

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Tyler Young

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Smith



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

CONFERENCE ROOM 110
350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

June 10, 2026

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **SHIRE ESTATES:** The request is to create two lots from Lots 1,2 &3, Shire Estates (Plat#2021-62) (Tax ID#'s 8128000L001, 8128000L002 & 8128000L003), to be known as **SHIRE ESTATES 2025 LOTS 1A & 3A**, containing 5.1 acres +/- . The property is directly south of W. Clydesdale Drive and directly north of W. Fairview Loop; within the NE ¼ Section 29, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #3. (Petitioner/Owner: Chase & Savannah Barrus, Staff: Chris Curlin, Case #2025-160)
- B. **WINDRY ACRES:** The request is to create two lots from Parcel 1, MSB Waiver #76-10, (Tax ID#18N03E06B002) to be known as **WINDRY ACRES**, containing 22.85 acres +/- . The property is directly south of N. Glenn Highway and directly north of the Matanuska River; within the SW ¼ Section 8, Township 18 North, Range 03 East, Seward Meridian, Alaska. In the Sutton Community Council and Assembly District #1. (Petitioner/Owner: Nancy & Daniel Dryden Estate, Staff: Chris Curlin, Case #2026-051)
- C. **HATCHER PASS VILLAGE PHASE X:** The request is to create four lots from Lot 36B & Tact C, Hatcher Pass Village Ph 8, (Plat#2022-132) and Parcel 1, MSB Waiver 2001-61-PWm recorded at Book 1134, Page 154), (Tax ID #'s 8332000L036B,

8332000T00C & 19N01E34B016) to be known as **Hatcher Pass Village Phase X**, containing 42.62 acres +/- . The property is directly north of E. Edgerton Parks Highway and east and west of N. Mountain Trails Drive; within the NE ¼ Section 33 & NW ¼ Section 34, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #6. *(Petitioner/Owner: Hatcher Pass Village Inc, Staff: Chris Curlin, Case #2026-052)*

- D. **METAL CREEK SUBDIVISION TRACT A:** The request is to create one lot from Parcels 17N02E26A018, and 17N02E26A019, to be known as **METAL CREEK SUBDIVISION TRACT A**, containing 4.99 acres +/- . The plat is located east of South Old Glenn Highway, directly north of South McKechnie Loop, and west of Bodenberg Creek, located within the NE ¼ Section 26, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. *(Petitioner/Owner: Metal Creek Holdings LLC, Staff: Cayman Reynolds, Case #2026-056)*

4. **ADJOURNMENT**

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **June 10, 2026**, in **CONFERENCE ROOM 110** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 10, 2026

ABBREVIATED PLAT: SHIRE ESTATES 2025 LOTS 1A & 3A
LEGAL DESCRIPTION: SEC 29, T17N, R01W S.M., AK
PETITIONERS: CHASE & SAVANNAH BARRUS
SURVEYOR/ENGINEER: KEYSTONE
ACRES: 5.1 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2026-160

REQUEST:

The request is to create two lots from Lots 1, 2 & 3, Shire Estates (Plat#2021-62) (Tax ID#'s 8128000L001, 8128000L002 & 8128000L003), to be known as **SHIRE ESTATES 2025 LOTS 1A & 3A**, containing 5.1 acres +/- . The property is directly south of W. Clydesdale Drive and directly north of W. Fairview Loop; within the NE ¼ Section 29, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #3.

EXHIBITS:

Vicinity Map and Aerial Photos **Exhibit A – 4 pgs**

COMMENTS:

USACE **Exhibit B – 1 pg**
ADOT&PF **Exhibit C – 2 pgs**
MSB Pre-Design and Engineering **Exhibit D – 1 pg**
MSB Permit Center **Exhibit E – 1 pg**
Utilities **Exhibit F – 4 pgs**

DISCUSSION: The proposed subdivision is creating two lots ranging in size from 1.38 acres to 3.77 acres +/- . Access for the lots exist from W. Clydesdale Drive.

Soils Report: No soils report was required for this case.

COMMENTS:

USACE: (**Exhibit B**) I'm responding to your request for comments regarding the proposed Shire Estates 2025 Lots 1A & 3A Subdivision. Review of the Mat-Su Borough Wetlands Mapper indicates that there are no wetlands or other waters present in the subject property. Hence, Department of the Army authorization from USACE is not likely required for placing fill material in this project site. Nonetheless, you are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application through the RRS (see link below) or to our general mailbox

(regpagemaster@usace.army.mil), and a project manager will be assigned to assist you. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

ADOT&PF: **(Exhibit C)** No objection to proposed lot redivision.

No direct access all lots to Fairview Loop Road.

Require plat note that says “No direct access to Fairview Loop Road” or similar.

Staff notes this is condition #4.

Please label and show dimensions on plat defining missing triangle on the south-east corner of lot which was acquired for the Fairview Loop Road project.

Please be advised this plat is within the project boundaries of the DOT&PF Fairview Loop Road Pathway & Safety Improvements project. For questions and further information, please contact project manager Lauren Little at lauren.little@alaska.gov or 907-378-5911.

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

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

Utilities: (Exhibit F) ENSTAR has no comments or recommendations. In review GCI has no comments or objections to the plat, attached is the signed plat for your records. MTA has no comments. MEA did not reply.

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

CONCLUSION

The plat of **SHIRE ESTATES 2025 LOTS 1A & 3A** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. A soils report was not required, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, or utilities at the time of this staff report.

FINDINGS OF FACT:

1. The plat of **SHIRE ESTATES 2025 LOTS 1A & 3A** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. All lots will have the required frontage pursuant to MSB 43.20.320
3. A soils report was not required due to reducing the number of lots in the subdivision.
4. There were no objections from any borough departments, outside agencies, or utilities; or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from, AKF&G, Community Development, or Assessments; MEA; or the public.

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: I move to approve the Preliminary Plat of SHIRE ESTATES 2025 LOTS 1A & 3A, Section 29, Township 17 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Add a plat note, "No direct access to Fairview Loop Road" or similar.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.

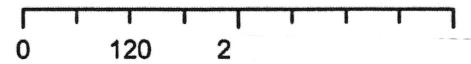
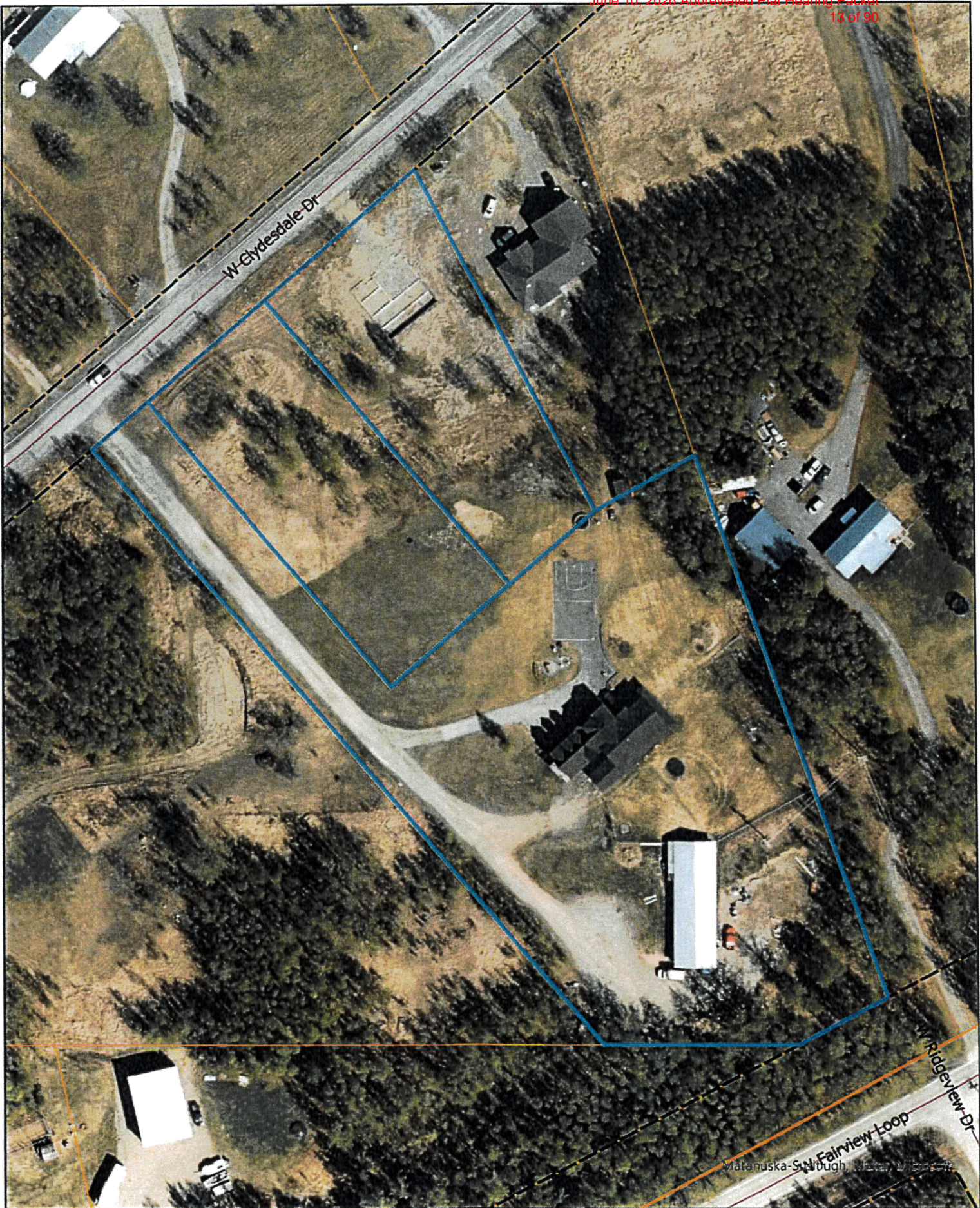


EXHIBIT A

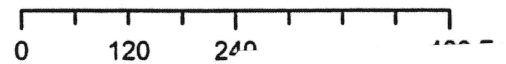


EXHIBIT A

Chris Curlin

From: Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>
Sent: Wednesday, May 13, 2026 4:05 PM
To: Chris Curlin
Subject: RE: RFC Shire Estates 2025 Lots 1A & 3A (CC)

Hi Chris,

I'm responding to your request for comments regarding the proposed Shire Estates 2025 Lots 1A & 3A Subdivision. Review of the Mat-Su Borough Wetlands Mapper indicates that there are no wetlands or other waters present in the subject property. Hence, Department of the Army authorization from USACE is not likely required for placing fill material in this project site. Nonetheless, you are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application through the RRS (see link below) or to our general mailbox (regpagemaster@usace.army.mil), and a project manager will be assigned to assist you. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

V/r, Greg



**US Army Corps
of Engineers®**

Greg Mazer

Project Manager, North Central Section | Regulatory
Division | U.S. Army Corps of Engineers | Alaska District
Cell: 907.347.9059 | Regulatory Main Line: 907.753.2717
Website: www.poa.usace.army.mil/missions/regulatory

RRS REGULATORY
beta REQUEST
SYSTEM

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

rrs.usace.army.mil

From: CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>
Sent: Wednesday, May 13, 2026 9:35 AM
To: Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>
Subject: FW: RFC Shire Estates 2025 Lots 1A & 3A (CC)

Please review the message below as Reg of the Day and respond as needed.
-Sara J

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, May 12, 2026 2:58 PM
To: CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>
Subject: [Non-DoD Source] RFC Shire Estates 2025 Lots 1A & 3A (CC)

Hello,



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Transportation and Public Facilities

Project Delivery: Statewide Planning
Anchorage Field Office

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

May 19, 2026

Tyler Young, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Young:

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

- **Tenakee Cove; PLT-21-8-3305; HO 13 LS Talbert; Daniel & Haley Talbert; Waiver #85-5 (Big Lake Road)**
 - DOT&PF recommends formal platting of a road for access for all lots to Big Lake Road. If no road is platted, a shared access easement is required, as shown on current drawings, to establish a single access point for all five lots to share access to Big Lake Road.
 - Agree with and require retention of plat note 6: "One shared access to Big Lake Road for all lots".
 - A single access to Big Lake Road for all lots will be permitted. Apply for shared driveway access. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.
 - Please be aware of minimum driveway standards for site distance and driveway dimensioning, please reference [chapter 11, section 1190](#) of the [Alaska Highway Preconstruction Manual](#).
 - Please be advised that these parcels are within the corridor of the DOT&PF *Big Lake Road Rehabilitation: Milepost 3.6 to 9.1* project. For more information contact project manager Kristina Busch at kristina.busch@alaska.gov or (907) 269-0567.
- **Windry Acres; PLT 21-8-32-48; PA 02 HLS Dryden; MSB Waiver #76-10 (Glenn Highway MP 56.5)**
 - No objection to proposed lot division.
 - One shared access with shared access easement to Glenn Highway.

"Keep Alaska Moving."

EXHIBIT C

- Add plat note “One shared access to Glenn Highway” or similar.
- Apply for shared driveway access. Driveway permits and Approach Road Review can be applied for at DOT&PF’s online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF’s ROW Property Management division at 907-269-0691 if you have any questions.

- **Shire Estates; WA 13 Barrus; Plat #2021-62 (Fairview Loop Road)**

- No objection to proposed lot redivision.
- No direct access all lots to Fairview Loop Road.
- Require plat note that says “No direct access to Fairview Loop Road” or similar.
- Please label and show dimensions on plat defining missing triangle on the south-east corner of lot which was acquired for the Fairview Loop Road project.
- Please be advised this plat is within the project boundaries of the [DOT&PF Fairview Loop Road Pathway & Safety Improvements project](#). For questions and further information, please contact project manager Lauren Little at lauren.little@alaska.gov or 907-378-5911.

- **WA 11 Vogel; Chris Vogel; Preapp-2026-000062; PLT-21-8-3438 (Bogard Road)**

- No objection to proposed vacations.

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

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

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

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

Sincerely,



Erica Kostelecky
Area Planner, DOT&PF

cc: Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Morris Beckwith, Right of Way, DOT&PF
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, May 19, 2026 4:30 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Shire Estates 2025 Lots 1A & 3A (CC)

Hello Chris,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, May 12, 2026 2:57 PM
To: billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; alaskatd@gmail.com; plko56@yahoo.com; akaloha8@gmail.com; Dee McKee <Dee.McKee@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>
Subject: RFC Shire Estates 2025 Lots 1A & 3A (CC)

Hello,

The link below is to the RFC packet for the Shire Estates 2025 Lots 1A & 3A Subdivision. Please ensure that all comments are submitted by May 28, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[☐ Shire Est 2025 Lots 1A & 3A](#)

Sincerely,

Chris Curlin
Platting Technician

Chris Curlin

From: Permit Center
Sent: Wednesday, May 13, 2026 9:00 AM
To: Chris Curlin
Subject: RE: RFC Shire Estates 2025 Lots 1A & 3A (CC)

No comments from the Permit Center.

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, May 12, 2026 2:57 PM
To: billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; alaskatd@gmail.com; plko56@yahoo.com; akaloha8@gmail.com; Dee McKee <Dee.McKee@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>
Subject: RFC Shire Estates 2025 Lots 1A & 3A (CC)

Hello,

The link below is to the RFC packet for the Shire Estates 2025 Lots 1A & 3A Subdivision. Please ensure that all comments are submitted by May 28, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[☐ Shire Est 2025 Lots 1A & 3A](#)

Sincerely,

Chris Curlin
Platting Technician



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

27 May 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 abbreviated plats and has no comments or recommendations.

- **SHIRE ESTATES 2025 LOTS LA & 3A**
(MSB Case # 2025-160)

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

Sincerely,

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

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

Chris Curlin

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, May 13, 2026 9:32 AM
To: Chris Curlin
Subject: RE: RFC Shire Estates 2025 Lots 1A & 3A (CC)

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

Hello,

MTA has no comments on Shire Estates.

Thank you for the opportunity to comment.

Holly Sparrow, Sr. Right of Way Agent

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



Life. Technology. Together.

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, May 12, 2026 2:57 PM
To: billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; alaskatd@gmail.com; plko56@yahoo.com; akaloha8@gmail.com; Dee McKee <Dee.McKee@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>
Subject: RFC Shire Estates 2025 Lots 1A & 3A (CC)

Hello,

The link below is to the RFC packet for the Shire Estates 2025 Lots 1A & 3A Subdivision. Please ensure that all comments are submitted by May 28, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, May 28, 2026 1:12 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Shire Estates 2025 Lots 1A & 3A (CC)
Attachments: Agenda Plat.pdf

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

Chris,

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

Thanks,

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

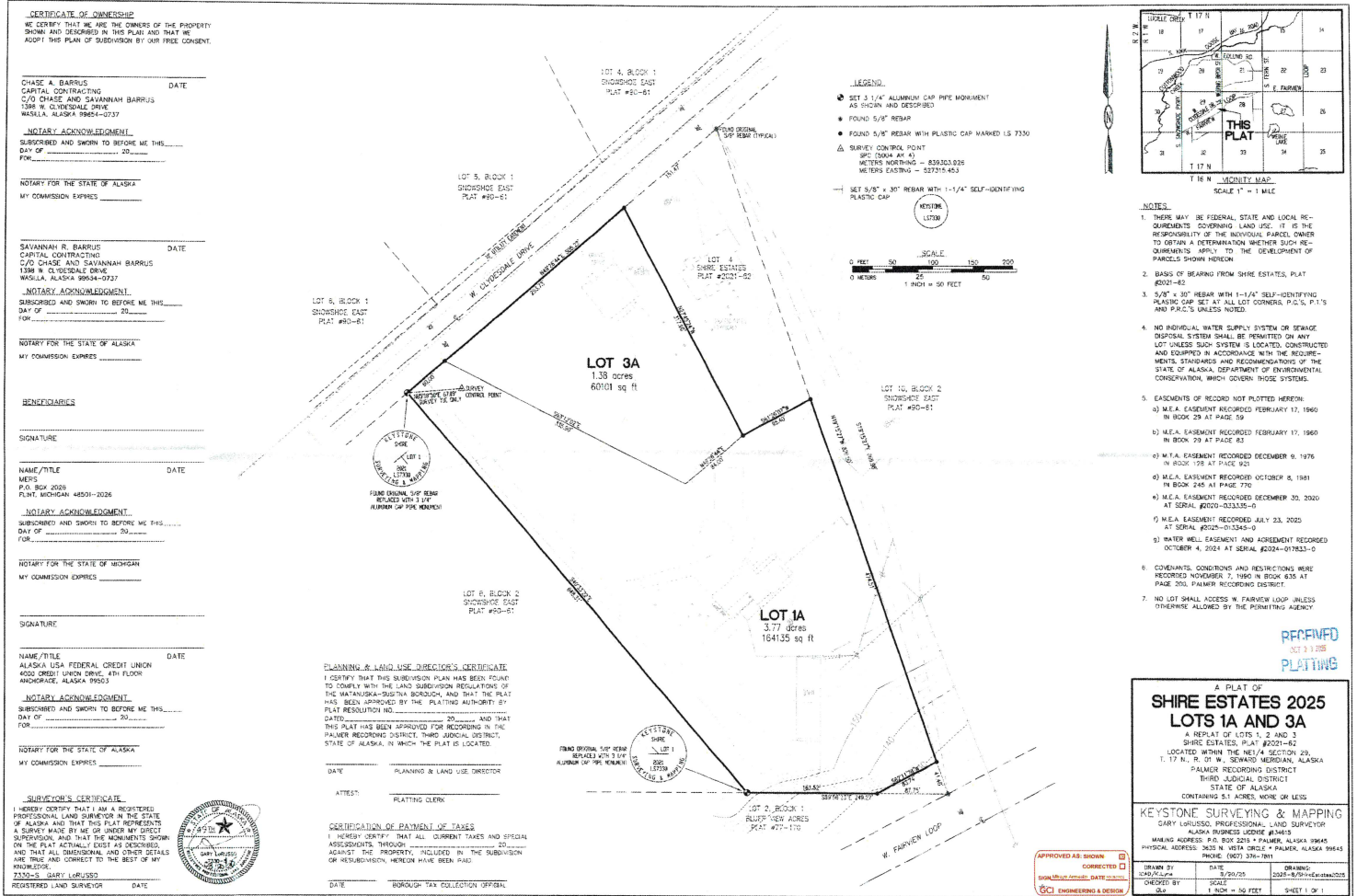
From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, May 12, 2026 2:57 PM
To: billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; alaskatd@gmail.com; plko56@yahoo.com; akaloha8@gmail.com; Dee McKee <Dee.McKee@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>
Subject: RFC Shire Estates 2025 Lots 1A & 3A (CC)

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

Hello,

The link below is to the RFC packet for the Shire Estates 2025 Lots 1A & 3A Subdivision. Please ensure that all comments are submitted by May 28, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[Shire Est 2025 Lots 1A & 3A](#)



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

CHASE A. BARRUS DATE _____
CAPITAL CONTRACTING
C/O CHASE AND SAVANNAH BARRUS
1396 W. CLYDEDALE DRIVE
HELIENA, ALASKA 99501-0237

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

SAVANNAH R. BARRUS DATE _____
CAPITAL CONTRACTING
C/O CHASE AND SAVANNAH BARRUS
1396 W. CLYDEDALE DRIVE
HELIENA, ALASKA 99501-0237

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

BENEFICIARIES
SIGNATURE _____ DATE _____

NAME/TITLE DATE
MERS
P.O. BOX 2026
PALM MICHIGAN 48501-2026

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

NOTARY FOR THE STATE OF MICHIGAN
MY COMMISSION EXPIRES _____

SIGNATURE _____ DATE _____

NAME/TITLE DATE
ALASKA USA FEDERAL CREDIT UNION
4000 ONEIY UNION DRIVE, 4TH FLOOR
ANCHORAGE, ALASKA 99503

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT THE DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
2250-S GARY LORUSSO
REGISTERED LAND SURVEYOR DATE _____

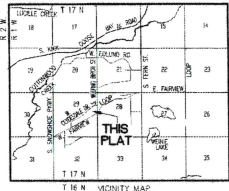
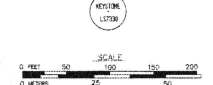


PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO CONFORM WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE _____ PLANNING & LAND USE DIRECTOR
ATTEST: _____ PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____ 20____ AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.
DATE _____ BOROUGH TAX COLLECTION OFFICIAL

- LEGEND**
- SET 3 1/4" ALUMINUM CAP PIPE MONUMENT AS SHOWN AND DESCRIBED
 - FOUND 5/8" REBAR
 - FOUND 5/8" REBAR WITH PLASTIC CAP MARKED LS 7330
 - SURVEY CONTROL POINT (SEE DRAWING #4)
 - METERS NORTHING - 829023.026
METERS EASTING - 827812.483
 - SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP



- NOTES**
- THOSE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS COVERING 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.
 - BASIS OF BEARING FROM SHIRE ESTATES, PLAT #2021-82
 - 2 1/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
 - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 - EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - (1) M.E.A. EASEMENT RECORDED FEBRUARY 17, 1960 IN BOOK 29 AT PAGE 59
 - (2) M.E.A. EASEMENT RECORDED FEBRUARY 17, 1960 IN BOOK 29 AT PAGE 62
 - (3) M.E.A. EASEMENT RECORDED DECEMBER 9, 1976 IN BOOK 155 AT PAGE 82
 - (4) M.E.A. EASEMENT RECORDED OCTOBER 6, 1981 IN BOOK 245 AT PAGE 770
 - (5) M.E.A. EASEMENT RECORDED DECEMBER 30, 2020 AT SERIAL #2020-03335-0
 - (6) M.E.A. EASEMENT RECORDED JULY 23, 2022 AT SERIAL #2022-01324-0
 - (7) WATER WELL EASEMENT AND AGREEMENT RECORDED OCTOBER 4, 2024 AT SERIAL #2024-017833-0
 - COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED NOVEMBER 7, 1980 IN BOOK 435 AT PAGE 205, PALMER RECORDING DISTRICT.
 - NO LOT SHALL ACCESS W. FAIRVIEW LOOP UNLESS OTHERWISE ALLOWED BY THE PERMITTING AGENCY.

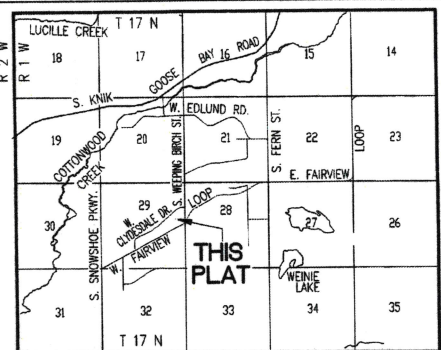
RECEIVED
SET 3 1/8
PLATTING

A PLAT OF
SHIRE ESTATES 2025
LOTS 1A AND 3A
A REPEAT OF LOTS 1, 2 AND 3
SHIRE ESTATES, PLAT #2021-82
LOCATED WITHIN THE NE1/4 SECTION 29,
T. 17 N., R. 17 W., SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 5.1 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LORUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #6465
MAILING ADDRESS: P.O. BOX 2215 - PALMER, ALASKA 99545
PHYSICAL ADDRESS: 3025 N. VISTA CIRCLE - PALMER, ALASKA 99545
PHONE: (907) 376-7811

DRAWN BY: CAROLYN	DATE: 5/20/25	2025-8/20-6/10/2026
CHECKED BY: GJA	SCALE: 1" = 50' FEET	SHEET 1 OF 1

APPROVED AS SHOWN
SIGNATURE/DATE
ENGINEERING & DESIGN



T 17 N VICINITY MAP
SCALE 1" = 1 MILE

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM SHIRE ESTATES, PLAT #2021-62.
3. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - a) M.E.A. EASEMENT RECORDED FEBRUARY 17, 1960 IN BOOK 29 AT PAGE 59
 - b) M.E.A. EASEMENT RECORDED FEBRUARY 17, 1960 IN BOOK 29 AT PAGE 83
 - c) M.T.A. EASEMENT RECORDED DECEMBER 9, 1976 IN BOOK 128 AT PAGE 921
 - d) M.E.A. EASEMENT RECORDED OCTOBER 8, 1981 IN BOOK 245 AT PAGE 770
 - e) M.E.A. EASEMENT RECORDED DECEMBER 30, 2020 AT SERIAL #2020-033335-0
 - f) M.E.A. EASEMENT RECORDED JULY 23, 2025 AT SERIAL #2025-013345-0
 - g) WATER WELL EASEMENT AND AGREEMENT RECORDED OCTOBER 4, 2024 AT SERIAL #2024-017833-0
6. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED NOVEMBER 7, 1990 IN BOOK 635 AT PAGE 200, PALMER RECORDING DISTRICT.
7. NO LOT SHALL ACCESS W. FAIRVIEW LOOP UNLESS OTHERWISE ALLOWED BY THE PERMITTING AGENCY.

RECEIVED
OCT 23 2025
PLATTING

A PLAT OF
SHIRE ESTATES 2025
LOTS 1A AND 3A
A REPLAT OF LOTS 1, 2 AND 3
SHIRE ESTATES, PLAT #2021-62
LOCATED WITHIN THE NE1/4 SECTION 29,
T. 17 N., R. 01 W., SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 5.1 ACRES, MORE OR LESS

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

DRAWN BY iCAD/K.Lyne	DATE 8/20/25	DRAWING: 2025-8/ShireEstates2025
CHECKED BY GLO	SCALE 1 INCH = 50 FEET	SHEET 1 OF 1

CERTIFICATE OF OWNERSHIP

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

CHASE A. BARRUS DATE
CAPITAL CONTRACTING
C/O CHASE AND SAVANNAH BARRUS
1398 W. CLYDESDALE DRIVE
WASILLA, ALASKA 99654-0737

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

SAVANNAH R. BARRUS DATE
CAPITAL CONTRACTING
C/O CHASE AND SAVANNAH BARRUS
1398 W. CLYDESDALE DRIVE
WASILLA, ALASKA 99654-0737

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

BENEFICIARIES

SIGNATURE _____

NAME/TITLE DATE
MERS
P.O. BOX 2026
FLINT, MICHIGAN 48501-2026

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

NOTARY FOR THE STATE OF MICHIGAN
MY COMMISSION EXPIRES _____

SIGNATURE _____

NAME/TITLE DATE
ALASKA USA FEDERAL CREDIT UNION
4000 CREDIT UNION DRIVE, 4TH FLOOR
ANCHORAGE, ALASKA 99503

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE



PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____

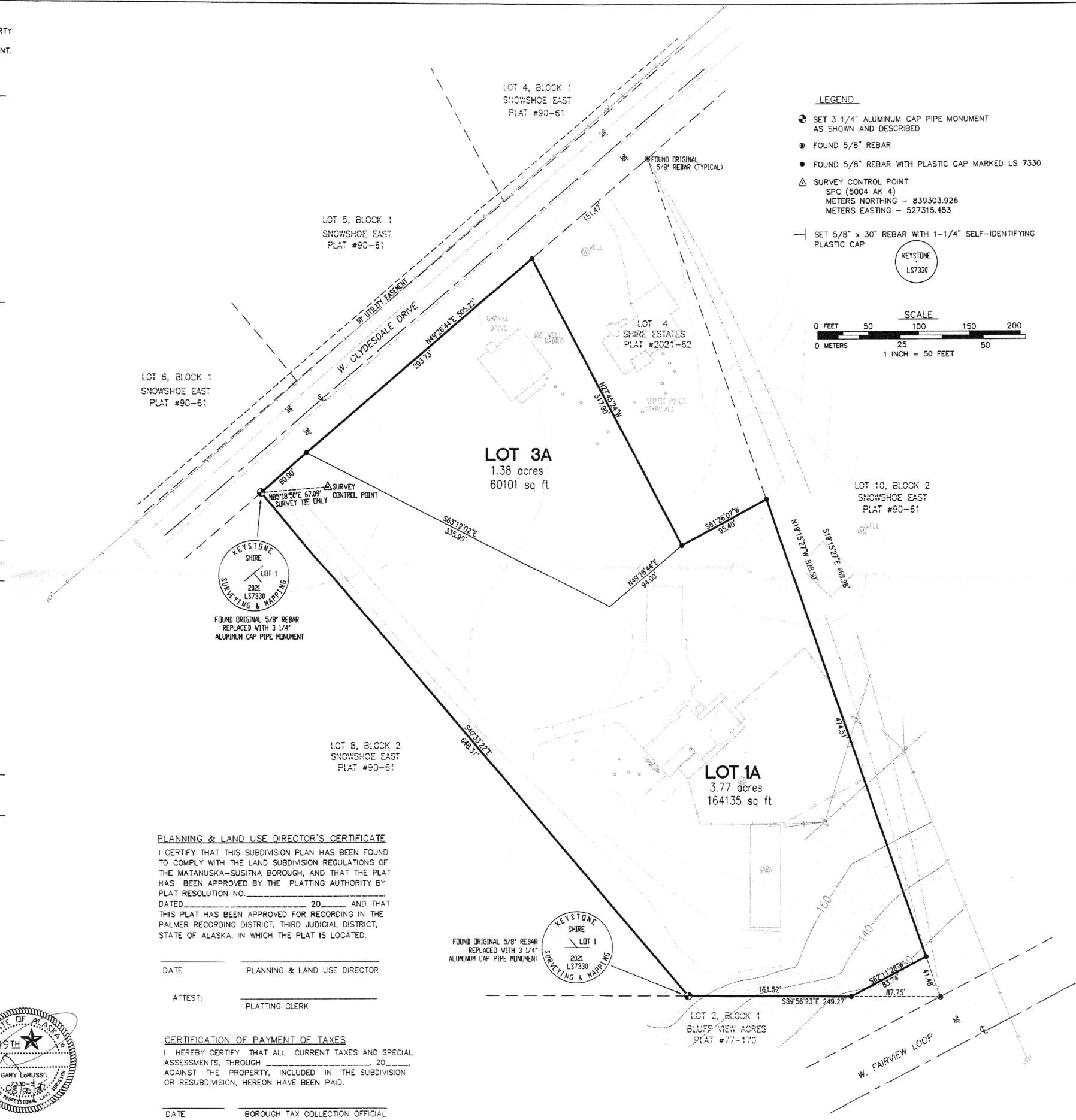
DATED _____ 20____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE _____ PLANNING & LAND USE DIRECTOR
ATTEST: _____ PLATTING CLERK

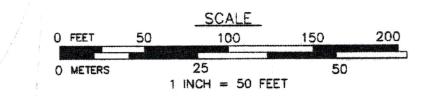
CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL



- LEGEND**
- SET 3 1/4" ALUMINUM CAP PIPE MONUMENT AS SHOWN AND DESCRIBED
 - FOUND 5/8" REBAR
 - FOUND 5/8" REBAR WITH PLASTIC CAP MARKED LS 7330
 - △ SURVEY CONTROL POINT
SPC (5004 AK 4)
METERS NORTHING - 839303.926
METERS EASTING - 527315.453
 - SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP



B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 10, 2026

ABBREVIATED PLAT: WINDRY ACRES
LEGAL DESCRIPTION: SEC 06, T18N, R03E S.M., AK
PETITIONERS: ESTATE OF NANCY & DANIEL DRYDEN
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 22.85 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2026-051

REQUEST:

The request is to create two lots from Parcel 1, MSB Waiver #76-10, (Tax ID#18N03E06B002) to be known as **WINDRY ACRES**, containing 22.85 acres +/- . The property is directly south of N. Glenn Highway and directly north of the Matanuska River; within the SW ¼ Section 8, Township 18 North, Range 03 East, Seward Meridian, Alaska. In the Sutton Community Council and Assembly District #1.

EXHIBITS:

Vicinity Map and Aerial Photos	Exhibit A – 4 pgs
Topographic Narrative	Exhibit B – 4 pgs
<u>COMMENTS:</u>	
ADOT&PF	Exhibit C – 2pgs
MSB Pre-Design and Engineering	Exhibit D – 1 pg
MSB Land Management	Exhibit E – 1 pg
MSB Permit Center	Exhibit F - 1 pg
Utilities	Exhibit G - 7 pgs

DISCUSSION: The proposed subdivision is creating two lots ranging in size from 11.05 acres to 11.55 acres +/- . Access for the lots exist from the N. Glenn Highway.

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

COMMENTS:

ADOT&PF: (**Exhibit C**) No objection to proposed lot division.
One shared access with shared access easement to Glenn Highway.
Add plat note “One shared access to Glenn Highway” or similar.
Staff notes this is condition #6.

Apply for shared driveway access. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

MSB DPW Pre-Design and Engineering: **(Exhibit D)** PD&E comment to coordinate with ADOT for access to the Glenn Highway.

MSB Land Management: **(Exhibit E)** Gov't Lot 1 is owned by the Borough, and there is a one-story structure across the lot line. The structure will need to be removed from the Borough property.

Staff notes this is condition #4.

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

Utilities: (Exhibit G) ENSTAR has no comments or recommendations. In review GCI has no comments or objections to the plat, attached is the signed plat for your records. MEA did not reply. MTA requests that the attached MTA easement be listed in the notes.

Staff notes this is condition #5.

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

CONCLUSION

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

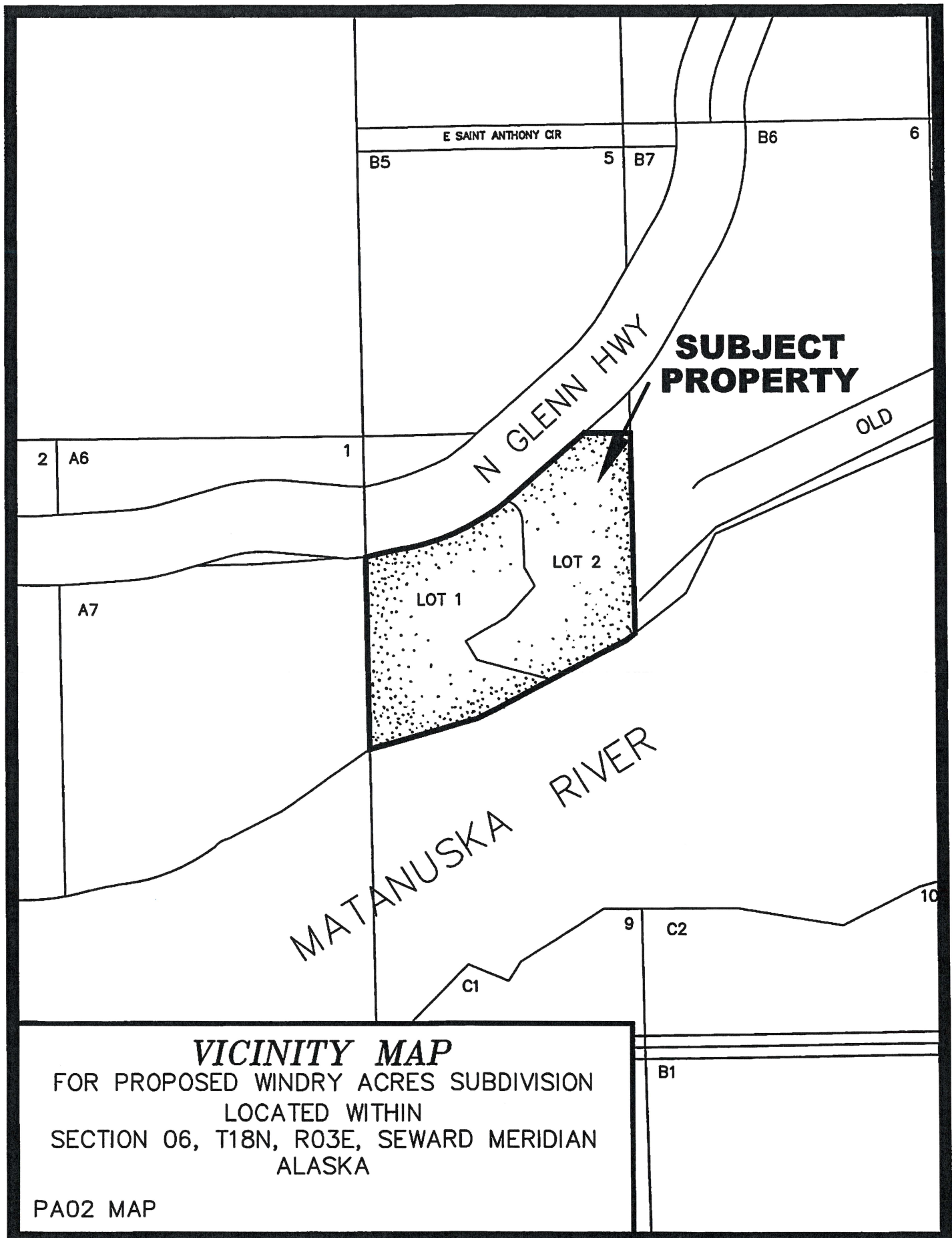
FINDINGS OF FACT:

1. The plat of **WINDRY ACRES** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. All lots will have the required frontage pursuant to MSB 43.20.320
3. A Topographic Narrative was provided by the surveyor pursuant to MSB 43.20.281(A)(1)(i)(i).
4. There were no objections from any borough departments, outside agencies, or utilities; or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from, AKF&G, Community Development, or Assessments; MEA; or the public.

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: I move to approve the Preliminary Plat of WINDRY ACRES Section 06, Township 18 North, Range 03 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Provide platting staff with date-stamped images, or an updated as-built of the encroaching structure removed from Government Lot 1.
5. Show all easements of record on final plat.
6. Add plat note "One shared access to Glenn Highway" or similar.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED WINDRY ACRES SUBDIVISION
LOCATED WITHIN
SECTION 06, T18N, R03E, SEWARD MERIDIAN
ALASKA

PA02 MAP

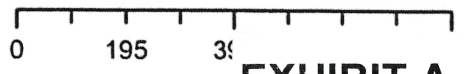
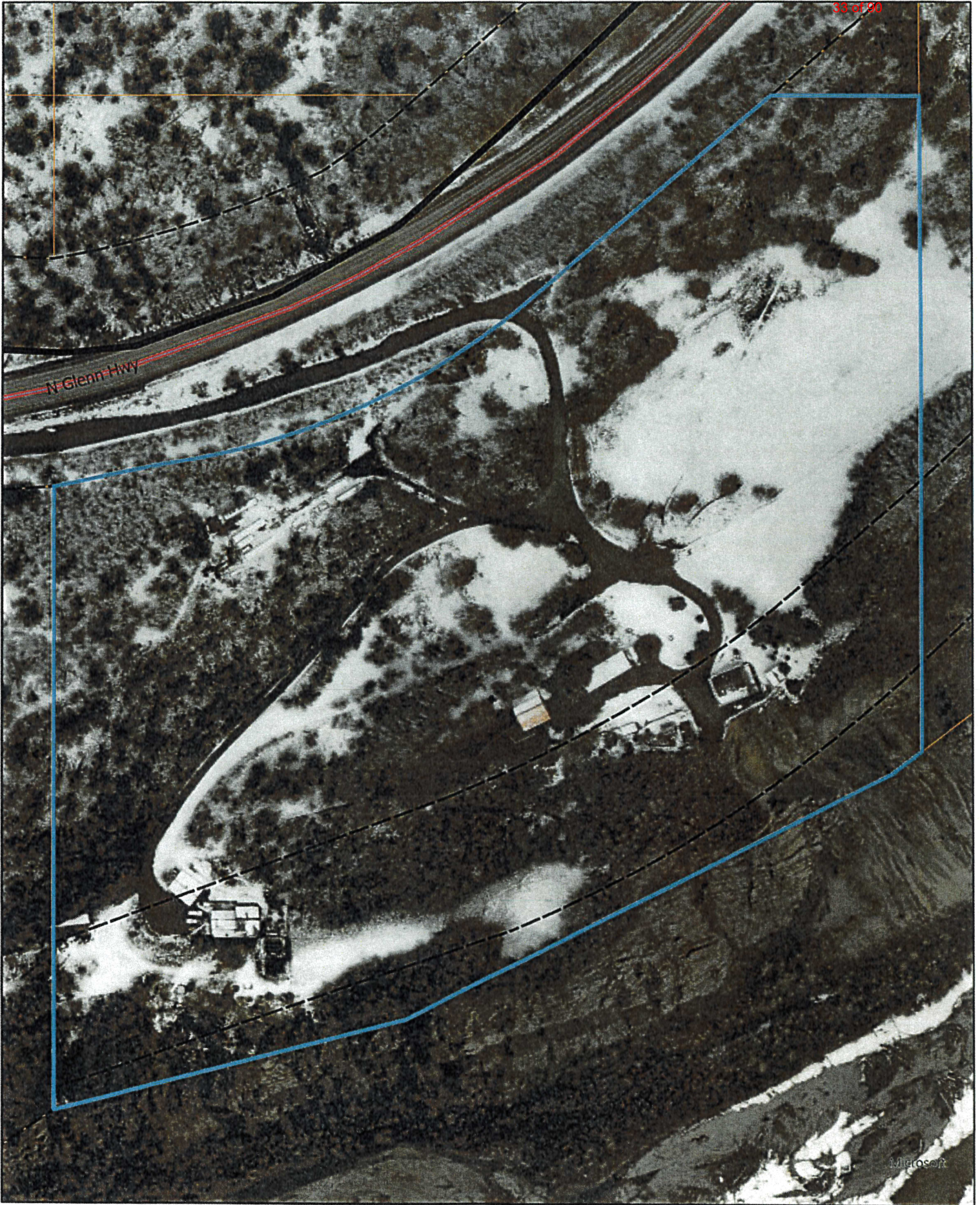


EXHIBIT A

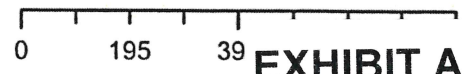
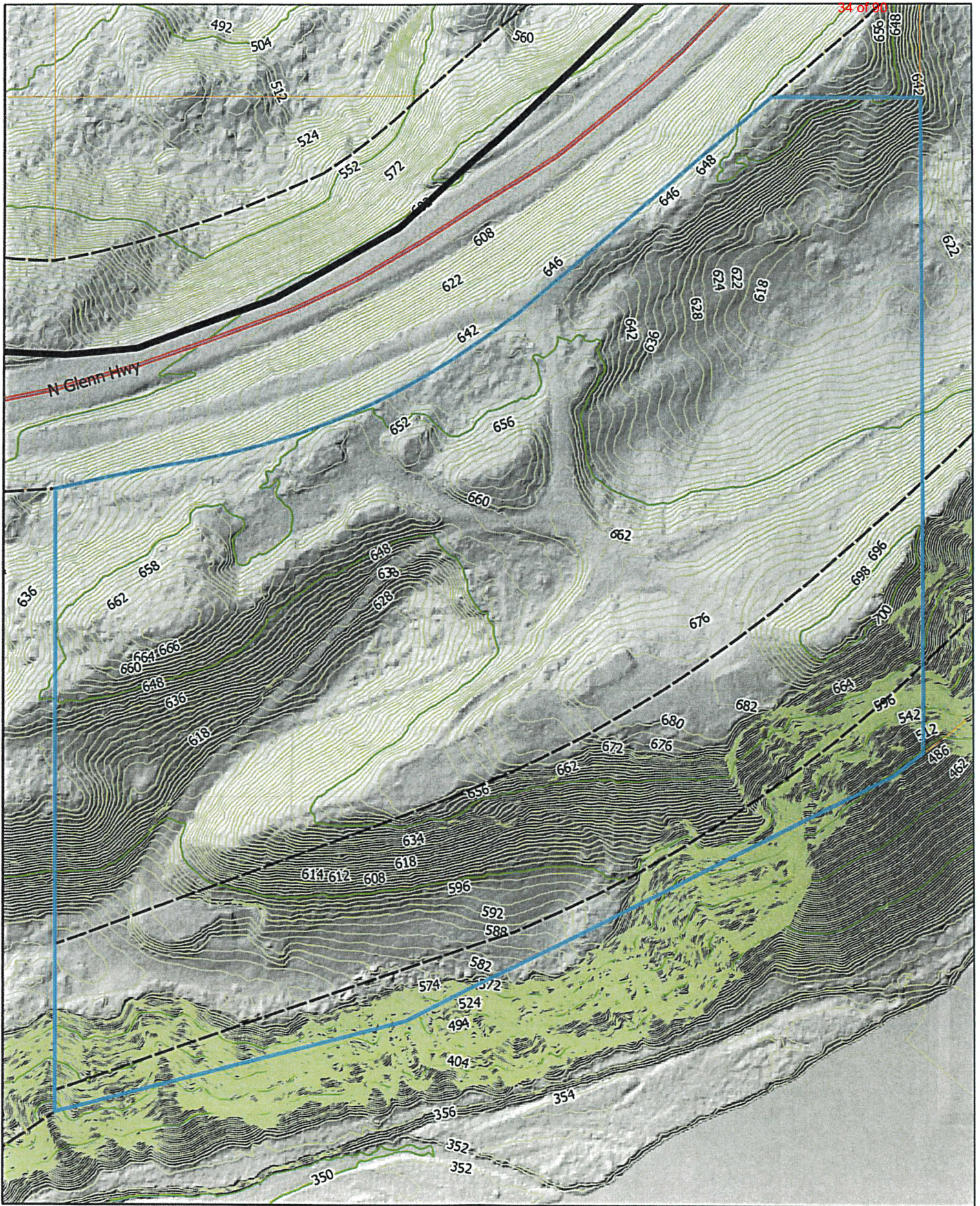


EXHIBIT A

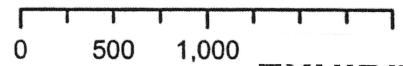
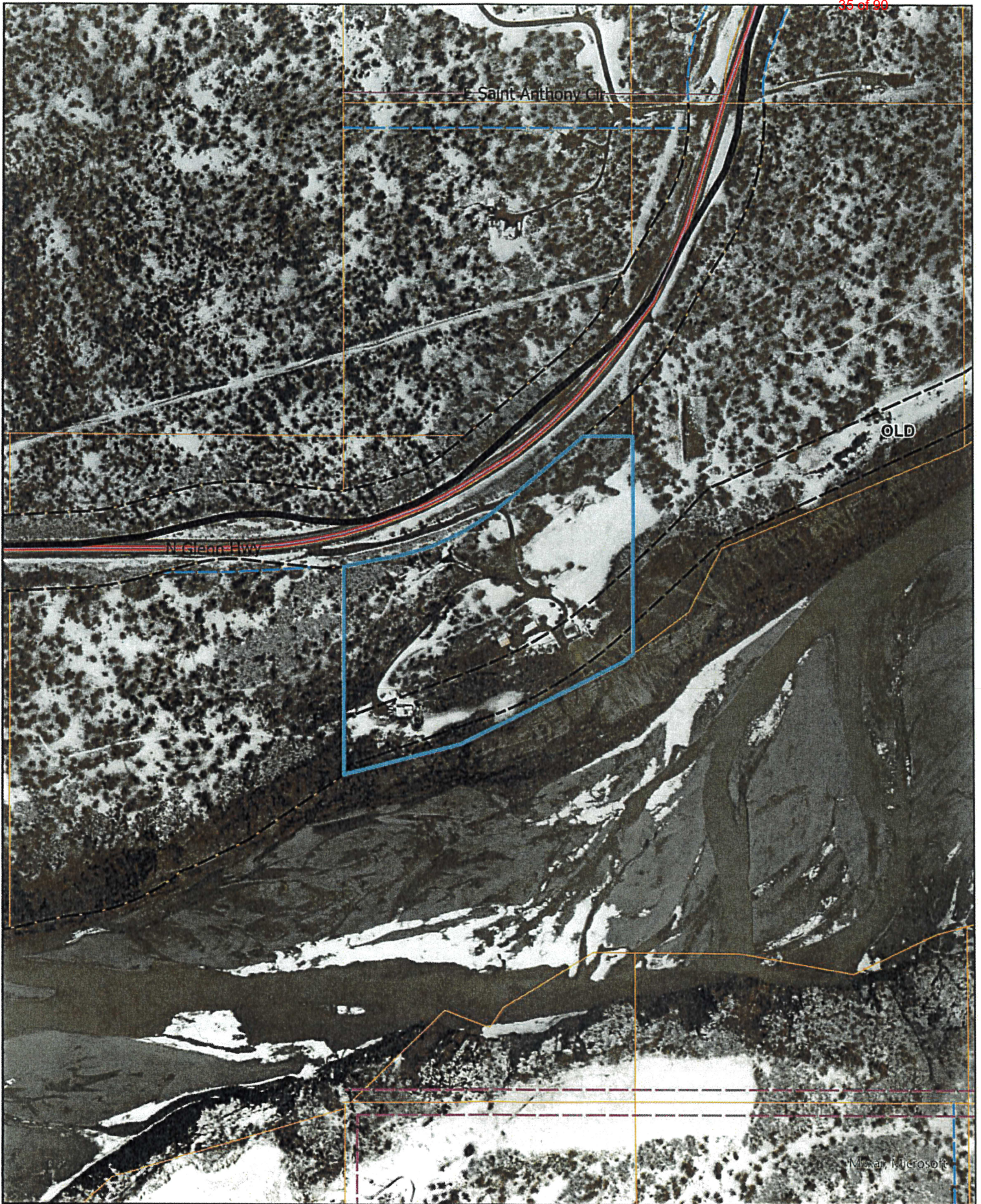


EXHIBIT A

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

RECEIVED
SEP 25 2025
PLATTING

WINDRY ACRES Lot 1 & 2
A SUBDIVISION OF
SW1/4 SEC.6, T.18N. R.3E. SMAK: GLO LOT 8

INTRODUCTION

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

TOPOGRAPHIC NARRATIVE

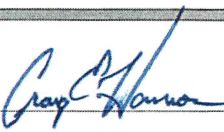
Lot 1 of the proposed Windry Acres Subdivision contains 11.55 acres. Lot 1 is accessed by a driveway entering the property at the west corner that runs south to an intersection. From this intersection going east is Lot 2 and going west the driveway continues to another intersection. From this point the drive way runs north west till it intersects with a large gravel pad running south west. West, north, and south of this pad is a wooded area of mostly Cottonwood, Birch, and small brush. Commencing back at the intersection and going south west the driveway continues down a ravine with a clearing to its south. The driveway intersects with a clearing starting at the western property line and moving to the eastern property line. The southern boundary line of the property runs along a slope nearing 100% that drops down to the Matanuska River.

Lot 2 of the proposed Windry Acres Subdivision contains 11.08 acres. Lot 2 is accessed by a driveway entering the property at its north west corner that runs south to an intersection. From this point going west is Lot 1 and going east the driveway continues southerly till it reaches a two gravel pads one going south east while the other extends to the south west. The south west of lot 2 contains a clearing with a wooded area containing mainly Cottonwood, Birch, and small brush is to the south of the clearing. The southwest of Lot 2 also contains a clearing with a wooded area containing Cottonwood, Birch, and small brush to its west. The north 1/2 of lot 2 is mainly cleared and fenced in with a wooded area containing Cottonwood, Birch, and small brush bordering the N Glenn Highway running northeast.

From the Glenn Highway going southward, Lot 1 rises for approximately 100 ft. At which point it slopes downward generally at 10% for approximately 350ft till it reaches a relatively flat clearing before dropping at a nearly 100% slope to the Matanuska River. Meanwhile, from the Glenn Highway Lot 2 rises at a 12% slope for roughly 400ft before coming back down at the same slope for 160ft. From there it is a relatively flat area with sometimes a gentle slop till it reaches the slope along the south line that extends at nearly a 100% slope to the Matanuska River.

There are no known debris burial sites on lot 1 or 2. There are 3 buildings including a house and shed in the south east corner of lot 1. While lot 2 has 7 buildings including a house, barn and shed from the south east of the lot to the south west.

Along the east side of lot 1 there is a section line easement (2012-29).



Craig E. Hanson PLS 9/5/25
Professional Land Surveyor Date





THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Transportation and
Public Facilities

Project Delivery: Statewide Planning
Anchorage Field Office

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

May 19, 2026

Tyler Young, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Young:

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

- **Tenakee Cove; PLT-21-8-3305; HO 13 LS Talbert; Daniel & Haley Talbert; Waiver #85-5 (Big Lake Road)**
 - DOT&PF recommends formal platting of a road for access for all lots to Big Lake Road. If no road is platted, a shared access easement is required, as shown on current drawings, to establish a single access point for all five lots to share access to Big Lake Road.
 - Agree with and require retention of plat note 6: "One shared access to Big Lake Road for all lots".
 - A single access to Big Lake Road for all lots will be permitted. Apply for shared driveway access. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.
 - Please be aware of minimum driveway standards for site distance and driveway dimensioning, please reference [chapter 11, section 1190](#) of the [Alaska Highway Preconstruction Manual](#).
 - Please be advised that these parcels are within the corridor of the DOT&PF *Big Lake Road Rehabilitation: Milepost 3.6 to 9.1* project. For more information contact project manager Kristina Busch at kristina.busch@alaska.gov or (907) 269-0567.
- **Windry Acres; PLT 21-8-32-48; PA 02 HLS Dryden; MSB Waiver #76-10 (Glenn Highway MP 56.5)**
 - No objection to proposed lot division.
 - One shared access with shared access easement to Glenn Highway.

"Keep Alaska Moving."

EXHIBIT C

- Add plat note “One shared access to Glenn Highway” or similar.
 - Apply for shared driveway access. Driveway permits and Approach Road Review can be applied for at DOT&PF’s online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF’s ROW Property Management division at 907-269-0691 if you have any questions.
- **Shire Estates; WA 13 Barrus; Plat #2021-62 (Fairview Loop Road)**
 - No objection to proposed lot redivision.
 - No direct access all lots to Fairview Loop Road.
 - Require plat note that says “No direct access to Fairview Loop Road” or similar.
 - Please label and show dimensions on plat defining missing triangle on the south-east corner of lot which was acquired for the Fairview Loop Road project.
 - Please be advised this plat is within the project boundaries of the [DOT&PF Fairview Loop Road Pathway & Safety Improvements project](#). For questions and further information, please contact project manager Lauren Little at lauren.little@alaska.gov or 907-378-5911.
 - **WA 11 Vogel; Chris Vogel; Preapp-2026-000062; PLT-21-8-3438 (Bogard Road)**
 - No objection to proposed vacations.

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

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

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

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

Sincerely,



Erica Kostelecky
Area Planner, DOT&PF

cc: Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Morris Beckwith, Right of Way, DOT&PF
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, May 12, 2026 4:14 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Windry Acres (CC)

Hello Chirs,

PD&E comment to coordinate with ADOT for access to the Glenn Highway.

Thank you.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, May 7, 2026 4:51 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; suttoncommunitycouncil@gmail.com; brian.carver@alaska.gov; tjb907@mtaonline.net; buzby.frank@gmail.com; bewinnestaffer@chickaloon-nsn.gov; Michael Bowles <Michael.Bowles@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Windry Acres (CC)

Hello,

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

 [Windry Acres](#)

Sincerely,

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

Chris Curlin

From: Jill Irsik
Sent: Wednesday, May 27, 2026 8:58 AM
To: Chris Curlin
Subject: FW: RFC Windry Acres (CC)

Hi Chris,

For some reason I thought the deadline for responding to this RFC was in June. Please see Lisa's comment, which is highlighted.

From: Lisa Gray <Lisa.Gray@matsugov.us>
Sent: Monday, May 18, 2026 9:00 AM
To: Jill Irsik <Jill.Irsik@matsugov.us>
Subject: RE: RFC Windry Acres (CC)

Hi Jill,

I have a comment:

Gov't Lot 1 is owned by the Borough, and there is a one-story structure across the lot line. The structure will need to be removed from the Borough property.

Thanks,
Lisa

From: Jill Irsik <Jill.Irsik@matsugov.us>
Sent: Monday, May 11, 2026 4:22 PM
To: Lisa Gray <Lisa.Gray@matsugov.us>
Subject: FW: RFC Windry Acres (CC)

From: Jill Irsik <Jill.Irsik@matsugov.us>
Sent: Monday, May 11, 2026 4:21 PM
To: Joseph Metzger <Joseph.Metzger@matsugov.us>; Christian Munar <Christian.Munar@matsugov.us>; Emerson Krueger <Emerson.Krueger@matsugov.us>; Suzanne Reilly <Suzanne.Reilly@matsugov.us>; Peter Burton <Peter.Burton@matsugov.us>
Subject: FW: RFC Windry Acres (CC)

Land Management has received an Abbreviated Plat Request for comment from the Platting Division. The subject parcel is adjacent to Borough-owned land. Let me know if you have any comments by the June 10th deadline, and I will forward them to Platting.

Jill

From: Land Management <Land.Management@matsugov.us>
Sent: Monday, May 11, 2026 4:13 PM
To: Jill Irsik <Jill.Irsik@matsugov.us>
Subject: FW: RFC Windry Acres (CC)

Chris Curlin

From: Permit Center
Sent: Friday, May 8, 2026 9:03 AM
To: Chris Curlin
Subject: RE: RFC Windry Acres (CC)

No comments from the Permit Center.

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, May 7, 2026 4:51 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; suttoncommunitycouncil@gmail.com; brian.carver@alaska.gov; tjb907@mtaonline.net; buzby.frank@gmail.com; bewinnestaffer@chickaloon-nsn.gov; Michael Bowles <Michael.Bowles@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Windry Acres (CC)

Hello,

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

 [Windry Acres](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough



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

20 May 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 abbreviated plats and has no comments or recommendations.

- **HATCHER PASS VILLAGE PHASE X**
(MSB Case # 2026-052)
- **WINDRY ACRES**
(MSB Case # 2026-051)

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

Sincerely,

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

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

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, May 19, 2026 1:20 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Windry Acres (CC)
Attachments: Agenda Plat.pdf

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

Chris,

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

Thanks,

GCI | OSP Design

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

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

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

Sent: Thursday, May 7, 2026 4:51 PM

To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; suttoncommunitycouncil@gmail.com; brian.carver@alaska.gov; tjb907@mtaonline.net; buzby.frank@gmail.com; bewinnestaffer@chickaloon-nsn.gov; Michael Bowles <Michael.Bowles@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>

Subject: RFC Windry Acres (CC)

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

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 [Windry Acres](#)

Sincerely,

Chris Curlin

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, May 12, 2026 9:36 AM
To: Chris Curlin
Subject: RE: RFC Windry Acres (CC)
Attachments: 311-1999-007976-0.tif

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

Hello,

MTA requests that the attached MTA easement be listed in the notes.

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



From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, May 7, 2026 4:51 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; suttoncommunitycouncil@gmail.com; brian.carver@alaska.gov; tjb907@mtaonline.net; buzby.frank@gmail.com; bewinnestaffer@chickaloon-nsn.gov; Michael Bowles <Michael.Bowles@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Windry Acres (CC)

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

BOOK 1010 PAGE 542

Matanuska Telephone Association, Inc.

Grant of Easement

KNOW ALL BY THESE PRESENTS:

That the undersigned DANIEL P. & NANCY K. DRYDEN (hereinafter called GRANTOR, whether one or more) for benefit received, does hereby grant unto MATANUSKA TELEPHONE ASSOCIATION, INC., a cooperative corporation (hereinafter called GRANTEE) duly organized and existing under and by virtue of the laws of the State of Alaska, whose address is Palmer, Alaska, its successors and assigns, rights of ingress and egress, and easement to enter upon the lands of the GRANTOR(S) and to construct, reconstruct, lay, maintain, operate, alter, repair, remove, and replace aerial or buried telecommunications cables/lines, poles, or systems and appurtenances thereto, and make changes and additions thereto, to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said cables/lines or systems to license, permit or otherwise agree to the joint use or occupancy of the easement, cables/lines, or systems by any other firm or corporation for telecommunications or electrification purposes, utilizing such facilities, under, upon, over, and through lands which the under-signed owns or in which the undersigned has an interest and/or in upon, or under all private or underlying interest streets, roads or highways abutting said lands. The said GRANTOR(S) is/are to fully use and enjoy said premises and said GRANTOR(S) shall not construct or permit to be constructed any structures or obstructions on, under, or over that will interfere with the construction, maintenance or operation of any telecommunications cables/lines or systems, or appurtenances constructed hereunder. Said easement is situated in the PALMER Recording District, THIRD Judicial District, State of Alaska, Section (s) 6, Township(s) 18 NORTH, Range(s) 3 EAST, Seward Meridian, Alaska. Said easement is more particularly described as:

A fifteen-foot wide telecommunications easement across that portion of GLO Lot 8 which lies south of the Glenn Highway and north of the Alaska Railroad within Section 6, as shown on the attached Exhibit A and made a part hereof.

The Grantee, its successors and assigns, is hereby expressly given and granted the right to assign said rights of ingress and egress, and easement herein granted and conveyed, and any part thereof, or interest herein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors and assigns, with ingress to and egress from the premises for the purpose herein granted.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

IN WITNESS WHEREOF, the Grantor(s) have executed this conveyance this 27 day of April, 1999.

Corporate Seal (when required)



DANIEL P. DRYDEN Grantor



NANCY K. DRYDEN Grantor

Addendum to Document Area To Be Used For Additions, Changes, Corrections, and Extend Property Descriptions

Grantor's Address

Grantee's Address

Mr. & Mrs. D. P. Dryden
HC 03 Box 8118
Palmer, AK 99645

Matanuska Telephone Association, Inc.
P.O. Box 3550
Palmer, Alaska 99645

STATE OF ALASKA) SS

FOR DISTRICT RECORDERS USE

THIS IS TO CERTIFY that on this 24th day of April, 1999, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared Daniel P. Dryden

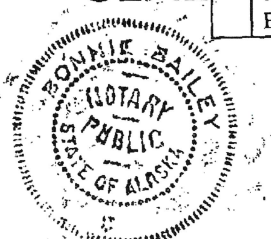
Nancy K. Dryden
known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Bonnie Bailey
Notary Public in and for Alaska
My commission expires: 9-19-2001

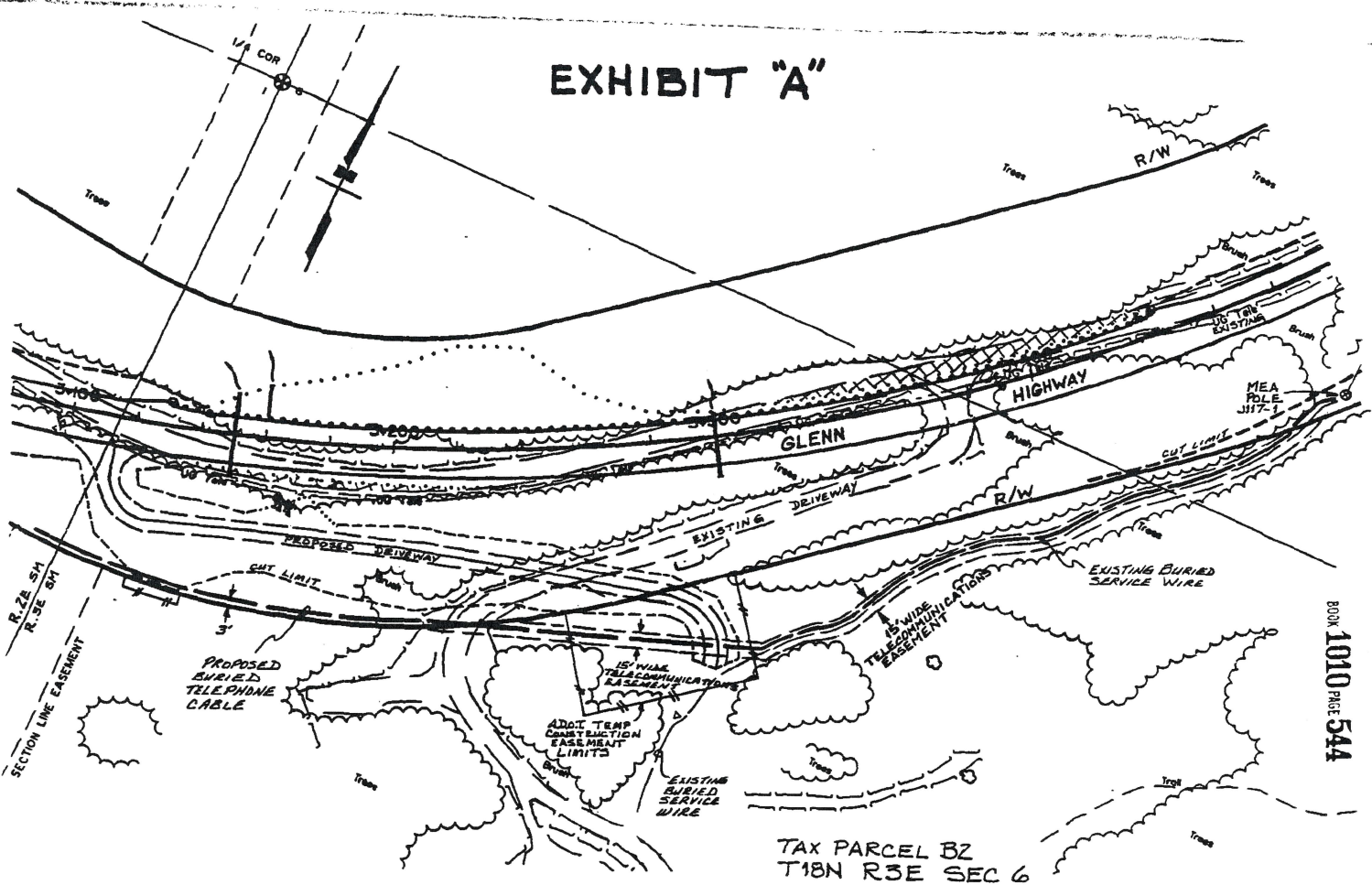
RETURN TO: MTA-Real Estate & Properties
P.O. Box 3550
Palmer, AK 99645-3550

SEAL



SUBD. _____
PLAT _____
EASEMENT WO# 986745035

EXHIBIT "A"



BOOK 1010 PAGE 544

007976
FALMER
RECORDING DISTRICT

21
CC

1999 AP 29 AM 10:39

REQUESTED BY
MEA

BOOK 1010 PAGE 545

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

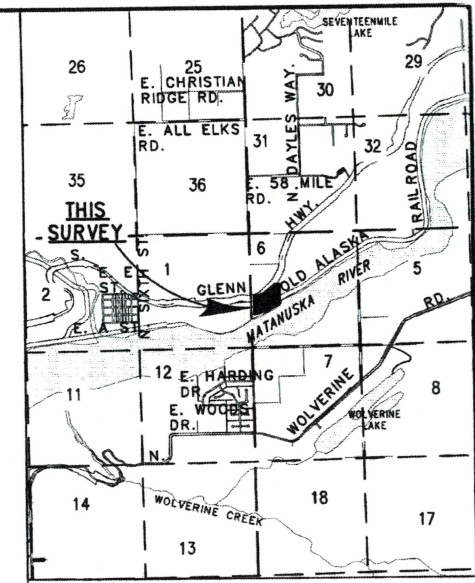
ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF PAYMENT OF TAXES

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

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

STATE OF ALASKA
DEPARTMENT OF
TRANSPORTATION &
PUBLIC FACILITIES
IM-0A1-5(009)
(2012-29)



SOURCE: MSB TAX MAP PA05 1"=300'

CERTIFICATE OF OWNERSHIP

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

OWNER (REPRESENTATIVE) _____ DATE _____

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

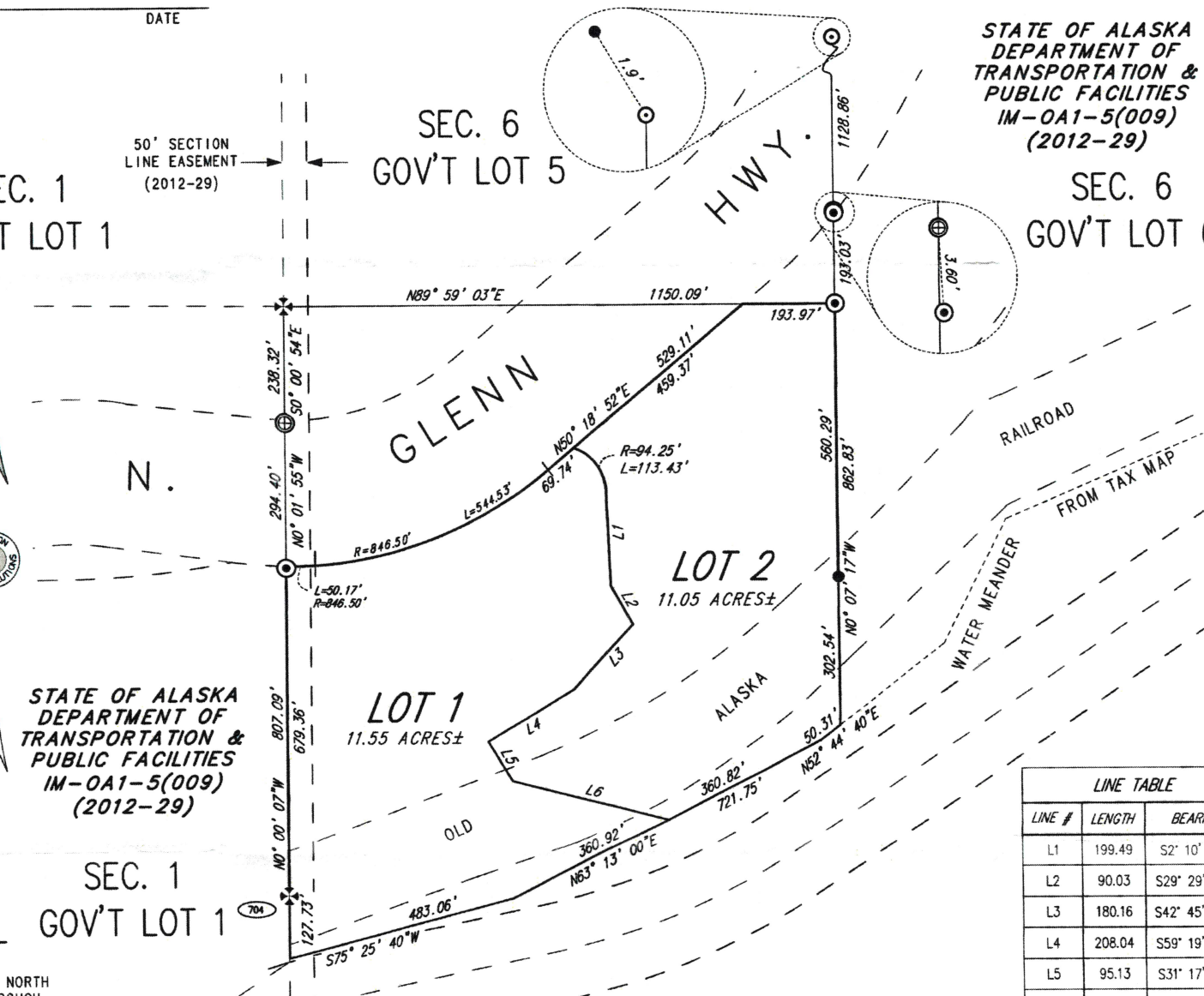
STATE OF ALASKA
DEPARTMENT OF
TRANSPORTATION &
PUBLIC FACILITIES
IM-0A1-5(009)
(2012-29)

SEC. 1
GOV'T LOT 1

SEC. 1
GOV'T LOT 1

SEC. 6
GOV'T LOT 5

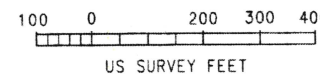
SEC. 6
GOV'T LOT 6



LINE #	LENGTH	BEARING
L1	199.49	S2° 10' 10"E
L2	90.03	S29° 29' 56"E
L3	180.16	S42° 45' 32"W
L4	208.04	S59° 19' 10"W
L5	95.13	S31° 17' 44"E
L6	330.91	S75° 44' 29"E

LEGEND

- N74°58'11"W 255.65' MEASURED DATA
- (N74°45'W) (254.70') RECORD PER R.O.W MAP (2012-29)
- ⊕ RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- ⊕ RECOVERED ALUMINUM CAP ON 3/8" REBAR
- ⊕ RECOVERED 2 1/2" ALUMINUM POST MONUMENT
- ⊕ RECOVERED 1" IRON PIPE
- ⊕ RECOVERED PLASTIC CAP ON 3/8" REBAR
- XXX SURVEY POINT NUMBER
- RECOVERED 3/8" REBAR



NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE WITNESS CORNER TO THE MEANDER CORNER ON THE WESTERLY BOUNDARY OF LOT 1 (POINT 704). A RECOVERED BRASS CAP MONUMENT WITH A NETWORK GNSS GEODETIC POSITION OF 61°40'32.13"N 148°59'48.31"W
- 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.
- 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.

RECEIVED
SEP 25 2025
PLATTING

A PLAT OF
WINDRY ACRES

A SUBDIVISION OF
A PORTION OF GLO LOT 8

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW 1/4 SEC. 6, T.18N. R.3E. SM, AK
CONTAINING 22.85 ACRES MORE OR LESS

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

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 10, 2026

ABBREVIATED PLAT: HATCHER PASS VILLAGE PHASE X
LEGAL DESCRIPTION: SEC 33, T19N, R01E S.M., AK
PETITIONERS: HATCHER PASS VILLAGE, INC.
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 42.60 +/- PARCELS: 4
REVIEWED BY: CHRIS CURLIN CASE #: 2026-052

REQUEST:

The request is to create four lots from Lot 36B & Tact C, Hatcher Pass Village Ph 8, (Plat#2022-132) and Parcel 1, MSB Waiver 2001-61-PWm recorded at Book 1134, Page 154), (Tax ID #'s 8332000L036B, 8332000T00C & 19N01E34B016) to be known as **HATCHER PASS VILLAGE PHASE X**, containing 42.62 acres +/- . The property is directly north of E. Edgerton Parks Highway and east and west of N. Mountain Trails Drive; within the NE ¼ Section 33 & NW 1/4 Section 34, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #6.

EXHIBITS:

Vicinity Map and Aerial Photos
Topographic Narrative

Exhibit A – 4 pgs
Exhibit B – 4 pgs

COMMENTS:

USACE
MSB Pre-Design and Engineering
MSB Permit Center
Utilities

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

DISCUSSION: The proposed subdivision is creating four lots ranging in size from a utility lot of .17 acres to 15.59 acres +/- . Access for the lots exist from E. Dawn Treader Circle, N. Mountain Trails Drive and E. Edgerton Parks Road.

Topographic Narrative: A Topographic Narrative (**Exhibit B**) was provided by the surveyor pursuant to MSB 43.20.281(A)(1)(i)(i), parcels over 400,000 sf are exempt from soils and engineering data, if a detailed topographic narrative is supplied by an engineer or surveyor. The utility lot does not require soils testing pursuant to MSB 43.20.281 (D).

COMMENTS:

USACE: **(Exhibit C)** The proposed development appears to intersect with wetlands mapped as present by the Mat Su Borough. If the wetlands are determined to be jurisdictional, then a Department of the Army authorization from USACE would be required for placement of dredged and/or fill material into waters of the U.S., including wetlands, in accordance with Section 404 of the Clean Water Act. Information about USACE permitting as well as access to a permit application and detailed instructions for preparing and submitting a complete application can be found online at www.poa.usace.army.mil/Missions/Regulatory.

MSB DPW Pre-Design and Engineering: **(Exhibit D)** Edgerton Parks Road and Mountain Trails Drive are both on the OSHP as Minor Collectors and therefore direct access should be minimized. No new driveways will be allowed on Edgerton Parks Road.

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

Utilities: (Exhibit E) ENSTAR has no comments or recommendations. In review GCI has no comments or objections to the plat, attached is the signed plat for your records. MTA has no comments. MEA did not reply.

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

CONCLUSION

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

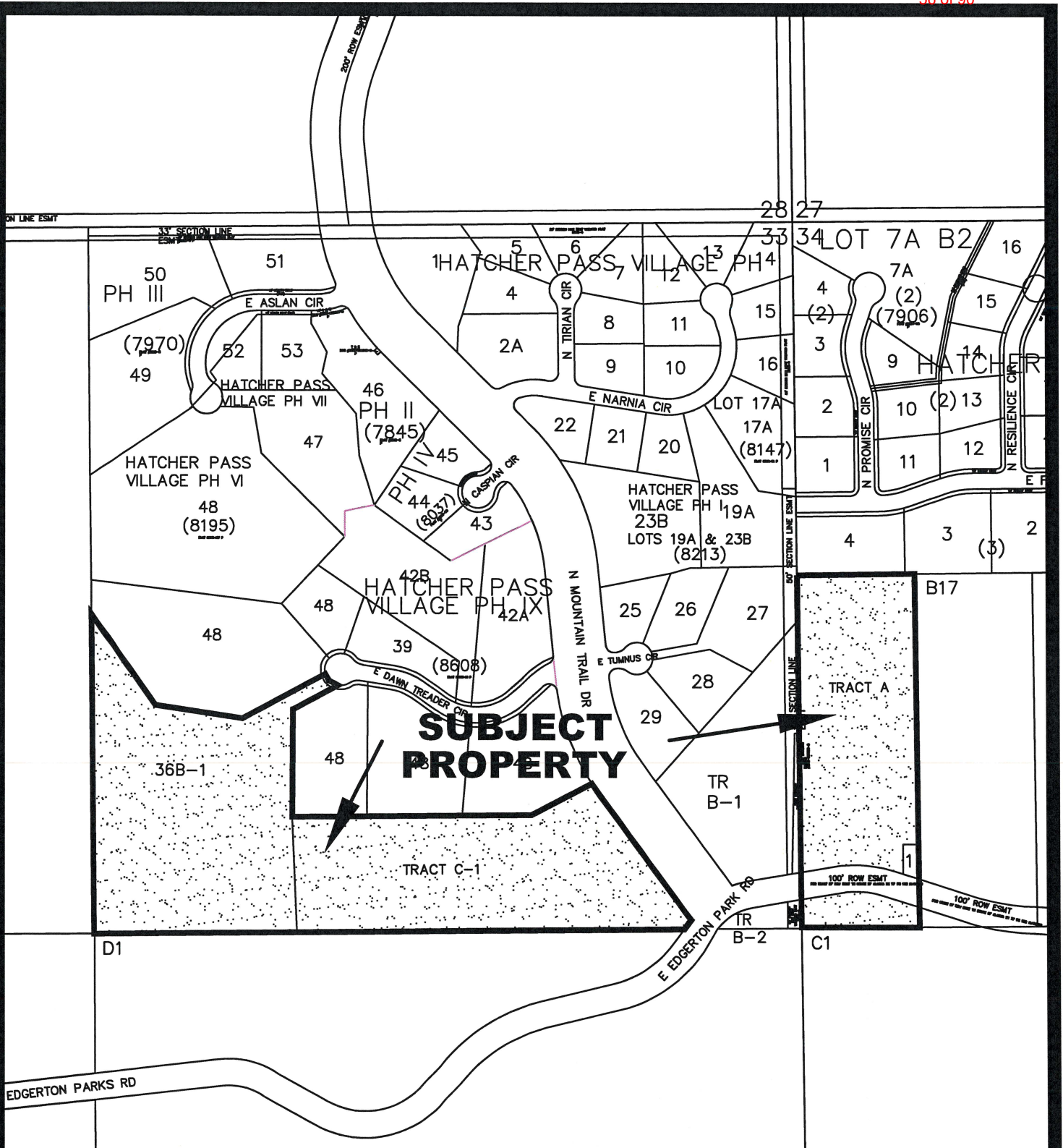
FINDINGS OF FACT:

1. The plat of **HATCHER PASS VILLAGE PHASE X** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. All lots will have the required frontage pursuant to MSB 43.20.320
3. A Topographic Narrative was provided by the surveyor pursuant to MSB 43.20.281(A)(1)(i)(i).
4. There were no objections from any borough departments, outside agencies, or utilities; or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from, AKF&G, Community Development, or Assessments; MEA; or the public.

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: I move to approve the Preliminary Plat of HATCHER PASS VILLAGE PHASE X, Section 33, Township 19 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

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



VICINITY MAP

FOR PROPOSED HATCHER PASS VILLAGE PHASE
X SUBDIVISION
LOCATED WITHIN
SECTION 33, T19N, R01E, SEWARD MERIDIAN
ALASKA
IN13 MAP

WILLIAMS S
5040-1

EXHIBIT A



MSB, MatSu Borough

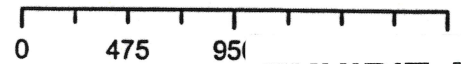


EXHIBIT A

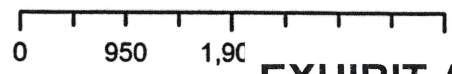
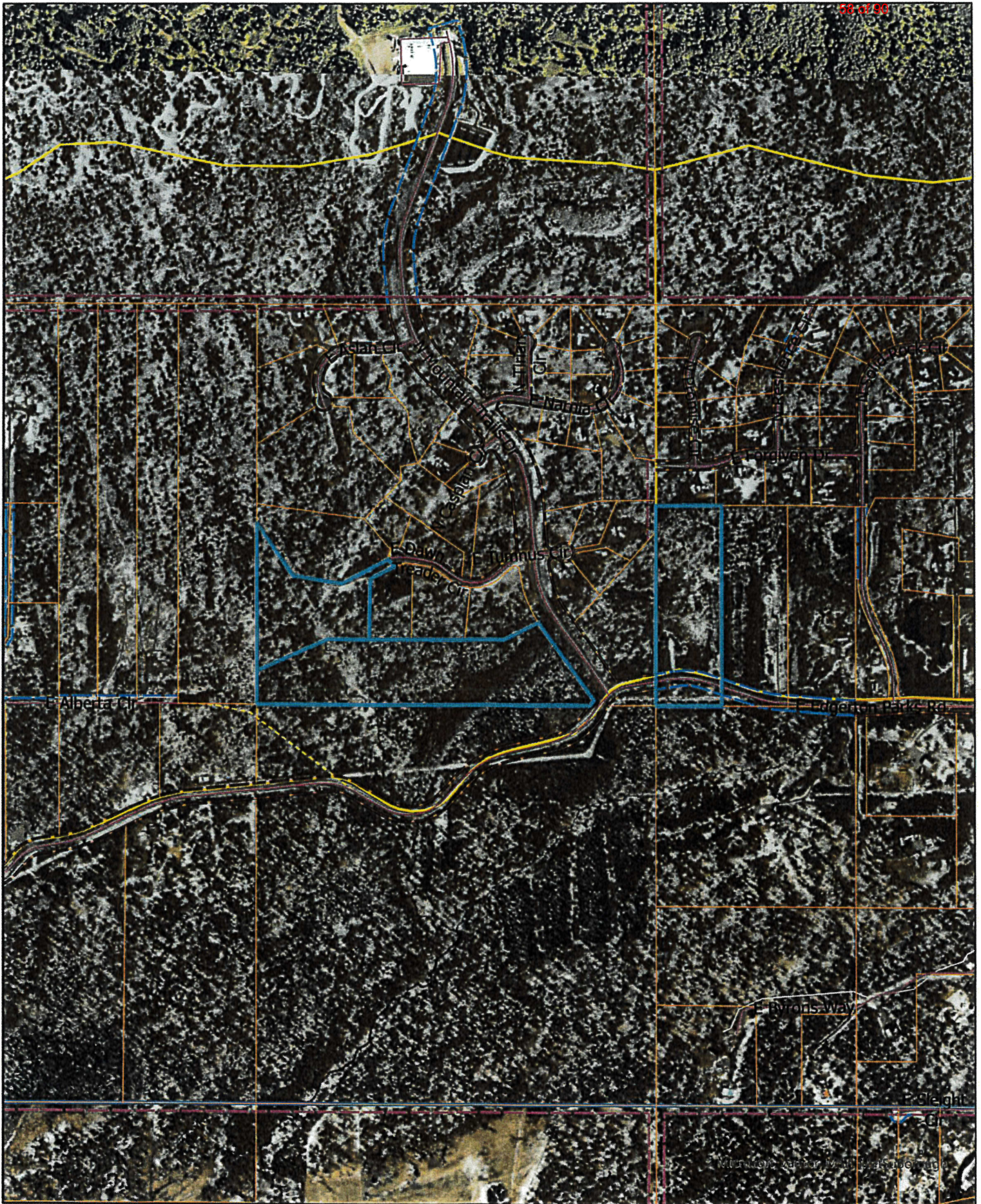


EXHIBIT A

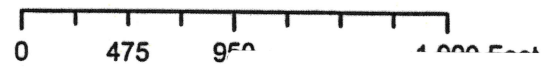


EXHIBIT A

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

RECEIVED

MAY 01 2026

PLATTING



USABLE AREA: TOPOGRAPHIC NARRATIVE

HATCHER PASS VILLAGE PHASE X

A SUBDIVISION OF

LOT 36B & TRACT C OF HATCHER PASS VILLAGE PHASE VIII (PLAT 2022-132)
PARCEL 1 MASB WAIVER RES. 2001-61-Pwm (BK. 1134, P. 154)

AND

INTRODUCTION

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

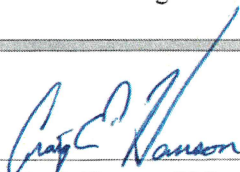
TOPOGRAPHIC NARRATIVE

Lot 36B-1 of the proposed Hatcher Pass Village Phase X subdivision contains 15.59 acres of land. Tract C-1 contains 13.68 acres of land. Tract A contains 13.16 acres of land. All three lots are primarily tree covered with a mixture of Spruce, Birch, Cottonwood, and alder. A gravel driveway runs from the cul-de-sac of E. Dawn Treader Cir. Southwesterly into Lot 36B-1 for roughly 713 feet. A gravel driveway runs northward from E. Edgerton Parks Rd. and loops around in Tract A where there is a house and outbuildings. E. Edgerton Parks Rd. runs east-west through the southern portion of Tract A. There is a stream that southwesterly through the middle of Tract C-1, and a stream that runs southeasterly through the middle of Lot 36B-1.

Most of Lot 36B-1 slopes southeasterly at roughly 4%. There is a small plateau in the northeast corner of Lot 36B-1. Tract C-1 is relatively flat, sloping southward in its west half and southwesterly in its east half at no more than 3%. There is a ridge that runs northwesterly through roughly the middle of Tract A and slopes southwesterly at approximately 42%. There is another ridge that runs northeasterly through the northwest corner of Tract A and slopes southeasterly at approximately 37%. The rest of Tract A is relatively flat.

There are no known debris burial sites on any of the proposed lots within this subdivision.

Within Tract A there is a 100 foot wide right-of-way easement centered on E. Edgerton Parks Rd. There is also a 30' wide utility easement centered on existing utility lines running east-west located within Tract A south of E. Edgerton Parks Rd. and running northward across E. Edgerton Parks Rd.


Craig E. Hanson PLS 4/22/26
Date
Professional Land Surveyor



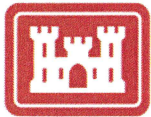
Chris Curlin

From: Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>
Sent: Tuesday, May 12, 2026 4:43 PM
To: Chris Curlin
Subject: RE: RFC Hatcher Pass Village Ph X (CC)

Hi Chris,

The proposed development appears to intersect with wetlands mapped as present by the Mat Su Borough. If the wetlands are determined to be jurisdictional, then a Department of the Army authorization from USACE would be required for placement of dredged and/or fill material into waters of the U.S., including wetlands, in accordance with Section 404 of the Clean Water Act. Information about USACE permitting as well as access to a permit application and detailed instructions for preparing and submitting a complete application can be found online at www.poa.usace.army.mil/Missions/Regulatory.

V/r, Greg



**US Army Corps
of Engineers®**

Greg Mazer

Project Manager, North Central Section | Regulatory
Division | U.S. Army Corps of Engineers | Alaska District
Cell: 907.347.9059 | Regulatory Main Line: 907.753.2717
Website: www.poa.usace.army.mil/missions/regulatory

RRS REGULATORY
beta REQUEST
SYSTEM

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

rrs.usace.army.mil

From: CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>
Sent: Tuesday, May 12, 2026 2:01 PM
To: Mazer, Gregory J CIV USARMY CEPOA (USA) <Gregory.J.Mazer@usace.army.mil>
Subject: FW: RFC Hatcher Pass Village Ph X (CC)

Please review the message below as Reg of the Day and respond as needed.

-Sara J

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, May 12, 2026 8:56 AM
To: CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>
Subject: [Non-DoD Source] RFC Hatcher Pass Village Ph X (CC)

Hello,

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, May 12, 2026 4:20 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Hatcher Pass Village Ph X (CC)

Hello Chris,

Edgerton Parks Road and Mountain Trails Drive are both on the OSHP as Minor Collectors and therefore direct access should be minimized. No new driveways will be allowed on Edgerton Parks Road.

Thank you.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, May 12, 2026 8:55 AM
To: Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; stark@mtaonline.net; ak.charlie.907@protonmail.com; nodrog.yllek@gmail.com; Fonov <Fonov@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Hatcher Pass Village Ph X (CC)

Hello,

The link below is to the RFC packet for the Hatcher Pass Village Phase X Subdivision. Please ensure that all comments are submitted by May 21, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[Hatcher Pass Village Phase X](#)

Sincerely,

Chris Curlin
Platting Technician

Chris Curlin

From: Permit Center
Sent: Tuesday, May 12, 2026 8:58 AM
To: Chris Curlin
Subject: RE: RFC Hatcher Pass Village Ph X (CC)

No comments from the Permit Center.

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, May 12, 2026 8:55 AM
To: Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; stark@mtaonline.net; ak.charlie.907@protonmail.com; nodrog.yllek@gmail.com; Fonov <Fonov@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Hatcher Pass Village Ph X (CC)

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[Hatcher Pass Village Phase X](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough



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

20 May 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 abbreviated plats and has no comments or recommendations.

- **HATCHER PASS VILLAGE PHASE X**
(MSB Case # 2026-052)
- **WINDRY ACRES**
(MSB Case # 2026-051)

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

Sincerely,

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

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

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, May 19, 2026 3:17 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Hatcher Pass Village Ph X (CC)
Attachments: Agenda Plat.pdf

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

Chris,

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

Thanks,

GCI | OSP Design

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

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

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

Sent: Tuesday, May 12, 2026 8:55 AM

To: Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; stark@mtaonline.net; ak.charlie.907@protonmail.com; nodrog.yllek@gmail.com; Fonov <Fonov@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>

Subject: RFC Hatcher Pass Village Ph X (CC)

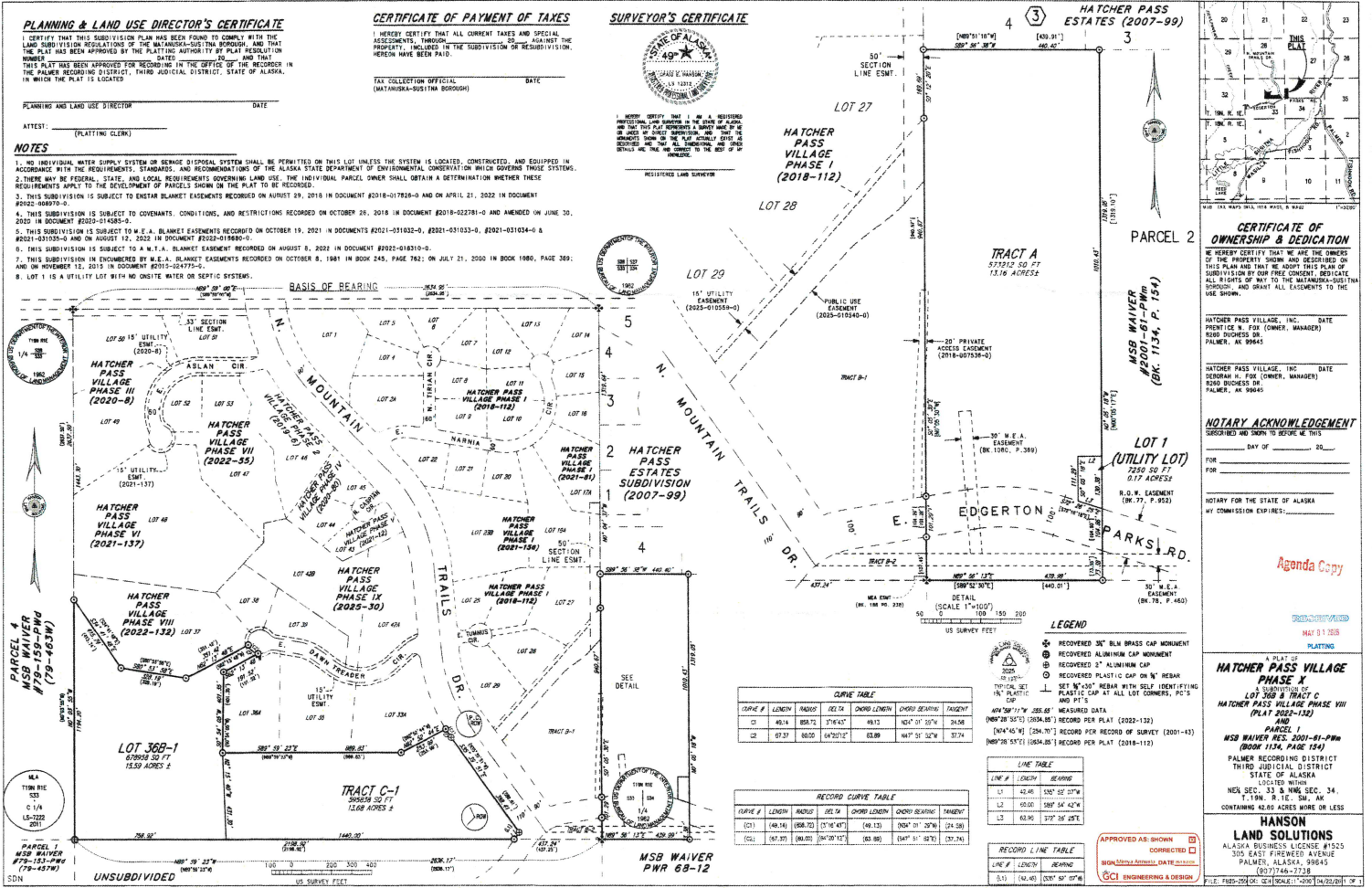
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

The link below is to the RFC packet for the Hatcher Pass Village Phase X Subdivision. Please ensure that all comments are submitted by May 21, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[Hatcher Pass Village Phase X](#)

Sincerely,



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

PLANNING AND LAND USE DIRECTOR _____ DATE _____
ATTEST: _____ (PLATTING CLERK)

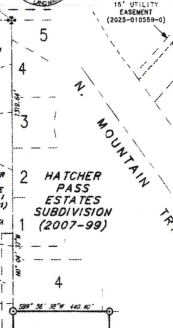
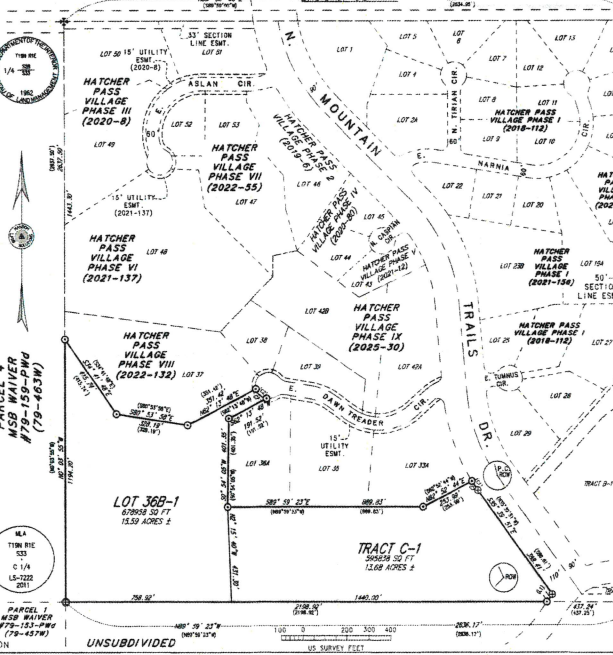
CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OF RESUBDIVISION HEREON HAVE BEEN PAID.

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

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I, AN A. REGISTERED SURVEYOR, HAVE PERSONALLY EXAMINED THE DATA AND INSTRUMENTS USED IN THE PREPARATION OF THIS PLAN AND I AM Satisfied THAT THE DATA AND INSTRUMENTS WERE ACCURATELY USED AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF ALASKA. I HAVE NOTED THE RESULTS AND THE SAME ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR
[Signature and Seal]

- NOTES**
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON THIS LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERNS THOSE SYSTEMS.
 - 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 THIS PLAN TO BE RECORDED.
 - THIS SUBDIVISION IS SUBJECT TO EASEMENT BLANKET EASEMENTS RECORDED ON AUGUST 29, 2018 IN DOCUMENT #2018-017826-0 AND ON APRIL 21, 2022 IN DOCUMENT #2022-008970-0.
 - THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON OCTOBER 26, 2018 IN DOCUMENT #2018-022781-0 AND ON JUNE 30, 2020 IN DOCUMENT #2020-014585-0.
 - THIS SUBDIVISION IS SUBJECT TO A U.T.A. BLANKET EASEMENT RECORDED ON OCTOBER 19, 2021 IN DOCUMENTS #2021-011032-0, #2021-011033-0, #2021-011034-0 & #2021-011035-0 AND ON AUGUST 12, 2022 IN DOCUMENT #2022-015680-0.
 - THIS SUBDIVISION IS SUBJECT TO A U.T.A. BLANKET EASEMENT RECORDED ON OCTOBER 8, 2022 IN DOCUMENT #2022-018310-0.
 - THIS SUBDIVISION IS EMBOWED BY U.T.A. BLANKET EASEMENTS RECORDED ON OCTOBER 8, 1981 IN BOOK 245, PAGE 782; ON JULY 21, 2000 IN BOOK 1480, PAGE 269; AND ON NOVEMBER 12, 2013 IN DOCUMENT #2013-024775-0.
 - LOT 1 IS A UTILITY LOT WITH NO ONSITE WATER OR SEPTIC SYSTEMS.



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	451.4	854.72	37°46'37"	491.3	N62°01'37"W	245.6
C2	57.37	65.05	64°20'12"	63.89	N47°51'32"W	33.74

RECORD CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
(C1)	450.54	856.72	37°46'41"	491.33	N62°01'37"W	245.58
(C2)	57.85	66.05	64°20'12"	63.98	N47°51'32"W	33.74

LEGEND

- RECOVERED 3/4" BLK BRASS CAP MONUMENT
- RECOVERED ALUMINUM CAP MONUMENT
- RECOVERED 3" ALUMINUM CAP
- RECOVERED PLASTIC CAP ON "N" BEAR
- SET "N" 200' BEAR WITH SELF IDENTIFYING PLASTIC CAP AT ALL LOT CORNERS, P.C.T.S. AND P.T.S.
- MEASURED DATA
- RECORD PER RECORD OF SURVEY (2002-132)
- RECORD PER RECORD OF SURVEY (2001-43)
- RECORD PER PLAT (2018-112)

LINE TABLE

LINE #	LENGTH	BEARING
L1	42.46	S85°32'37"W
L2	60.00	S89°34'42"W
L3	63.96	S77°37'28"E

RECORD LINE TABLE

LINE #	LENGTH	BEARING
(L1)	42.46	S85°32'37"W

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

HATCHER PASS VILLAGE, INC. DATE _____
PRENTICE N. FOX (OWNER, MANAGER)
BIRD BUCHHEIM DR.
PALMER, AK 99645

HATCHER PASS VILLAGE, INC. DATE _____
PRENTICE N. FOX (OWNER, MANAGER)
BIRD BUCHHEIM DR.
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT
I, _____, DO HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION OF MY FREE CONSENT. I HEREBY DEDICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSTINA BOROUGH, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

HANSON LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FRIENSDALE AVENUE
PALMER, ALASKA, 99645
(907) 244-3728

FILE: PLS-2024-04-04-1525-1-2026-04/22/2026 1 OF 1

Chris Curlin

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, May 12, 2026 9:38 AM
To: Chris Curlin
Subject: RE: RFC Hatcher Pass Village Ph X (CC)

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

Hello,

MTA has no comments.

Thank you,

Holly Sparrow, Sr. Right of Way Agent

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



Life. Technology. Together.

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, May 12, 2026 8:55 AM
To: Fishhook Community Council <fhcc.ak@gmail.com>; jprevost@palmerak.org; stark@mtaonline.net; ak.charlie.907@protonmail.com; nodrog.yllek@gmail.com; Fonov <Fonov@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Hatcher Pass Village Ph X (CC)

Hello,

The link below is to the RFC packet for the Hatcher Pass Village Phase X Subdivision. Please ensure that all comments are submitted by May 21, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER 20 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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

NOTES

1. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON THIS LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERNS THOSE SYSTEMS.
2. 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.
3. THIS SUBDIVISION IS SUBJECT TO ENSTAR BLANKET EASEMENTS RECORDED ON AUGUST 29, 2018 IN DOCUMENT #2018-017826-0 AND ON APRIL 21, 2022 IN DOCUMENT #2022-008970-0.
4. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON OCTOBER 26, 2018 IN DOCUMENT #2018-022781-0 AND AMENDED ON JUNE 30, 2020 IN DOCUMENT #2020-014585-0.
5. THIS SUBDIVISION IS SUBJECT TO M.E.A. BLANKET EASEMENTS RECORDED ON OCTOBER 19, 2021 IN DOCUMENTS #2021-031032-0, #2021-031033-0, #2021-031034-0 & #2021-031035-0 AND ON AUGUST 12, 2022 IN DOCUMENT #2022-018680-0.
6. THIS SUBDIVISION IS SUBJECT TO A M.T.A. BLANKET EASEMENT RECORDED ON AUGUST 8, 2022 IN DOCUMENT #2022-018310-0.
7. THIS SUBDIVISION IS ENCUMBERED BY M.E.A. BLANKET EASEMENTS RECORDED ON OCTOBER 8, 1981 IN BOOK 245, PAGE 762; ON JULY 21, 2000 IN BOOK 1080, PAGE 369; AND ON NOVEMBER 12, 2015 IN DOCUMENT #2015-024775-0.
8. LOT 1 IS A UTILITY LOT WITH NO ONSITE WATER OR SEPTIC SYSTEMS.

CERTIFICATE OF PAYMENT OF TAXES

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

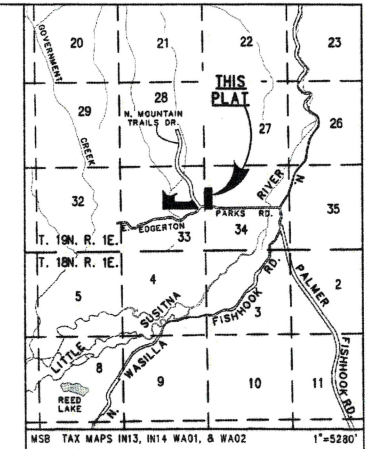
TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR _____



CERTIFICATE OF OWNERSHIP & DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSITNA BOROUGH, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

HATCHER PASS VILLAGE, INC. DATE _____
PRENTICE N. FOX (OWNER, MANAGER)
8260 DUCHESS DR.
PALMER, AK 99645

HATCHER PASS VILLAGE, INC DATE _____
DEBORAH H. FOX (OWNER, MANAGER)
8260 DUCHESS DR.
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

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

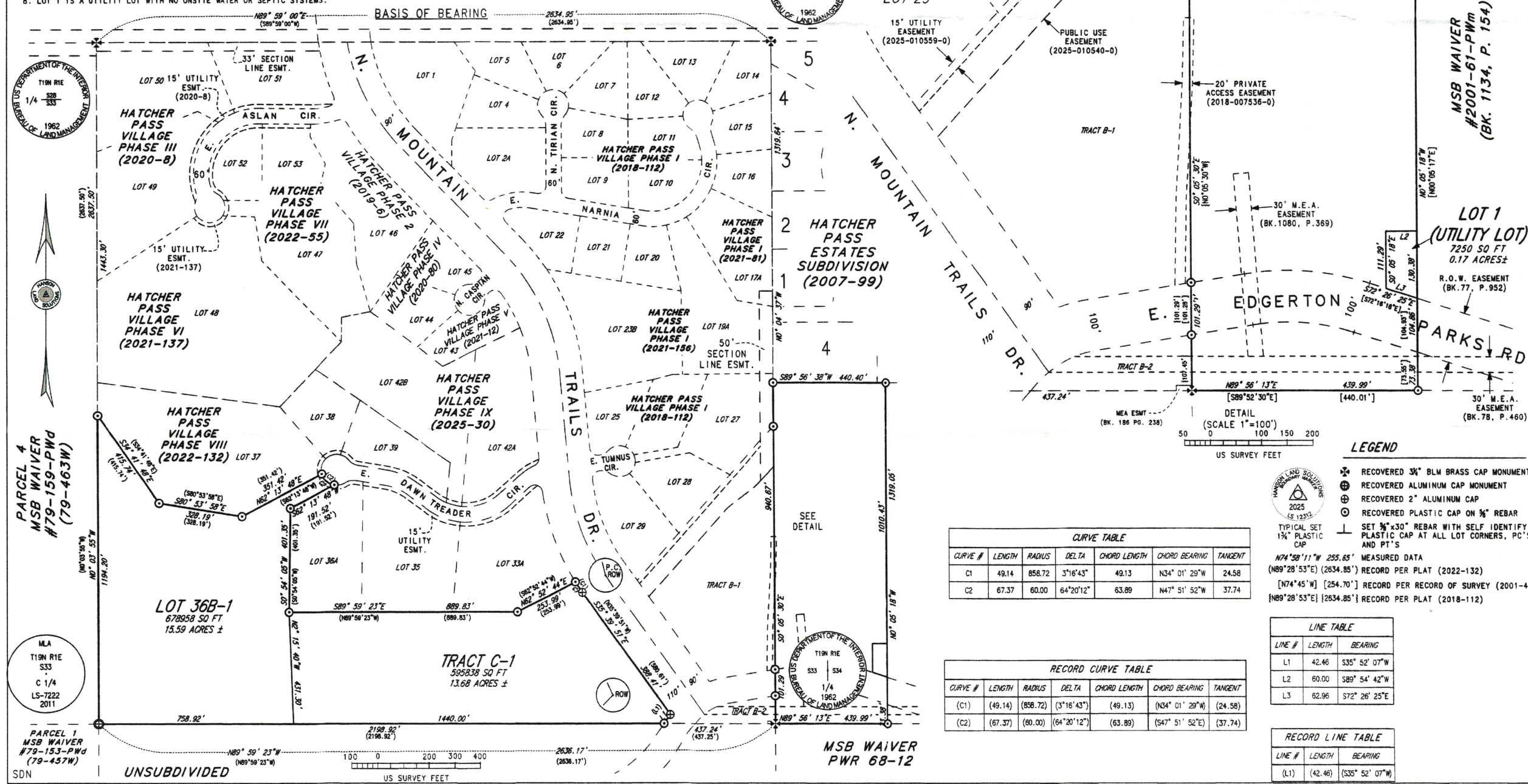
FOR _____
FOR _____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

Agenda Copy

RECEIVED
MAY 01 2025
PLATTING

A PLAT OF
HATCHER PASS VILLAGE PHASE X
A SUBDIVISION OF
LOT 36B & TRACT C
HATCHER PASS VILLAGE PHASE VIII
(PLAT 2022-132)
AND
PARCEL 1
MSB WAIVER RES. 2001-61-PWm
(BOOK 1134, PAGE 154)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE 1/4 SEC. 33 & NW 1/4 SEC. 34,
T. 19N. R. 1E. SM, AK
CONTAINING 42.60 ACRES MORE OR LESS

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



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	49.14	858.72	3°16'43"	49.13	N34° 01' 29"W	24.58
C2	67.37	60.00	64°20'12"	63.89	N47° 51' 52"W	37.74

RECORD CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
(C1)	(49.14)	(858.72)	(3°16'43")	(49.13)	(N34° 01' 29"W)	(24.58)
(C2)	(67.37)	(60.00)	(64°20'12")	(63.89)	(S47° 51' 52"E)	(37.74)

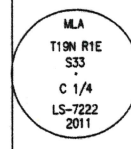
- LEGEND**
- RECOVERED 3/4" BLM BRASS CAP MONUMENT
 - RECOVERED ALUMINUM CAP MONUMENT
 - RECOVERED 2" ALUMINUM CAP
 - RECOVERED PLASTIC CAP ON 3/8" REBAR
 - SET 3/8" x 30" REBAR WITH SELF IDENTIFYING PLASTIC CAP AT ALL LOT CORNERS, PC'S AND PT'S
 - MEASURED DATA
 - {N89°28'53"E} [2634.85'] RECORD PER PLAT (2022-132)
 - {N74°45'W} [254.70'] RECORD PER RECORD OF SURVEY (2001-43)
 - {N89°28'53"E} [2634.85'] RECORD PER PLAT (2018-112)

LINE TABLE

LINE #	LENGTH	BEARING
L1	42.46	S35° 52' 07"W
L2	60.00	S89° 54' 42"W
L3	62.96	S72° 26' 25"E

RECORD LINE TABLE

LINE #	LENGTH	BEARING
(L1)	(42.46)	(S35° 52' 07"W)



SDN

D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 10, 2023

ABBREVIATED PLAT: METAL CREEK SUBDIVISION TRACT A
LEGAL DESCRIPTION: SEC 26, T17N, R02E, SEWARD MERIDIAN AK
PETITIONERS: METAL CREEK HOLDINGS LLC
SURVEYOR/ENGINEER: RECON LLC
ACRES: 4.99 ± PARCELS: 1
REVIEWED BY: CAYMAN REYNOLDS CASE #: 2026-056

REQUEST: The request is to create one lot from Parcels 17N02E26A018, and 17N02E26A019, to be known as **METAL CREEK SUBDIVISION TRACT A**, containing 4.99 acres +/- . The plat is located east of South Old Glenn Highway, directly north of South McKechnie Loop, and west of Bodenberg Creek, located within the NE ¼ Section 26, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1.

EXHIBITS

Vicinity Map and Aerial Photos **EXHIBIT A – 4 pgs**
Engineers Report **EXHIBIT B – 6 pgs**

AGENCY COMMENTS

MSB Pre-Design and Engineering **EXHIBIT C – 1 pg**
Alaska Department of Transportation **EXHIBIT D – 1 pg**
Utilities **EXHIBIT E – 4 pgs**

DISCUSSION: The proposed subdivision is creating one lot. Tract A will be 4.99 acres. Access is by South Mckechnie Loop. South Mckechnie Loop is a State of Alaska owned and maintained road. This case has been determined to not require a right-of-way dedication.

Engineers Report: An engineers report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). William Klebesadel, PE, existing on-site drinking water and wastewater systems. Both meet current ADEC standards.

Comments: MSB Pre-Design and Engineering (**Exhibit C**) “PD&E suggests the petitioner work with ADOT&PF for the dedication of right-of-way for McKechnie Loop to align with the existing right-of-way of the adjacent parcels.”

Alaska Department of Transportation (**Exhibit D**) “No objection to lot consolidation. Required to note ROW Easement granted at Book 15 Page 227 on plat (attached). Platting actions invalidate existing access permits due to the change in legal description of the lot. Re-apply for driveway permits. Driveway permits and Approach Road Review can be applied for at DOT&PF’s online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF’s”

Utilities: (**Exhibit E**) Enstar objects unless a condition is met; see Exhibit E. GCI has no comments or objections. MTA has no comments. MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Community Development, Emergency Services, Assessments, Planning Division, or Development Services; or MEA.

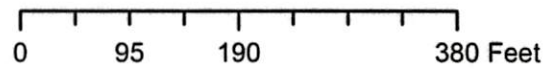
CONCLUSION: The abbreviated plat of Metal Creek Subdivision is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, or Borough departments. ENSTAR conditionally objects to the plat. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. An engineers report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Metal Creek Subdivision is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. An engineers report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Community Development, Emergency Services, Assessments, Planning Division, or Development Services; or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Metal Creek Subdivision, Section 26, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Grant ENSTAR a fifteen feet (15 FT) wide natural gas easement centered over any portion of the existing natural gas distribution pipeline within proposed TRACT A, Or dedicate a fifteen feet (15 FT) wide natural gas easement centered over any portion of the existing natural gas distribution pipeline within proposed TRACT A.
5. Show all easements of record on final plat.
6. Note ROW Easement granted at Book 15 Page 227 on plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.





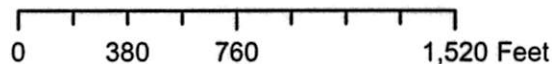
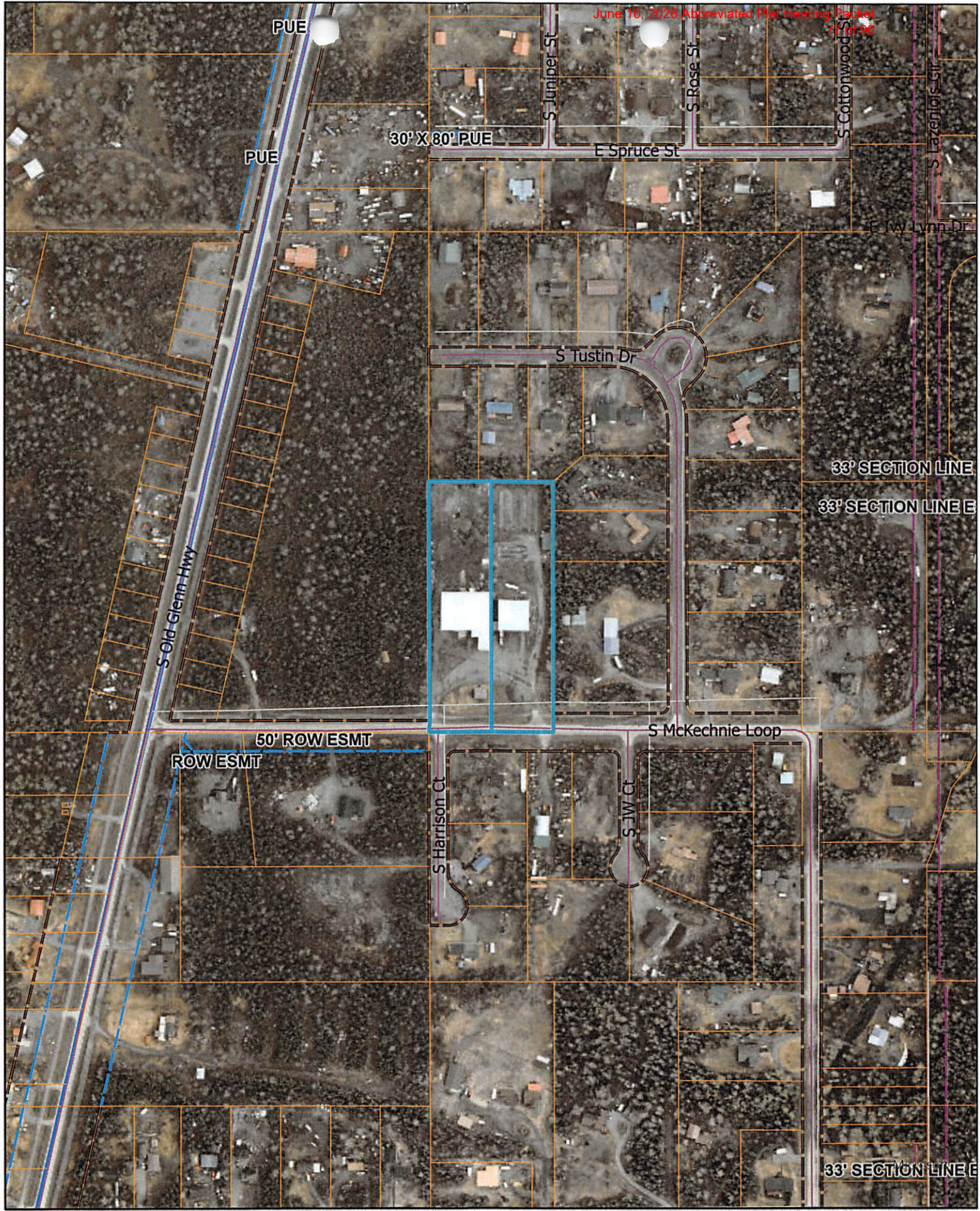
S McKechnie Loop

S Harrison Ct

Microsoft



0 95 190 380 Feet



ENGINEER'S EVALUATION

ON-SITE DRINKING WATER & WASTEWATER DISPOSAL SYSTEMS

Property Description (Legal): Lot _____ Block _____ of T17N R2E Section 26, Lots A18 & A19

Physical Address: 4255 & 4275 S McKechnie Loop - office

Owner's Name(s): Gerald Huppert Trust

Owner's Address: 4705 S McKechnie Loop
Palmer, AK 99645

RECEIVED

APR 28 2026

PLATTING

Serving: Single Family Multi-Family (No. of Units _____)

No. of Bedrooms: _____

ON-SITE DRINKING WATER SYSTEM:

Property Served By:

_____ Property is served by a Public Water System, approved by ADEC and currently in monitoring compliance.

BK Recent water samples have been tested by a certified ADEC laboratory. Sample results were found to meet current ADEC drinking water standards for coliform bacteria levels.

Notes: Well produced an average flow rate of 12.2 gpm during testing. Drawdown could not be measured.

ON-SITE WASTEWATER DISPOSAL SYSTEM:

_____ This wastewater disposal system was installed by an ADEC Certified Installer and/or Registered Engineer.

BK This wastewater disposal system was tested in accordance with current ADEC policies and was found to be operating adequately. The readily identifiable features of the system were observed and documented.

_____ From visual site evidence and ADEC documentation on the system's installation it appears this system was installed to meet 18 AAC 72 regulations and ADEC policies at the time of installation.

BK No documents are available for the design or construction of this system. It appears the system meets the separation requirements outlined in the current ADEC regulation 18 AAC 72. It also appears the system meets other ADEC policies that were in place at the time of installation.

Notes: Absorption area is operating effectively, Septic tank replaced 11-10-25.

This report portrays the conditions found on the date the system(s) were tested/inspected and to any documents obtained from ADEC or other agency. This report does not constitute a guarantee, explicit or implied, for the future performance of this water supply and/or wastewater disposal system.

Company Job No.: 2025-BSU-030

Inspected By: Thomas Klebesadel

Engineer Responsible: William Klebesadel, P.E.

Date: 11-14-25



Test Worksheet

Property Description: T17N R2E Section 26, Lots A18 & A19
Street address: 4255 & 4275 S McKechnie Loop - office

Performed By: Tom Klebesadel
Date: 10/9/25

Owner's Name(s): Gerald Huppert Trust
Owner's Address: 4705 S McKechnie Loop, Palmer, AK 99645

Reviewed By: Bill Klebesadel, P.E.
Date: 11/14/25

Site Information: No. of Bedrooms: _____
Septic Tank Type, Size & Mfg: 1000 gallon steel (Anch Tank) per Inspection notes Installed : 11/10/25
Absorption System: Unknown type and size per Field observations Installed : Unknown
Calc. Daily Flow: _____ gallons (_____ bedrooms x 150 gallons per day)

Well	Depth: <u>unknown</u> (ft)	Septic Tank
Static Water Level: <u>N/A</u> (ft)	Currently In Use: Yes _____ No <u>X</u>	
Casing Above Ground: <u>30</u> (inches)	Needs Pumped: Yes _____ No <u>X</u>	

TEST DATA												
Time	Well Information					Septic Tank	64(14)	Soil Absorption System				Comments
	Reading (gallons)	Water Level (feet)	Volume (gallons)	Total Vol (gal)	Flow (gpm)	Tank Level (inches) [X] Top down	Δ Tank Level (inches)	Total depth	128(0)	Total depth	Δ SAS Level (in)	
2:15 PM	46735	N/A	-		-	119	-	0	-		-	Begin tank fill
3:28 PM	47620	"	885	885	12.1	76	-43	0	0			Start test
4:05 PM	48070	"	450	1335	12.2	79	3	0	0			Check levels
4:40 PM	48497	"	427	1762	12.2	82	3	16	16			End flow test
5:00 PM						83	1	6	-10			Check septic tank
10:00 AM	(10-9-25)					103		0	-6			Check septic recovery
				Average	12.2							

Well Recovery Time: * See additional comments

Field Recovery Time: ** See additional comments

Results: **Pass** X **Fail** _____

Results: **Pass** X **Fail** _____

Comments: * Well produced an average flow rate of 12.2 gpm during testing. Drawdown could not be measured. Well was in warehouse.

** Absorption area is operating effectively. Septic tank replaced 11-10-25.

ENGINEER'S EVALUATION

ON-SITE DRINKING WATER & WASTEWATER DISPOSAL SYSTEMS

Property Description (Legal): Lot _____ Block _____ of T17N R2E Section 26, Lots A18 & A19 _____

Physical Address: 4255-4275 S McKechnie Loop - warehouse

Owner's Name(s): Gerald Huppert Trust

Owner's Address: 4705 S McKechnie Loop
Palmer, AK 99645

Serving: Single Family Multi-Family (No. of Units _____)

No. of Bedrooms: _____

ON-SITE DRINKING WATER SYSTEM:

Property Served By:

Property is served by a Public Water System, approved by ADEC and currently in monitoring compliance.

Recent water samples have been tested by a certified ADEC laboratory. Sample results were found to meet current ADEC drinking water standards for coliform bacteria levels.

Notes: Well produced an average flow rate of 14.2 gpm during testing. Drawdown could not be measured.

ON-SITE WASTEWATER DISPOSAL SYSTEM:

This wastewater disposal system was installed by an ADEC Certified Installer and/or Registered Engineer.

This wastewater disposal system was tested in accordance with current ADEC policies and was found to be operating adequately. The readily identifiable features of the system were observed and documented.

From visual site evidence and ADEC documentation on the system's installation it appears this system was installed to meet 18 AAC 72 regulations and ADEC policies at the time of installation.

No documents are available for the design or construction of this system. It appears the system meets the separation requirements outlined in the current ADEC regulation 18 AAC 72. It also appears the system meets other ADEC policies that were in place at the time of installation.

Notes: Septic tank replaced 11-10-25. Absorption area appears to be operating effectively.

This report portrays the conditions found on the date the system(s) were tested/inspected and to any documents obtained from ADEC or other agency. This report does not constitute a guarantee, explicit or implied, for the future performance of this water supply and/or wastewater disposal system.

Company Job No.: 2025-BSU-030

Inspected By: Thomas Klebesadel

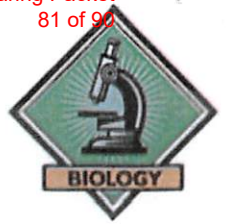
Engineer Responsible: William Klebesadel, P.E.

Date: 11-14-25





Mat-Su Test Lab, LLC



Midtown Community Business Park
9131 East Frontage Road, Suite 15
Palmer, Alaska 99645
Phone: 745-3005 / Fax: 745-3010
Website: www.matsutestlab.com E-Mail: matsutestlab.office@gmail.com

Drinking Water Analysis Report Total Coliform Bacteria (SM9223B by Colilert)

See Reverse Side For Instructions

Client: Pioneer Engineering	
Mailing Address: 16547 E Smith Road, Palmer, Alaska 99645	
Phone#: Bill: (907) 863-2455	PUBLIC WATER SYSTEM (PWS) ID#: N/A
Information needed for DEC, from your monitoring summary	
Results/Invoice (Please choose at least one):	Facility ID:
Fax:	Sample Pt. ID:
X Email: pioneerllc@hotmail.com, pioneerllc@gmail.com	
Hard copy (To be mailed to address listed above)	CI Residual (if applicable):

Legal Description of Property: T17N R2E S2G LA18+19 BSU-030

Sample Site Location: 4255 S McKechnie Loop hose bib Delivered by: MAK
(I.E.: bathroom sink, outside hose bib)

Date Sampled: 10-8-25 Time Sampled: 4:45pm Sampled by: TRK

Circle One: Standard Test / Rush Test Circle One: Routine Test / Repeat Test / Special Purpose

This Section to Be Completed by Lab

Analysis Results: Lab ID # B252877

- Satisfactory
- Unsatisfactory
- Sample Rejected – Reason: _____

Chromogenic/Fluorogenic Method Results: INCUBATOR # 1-1

- A Total Coliform Present (P)/Absent (A) (Yellow / No Color)
- A E. Coli Present (P)/Absent (A) (Fluorescence / No Fluorescence)

Received : OCT 09 2025 11:47 By: LH

Started : OCT 09 2025 1325 By: UG

Finished : OCT 10 2025 1325 By: UG

Test Worksheet

Property Description: T17N R2E Section 26, Lots A18 & A19
 Street address: 4255 & 4275 S McKechnie Loop - warehouse
 Owner's Name(s): Gerald Huppert Trust
 Owner's Address: 4705 S McKechnie Loop, Palmer, AK 99645

Performed By: Tom Klebesadel
 Date: 10/9/25
 Reviewed By: Bill Klebesadel, P.E.
 Date: 11/14/25

Site Information: No. of Bedrooms: _____
 Septic Tank Type, Size & Mfg: 1000 gallon steel (Anch Tank) per Inspector notes Installed : 11/10/25
 Absorption System: Unknown size and type per Field observations Installed : Unknown
 Calc. Daily Flow: _____ gallons (_____ bedrooms x 150 gallons per day)

Well	Depth <u>unknown</u> (ft)	Septic Tank	
Static Water Level: <u>N/A</u> (ft)		Currently In Use: Yes _____ No <u>X</u>	
Casing Above Ground: <u>30</u> (inches)		Needs Pumped: Yes _____ No <u>X</u>	

TEST DATA												
Time	Well Information					Septic Tank	62 (5)	Soil Absorption System				Comments
	Reading (gallons)	Water Level (feet)	Volume (gallons)	Total Vol (gal)	Flow (gpm)	Tank Level (inches) [X] Top down	Δ Tank Level (inches)	Total depth	Δ SAS Level (in)	Total depth	Δ SAS Level (in)	
10:19 AM	68646	N/A	-		-	94	-		-		-	Begin tank fill
11:11 AM	69387	"	741	741	14.3	70	-24					Start test
11:36 AM	69742	"	355	1096	14.2	70	0					Check levels
12:16 PM	70310	"	568	1664	14.2	71	1					End flow test
9:30 AM	(10-10-25)					93	22					Check septic tank
				Average	14.2							

* No monitoring tubes available. 2X required flow run into septic system. No backup observed at septic tank, so absorption area deemed operational.

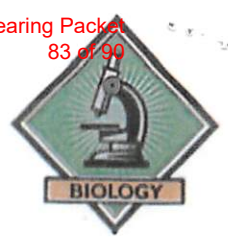
Well Recovery Time: Immediate
 Results: Pass X Fail _____

Field Recovery Time: * See additional comments
 Results: Pass X Fail _____

Comments: Well produced an average flow rate of 14.2 gpm during testing. Drawdown could not be measured.
 * Septic tank replaced on 11-10-25. Absorption area appears to be operating effectively.



Mat-Su Test Lab, LLC



Midtown Community Business Park
9131 East Frontage Road, Suite 15
Palmer, Alaska 99645
Phone: 745-3005 / Fax: 745-3010
Website: www.matsutestlab.com E-Mail: matsutestlab.office@gmail.com

Drinking Water Analysis Report Total Coliform Bacteria (SM9223B by Colilert)

See Reverse Side For Instructions

Client: Pioneer Engineering	
Mailing Address: 16547 E Smith Road, Palmer, Alaska 99645	
Phone#: Bill: (907) 863-2455	PUBLIC WATER SYSTEM (PWS) ID#: N/A
Information needed for DEC, from your monitoring summary	
Results/Invoice (Please choose at least one):	Facility ID:
Fax:	Sample Pt. ID:
X Email: pioneerllc@hotmail.com, pioneerllc@gmail.com	CI Residual (if applicable):
Hard copy (To be mailed to address listed above)	

Legal Description of Property: T17N R2E S2G LA18+A19

Sample Site Location: 4275 S Mekechie Loop hose Delivered by: MAK
(I.E.: bathroom sink, outside hose bib) bib

Date Sampled: 10-19-25 Time Sampled: 7:30pm Sampled by: MAK

Circle One: Standard Test / Rush Test Circle One: Routine Test / Repeat Test / Special Purpose

This Section to Be Completed by Lab

Analysis Results:

Lab ID # 8252976

- Satisfactory
- Unsatisfactory
- Sample Rejected – Reason: _____

Chromogenic/Fluorogenic Method Results:

INCUBATOR # 1-1

- A Total Coliform Present (P)/Absent (A) (Yellow / No Color)
- A E. Coli Present (P)/Absent (A) (Fluorescence / No Fluorescence)

Received : OCT 20 2025 10:52 By: LL

Started : OCT 20 2025 1250 By: EE/UG

Finished : OCT 21 2025 1250 By: UG

Cayman Reynolds

From: Tammy Simmons
Sent: Tuesday, May 19, 2026 4:34 PM
To: Cayman Reynolds
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: Metal Creek Subdivision Tract A CR

Hello Cayman,

PD&E suggests the petitioner work with ADOT&PF for the dedication of right-of-way for McKechnie Loop to align with the existing right-of-way of the adjacent parcels.

Thank you.

PD&E Review Group

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Thursday, May 14, 2026 3:17 PM
To: Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@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>; mitzi.99645@hotmail.com; gnilsson@mtaonline.net; jstocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; ronjohnson@gci.net; wtaylor@york@gmail.com; Michael Bowles <Michael.Bowles@matsugov.us>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; bob.keiner@alaska.gov
Subject: Metal Creek Subdivision Tract A CR

Hello,

The following link is a request for comments for the proposed Metal Creek Subdivision Tract A.

Please ensure all comments have been submitted by May 28, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Metal Creek Subdivision Tract A](#)

Feel free to contact me if you have any questions.



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Transportation and Public Facilities

Project Delivery: Statewide Planning
Anchorage Field Office

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

May 22, 2026

Tyler Young, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Young:

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

- **Plat Case #2026-056; Metal Creek Subdivision Tract A (McKechnie Loop)**
 - No objection to lot consolidation.
 - Required to note ROW Easement granted at Book 15 Page 227 on plat (attached).
 - Platting actions invalidate existing access permits due to the change in legal description of the lot. Re-apply for driveway permits. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

- **Preapp-2026-000075; WA 07 Atwood (Bogard Road)**
 - No objection to the lot line change.
 - Lot 2 is in the vicinity of the DOT&PF Bogard Road Safety & Capacity Improvements design project. Access to Lot 2 may change with this project. DOT&PF recommends that Lot 2 owner consult with Project Manager Jake Dilley at (907) 707-1922 or jacob.dilley@alaska.gov in relation to access.
 - DOT&PF suggests extending 30 foot access easement at Lot 18 and Barry's Resort Dr along the entire Lot 18 lot line as an access easement for Lot 2 to Barry's Resort Dr.
 - Platting actions invalidate existing access permits due to the change in legal description of the lot. Re-apply for driveway permits for Lot 2 to Bogard Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

Cayman Reynolds

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, May 15, 2026 12:53 PM
To: Cayman Reynolds
Subject: RE: Metal Creek Subdivision Tract A CR

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

Hello,

MTA has no comments.

Thank you,

Holly Sparrow, Sr. Right of Way Agent

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



Life. Technology. Together.

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Thursday, May 14, 2026 3:17 PM
To: Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@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>; mitzi.99645@hotmail.com; gnilsson@mtaonline.net; jstocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; ronjohnson@gci.net; wtaloryork@gmail.com; Michael Bowles <Michael.Bowles@matsugov.us>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; bob.keiner@alaska.gov
Subject: Metal Creek Subdivision Tract A CR

Hello,

The following link is a request for comments for the proposed Metal Creek Subdivision Tract A.

Cayman Reynolds

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, May 28, 2026 1:53 PM
To: Cayman Reynolds
Cc: OSP Design Group
Subject: RE: Metal Creek Subdivision Tract A CR
Attachments: Agenda Plat.pdf

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

Cayman,

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

Thanks,

GCI | OSP Design

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

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

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Thursday, May 14, 2026 3:17 PM
To: Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@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>; mitzi.99645@hotmail.com; gnilsson@mtaonline.net; jstocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; ronjohnson@gci.net; wtaylor@york@gmail.com; Michael Bowles <Michael.Bowles@matsugov.us>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; bob.keiner@alaska.gov
Subject: Metal Creek Subdivision Tract A CR

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

Hello,

The following link is a request for comments for the proposed Metal Creek Subdivision Tract A.

Please ensure all comments have been submitted by May 28, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Metal Creek Subdivision Tract A](#)



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

May 28, 2026

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

To whom it may concern:

ENSTAR Natural Gas Company, LLC (ENSTAR) has reviewed abbreviated plat METAL CREEK SUBDIVISION TRACT A (MSB Case # 2026-056) and advises:

ENSTAR has existing natural gas distribution pipeline that crosses proposed TRACT A.

Attached is an approximate depiction for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

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

1. Grant ENSTAR a fifteen feet (15 FT) wide natural gas easement centered over any portion of the existing natural gas distribution pipeline within proposed TRACT A.
2. Dedicate a fifteen feet (15 FT) wide natural gas easement centered over any portion of the existing natural gas distribution pipeline within proposed TRACT A.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon Echols".

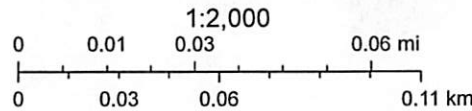
Brandon Echols
Right of Way & Permitting Agent
ENSTAR Natural Gas Company, LLC

METAL CREEK SUBDIVISION TRACT A (MSB Case # 2026-056)



5/28/2026, 9:04:51 AM

Latest ENSTAR Imagery	Meters	Distribution Pipe	Pipeline Marker	Address Points	ROW Lines
Red: Band_1	Meter Set Assembly	Plastic PE, As-Built	Locate Box	Easement Lines	Enstar Lot Line
Green: Band_2	Meter Set Assembly	Unlinked Meters	Pipe Job Separator	Utility Easement	Historic DM Arrowshafts
Blue: Band_3	Service Pipe		Parcels	Enstar Street CL	
	As-Built				



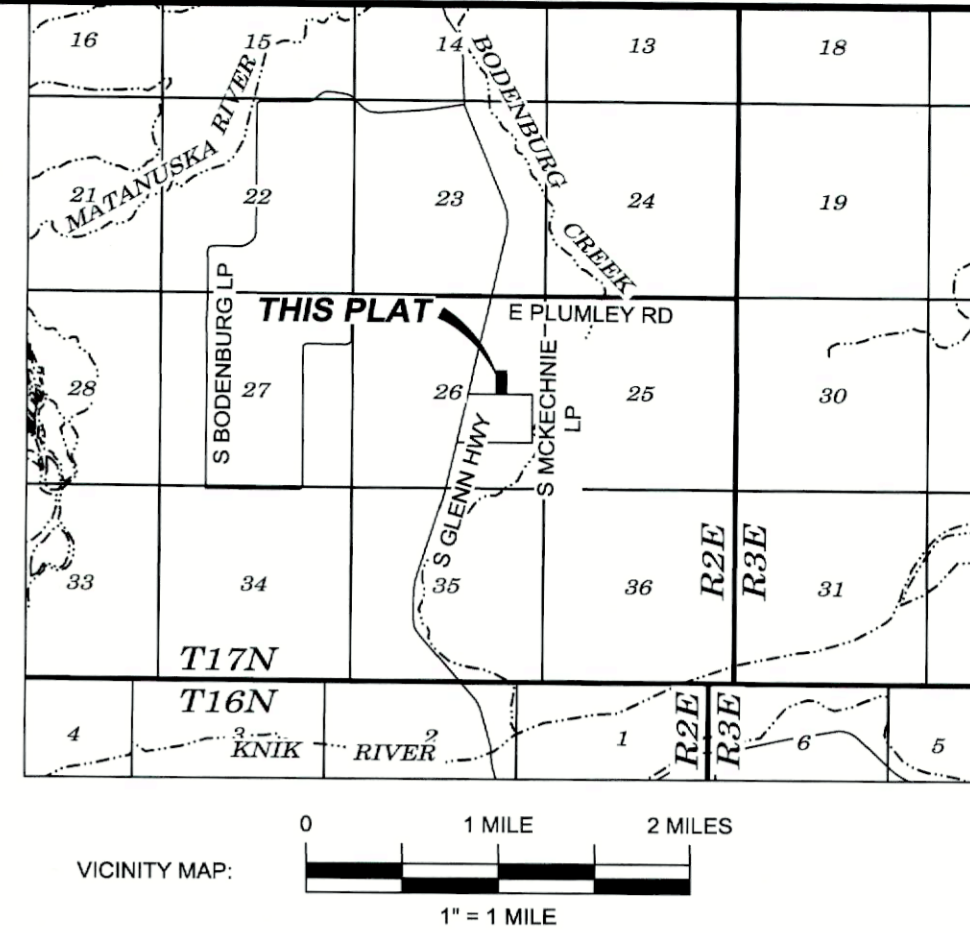
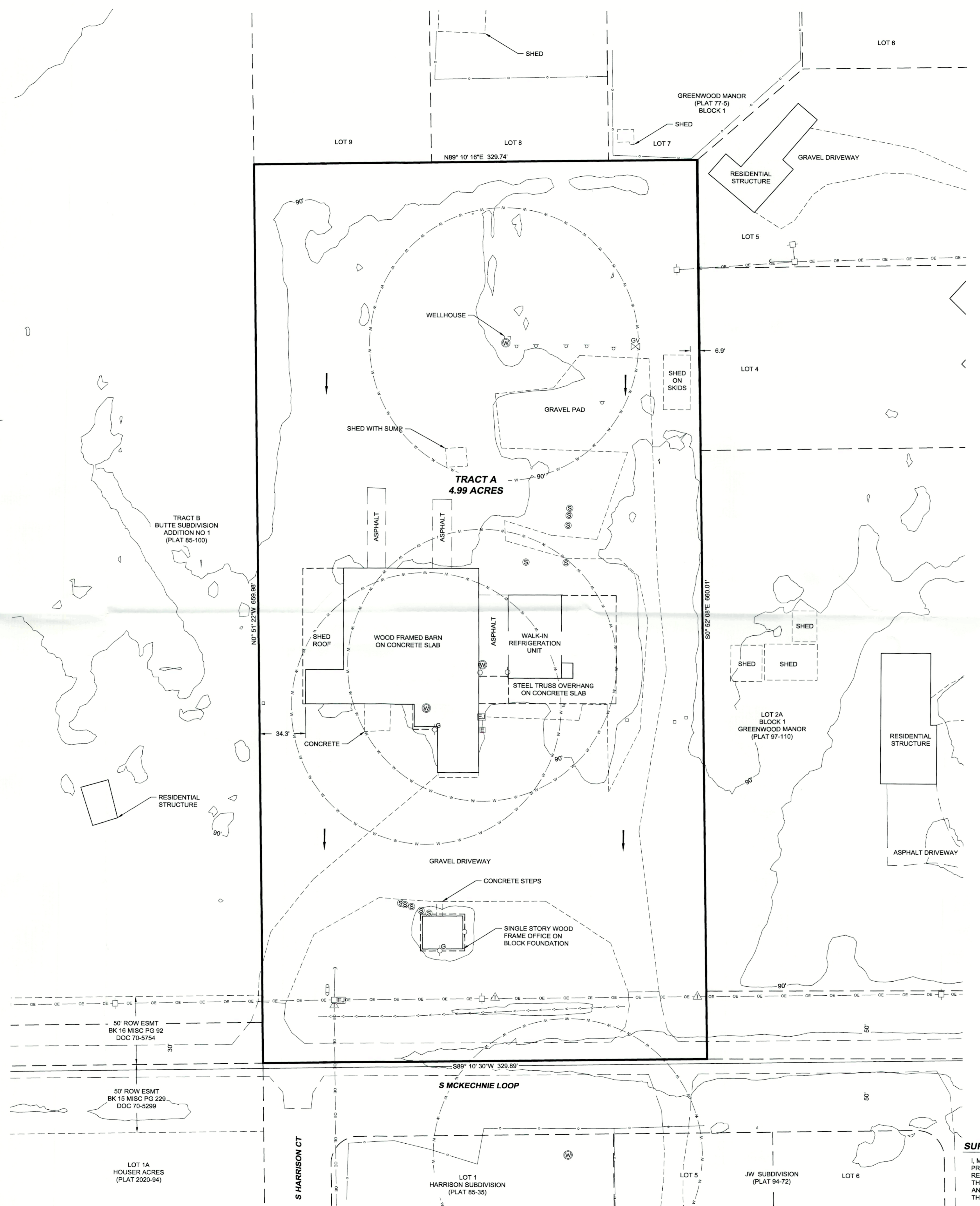


NOTES

1. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. CONTOURS FROM 2019 MSB LIDAR
4. ALL ABOVE GROUND IMPROVEMENTS WITHIN 100' OF SUBJECT PROPERTY BOUNDARY ARE SHOWN HEREON.

LEGEND

- UTILITY POLE W/ GUY WIRE
- SEPTIC PIPE
- GAS VALVE
- GAS METER
- GAS LINE STICKUP
- TELEPHONE PEDESTAL
- ELECTRICAL METER
- ELECTRICAL TRANSFORMER
- ELECTRIC JUNCTION BOX
- WELL
- SIGN
- DRAINAGE DIRECTION
- FENCE POST
- PLAT BOUNDARY
- EASEMENT
- ADJACENT PROPERTY
- FENCE, CHAINLINK
- OVERHEAD ELECTRIC
- ROAD (EDGE OF PAVEMENT)
- EDGE OF GRAVEL DRIVEWAY
- DRAINAGE DITCH
- 100' WELL RADIUS
- 5' CONTOUR
- BUILDING W/ OVERHANG



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

CODY PINK, OWNER
 METAL CREEK HOLDINGS LLC
 3825 S JUSTIN DR
 PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF _____, 20___, FOR _____.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF PAYMENT OF TAXES

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

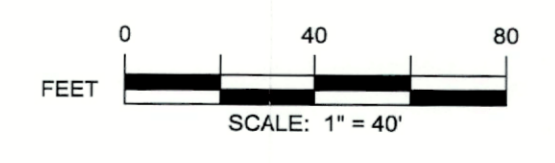
MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK



SURVEYOR'S CERTIFICATE

I, MICHAEL R. EWING, LS11794, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

MICHAEL R. EWING, PLS DATE _____

Argenda Copy

RECEIVED
APR 28 2026
PLATTING

A PLAT OF
METAL CREEK
SUBDIVISION
 TRACT A
 A SUBDIVISION OF THE W1/2 W1/2 SW1/4 SE1/4 NE1/4 AND
 E1/2 W1/2 SW1/4 SE1/4 NE1/4 SECTION 26, T17N, R2E,
 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT, STATE OF ALASKA
 CONTAINING APPROXIMATELY 4.99 ACRES

PREPARED BY: AECL #922	SCALE: 1" = 40'
DRAWN BY: JCZ	DATE: 4/28/26
CHECKED BY: MRE	SHEET: 1 OF 1

Rowland Engineering Consultants
 565 West Recon Circle, Palmer, AK 99645
 907-746-3630 - reconllc.net