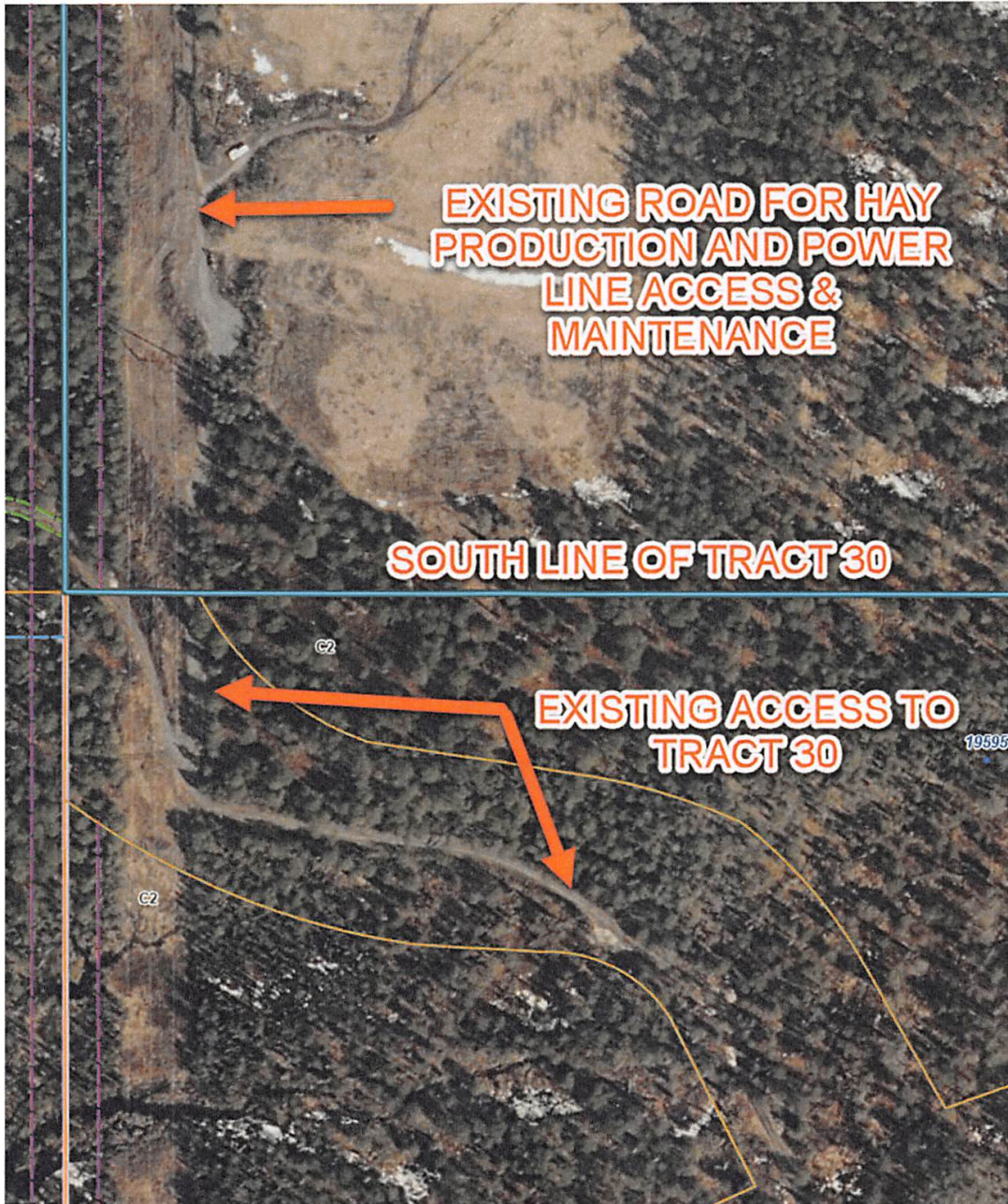
The property is constrained by its existing access alignment, surrounding terrain, and development pattern. Expanding the access to meet current width requirements would require significant grading, clearing, and possible impacts to adjacent areas. This would impose a substantial financial burden on the property owner without a commensurate public benefit.

Additionally, the existing access has functioned adequately and safely, demonstrating that strict compliance is not necessary to achieve the code's intent. Requiring full compliance would create hardship by forcing unnecessary construction and environmental disturbance.

The hardship is not self-imposed but results from the property's physical characteristics and the evolution of regulatory standards over time. Granting the variance provides a reasonable solution that balances code intent with practical site limitations.

The requested variance is consistent with the recommendations of Mat-Su Borough Public Works, Pre-Design and Engineering Division.

See Exhibits 1 & 2



From MSB parcel viewer

EXHIBIT 1



We are now accepting payments online for case agreements and mining claims bills! To make a payment by credit card or from your bank account, [click here](#).

[Online Public Notices](#)

**Results - Case File Detail**

**Summary**

*L.A.S. ~ Land Admin System*

**RECEIVED**

**File:** ADL 203288

**FEB 10 2026**

**Customer:** 000102204 HIGHTOWER, HARLEY HYDE JR  
7441 TRENTON LANE  
ANCHORAGE AK 99502

**PLATTING**

**Case Type:** 532 AG SALE NON-COMP **DNR Unit:** 500 CONTRACT ADMIN  
**File Location:** DAG DIV OF AGRICULTURE  
**Case Status:** 90 CONVEYED **Status Date:** 09/06/2017  
**Total Acres:** 282.530 **Date Initiated:** 03/13/1980  
**Office of Primary Responsibility:** DAG DIV OF AGRICULTURE  
**Last Transaction Date:** 04/26/2024 **Case Subtype:** 5025 TITLE W/AG COVENANT  
**Last Transaction:** COMMENTS COMMENTS

**Land Records**

**Meridian:** S **Township:** 024N **Range:** 004W **Section:** 02 **Section Acres:** 20  
**Meridian:** S **Township:** 024N **Range:** 004W **Section:** 11 **Section Acres:** 263

**Case Actions**

<b>Transaction: CASD CASE DEFINED</b>		
<b>Transaction Date:</b> 10-15-1979	<b>Time:</b> 113538	<b>SubSystem ID:</b> CAS
<b>Input Date:</b> 01-23-1987	<b>User:</b> CSSANDER	<b>Terminal:</b> NAMR
<b>LOTTERY DATE</b>	12-15-1979	
<b>APPRAISAL DATE</b>	12-15-1979	
<b>PARCEL NO</b>	726	
<b>MAP NO</b>	74	
<b>TITLE TA/PAT</b>	PAT	
<b>LOTTERY NO</b>	2	
<b>BROCHURE PRICE</b>	28254	
<b>Transaction: SASX SUCCESSFUL APPLICANT SELECTED</b>		
<b>Transaction Date:</b> 12-15-1979	<b>Time:</b> 113605	<b>SubSystem ID:</b> CAS
<b>Input Date:</b> 01-23-1987	<b>User:</b> CSSANDER	<b>Terminal:</b> NAMR
<b>RELATION - NEW</b>	10	OWNER
<b>RELATION - OLD 21</b>	21	DISPOSAL NAME
<b>STATUS 10</b>	10	SUCCESSFUL APPLICANT
<b>CASE SUBTYPE</b>	3402	RIGHTS ONLY LOTTERY
<b>APPLICANT'S CID NUMBER</b>	103730	HIGHTOWER, TRUDE F
<b>OLD CID NUMBER</b>	158747	ASLS 79-109
<b>Transaction: DR DOCUMENT RECORDED</b>		
<b>Transaction Date:</b> 03-13-1980	<b>Time:</b> 101541	<b>SubSystem ID:</b> CAS
<b>Input Date:</b> 07-06-2010	<b>User:</b> NRSCEKU	<b>Terminal:</b> X2LE

<b>TYPE OF DOCUMENT</b>	PL	PLAT/STATE SURVEY
<b>DOCUMENT NUMBER</b>	1980-000794-0	
<b>RECORDING DISTRICT</b>	R321	TALKEETNA
<i>ASLS 79-109 PLAT 80-25</i>		

<b>Transaction: INITIATE INITIATE CASE</b>		
<b>Transaction Date:</b> 03-13-1980	<b>Time:</b> 113321	<b>SubSystem ID:</b> CAS
<b>Input Date:</b> 01-23-1987	<b>User:</b> CSSANDER	<b>Terminal:</b> NAMR
<b>STATUS DATE</b>	03-13-1980	
<b>LOCATION FROM</b>	LWMCA	LWM CONTRACT ADMIN
<b>LOCATION TO</b>	LWMCA	LWM CONTRACT ADMIN
<b>CASE STATUS</b>	30	PREDISPOSAL
<b>OFFICE PRI RESP</b>	LSC	LND-SOUTHCENTRAL R
<b>SPECIAL CODE</b>	3011	BROCHURE
<b>CUSTOMER NUMBER</b>	000158747	ASLS 79-109
<b>UNIT CODE</b>	500	CONTRACT ADMIN
<b>RELATIONSHIP CODE</b>	21	DISPOSAL NAME
<b>TOTAL ACRES</b>	282.530000	
<i>S024N004W11Acres: 283.000</i>		

<b>Transaction: LOT LOT WITHIN ASLS IDENTIFIED</b>		
<b>Transaction Date:</b> 03-13-1980	<b>Time:</b> 113338	<b>SubSystem ID:</b> CAS
<b>Input Date:</b> 01-23-1987	<b>User:</b> CSSANDER	<b>Terminal:</b> NAMR
<b>ASLS ID 79-109</b>	79-109	BARTLETT II-AG
<b>TRACT NO</b>	30	

<b>Transaction: ADDTEXT CHANGE LEGAL TEXT</b>		
<b>Transaction Date:</b> 03-13-1980	<b>Time:</b> 113505	<b>SubSystem ID:</b> CAS
<b>Input Date:</b> 01-23-1987	<b>User:</b> CSSANDER	<b>Terminal:</b> NAMR

<b>Transaction: IS ISSUED</b>		
<b>Transaction Date:</b> 03-28-1980	<b>Time:</b> 113718	<b>SubSystem ID:</b> CAS
<b>Input Date:</b> 01-23-1987	<b>User:</b> CSSANDER	<b>Terminal:</b> NAMR
<b>STATUS 20</b>	20	CONTRACT ISSUED
<i>AGRICULTURAL RIGHTS ISSUED PURSUANT TO AS 38.05.069 AND AS 38.05.321.</i>		

<b>Transaction: COMMENTS COMMENTS</b>		
<b>Transaction Date:</b> 09-12-1980	<b>Time:</b> 113647	<b>SubSystem ID:</b> CAS
<b>Input Date:</b> 01-23-1987	<b>User:</b> CSSANDER	<b>Terminal:</b> NAMR
<i>DUE TO ADMINISTRATIVE DELAY IN PROCESSING, CONTRACT FIGURED AT 9.75% RATE OF INTEREST. EFFECTIVE 3/28/80.</i>		

<b>Transaction: COMMENTS COMMENTS</b>		
<b>Transaction Date:</b> 03-08-1983	<b>Time:</b> 113809	<b>SubSystem ID:</b> CAS
<b>Input Date:</b> 01-23-1987	<b>User:</b> CSSANDER	<b>Terminal:</b> NAMR
<i>DISTRIBUTION LINE EASEMENT GRANTED FROM PURCHASER TO ALASKA POWER AUTHORITY, AND APPROVED BY ALASKA DIVISION OF LANDS.</i>		

<b>Transaction: DR DOCUMENT RECORDED</b>		
<b>Transaction Date:</b> 08-18-1987	<b>Time:</b> 101649	<b>SubSystem ID:</b> CAS
<b>Input Date:</b> 07-06-2010	<b>User:</b> NRSCEKU	<b>Terminal:</b> X2LE
<b>TYPE OF DOCUMENT</b>	PL	PLAT/STATE SURVEY
<b>DOCUMENT NUMBER</b>	1987-001376-0	
<b>RECORDING DISTRICT</b>	R321	TALKEETNA
<i>ASLS 79-109 REFILED PLAT 87-29</i>		

<b>Transaction: SUMCHG SUMMARY RECORD DATA CHANGED/CORRECTED</b>		
<b>Transaction Date:</b> 06-28-1995	<b>Time:</b> 144556	<b>SubSystem ID:</b> CAS
<b>Input Date:</b> 06-28-1995	<b>User:</b> NAGCRRE	<b>Terminal:</b> NMA2
<b>UNIT CODE</b>	550	AGRICULTURE
<b>X</b>		

<b>Transaction: SUMCHG SUMMARY RECORD DATA CHANGED/CORRECTED</b>		
--	--	--

<b>Transaction Date:</b> 06-29-1995 <b>Input Date:</b> 06-29-1995 <b>OFF PRIM RESPONS</b> <i>CHANGE REQUESTED BY THE DIVISION OF AGRICULTURE</i>	<b>Time:</b> 171238 <b>User:</b> NCSBATCH DAG	<b>SubSystem ID:</b> CAS <b>Terminal:</b> BATC DIV OF AGRICULTURE
<b>Transaction:</b> CHNGSUB CHANGE CASE SUBTYPE		
<b>Transaction Date:</b> 08-05-1997 <b>Input Date:</b> 04-12-2010 <b>CASE SUBTYPE</b> <i>CHAPTER 20, SLA 1997, BECAME EFFECTIVE ON AUGUST 5, 1997, REVISING THE LAW ON AGRICULTURAL LAND.</i>	<b>Time:</b> 193332 <b>User:</b> NRSCRAL 5025	<b>SubSystem ID:</b> CAS <b>Terminal:</b> X5ME TITLE W/AG COVENANT
<b>Transaction:</b> CDESTAND STATUS CODE STANDARDIZED		
<b>Transaction Date:</b> 01-02-2003 <b>Input Date:</b> 01-02-2003 <b>STATUS CODE</b> <i>***** STATUS CODE STANDARDIZATION ***** STATUS CODE CHANGED BY BATCH UPDATE</i>	<b>Time:</b> 181554 <b>User:</b> BATCH 35	<b>SubSystem ID:</b> CAS <b>Terminal:</b> X246 ISS/APPRV/ACTV AUTH
<b>Transaction:</b> LOCSNT FILE LOCATION UPDATE SENT		
<b>Transaction Date:</b> 01-06-2005 <b>Input Date:</b> 01-06-2005 <b>SENT FRM LOCATION</b> <b>SENT TO LOCATION</b>	<b>Time:</b> 104308 <b>User:</b> NAGCSTR DAG LWMCA	<b>SubSystem ID:</b> CAS <b>Terminal:</b> X4HZ DIV OF AGRICULTURE LWM CONTRACT ADMIN
<b>Transaction:</b> COMMENTS COMMENTS		
<b>Transaction Date:</b> 01-06-2005 <b>Input Date:</b> 01-06-2005 <i>LAST DRIVE BY SUMMER 2004. STILL NO DEVELOPED ACCESS.</i>	<b>Time:</b> 104927 <b>User:</b> NAGCSTR	<b>SubSystem ID:</b> CAS <b>Terminal:</b> X47M
<b>Transaction:</b> SUMCHG SUMMARY RECORD DATA CHANGED/CORRECTED		
<b>Transaction Date:</b> 01-07-2005 <b>Input Date:</b> 03-16-2005 <b>UNIT CODE</b> <i>CASEFILE TRANSFERRED TO ANCHORAGE. PAID OFF, BUT DEV REQ REMAIN.</i>	<b>Time:</b> 134820 <b>User:</b> NRSCCLR 500	<b>SubSystem ID:</b> CAS <b>Terminal:</b> X3RE CONTRACT ADMIN
<b>Transaction:</b> LOCRECVD FILE LOCATION UPDATE RECEIVED		
<b>Transaction Date:</b> 03-16-2005 <b>Input Date:</b> 03-16-2005 <b>LOCATION RECVD AT</b>	<b>Time:</b> 134559 <b>User:</b> NRSCCLR LWMCA	<b>SubSystem ID:</b> CAS <b>Terminal:</b> X3RE LWM CONTRACT ADMIN
<b>Transaction:</b> DR DOCUMENT RECORDED		
<b>Transaction Date:</b> 04-27-2010 <b>Input Date:</b> 04-27-2010 <b>TYPE OF DOCUMENT</b> <b>DOCUMENT NUMBER</b> <b>RECORDING DISTRICT</b> <i>DOCUMENT DESC: CONTRACT FOR THE SALE OF AGRICULTURAL IN GENERATED BY RECORDING THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD</i>	<b>Time:</b> 152349 <b>User:</b> NROCBSH MS 2010-000601-0 R321	<b>SubSystem ID:</b> CAS <b>Terminal:</b> AUTO MISCELLANEOUS TALKEETNA
<b>Transaction:</b> ADDLAND ADD LAND SECTIONS TO CASE		
<b>Transaction Date:</b> 07-06-2010 <b>Input Date:</b> 07-06-2010 <b>THIS LAND IS</b> S024N004W02Acres: 20.000	<b>Time:</b> 102256 <b>User:</b> NRSCEKU Y	<b>SubSystem ID:</b> CAS <b>Terminal:</b> X2LE PART OF ORIGINAL CAS
<b>Transaction:</b> COMMENTS COMMENTS		
<b>Transaction Date:</b> 08-01-2011 <b>Input Date:</b> 06-06-2012 <i>MEMO REC'D FROM DIV OF AG INDICATING DEVELOPMENT CLOCK HAS STARTED AS OF 8/1/11. HAS UNTIL 8/1/2021 TO CLEAR 50 ACRES. MEMO REC'D 6/6/2012.</i>	<b>Time:</b> 140656 <b>User:</b> NRSCVBR	<b>SubSystem ID:</b> CAS <b>Terminal:</b> X3WY
<b>Transaction:</b> SUMCHG SUMMARY RECORD DATA CHANGED/CORRECTED		
<b>Transaction Date:</b> 09-13-2011	<b>Time:</b> 90649	<b>SubSystem ID:</b> CAS

2/9/26, 4:57 PM

LAS - Alaska Department of Natural Resources Land Administration System

<b>Input Date:</b> 09-13-2011 <b>OFF PRIM RESPON</b> <b>STANDARDIZATION OF OPR FOR DMLW BACKLOG PROJECT</b>	<b>User:</b> BATCH LCAU	<b>Terminal:</b> X123 LAND-CONTRACT ADMIN.
<b>Transaction: ASGN ASSIGNMENT APPROVED</b>		
<b>Transaction Date:</b> 01-28-2013 <b>Input Date:</b> 01-29-2013 <b>RELATION - NEW A</b> <b>RELATION - OLD A</b> <b>ASSIGNEE A</b> <b>ASSIGNOR A</b>	<b>Time:</b> 121752 <b>User:</b> NRSCNCU 10 10 102204 103730	<b>SubSystem ID:</b> CAS <b>Terminal:</b> X4F2 OWNER OWNER HIGHTOWER, HARLEY HY HIGHTOWER, TRUDE F
<b>Transaction: DR DOCUMENT RECORDED</b>		
<b>Transaction Date:</b> 02-01-2013 <b>Input Date:</b> 02-01-2013 <b>TYPE OF DOCUMENT</b> <b>DOCUMENT NUMBER</b> <b>RECORDING DISTRICT</b> <b>DOCUMENT DESC: AMENDMENT TO CONTRACT FOR THE SALE OF RE</b> <b>GENERATED BY RECORDING THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD</b>	<b>Time:</b> 145420 <b>User:</b> NROCAKU MS 2013-000106-0 R321	<b>SubSystem ID:</b> CAS <b>Terminal:</b> AUTO MISCELLANEOUS  TALKEETNA
<b>Transaction: DEVREQ DEVELOPMENT REQUIREMENTS</b>		
<b>Transaction Date:</b> 10-20-2016 <b>Input Date:</b> 08-18-2017 <b>ACREAGE</b> <b>YEARS TO COMPLETE</b> <b>ACCESS DEV REQ</b> <b>DEVELOPMENT START</b> <b>YEAR</b> <b>DEVELOPMENT END YEAR</b> <b>TYPE OF DEVELOPMENT</b> <b>PER DIVISION OF AGRICULTURE</b>	<b>Time:</b> 135253 <b>User:</b> NRSCVBR 25 10 Y 2011 2021 CL	<b>SubSystem ID:</b> CAS <b>Terminal:</b> X40T  YES  CLEARING
<b>Transaction: DEVIN DEVELOPMENT INSPECTION</b>		
<b>Transaction Date:</b> 10-20-2016 <b>Input Date:</b> 08-18-2017 <b>MET DEV REQUIREMENTS</b> <b>MEMO FROM DIV OF AG STAFF STATING TERMS OF DEVELOPMENT HAVE BEEN</b> <b>MET</b>	<b>Time:</b> 135405 <b>User:</b> NRSCVBR Y	<b>SubSystem ID:</b> CAS <b>Terminal:</b> X40T YES
<b>Transaction: FILE SEE OTHER ASSOCIATED FILE</b>		
<b>Transaction Date:</b> 05-08-2017 <b>Input Date:</b> 05-11-2017 <b>ASSOC FILE TYPE</b> <b>ASSOC FILE NUMBER</b>	<b>Time:</b> 133955 <b>User:</b> NCSCFILE RPT 9655	<b>SubSystem ID:</b> CAS <b>Terminal:</b> X3K9 TITLE REPORT RPT 9655
<b>Transaction: COV CONVEYED</b>		
<b>Transaction Date:</b> 09-06-2017 <b>Input Date:</b> 09-06-2017 <b>STATUS</b> <b>STATE PATENT NUMBER</b> <b>DOCUMENT DESC: AGRICULTURAL LAND PATENT NO 24173</b> <b>GENERATED BY RECORDING THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD</b>	<b>Time:</b> 140417 <b>User:</b> NROCKAP 90 24173	<b>SubSystem ID:</b> CAS <b>Terminal:</b> AUTO CONVEYED
<b>Transaction: DR DOCUMENT RECORDED</b>		
<b>Transaction Date:</b> 09-06-2017 <b>Input Date:</b> 09-06-2017 <b>TYPE OF DOCUMENT</b> <b>DOCUMENT NUMBER</b> <b>RECORDING DISTRICT</b> <b>DOCUMENT DESC: AGRICULTURAL LAND PATENT NO 24173</b> <b>GENERATED BY RECORDING THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD</b>	<b>Time:</b> 140418 <b>User:</b> NROCKAP D 2017-001210-0 R321	<b>SubSystem ID:</b> CAS <b>Terminal:</b> AUTO DEEDS  TALKEETNA

2/9/20, 4:57 PM

<b>Transaction: SUMCHG SUMMARY RECORD DATA CHANGED/CORRECTED</b>		
<b>Transaction Date:</b> 06-30-2020	<b>Time:</b> 152710	<b>SubSystem ID:</b> CAS
<b>Input Date:</b> 07-01-2020	<b>User:</b> BATCH	<b>Terminal:</b> X630
<b>OFF PRIM RESPNS</b>	DAG	DIV OF AGRICULTURE
FILES TRANSFERRED TO DIV OF AGRICULTURE FOR POST PATENT PROCESSING		
<b>Transaction: LOCRECVD FILE LOCATION UPDATE RECEIVED</b>		
<b>Transaction Date:</b> 06-30-2020	<b>Time:</b> 152711	<b>SubSystem ID:</b> CAS
<b>Input Date:</b> 07-01-2020	<b>User:</b> BATCH	<b>Terminal:</b> X630
<b>LOCATION RECVD AT</b>	DAG	DIV OF AGRICULTURE
FILES TRANSFERRED TO DIV OF AGRICULTURE FOR POST PATENT PROCESSING		
<b>Transaction: COMMENTS COMMENTS</b>		
<b>Transaction Date:</b> 04-26-2024	<b>Time:</b> 103145	<b>SubSystem ID:</b> CAS
<b>Input Date:</b> 05-10-2024	<b>User:</b> NAGCEJO	<b>Terminal:</b> X28T
SFCP UPDATES (X2) IN PREPARATION FOR SUBDIVISION APPROVED BY DIRECTOR		

### Legal Description

CONTRACT DESCRIPTION - 03/28/1980:  
TRACT 30 OF ALASKA STATE LAND SURVEY NO. 79-109, LOCATED WITHIN THE BARTLETT HILLS ALASKA SUBDIVISION, TOWNSHIP 24 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, CONTAINING 282.53 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT FILED IN THE TALKETNA RECORDING DISTRICT ON MARCH 13, 1980 AS PLAT NO. 80-25.

SUBJECT TO PLATTED EASEMENTS.

\*\*\*\*\*LEGAL DESCRIPTION 06/09/2017\*\*\*\*\*  
See recorded document link for the legal description and any reservations or exceptions

DNR Help Desk 2-10-24

Ag Dept.

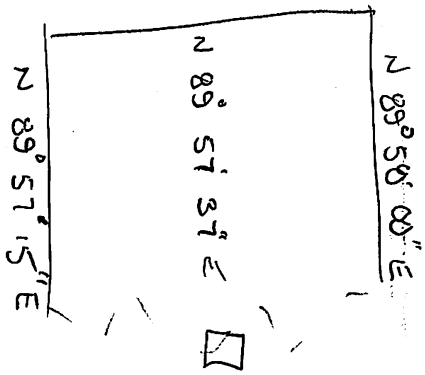
907 - 745 - 7200 ~ "Land sales"

907 - 761 - 3863 - Land - Eric Johnson

Amy Orange DNR

L.W.M. 907-269-8524

STAN Brown ~ 269-8521



## Matthew Goddard

---

**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Friday, April 24, 2026 9:08 AM  
**To:** Matthew Goddard  
**Cc:** Salminen, Mandy M (DFG)  
**Subject:** Agency Response: RFC ASLS 79-109, Bartlett Hills RSB Tr. 30 (MG)

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

Hi Matthew,

Alaska Department of Fish & Game (ADF&G) has reviewed this request to create four lots from Tract 30, ASLS No. 79-109, Bartlett Hills, Plat #87-29, to be known as Tracts 30A, 30B, 30C, and 30D. ADF&G has no objections to this platting action with the following comments:

-Tract 30 borders the Middle Fork (AWC: 247-41-10200-2250-3061) and North Fork (AWC: 247-41-10200-2250-3061-4009) of Montana Creek on the east border of the lot. Middle Fork and North Fork of Montana Creek are anadromous fish water bodies and provide habitat for Chinook, coho, and chum salmon. It has been determined that dividing the lot into four lots does not require habitat permit at this time but may be required a permit if the property owner intends to withdraw water, modify banks, has in water work, or work at or below the ordinary high water line. In addition, a fish habitat permit is not required for a variance from 43.20.140 Physical Access for the pre-existing section line easement that borders the west side of the lot accessed via E Moose Meadows Road. However, if the applicant intends to modify the easement including hardening any stream or river crossings, building bridges, or installing culverts, they will need a fish habitat permit. Please contact me if you have any questions at (907)861-3203 or mandy.salminen@alaska.gov.

Thank you for the opportunity to review and comment on this platting action.

Colton Percy  
Habitat Biologist  
Access Defense Program  
Alaska Department of Fish and Game  
Division of Wildlife Conservation

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, April 3, 2026 12:34 PM  
**To:** carol.fowler@alaska.gov; eric.johnson@alaska.gov; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; twalter@fmgconsultants.com; Brian Davis <Brian.Davis@matsugov.us>; rgerlach@mtaonline.net; willjam55@gmail.com; J Stras <jstras@mtaonline.net>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center

**Matthew Goddard**

---

**From:** Tyler Young  
**Sent:** Monday, May 4, 2026 11:19 AM  
**To:** Matthew Goddard  
**Subject:** ASLS 79-109 Bartlett Hills Variance

Planning Department and Platting Division does not support the request for a variance to MSB 43.20.140. Our position is that the variance request fails to meet all of the requirements in MSB 43.20.140 for the following reasons:

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

The Platting Division believes that this criteria has not been sufficiently justified by the Petitioner. The Petitioner has not demonstrated that the proposal would not be injurious to adjacent property owners. Physical access to the site should not be the burden of subsequent developers.

*(B). The variance request is based upon conditions of the property that are atypical to other properties.*

The Platting Division believes that this criteria has not been sufficiently justified by the Petitioner. The Petitioner has not demonstrated that the property is atypical to other properties. The right-of-way width has not been shown to be inadequate for constructing improvements to access.

*(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 for the owner of the property.*

The Platting Division believes that this criteria has not been sufficiently justified by the Petitioner. The Petitioner has not demonstrated that they would face undue substantial hardship from the application of Borough Code due to the physical surroundings, shape, or topographical conditions of the property. The existing right-of-way width exceeds Borough minimum standards, and has not been shown to be inadequate for constructing improvements to access.

Please let me know if you have any questions, comments, or concerns.

Sincerely,

**Tyler Young, PLS**

Platting Officer  
Matanuska-Susitna Borough  
350 East Dahlia Avenue  
Palmer, AK 99645  
907.861.7870  
<https://www.matsugov.us/>

## Matthew Goddard

---

**From:** Tammy Simmons  
**Sent:** Tuesday, April 21, 2026 4:23 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: RFC ASLS 79-109, Bartlett Hills RSB Tr. 30 (MG)

Hello Matthew,

PD&E neither supports nor opposes the variance to physical access. Please ask the petitioner to explain the statement on the variance justifications that “the requested variance is consistent with the recommendations of Mat-Su Borough Public Works, Pre-Design and Engineering Division”.

PD&E comments that if the variance is granted a note shall be placed on the plat stating that any further subdivision of these parcels will require construction of the road.

Please review the acreage shown on Tract 30A. 53.57 acres is shown on the pre-app for Tract 30A.

Thank you.

PD&E Review Group

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, April 3, 2026 12:34 PM  
**To:** carol.fowler@alaska.gov; eric.johnson@alaska.gov; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; twalter@fmgconsultants.com; Brian Davis <Brian.Davis@matsugov.us>; rgerlach@mtaonline.net; willjam55@gmail.com; J Stras <jstras@mtaonline.net>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC ASLS 79-109, Bartlett Hills RSB Tr. 30 (MG)

Hello,

The following link is a request for comments for the proposed ASLS 79-109, Bartlett Hills RSB Tr. 30.

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Friday, April 3, 2026 1:55 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC ASLS 79-109, Bartlett Hills RSB Tr. 30 (MG)

No comments from the Permit Center.

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

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, April 3, 2026 12:34 PM  
**To:** carol.fowler@alaska.gov; eric.johnson@alaska.gov; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; twalter@fmgconsultants.com; Brian Davis <Brian.Davis@matsugov.us>; rgerlach@mtaonline.net; willjam55@gmail.com; J Stras <jstras@mtaonline.net>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC ASLS 79-109, Bartlett Hills RSB Tr. 30 (MG)

Hello,

The following link is a request for comments for the proposed ASLS 79-109, Bartlett Hills RSB Tr. 30. Please ensure all comments have been submitted by April 24, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[ASLS 79-109 BARTLETT HILLS RSB Tr. 30](#)

Feel free to contact me if you have any questions.

Thank you,



## **MATANUSKA-SUSITNA BOROUGH**

**Planning and Land Use Department**

**Code Compliance Division**

350 East Dahlia Avenue • Palmer, AK 99645

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

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

### **MEMORANDUM**

**DATE:** April 20, 2026

**TO:** Matthew Goddard, Platting Technician

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

**SUBJECT:** Proposed Preliminary Plat ASLS 79-109 Bartlett Hills RSB Tr 30 Case 2026-034

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

Code Compliance is refraining from commenting on the variance request for “physical Access” as Proposed Tract 30A & 30B will have access from E Hillside Dr. Proposed Tract 30D will have access from E Moose Meadows; There is an undeveloped Section line easement that runs North/South along the West side of the Proposed lots – with another undeveloped 50ft easement that intersects to proposed lot 30C at the South West Corner of the lot. This would be better reviewed by Project Management or the Right-of-Way Coordinator to determine if the easements are sufficient for access.

No objection to moving forward with subdividing the parcel into four large tracts.



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

16 April 2026

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

To whom it may concern:

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

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

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

Sincerely,

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

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

## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, April 20, 2026 6:29 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC ASLS 79-109, Bartlett Hills RSB Tr. 30 (MG)  
**Attachments:** Agenda Plat.pdf

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

Matthew,

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

Thanks,

**GCI** | OSP Design  
1001 Northway Dr., 1<sup>st</sup> Floor, Anchorage, AK 99508  
e: OSPDesign@gci.com | w: [www.gci.com](http://www.gci.com)

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, April 3, 2026 12:34 PM  
**To:** carol.fowler@alaska.gov; eric.johnson@alaska.gov; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; twalter@fmgconsultants.com; Brian Davis <Brian.Davis@matsugov.us>; rgerlach@mtaonline.net; willjam55@gmail.com; J Stras <jstras@mtaonline.net>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC ASLS 79-109, Bartlett Hills RSB Tr. 30 (MG)

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

Hello,

The following link is a request for comments for the proposed ASLS 79-109, Bartlett Hills RSB Tr. 30. Please ensure all comments have been submitted by April 24, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[ASLS 79-109 BARTLETT HILLS RSB Tr. 30](#)



## Matthew Goddard

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Wednesday, April 22, 2026 10:14 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC ASLS 79-109, Bartlett Hills RSB Tr. 30 (MG)

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

Hello,

MTA has no comments.

Thank you for the opportunity to comment.

### Holly Sparrow, Sr. Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2599 | [www.mtasolutions.com](http://www.mtasolutions.com)



---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Friday, April 3, 2026 12:34 PM  
**To:** carol.fowler@alaska.gov; eric.johnson@alaska.gov; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; twalter@fmgconsultants.com; Brian Davis <Brian.Davis@matsugov.us>; rgerlach@mtaonline.net; willjam55@gmail.com; J Stras <jstras@mtaonline.net>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC ASLS 79-109, Bartlett Hills RSB Tr. 30 (MG)

Hello,

May 6, 2026

To : Mat-Su Borough Platting Board

Through: Mathew Goddard

From : John Strassenburgh

Re : Case # 2026-034, Petitioner/Owner: Bush Construction Surveys/Harley Hightower

Dear Platting Board members,

The subject property is within the Greater Talkeetna Road Service Area #29. I am the Primary Supervisor of the RSA 29 Road Board. but I am writing here as an individual. There is not sufficient time before the Staff Report deadline for our RSA 29 Board to meet and consider this issue as a body.

I write to express my concern over the petitioner's request for a variance from MSB 43.20.140 Physical Access. If granted, such a variance would relieve the Petitioner of the requirement that physical access conform to the stipulations of the Subdivision Construction Manual (SCM) and that the constructed access be located entirely within the dedicated or legal rights-of-way.

A lot of work went into developing the SCM. It contains the requirements necessary for safe, efficient, maintainable, and durable road infrastructure. A goodly body of RSA 29 roads have been certified for maintenance in the past, despite the fact such roads were in poor condition and should not have been certified. As a consequence, RSA 29 is plagued with substandard roads that require ongoing maintenance, remediation, and expense. The RSA is behind the curve, repairing what we have in order to maintain our infrastructure instead of building on what we have in order to strengthen our infrastructure.

Granting a variance to MSB 43.20.140 Physical Access, would put the RSA even further behind the curve, and likely would end up burdening the RSA taxpayer.

Granting the requested variance would be detrimental to public health, safety, or welfare, or injurious to adjacent property. I realize that these are Ag parcels, and that the path to a conventional subdivision has obstacles to overcome. Nonetheless, the development of a conventional subdivision at some time in the future is not improbable.

In that scenario, a variance now, in 2026, would make it very difficult to not follow that precedent in, say, 2030. A 2030 developer might argue that the 2026 Platting Board would not have granted a variance, had the 2026 Platting Board not determined that the 2026 Petitioner's request satisfied all three requirements of MSB 43.15.075 VARIANCE; STANDARDS FOR APPROVAL. If the variance satisfied the code in 2026, how could it not satisfy the code in 2030?

There would be a great deal of pressure on the 2030 Platting Board to also grant the physical access variance. In which case, the likely scenario would be that the 2030 owners of parcels in this hypothetical future subdivision would clamor for standard certified roads. And, as has happened in the past, the RSA 29 taxpayer would be saddled with the cost of constructing a certifiable residential standard road so that qualifies for maintenance.

Whenever access requirements are, in effect waived (by granting a variance) for one owner, someone down the line, as lands are developed, will have to pay, and it shouldn't be the RSA taxpayer.

It is not uncommon for roads within RSA 29 to stray outside a right of way. As you can imagine, this creates obvious problems, and some of the encroachments are not so easy to fix.

Looking at MSB 43.15.075 **VARIANCE; STANDARDS FOR APPROVAL**, I don't see that the Petitioner's request satisfies any of the three required standards. Note, the three standards are labeled 3A, 3B, and 3C, on the Variance Application, which corresponds to A1,A2, A3 in the MSB code.

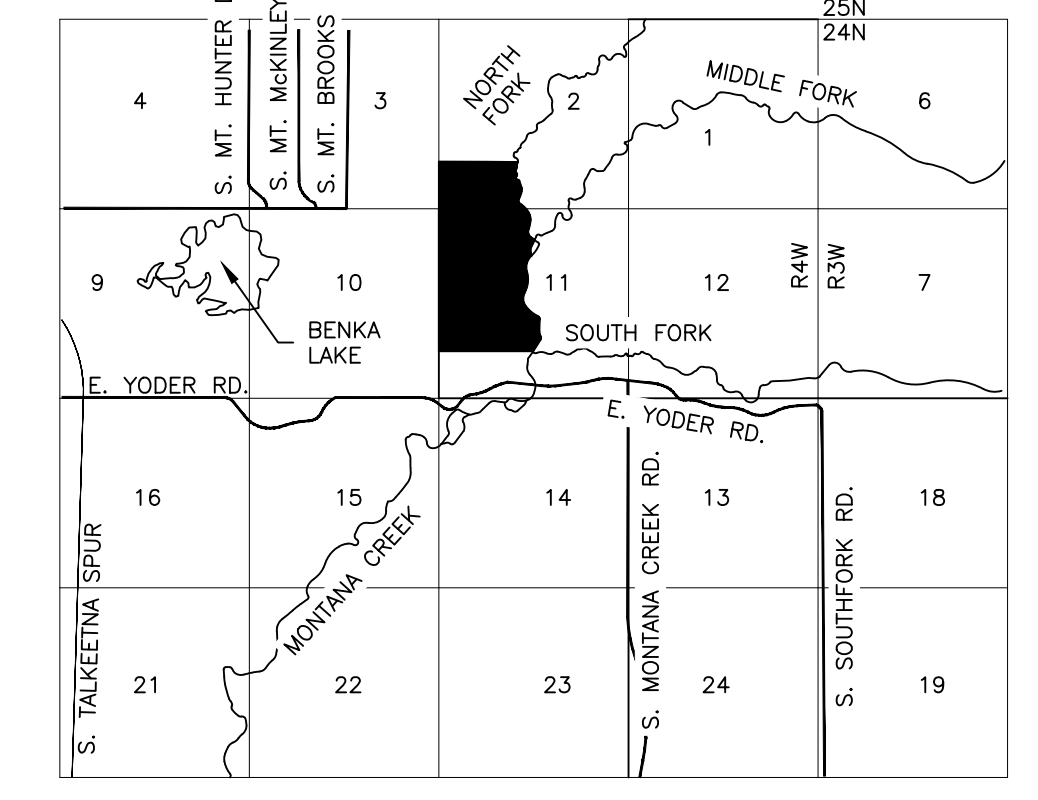
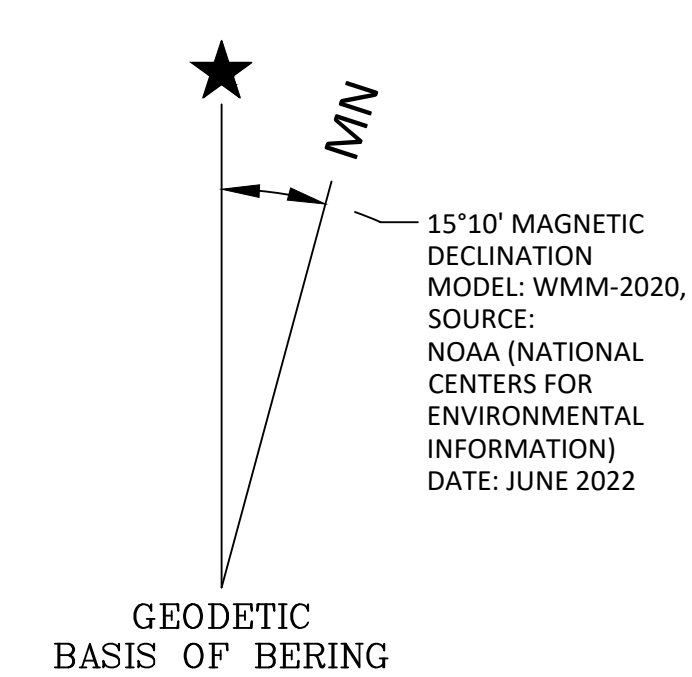
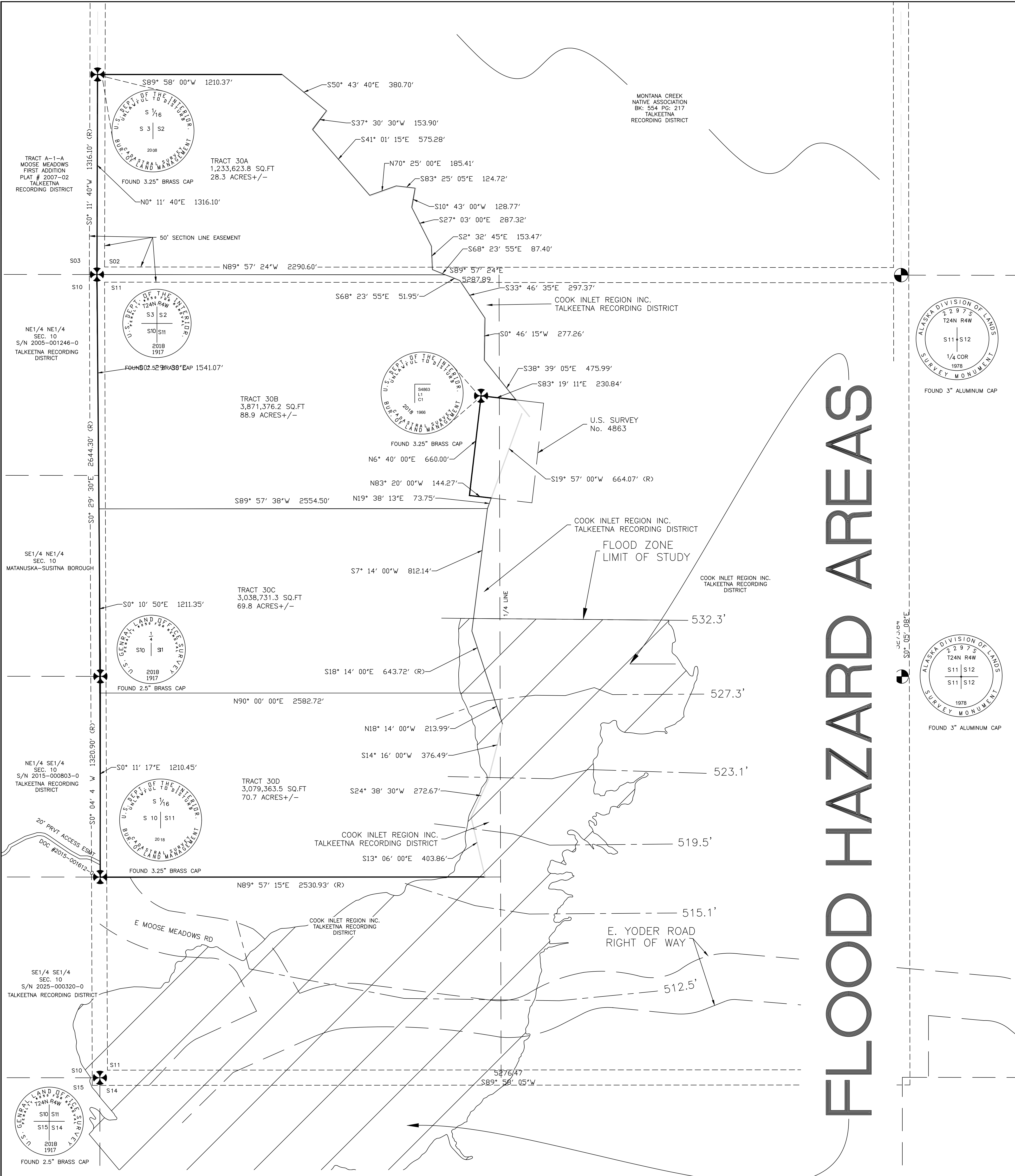
A1: the paragraphs above explain that granting the variance would be "detrimental to public health, safety, or welfare, or injurious to adjacent property." And so, the first stipulation of 43.15.075 is not satisfied.

A2: I've looked at the hillshade maps, the satellite images, contour maps. and I don't see that the topography of the subject property is substantively different from adjacent properties. And so the second stipulation of 43.15,075 is not satisfied.

A3: The Petitioner's written argument (available in the public review materials) is, in my opinion, not sufficient to justify the Petitioner's claim of "undue substantial hardship."

In sum, I believe that the variance request fails to meet the standard for approval required by Borough Code. Therefore, it should not be approved.

Sincerely,  
John Strassenburgh  
[jstras@mtaonline.net](mailto:jstras@mtaonline.net)



SOURCE: ALASKA MAPPER 1" = 1 MILE VICINITY MAP

- LEGEND:**
- UNSURVEYED
  - SURVEYED
  - (M) MEASURED
  - (C) COMPUTED
  - (R) RECORD
  - ⊗ FOUND GLO BRAS CAP
  - ⊙ FOUND STATE OF ALASKA ALUMINUM CAP

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

I CERTIFY THAT THIS EASEMENT VACATION AND EASEMENT DEDICATION 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 2026 AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

\_\_\_\_\_  
Planning & Land Use Director Date \_\_\_\_\_

\_\_\_\_\_  
Attest: Platting Clerk

**CERTIFICATE OF PAYMENT OF TAXES**

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

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

**CERTIFICATE OF OWNERSHIP & DEDICATION:**

WE THE UNDERSIGNED, CERTIFY THAT WE ARE THE OWNERS OF GOVERNMENT LOT 6, AS SHOWN ON THIS PLAT. WE APPROVE THIS PUBLIC ACCESS EASEMENT VACATION PLAT AND DEDICATE PUBLIC ACCESS EASEMENT.

SEE AFFIDAVIT

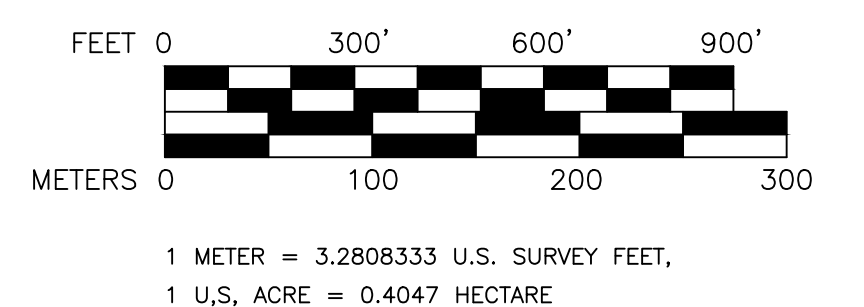
DATE \_\_\_\_\_ HARLEY HIGHTOWER  
7441 TRENTON LANE  
ANCHORAGE AK 99502

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ OF \_\_\_\_\_, 2026

BY: \_\_\_\_\_

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



UPDATED: AGENDA COPY

**GENERAL NOTES**

1. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. ALL MATTERS SHOWN ON THE PLAT FILED UNDER PLAT No. 80-25, LOCATED IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
4. BASIS OF BEARING G.P.S. OBSERVATION TAKEN AT THE 1/4 CORNER COMMON WITH SECTION 11 AND SECTION 10, T24N, R4W, S.M. AK.
5. FLOOD ZONE: COMMUNITY MATANUSKA-SUSITNA BOROUGH, NUMBER 020021, PANEL 3540, SUFFIX F (VERTICAL DATUM: NAVD 88)
6. THE PARCELS SHOWN/DESCRIBED HEREON ARE AGRICULTURAL PARCELS AND AS SUCH ARE SUBJECT TO STATUTORY, REGULATORY, AND TITLE RESTRICTIONS INCLUDING RESTRICTIONS ON SUBDIVISION. PLEASE CONTACT THE DIVISION OF AGRICULTURE, DEPARTMENT OF NATURAL RESOURCES, STATE OF ALASKA, FOR FURTHER INFORMATION. (REFERENCE DNR FILE No. ADL 203288)

**A Subdivision of: Alaska State Land Survey No. 79-109**  
**Tract 30, Bartlett Hills Alaska Subdivision**

Plat No. 80-25 AMENDED PLAT  
 Located within Surveyed  
 Sec.2 and 11, T 24 N, R 4 W S.M. ALASKA  
 TALKEETNA RECORDING DISTRICT  
 THIRD JUDICIAL DISTRICT, STATE OF ALASKA

CONTAINING  
 257.7 +/- ACRES  
 DNR FILE No. ADL 203288

PREPARED BY:  
**BUSH CONSTRUCTION SURVEYS, INC.**  
 MAILING: PO BOX 876390 WASILLA, AK 99687  
 PHYSICAL: 3167 CATTLE LDDP WASILLA, AK 99654  
 OFFICE# 907-373-6996

Phone: (907) 373-6996	Drawn: SH	Scale: 1"=300'
Date: 3/12/2026	Date of Survey: Feb.-Dec. 2025	Job# 24-44 HARLEY
License#: AECC729	SHEET 1 OF 1	

D



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 21, 2026

PRELIMINARY PLAT:       SETTLERS BAY UNIT No. 11  
LEGAL DESCRIPTION:       SEC 03, T16N, R02W, SEWARD MERIDIAN AK  
PETITIONERS:             PREMIER HOMES LLC  
SURVEYOR/ENGINEER:     SOUTHWEST ALASKA SURVEYING LLC  
ACRES: 3.06 ±             PARCELS: 5  
REVIEWED BY:             CAYMAN REYNOLDS                             CASE #: 2026-042

---

**REQUEST:** The request is to create 5 lots from Tract E, Plat # 77-17, (Tax ID: 6612000T00E), to be known as **SETTLERS BAY UNIT No. 11**, containing 3.06 acres +/- . The property is located south of South Knik Goose Bay Road, directly east of South Settlers Bay Drive, and west of South Roosevelt Drive; within the NW ¼ Section 03, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3.

**EXHIBITS:**

**SUPPORTING DOCUMENTATION:**

Vicinity Map and Aerial Photos  
Soils Report

**EXHIBIT A** – 4 pgs  
**EXHIBIT B** – 7 pgs

**AGENCY COMMENTS**

MSB Pre Design & Engineering  
USACE  
Utilities  
Public Comments

**EXHIBIT C** – 1 pg  
**EXHIBIT D** – 1 pg  
**EXHIBIT E** – 2 pgs  
**EXHIBIT F** – 2 pgs

**DISCUSSION:** The proposed subdivision is east of South Settlers Bay Drive, and west of South Roosevelt Drive. Petitioner will be creating five lots, ranging in size from 0.47 acres to 0.78 acres. All access to the lots will be through the existing West Colony Drive. All proposed lots will have public water and sewer utilities, addressing the MSB PD&E comment.

**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 are already met.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, notes testholes were excavated to a minimum of 8'. Testhole location map and soils log are attached. Soils are classified as a layer of topsoil overlaying various depths of sand and silty sand. In testhole #2 Silty gravel was encountered. Groundwater was encountered in all testholes at between 8.5' and 1'. Following Regrading, all lots to have at least 10,000 sf of useable building area.

**Comments:** MSB Pre Design & Engineering (**Exhibit C**) "It is PD&E's understanding that conditions of approval to create usable septic area are no longer allowed, and that each lot must contain 10,000 sq. ft. of contiguous usable septic area at the time of preliminary plat submittal. Please verify with Tyler Young and MSB Law."

USACE (**Exhibit D**) "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." See Exhibit for further details.

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

**Public Comments:** (**Exhibit F**) Two public comments were received, one in support and one opposed. Support comment states that more lots could help more families to buy homes. Opposed comment states that new development will bring more traffic and invite "rif-raf" and are opposed to townhomes and multi-family dwellings.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Emergency Services, Community Development, Assessments, Planning, or Development Services.

**CONCLUSION:** The preliminary plat of Settlers Bay Unit No. 11 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 was one objection 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).

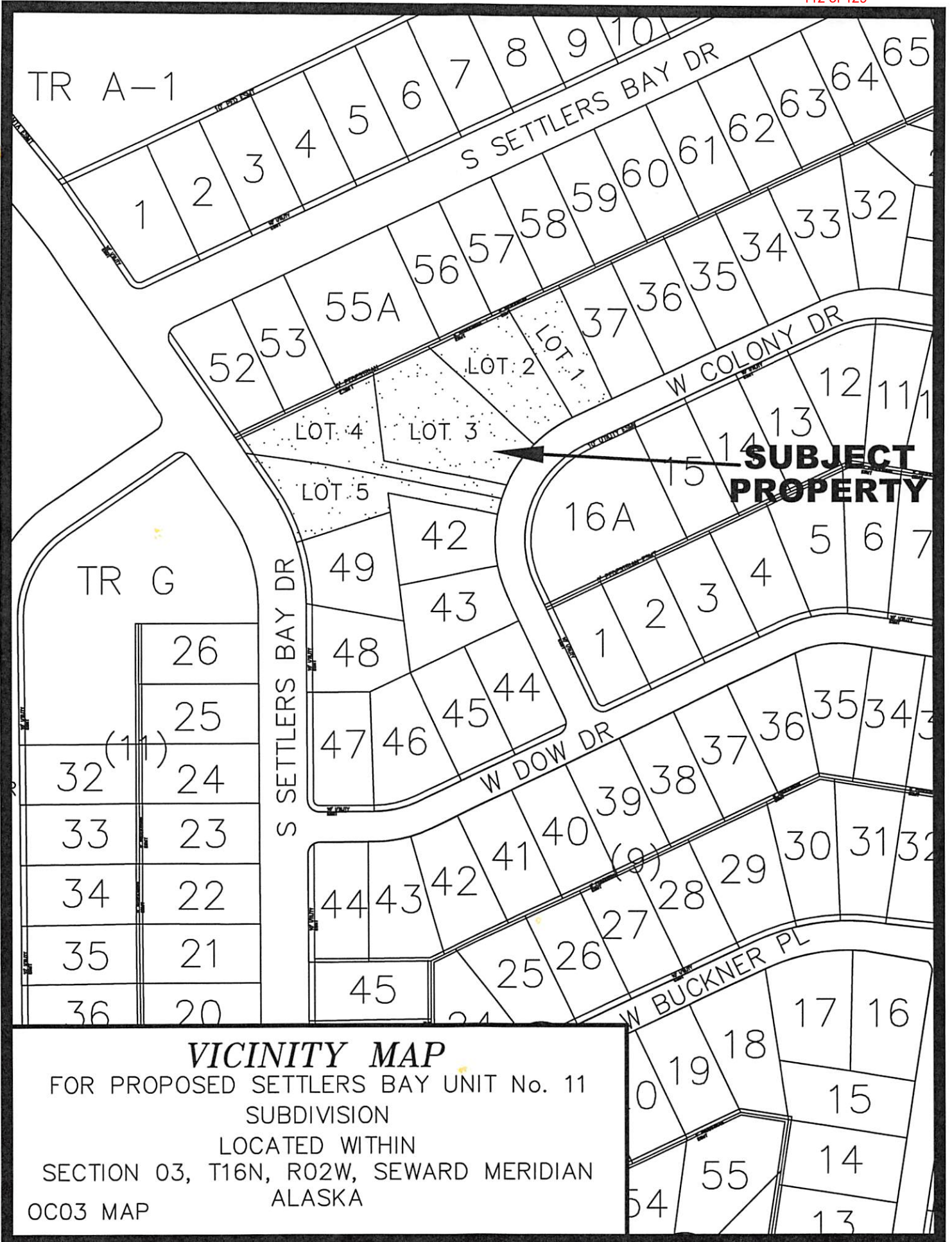
### **FINDINGS OF FACT**

1. The plat of Settlers Bay Unit No. 11 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. The lot has the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Emergency Services, Community Development, Assessments, Planning, or Development Services.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There was one objection 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 Settlers Bay Unit No. 11, Section 03, Township 16 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Provide final approval for connection to a DEC approved offsite community sewer system for all lots created.
5. Sewer and water connections to be in place for each lot prior to recordation.
6. Change note 1 on final plat to state the following: "Lots 1 through 5 are served by community water and sewer systems. No on-site septic systems or private wells shall be allowed on lots created by this plat."
7. Provide final As-Built of all community water and community sewer systems.
8. Show all easements of record on final plat.
9. Submit recording fees, payable to Department of Natural Resources (DNR).
10. Submit plat in full compliance with Title 43.



**VICINITY MAP**

FOR PROPOSED SETTLERS BAY UNIT No. 11  
SUBDIVISION  
LOCATED WITHIN  
SECTION 03, T16N, R02W, SEWARD MERIDIAN  
ALASKA

OC03 MAP

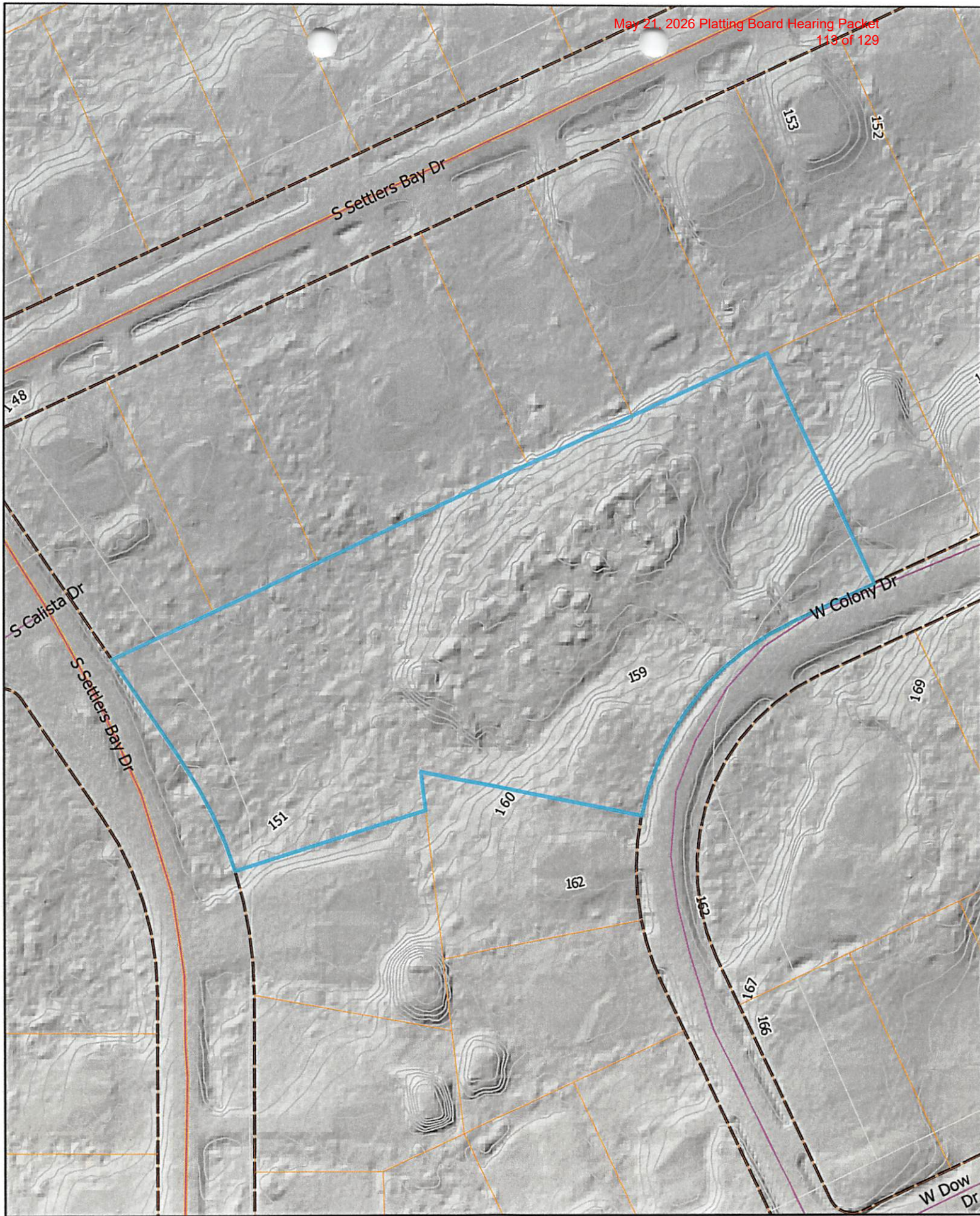
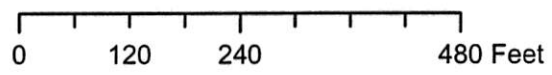


EXHIBIT A-2



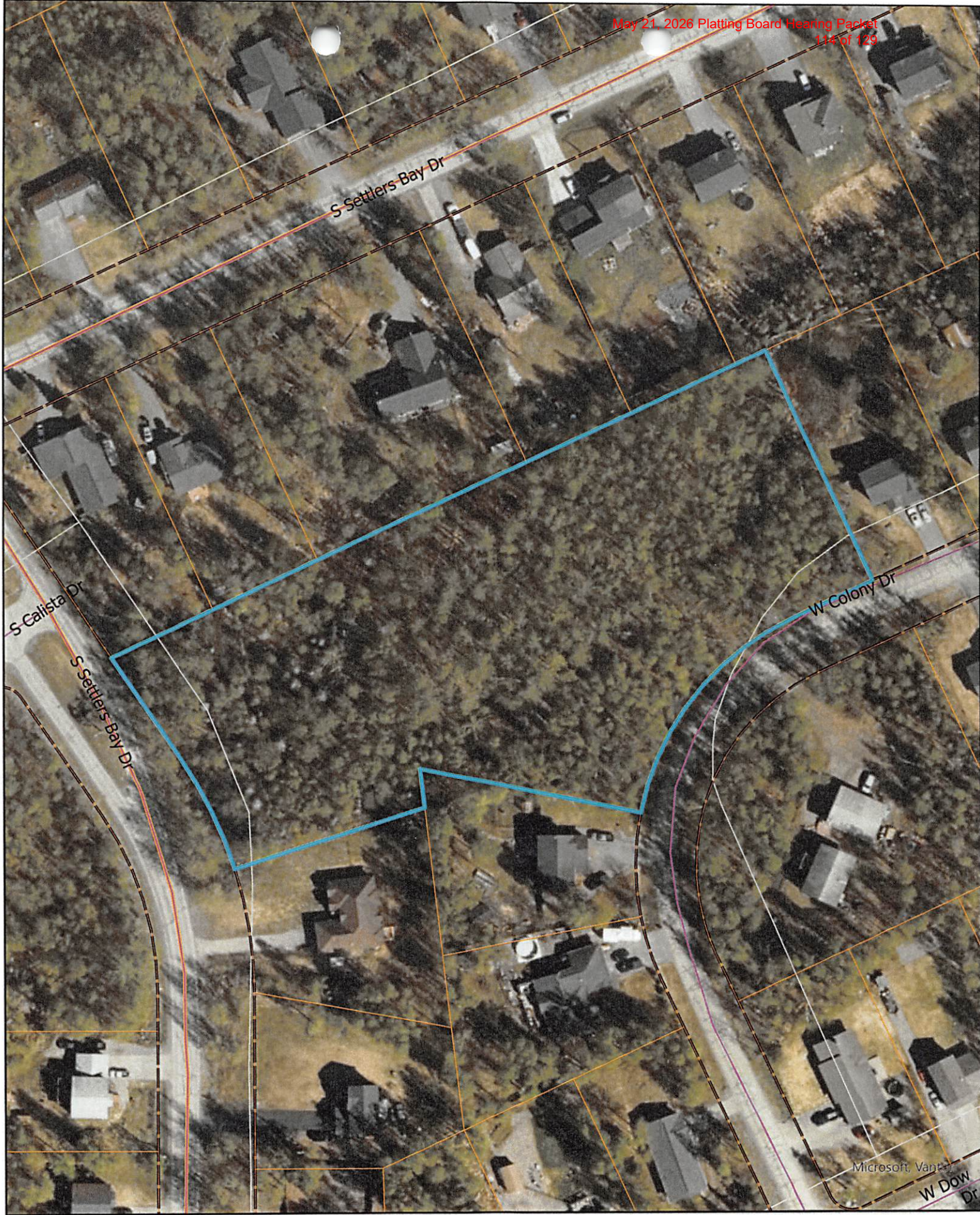
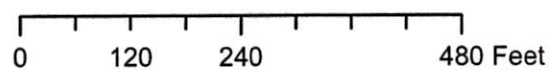


EXHIBIT A-3



33' SECTION LINE ESMT

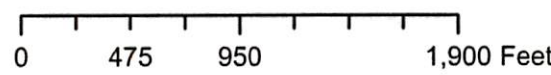
17' SLE



Microsoft, Vector



EXHIBIT A-4





Pioneer Engineering LLC  
Professional, Reliable, Local

---

December 30, 2025 (amended 2-23-26)

**RE: Usable Area Report  
Settlers Bay #2, Tract E**

Fred Wagner, PLS  
Platting Officer, Mat-Su Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645

Dear Mr. Wagner,

**Description:** Working on behalf of the owners and in coordination with Southwest Alaska Surveying LLC, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide the parent 3.06-acre parcel into 5 lots, each varying from 0.47 to 0.78 acres in size.

**Test Hole:**

Six test holes were excavated on 6-26-25. They were sited to best represent the soils in all lots. In all test holes an upper topsoil layer overlaid varying depths of poorly graded sand (SP) and silty sand (SM) to the bottom of each test hole. In test hole #2, silty gravel (GM) was encountered. Copies of the soil logs and a location map are attached. Groundwater was encountered in all of the test holes, varying from 1 foot BGS to 8.5 feet BGS. No percolation tests were performed, but gradations were performed where silty soils were encountered in each test hole.

**Useable Area:** The proposed tracts have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines, topography, and groundwater.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, **following regrading, each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA.**

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.  
Owner/Principal Engineer,  
Pioneer Engineering LLC  
16547 E Smith Road  
Palmer, AK 99645  
907-863-2455



# SOIL LOG

RECEIVED

APR 09 2026

PLATTING

Job Number: 2025-SW-109

Project Location: Settlers Bay #2, Tract E  
6961 W Colony Drive

Logged By: Jacquelyn Dietze

Date: 6-26-25

## TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Poorly-graded sand (SP)
3	
4	
5	
6	
7	Silty sand (SM)
8	Groundwater @ 7'
9	Silty sand (SM)
10	
11	
12	
13	
14	Bottom of test hole
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:  
**See test hole map**

COMMENTS:  
**Soils can support a conventional onsite wastewater system. Groundwater may necessitate lot regrading or lift station.**

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 stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

# SOIL LOG

Job Number: 2025-SW-109

Project Location: Settlers Bay #2, Tract E  
6961 W Colony Drive

Logged By: Jacquelyn Dietze

Date: 6-26-25

## TEST HOLE NO. 2

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Silty gravel (GM)
3	
4	
5	
6	
7	Groundwater @ 6'
8	Silty sand (SM)
9	
10	
11	
12	
13	Bottom of test hole
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:  
**See test hole map**

COMMENTS:  
**Soils can support a conventional onsite wastewater system. Groundwater may necessitate lot regrading or lift station.**

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 stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

# SOIL LOG

Job Number: 2025-SW-109

Project Location: Settlers Bay #2, Tract E  
6961 W Colony Drive

Logged By: Jacquelyn Dietze

Date: 6-26-25

### TEST HOLE NO. 3

Depth (feet)	Description
0	
1	<b>Topsoil (OL)</b>
2	<b>Poorly graded sand (SP)</b>
3	
4	
5	
6	----- <b>Groundwater @ 4'</b>
7	<b>Silty sand (SM)</b>
8	
9	<b>Bottom of test hole</b>
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:  
**See test hole map**

COMMENTS:  
**Soils can support a conventional onsite wastewater system. Groundwater may necessitate lot regrading or lift station.**

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 stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

# SOIL LOG

Job Number: 2025-SW-109

Project Location: Settlers Bay #2, Tract E  
6961 W Colony Drive

Logged By: Jacquelyn Dietze

Date: 6-26-25

## TEST HOLE NO. 4

Depth (feet)	Description
0	
1	<b>Topsoil (OL)</b>
2	<b>Imported fill</b>
3	
4	
5	
6	
7	
8	
9	
10	<b>Silty sand (SM)</b>
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	



**TEST HOLE LOCATION:**

**See test hole map**

**COMMENTS:**

**Soils can support a conventional onsite wastewater system.**

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 stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

# SOIL LOG

Job Number: 2025-SW-109

Project Location: Settlers Bay #2, Tract E  
6961 W Colony Drive

Logged By: Jacquelyn Dietze

Date: 6-26-25

## TEST HOLE NO. 5

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Poorly graded sand (SP) Groundwater @ 2'
3	
4	
5	Poorly graded sand (SP) w/trace of silt
6	
7	
8	Bottom of test hole
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:  
**See test hole map**

COMMENTS:  
**Soils can support a conventional onsite wastewater system. Groundwater may necessitate lot regrading or lift station.**

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 stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

# SOIL LOG

Job Number: 2025-SW-109

Project Location: Settlers Bay #2, Tract E  
6961 W Colony Drive

Logged By: Jacquelyn Dietze

Date: 6-26-25

### TEST HOLE NO. 6

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Groundwater @ 1'
3	Poorly graded sand (SP) w/trace of silt
4	
5	Bottom of test hole
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:  
**See test hole map**

COMMENTS:  
**Soils can support a conventional onsite wastewater system. Groundwater may necessitate lot regrading or lift station.**

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 stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

## Cayman Reynolds

---

**From:** Tammy Simmons  
**Sent:** Tuesday, May 5, 2026 2:44 PM  
**To:** Cayman Reynolds  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: RFC Settlers Bay Unit No. 11 CR

Hello,

It is PD&E's understanding that conditions of approval to create usable septic area are no longer allowed, and that each lot must contain 10,000 sq. ft. of contiguous usable septic area at the time of preliminary plat submittal. Please verify with Tyler Young and MSB Law.

Thank you.

PD&E Review Group

---

**From:** Cayman Reynolds <Cayman.Reynolds@matsugov.us>  
**Sent:** Wednesday, April 15, 2026 9:54 AM  
**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>; admin@kfccak.org; raymie@mtaonline.net; billydoc56@hotmail.com; tunbayak@gmail.com; pcook@alaskan.com; gina@eskolas.com; davemtp@mtaonline.net; lszipzsky@palmerpolice.com; susanstele550@gmail.com; trishrobinson907@yahoo.com; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com; Dee McKee <Dee.McKee@matsugov.us>  
**Subject:** RFC Settlers Bay Unit No. 11 CR

Hello,

The following link is a request for comments for the proposed Settlers Bay Unit No. 11 subdivision.

Please ensure all comments have been submitted by May 6, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Settlers Bay Unit No. 11](#)

Feel free to contact me if you have any questions.

## Cayman Reynolds

---

**From:** Locken, Amanda N CIV USARMY CEPOA (USA) <Amanda.N.Locken@usace.army.mil>  
**Sent:** Friday, April 17, 2026 8:39 AM  
**To:** Cayman Reynolds  
**Subject:** FW: RFC Settlers Bay Unit No. 11 CR

Good morning Cayman,

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

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

Sample drawings can also be found on our website at  
[www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf).

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

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

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

V/r,

Amanda Locken  
Regulatory Specialist  
North Central Section  
U.S. Army Corps of Engineers  
(907) 347-6148



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

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

## Cayman Reynolds

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, May 5, 2026 4:20 PM  
**To:** Cayman Reynolds  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Settlers Bay Unit No. 11 CR  
**Attachments:** Agenda Plat.pdf

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

Cayman,

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

Thanks,

GCI | OSP Design

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

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

---

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

**Sent:** Wednesday, April 15, 2026 9:54 AM

**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>; admin@kfccak.org; raymie@mtaonline.net; billydoc56@hotmail.com; tunbayak@gmail.com; pcook@alaskan.com; gina@eskolas.com; davemtp@mtaonline.net; lszipszky@palmerpolice.com; susansteale550@gmail.com; trishrobinson907@yahoo.com; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com; Dee McKee <Dee.McKee@matsugov.us>

**Subject:** RFC Settlers Bay Unit No. 11 CR

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

Hello,

The following link is a request for comments for the proposed Settlers Bay Unit No. 11 subdivision.

Please ensure all comments have been submitted by May 6, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Settlers Bay Unit No. 11](#)

## Cayman Reynolds

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Tuesday, April 21, 2026 3:54 PM  
**To:** Cayman Reynolds  
**Subject:** RE: RFC Settlers Bay Unit No. 11 CR

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

Hello,

MTA has no comments on Settlers Bay Unit No. 11.

Thank you for the opportunity to comment.

### Holly Sparrow, Sr. Right of Way Agent

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



Life. Technology. Together.

---

**From:** Cayman Reynolds <Cayman.Reynolds@matsugov.us>  
**Sent:** Wednesday, April 15, 2026 9:54 AM  
**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>; admin@kfccak.org; raymie@mtaonline.net; billydoc56@hotmail.com; tunbayak@gmail.com; pcook@alaskan.com; gina@eskolas.com; davemtp@mtaonline.net; lszipzsky@palmerpolice.com; susanstelee550@gmail.com; trishrobinson907@yahoo.com; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com; Dee McKee <Dee.McKee@matsugov.us>  
**Subject:** RFC Settlers Bay Unit No. 11 CR

Hello,

The following link is a request for comments for the proposed Settlers Bay Unit No. 11 subdivision.

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

RECEIVED

MAY 8 2026

PLATTING

56612B09L008 323  
BISHOP KEVIN ALASTAIR  
PO BOX 877176  
WASILLA, AK 99687

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: PREMIER HOMES, LLC**

**REQUEST:** The request is to create 5 lots from Tract E, Plat # 77-17, (Tax ID: 6612000T00E), to be known as **SETTLERS BAY UNIT No. 11**, containing 3.06 acres +/- . The property is located south of South Knik Goose Bay Road, directly east of South Settlers Bay Drive, and west of South Roosevelt Drive; within the NW ¼ Section 03, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3.

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 21, 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](mailto: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](http://www.matsugov.us/boards/platting).

No Objection [ ] Objection [ ] Concern

Name: Kevin Bishop Address: 16841 W Hemmer Dr Wasilla AK 99623

Comments: I think it is a good plan because it would increase the number of lots and/or houses in the ~~neighborhood~~ neighborhood. That could help more families buy homes.

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

RECEIVED  
MAY 06 2026  
PLATTING

56612B07L004 354  
MARCHWICK JEREMIAH EDWARD  
PO BOX 877423  
WASILLA, AK 99687-7423

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: PREMIER HOMES, LLC**

**REQUEST:** The request is to create 5 lots from Tract E, Plat # 77-17, (Tax ID: 6612000T00E), to be known as **SETTLERS BAY UNIT No. 11**, containing 3.06 acres +/- . The property is located south of South Knik Goose Bay Road, directly east of South Settlers Bay Drive, and west of South Roosevelt Drive; within the NW ¼ Section 03, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3.

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 21, 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](mailto: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](http://www.matsugov.us/boards/platting).

[ ] No Objection  Objection [ ] Concern

Name: Jeremiah Marchwick Address: 6501 S. Roosevelt Dr.

Comments: I chose this Community 13 years ago because it was single family homes and I want it to stay that way. We already have enough traffic and adding a multi units, will only increase it. Additionally, I pay a lot in property taxes and adding ~~condos~~ condos will bring our values down, Not to mention bring possible rifraf. Townhomes and Multifamily dwellings need to stay in Settlersbay #1!

Case # PLAT-2026-000042 CR

Note: Vicinity map Located on Reverse Side

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER 202 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.

202

PLANNING AND LAND USE DIRECTOR

ATTEST:

PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 202 AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RE-SUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MATANUSKA-SUSITNA BOROUGH

DATE

CURVE DATA

Table with columns: CURVE NO., ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains 8 rows of curve data.

SEWAGE TREATMENT LAGOON

TR B-2

S CALISTA DR

S SETTLERS BAY DR

EXISTING 8' PEDESTRIAN EASEMENT PLAT 77-17

W COLONY DR

TR G

S SETTLERS BAY DR

LEGEND

- SET 2" ALUMINUM CAP ON EXISTING 5/8" REBAR.
PLASTIC CAP ON 5/8" REBAR RECOVERED THIS SURVEY
1/2" REBAR RECOVERED THIS SURVEY
(M) MEASURED DATA THIS SURVEY
(R) RECORD DATA (SETTLERS BAY UNIT NO. 2 PLAT No. 77-17)
(R1) RECORD DATA (SETTLERS BAY UNIT NO. 2 LOTS 55A PLAT No. 97-120)
(C) CALCULATED DATA THIS SURVEY
UB UTILITY BOX
PWT POWER TRANSFORMER
WV WATER VALVE

TYPICAL MONUMENT SET

2" ALUMINUM CAP ON 5/8" REBAR 30" LONG

NOTES

- 1. NO INDIVIDUAL WATER SUPPLY SYSTEM SHALL BE PERMITTED ON ANY LOT. THIS SUBDIVISION IS SERVED BY A COMMUNITY WATER SYSTEM. THIS SUBDIVISION HAS ACCESS TO A COMMUNITY SEWAGE SYSTEM, ANY INDIVIDUAL SEWAGE SYSTEMS MUST BE LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS DISPOSAL SYSTEMS.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
4. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
5. THIS SUBDIVISION IS SUBJECT TO:
(CA) A WEA BLANKET ELECTRICAL TRANSMISSION AND TELEPHONE EASEMENT. RECORDED IN BOOK 39, PAGE 318 ON 8/27/1958.
(CB) EASEMENTS AS DELINEATED ON PLAT OF SETTLERS BAY SUBDIVISION, UNIT No. 2, PLAT 77-17.
(CC) COVENANTS AND NOTES AS SHOWN ON THE PLAT OF SETTLERS BAY SUBDIVISION, UNIT No. 2, PLAT No. 77-17.



CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF TRACT E OF SETTLERS BAY SUBDIVISION UNIT NO. 2, AS SHOWN AND DESCRIBED ON THIS PLAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

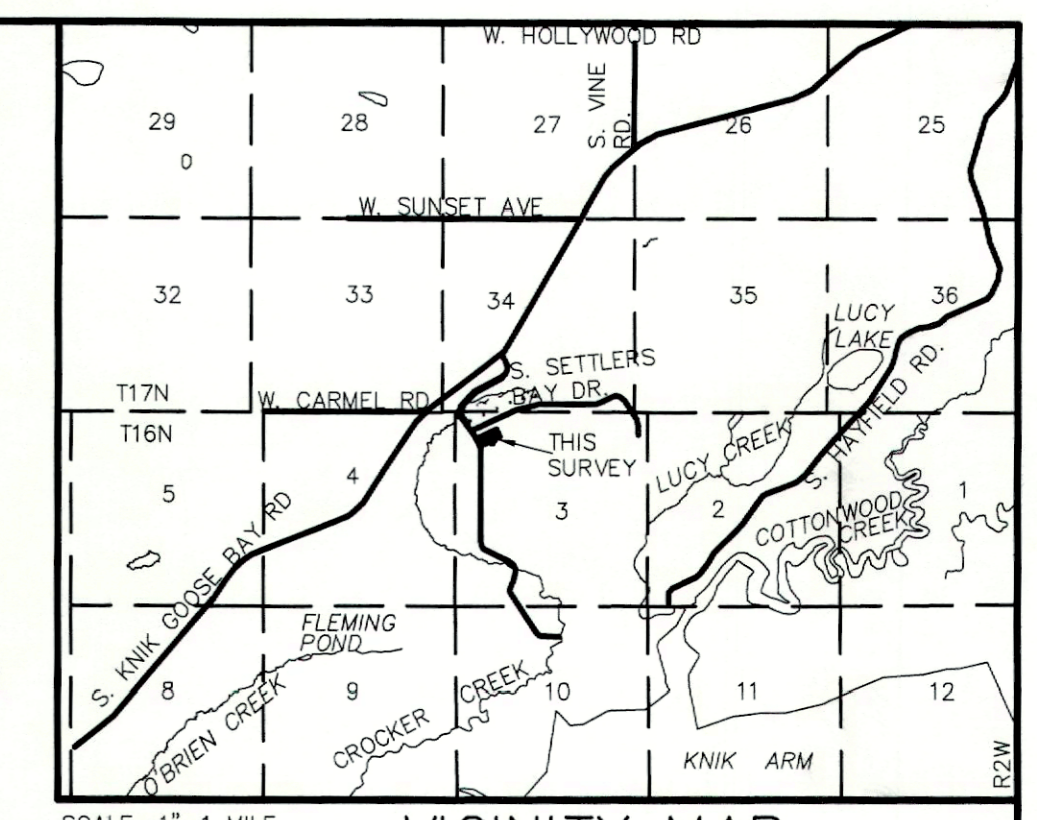
PREMIER HOMES, LLC
DMITRY KUDRYN, OWNER
P.O. BOX 879732
WASILLA, AK 99687

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 202 BY

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES:



SCALE: 1"=1 MILE VICINITY MAP

SURVEYOR'S CERTIFICATE

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

DATE: 3/2/2026
John P. O'Connor
JOHN P. O'CONNOR



SCALE 1"=40'



Agenda Copy

RECEIVED
MAR 12 2026
PLATTING

PRELIMINARY PLAT
SETTLERS BAY UNIT No. 11
A SUBDIVISION OF TRACT E BLOCK 7 OF SETTLERS BAY SUBDIVISION UNIT NO. 2 PLAT No. 77-17 CREATING 5 LOTS.
LOCATED WITHIN NW1/4 NW 1/4 SEC 3 T16N, R2W, SM., AK CONTAINING 3.06 ACRES MORE OR LESS.
PALMER RECORDING DISTRICT
DATE OF SURVEY: BEGINNING: 2/10/2026 ENDING:
DRAWN BY: J.O. DATE: 3/2/2026 GRID:
CHECKED BY: C.O. SCALE: 1"=40' F.B. 2025-2 SHEET 1 OF 1
PREPARED BY: SOUTHWEST ALASKA SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION No. 748530
2800 N PARK DRIVE
WASILLA, AK 99654
PHONE 907-373-1607 OR 907-631-2503
PREPARED BY: SOUTHWEST ALASKA SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION No. 748530
2800 N PARK DRIVE
WASILLA, AK 99654
PHONE 907-373-1607 OR 907-631-2503